



**AGENDA
CITY OF HARRISONVILLE
BOARD OF ALDERMEN
REGULAR MEETING
CITY HALL
OCTOBER 17, 2016
7:00 PM**

- 1. Call to Order & Pledge of Allegiance**
- 2. Present**
 - A. Roll Call**
- 3. Ceremonial Matters**
 - A. Proclamation Honoring Harrisonville Cass County Business Women of Missouri Week**
- 4. Public Participation**
- 5. Approval of Minutes**
 - A. Board of Aldermen - Budget Meeting - Sep 19, 2016 6:00 PM**
 - B. Board of Aldermen - Budget Meeting - Sep 20, 2016 6:00 PM**
 - C. Board of Aldermen - Budget Meeting - Oct 3, 2016 6:00 PM**
 - D. Board of Aldermen - Regular Meeting - Oct 3, 2016 7:00 PM**
- 6. Agenda Items**
 - A. Council Bill 070, Second Reading: AN ORDINANCE TO AMEND CHAPTER 640 (TATTOO, PIERCING AND BRANDING) AND AMEND CHAPTER 405, SECTION 405.525 OF THE ZONING REGULATIONS REGARDING TATTOO, PIERCING AND BRANDING ESTABLISHMENTS.**
 - B. Council Bill 072: A Resolution Authorizing The Electric Department To Purchase An SDP Back Yard Digger Derrick Track Machine In An Amount Not To Exceed \$166,263**
 - C. Council Bill 073: A Resolution Authorizing The City Administrator To Enter Into An Agreement With Young's Waterproofing For Sidewalk Repair Services And Additional Construction In An Amount Not To Exceed \$90,000**

- D. Harrisonville Senior Living Presentation**
- 7. Aldermen and Committee Reports**
 - 8. Report from the City Administrator**
 - 9. Report from the Mayor**
 - 10. Adjourn From Regular Session**

Posted on City Hall Bulletin Board this 13th day of October 2016

Kim Hubbard, City Clerk

The Board of Aldermen meeting is an open meeting but is not a meeting of the public. There is a place on the agenda for comments of citizens under PUBLIC PARTICIPATION. Our rule is that comments by any individual or group shall not exceed (4) minutes. The Board of Aldermen request that concerns be initially addressed at the appropriate action level before coming to the Board of Alderman



STAFF REPORT

TO: Board of Aldermen
FROM: Sheryl Stanley, Deputy City Clerk
DATE: September 27, 2016
SUBJECT: Business Women's Week 2016

Type of Item: *Proclamation*

Members of the Harrisonville Cass County Business Women of Missouri will receive the mayor's proclamation in honor of Business Women Week, Oct. 16 - 22, 2016.

A. Action Item (ID # 2348)

Proclamation Honoring Harrisonville Cass County Business Women of Missouri Week

Attachments:

BPW Week 2016 (DOCX)



PROCLAMATION



HARRISONVILLE CASS COUNTY BUSINESS WOMEN OF MISSOURI WEEK 2016

WHEREAS, working women constitute 72 million, or almost half, of the nation's workforce, and

WHEREAS, women-owned businesses account for 30% of all U.S. businesses, and

WHEREAS, Harrisonville Cass County Business Women of Missouri was organized in 1927 as a social and study club and became chartered in Business and Professional Women in September 1928; and

WHEREAS, it is their mission to achieve equity for all women in the workplace through advocacy, education and information; and

WHEREAS, their local mission focuses on helping women and charities in our community by providing scholarships and educating young women on safety and workplace entry; and

WHEREAS, Harrisonville Cass County Business Women of Missouri work to elevate the standards for women wherever they may be employed; and

WHEREAS, Harrisonville Cass County Business Women of Missouri promote the interests of working women to bring about a spirit of cooperation among all working women and extend opportunities through education, information and fellowship,

NOW, THEREFORE, on behalf of the Board of Aldermen of the City of Harrisonville, I, Mayor Brian Hasek, do hereby proclaim October 16th-22th, 2016 as ***Harrisonville Cass County Business Women of Missouri Week***, and urge all citizens, civic and fraternal groups, educational associations, news media, and other community organizations to join in this salute to working women, by encouraging and promoting the celebration of the achievements of all business and professional women as they contribute daily to our economic, civic, and cultural purposes.

Brian Hasek, Mayor

Attachment: BPW Week 2016 (2348 : Business Women's Week 2016)



DRAFT
MINUTES
CITY OF HARRISONVILLE
BOARD OF ALDERMEN
BUDGET MEETING
CITY HALL
SEPTEMBER 19, 2016
6:00 PM

1. Call to Order

The meeting was called to order at 6:00 PM by Mayor Brian Hasek

Attendee Name	Organization	Title	Status	Arrived
Judy Bowman	Harrisonville	Board Member	Present	
Clint Long	Harrisonville	Board Member	Present	
Josh Stafford	Harrisonville	Board Member	Present	
David Dickerson	Harrisonville	Board Member	Present	
Matt Turner	Harrisonville	Board Member	Present	
Marcia Milner	Harrisonville	Board Member	Present	
Judy Reece	Harrisonville	Board Member	Present	
Brad Bockelman	Harrisonville	Board Member	Present	
Brian Hasek	Harrisonville	Mayor	Present	

Others in Attendance: Finance Director Marcella McCoy, City Clerk Kim Hubbard, Public Information Officer Sheryl Stanley and Emergency Services Director Larry Francis.

2. Budget Items

A. 2017 Budget Memo

Director Francis reviewed revenues and expenses with a PowerPoint presentation. Mr. Francis reported that the average cost of an ambulance ride is \$757, the 2016 write-off's are expected to be around \$910,000 and this is primarily due to the coverage of Medicare and Medicaid. Mr. Francis reviewed his capital equipment requests which are a SCBA Replacement, New Ambulance and a New Mini Pumper. Discussion took place regarding each request. Ms. McCoy stated that when a recap is done of the budget it will reflect staffs recommendation of requests to fund.

3. Adjourn From Budget Session

Meeting ended at 6:33 PM.

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

ATTEST:

Kim Hubbard, City Clerk

Minutes Acceptance: Minutes of Sep 19, 2016 6:00 PM (Approval of Minutes)



DRAFT
MINUTES
CITY OF HARRISONVILLE
BOARD OF ALDERMEN
BUDGET MEETING
CITY HALL
SEPTEMBER 20, 2016
6:00 PM

1. Call to Order

The meeting was called to order at 6:00 PM by Mayor Brian Hasek

Attendee Name	Organization	Title	Status	Arrived
Judy Bowman	Harrisonville	Board Member	Present	
Clint Long	Harrisonville	Board Member	Late	6:02 PM
Josh Stafford	Harrisonville	Board Member	Present	
David Dickerson	Harrisonville	Board Member	Present	
Matt Turner	Harrisonville	Board Member	Present	
Marcia Milner	Harrisonville	Board Member	Present	
Judy Reece	Harrisonville	Board Member	Present	
Brad Bockelman	Harrisonville	Board Member	Present	
Brian Hasek	Harrisonville	Mayor	Present	

Finance Director Marcella McCoy, City Clerk Kim Hubbard, Parks & Recreation Director Chris Deal, Public Works Director Eric Patterson, Assistant Parks & Recreation Director Wendy Hershberger, Park Board Member Clint Miller, Park Board Vice Chair Cathy Faris, and Park Board Chair Brent Caruthers.

2. Budget Items

A. 2017 Parks & Recreation Budget Proposal

Director Deal reviewed revenues, expenses and the following objectives for all funds: Ballot initiative to continue the parks sales tax at a rate of 1/2 of one percent beyond 2022. Mr. Deal explained there would be no tax increase and would provide funding for continued operations if approved. Mr. Deal reported the Jefferson Parkway sidewalk construction shows as a 2017 objective but is actually underway this year so it will be removed from the 2017 proposed budget. Mr. Deal also reported that the community center parking lot was budgeted two (2) years ago but had to be cancelled due to budget concerns and is being requested to be financed from the General Fund. Mr. Deal noted if approved it would be budgeted along with the city wide asphalt projects which would be a cost savings.

3. Adjourn From Budget Session

The meeting closed at 6:32 PM.

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

ATTEST:

Kim Hubbard, City Clerk

Minutes Acceptance: Minutes of Sep 20, 2016 6:00 PM (Approval of Minutes)



DRAFT
MINUTES
CITY OF HARRISONVILLE
BOARD OF ALDERMEN
BUDGET MEETING
CITY HALL
OCTOBER 3, 2016
6:00 PM

1. Call to Order & Roll Call

Attendee Name	Organization	Title	Status	Arrived
Judy Bowman	Harrisonville	Board Member	Late	6:11 PM
Clint Long	Harrisonville	Board Member	Present	
Josh Stafford	Harrisonville	Board Member	Present	
David Dickerson	Harrisonville	Board Member	Present	
Matt Turner	Harrisonville	Board Member	Present	
Marcia Milner	Harrisonville	Board Member	Present	
Judy Reece	Harrisonville	Board Member	Present	
Brad Bockelman	Harrisonville	Board Member	Present	
Brian Hasek	Harrisonville	Mayor	Present	

Others in attendance: Finance Director Marcella McCoy, Electric Department Director Keith Thomas, Public Works Director Eric Patterson, City Clerk Kim Hubbard, Street Superintendent Rodney Jacobs, and Police Chief John Hofer.

2. Budget Items

A. Refuse Fund Fiscal Year 2017 Proposed Budget

Ms. McCoy reviewed that this fund covers the cost of the WCA contract, the Household Hazardous Waste Program and the city wide cleanup event. Ms. McCoy reported the proposed budget does not reflect an increase in the collection fee nor an increase in the cost of the contract.

B. 2017 Electric Department Proposed Budget

Mr. Thomas reviewed the department's current staffing, and how the city compared with other utilities on average for total system outage duration in minutes and frequency. Mr. Thomas reported no additional staff was requested but he was requesting the following re-classifications: Tree Trimming Supervisor from a level 6 to level 7, Tree Trimmer Ground-man, level 1 to an Apprentice Tree Trimmer, level 3 and Customer Service/SCADA, level 2 to an Administrative Assistant level 3. Mr. Thomas noted that the fulltime Ground-man position would be deleted from the pay structure. Mr. Thomas also reported that the 2017 requested budget of \$12,402,052 is balanced with a

\$413,878 of revenue over expenses and recommended the overage go toward the new substation capital project fund. Mr. Thomas also stated that the LED Street Light Conversion Project will be completed this year.

C. 2017 CWSS Proposed Budget

Mr. Patterson distributed a corrected spreadsheet which outlined the revenues and expenses for the water/sewer funds. Mr. Patterson reviewed the revenues and expenses for the water fund along with the following capital projects-1/2 Beckerdite Water Main Replacement, Fire Hydrant/Water Meter Replacement and Lake Harrisonville Protection. Mr. Patterson showed revenue after expenses to be approximately \$295,862. Mr. Patterson reviewed the revenue and expenses for the sewer fund reporting the replacement of the sewer plant pump as the only capital project expenditure. The revenue after expenses reflected a deficit of \$295,107 which can be covered by the excess in the water fund. There was discussion regarding the water fund subsidizing the sewer fund and that when the sewer plant improvements were made it was anticipated there would be two (2) increases and to date there has been only one increase implemented. Mr. Patterson noted that SRF now requires a separation of funds when applying for a loan.

3. Adjourn from Budget Session

The meeting ended at 6:22 PM.

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

ATTEST:

Kim Hubbard, City Clerk

Minutes Acceptance: Minutes of Oct 3, 2016 6:00 PM (Approval of Minutes)



DRAFT
MINUTES
CITY OF HARRISONVILLE
BOARD OF ALDERMEN
REGULAR MEETING
CITY HALL
OCTOBER 3, 2016
7:00 PM

1. Call to Order & Pledge of Allegiance

2. Present

Attendee Name	Organization	Title	Status	Arrived
Judy Bowman	Harrisonville	Board Member	Present	
Clint Long	Harrisonville	Board Member	Present	
Josh Stafford	Harrisonville	Board Member	Present	
David Dickerson	Harrisonville	Board Member	Present	
Matt Turner	Harrisonville	Board Member	Present	
Marcia Milner	Harrisonville	Board Member	Present	
Judy Reece	Harrisonville	Board Member	Present	
Brad Bockelman	Harrisonville	Board Member	Present	
Brian Hasek	Harrisonville	Mayor	Present	

Others in Attendance: City Attorney John Fairfield, Finance Director Marcella McCoy, Community Development Director Rick DeLuca, City Clerk Kim Hubbard, Public Information Officer Sheryl Stanley, Public Works Director Eric Patterson and Airport Manager James Green.

3. Ceremonial Matters

None.

4. Public Participation

Obie Carl, 27917 S. Bybee, reported that the Burnt District Festival was a success. Mr. Carl recognized Clint Miller and his crew for organizing the parade, thanked the staff and the board members for their assistance. It was also noted that the carnival gave away chicks. Mr. Carl spoke with the carnival operator and feels that this will not happen in the future.

5. Approval of Minutes

A. Board of Aldermen - Regular Meeting - Sep 19, 2016 7:00 PM

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Matt Turner, Board Member
SECONDER:	Marcia Milner, Board Member
AYES:	Bowman, Long, Stafford, Dickerson, Turner, Milner, Reece, Bockelman

6. Agenda Items**A. AN ORDINANCE AMENDING CHAPTER 700 OF THE CODE OF ORDINANCES FOR THE CITY OF HARRISONVILLE, MISSOURI, BY ADDING SECTION 700.385 BILLING ADJUSTMENTS**

Mayor Hasek reviewed the amendment. There was discussion whether the city was required to follow the Public Service Commission's (PSC) guidelines, it was noted the city was not required. There was discussion regarding limitations set out by state statute that the PSC follows and how staff came up with the proposed ordinance/policy. The undercharge of a customer look back period was also discussed.

Alderman Turner made the motion to amend Section 1, paragraph B of the proposed ordinance to reflect "not to exceed twenty-four (24) monthly billing periods" instead of twelve (12) monthly billing periods. Alderman Dickerson seconded the motion and it was approved by the following roll call vote:

Ayes: Aldermen Bowman, Dickerson, Stafford, Long, Bockelman, Milner, Turner and Reece.

City Attorney Fairfield read Council Bill 066 by title only for a second time. Council Bill 066 became Ordinance 3380.

RESULT:	ADOPTED AS AMENDED [UNANIMOUS]
AYES:	Bowman, Long, Stafford, Dickerson, Turner, Milner, Reece, Bockelman

B. A Resolution Authorizing the Mayor to Execute a Territorial Agreement with KCP&L Greater Missouri Operations Company

City Attorney Fairfield read Council Bill 067 by title only. Mr. DeLuca reviewed the agreement. Council Bill 067 became Resolution 035.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Judy Bowman, Board Member
SECONDER:	Marcia Milner, Board Member
AYES:	Bowman, Long, Stafford, Dickerson, Turner, Milner, Reece, Bockelman

C. A RESOLUTION OF THE BOARD OF ALDERMEN AUTHORIZING THE CITY ADMINISTRATOR TO ENTER INTO AN AGREEMENT WITH KAT EXCAVATION, INC. TO MAKE IMPROVEMENTS TO THE WATER TREATMENT PLANT IN AN AMOUNT NOT TO EXCEED \$8,189,598.11

City Attorney Fairfield read Council Bill 069 by title only. Mr. Patterson reported bids were opened Tuesday, September 20 and the recommendation from Burns & McDonnell

Minutes Acceptance: Minutes of Oct 3, 2016 7:00 PM (Approval of Minutes)

was Kat Excavation, Inc. Mr. Patterson left the company's references at the dais prior to the meeting. Council Bill 069 became Resolution 036.

RESULT: **ADOPTED [UNANIMOUS]**
MOVER: David Dickerson, Board Member
SECONDER: Judy Reece, Board Member
AYES: Bowman, Long, Stafford, Dickerson, Turner, Milner, Reece, Bockelman

D. Public Hearing to Amend Chapter 405, Section 405.525 of the Zoning Regulations regarding Tattoo, Piercing and Branding Establishments

Mayor Hasek opened the public hearing at 7:43pm.

Lloyd D. Williamson, 405 Moreland School Road, Blue Springs, MO inquired why there was a 300 foot requirement between church/school and tattoo shops. Mr. Williamson stated he has inquired about renting the building next to Joni's Fashions. There was discussion that the building Mr. Williamson was interested in May be too close to a church and buildings on the square are not zoned for a tattoo business.

Seth McCubbin, 607 A Street, Creighton, MO asked why the zoning on the square would not work for a tattoo business and why there was a three hundred (300) foot requirement for a tattoo business to be from a church or school. It was noted the requirement was mirroring what the liquor license requirements were. Mr. McCubbin pointed out that a person does not come into a tattoo shop to get inebriated.

Pat Thomas, 25322 Lone Pine, Cleveland, MO stated he was concerned about zoning restrictions on the square and asked why it was zoned the way it was. Mr. Thomas emphasized considering opening up the zoning regulations.

The public hearing closed at 7:52pm.

E. An Ordinance to Amend Chapter 405, Section 405.525 of the Zoning Regulations regarding Tattoo, Piercing and Branding Establishments

City Attorney Fairfield read Council Bill 070 by title only. Mr. DeLuca reported the proposed ordinance removes the entire chapter 640 as it simplifies the process and requires a tattoo business get a special use permit. Mr. DeLuca explained that at this time the requirement for a tattoo business is to be in an area that is zoned C-2 and that the square is zoned as CBDP-1 which is considered light commercial and allows for residential occupancy above some of the businesses. Director DeLuca was asked to look further into this and see what he could come up for the next meeting.

RESULT: **FIRST READING**

F. An Ordinance of the Harrisonville Board of Aldermen to Authorize Transfer of Aviation Entitlements from the City to the Missouri Department of Transportation in an Amount Not to Exceed \$28,629.

City Attorney Fairfield read Council Bill 071 by title only. Mr. Green explained that by transferring aviation entitlements to MoDOT Aviation prevents the funds from going back to the Federal Government. This gives MoDOT the ability to transfer the funds back to the city at a later date when we have a project. Alderman Dickerson made the motion to suspend the rules and move Council Bill 071 to its second reading. The motion was seconded by Alderman Long and approved by the following roll call vote:

Ayes: Aldermen Turner, Reece, Long, Dickerson, Bockelman, Bowman, Milner and Stafford.

Nays: None

Minutes Acceptance: Minutes of Oct 3, 2016 7:00 PM (Approval of Minutes)

City Attorney Fairfield read Council Bill 071 for a second time by title only. Council Bill 071 became Ordinance 3381.

RESULT:	ADOPTED [UNANIMOUS]
AYES:	Bowman, Long, Stafford, Dickerson, Turner, Milner, Reece, Bockelman

7. Aldermen and Committee Reports

Alderman Bowman expressed her appreciation to Obie Carl and Clint Miller for their work on the Burnt District Festival. Alderman Bowman spoke about the Advanced Drainage System (ADS) groundbreaking event and asked Mr. Green to speak about the Airport open house that was scheduled for this Saturday.

Alderman Reece spoke about the celebrity golf tournament scheduled for this Wednesday at Creekmoor and that it is a fundraiser for the police department's K-9 project.

Alderman Stafford noted that the Burnt District was successful, and that city staff was great to work with. Alderman Stafford gave credit to Director McCoy for fielding questions regarding the utility issue. Alderman Stafford stated he was glad to find out about the zoning on the square and commented on how well the board worked together tonight.

Alderman Long inquired if the staff had looked into installing "No Left Turns for Semi's" sign out at the T on Brookhart Road. It was noted it had been discussed but there was no conclusion. It was also noted that there is more than one authority in the area-state, county and city.

8. Report from the City Administrator

Not here.

9. Report from the Mayor

Mayor Hasek noted that at the last meeting an ordinance had been passed approving an agreement with MoDOT on signage, that it would need to be repealed and two more agreements would be brought forward at the next meeting. Mayor Hasek reminded everyone of the upcoming brush drop-off and noted that the Burnt District Festival was a success. It was noted that the study by Springsted should be presented at the next board meeting regarding the old the hospital project.

10. Questions from the Media

Questions from the media were not taken.

11. Adjourn to Executive Session

None

12. Adjourn From Regular Session

Alderman Dickerson made the motion to adjourn the meeting. Alderman Long seconded the motion and it was approved. The meeting adjourned at 8:35pm.

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

ATTEST:

Kim Hubbard, City Clerk

Minutes Acceptance: Minutes of Oct 3, 2016 7:00 PM (Approval of Minutes)



STAFF REPORT

TO: Board of Aldermen
FROM: Rick Deluca, Director
DATE: October 13, 2016
SUBJECT: 2ND READING: AN ORDINANCE TO AMEND CHAPTER 640 (TATTOO, PIERCING AND BRANDING) AND AMEND CHAPTER 405

Type of Item: *Approval*

Type of Item: Amendment to zoning ordinance & repeal/amend of Chapter 640

The following ordinance would repeal/amend chapter 640 of the City Code regarding tattooing, branding and piercing.

The revised draft ordinance (LBELED AMENDED) would also allow for these establishments to be located in the "C-2" and "CBD-1" Districts with a special use permit. The enforcement language from Chapter 640, as recommended by the City Attorney has also been incorporated into the ordinance. Finally, the 300 foot rule from churches and schools has been removed.

NOTE: The zoning ordinance specifically allows alcoholic beverages to be sold for consumption in conjunction with eating establishments. Therefore, a restaurant that sells alcoholic beverages is a permitted use. However, a retail liquor store or bar is not a permitted use in the CBD-1 District. Any spatial requirements from a church or school is outlined in the liquor license ordinance...not the zoning ordinance.

Council Bill No. 070, Second Reading

Ordinance No.

**AN ORDINANCE TO AMEND CHAPTER 640 (TATTOO, PIERCING AND
BRANDING) AND AMEND CHAPTER 405, SECTION 405.525 OF THE ZONING
REGULATIONS REGARDING TATTOO, PIERCING AND BRANDING
ESTABLISHMENTS.**

WHEREAS, the Planning and Zoning Commission of the City of Harrisonville, Missouri held a public hearing in regard to certain sections of the zoning regulations; and

WHEREAS, the Planning and Zoning Commission has recommended to the Board of Alderman that certain sections of the zoning regulations be amended as set forth below; and

WHEREAS, the City of Harrisonville Board of Alderman, after careful and due deliberation, concludes that amending the Zoning Regulations as set forth below would be in the best interest of the City.

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

Section 1: That Section 405.525 (Special Use Permits) of the Zoning Ordinance of the City of Harrisonville, Missouri shall be amended by adding sub-section 405.525.C.31 as follows:

“31. Tattoo, Piercing and Branding Establishments provided that:

- a. The establishment is located within the “C-2” Service Business District.
- b. A tattooing, body piercing and branding establishment shall not be established or expanded within three hundred (300) feet of the property line of a church or school.
- c. The establishment comply with all applicable laws of the State of Missouri.”

Section 2. That Chapter 640 (Tattooing, Body Piercing and Branding Regulations) be deleted in its entirety.

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. That this order shall become effective immediately upon its passage and approval.

READ TWO TIMES BY TITLE ONLY ON OCTOBER 3, 2016 AND PASSED BY THE BOARD OF ALDERMEN THIS 3rd DAY OF OCTOBER, 2016.

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

ATTEST:

Kim Hubbard, City Clerk

APPROVED by the Mayor this 3rd day of October, 2016.

Close
Print
Resize:

City of Harrisonville, MO
Friday, October 7, 2016

Chapter 640. Tattooing, Body Piercing and Branding Regulations

Section 640.010. Title.

[Ord. No. 2823 §1(16-30), 4-7-2003]

This Chapter shall be known as the "Tattooing, Body Piercing and Branding Regulations" and may be cited as such.

Section 640.020. Purpose.

[Ord. No. 2823 §1(16-31), 4-7-2003]

A.

The intent of this Chapter is to regulate tattooing, body piercing and branding establishments and their business practices in order to protect and promote public health, safety and welfare. This will be accomplished by:

1.

Requiring a clean, healthy and safe environment in which business may be conducted.

2.

Promoting professionalism.

3.

Requiring insurance coverage.

4.

Providing an annual license fee to partially cover the expenses associated with the background investigation and review and processing of reports.

5.

Providing geographic limitations designed to preserve the value of the property throughout the City.

6.

Requiring a special use permit to help promote a clean, healthy and safe environment.

Section 640.030. Applicability.

[Ord. No. 2823 §1(16-32), 4-7-2003]

Every tattooing, body piercing and branding establishment shall conform to the requirements of this Chapter, irrespective of when such establishment started business within the City limits.

Section 640.040. Severability.

[Ord. No. 2823 §1(16-33), 4-7-2003]

In any case where a provision of this Chapter is found to be in conflict with a provision of any other ordinance or other legislation of the City existing on the effective date of this Chapter, the provision which establishes the higher standard for the promotion and protection of the safety, welfare and health of the people shall prevail. If any part of this Chapter should be declared invalid for any reason, such decisions shall not affect the remaining portions of this Chapter.

Section 640.050. Liberal Construction.

[Ord. No. 2823 §1(16-34), 4-7-2003]

The provisions of this Chapter shall be liberally construed to effectively carry out its purposes which are hereby found and declared to be in furtherance of the public health, safety and welfare.

Section 640.060. Definitions.

[Ord. No. 2823 §1(16-35), 4-7-2003]

Unless the particular provision or the context otherwise requires, the definitions and provisions contained in this Section shall govern the construction, meaning and application of words and phrases as used in this Chapter.

APPLICANT

The individual or corporation applying for a tattoo, body piercing and branding establishment permit.

BODY PIERCING

Piercing of the skin for the express intention of the insertion of any object including, but not limited to, jewelry; provided however, that the piercing of the lobes of the ears shall be specifically excluded from the purview of this Chapter.

BRANDING

Burning the skin for the express intention of placing designs, letters, scrolls, figures, symbols or any other permanent marks upon the skin.

CERTIFICATE OF INSPECTION

The written approval from the City that the tattooing establishment has been inspected and meets all the requirements of this Chapter relating to physical facilities, equipment and layout for the operation of a tattoo, body piercing and branding establishment.

CITY

The City of Harrisonville, Missouri.

EMPLOYEE

Any person over eighteen (18) years of age, other than an operator, who renders any service in connection with the operation of a establishment and receives compensation from the owner of the business or its patrons.

ESTABLISHMENT

A tattoo, body piercing and branding establishment.

OPERATOR

Any individual, firm, company, corporation or association that performs or practices the art of tattooing, body piercing or branding.

PATRON

Any person over sixteen (16) years of age who receives a tattoo or body piercing under such circumstances that it is reasonably expected that he/she will pay money or give any other consideration therefore.

PHYSICIAN**TATTOO, TATTOOED AND TATTOOING**

Any method of placing designs, letters, scrolls, figures, symbols or any other marks upon or under the skin with ink or any other substance resulting in the coloration of the skin by the aid of needles or any other instruments designed to touch or puncture the skin. The painting of the face, temporary tattoos and other non-permanent markings shall be specifically excluded from the purview of this Chapter.

Section 640.070. Permit Required.

[Ord. No. 2823 §1(16-36), 4-7-2003]

A.

No person shall engage in or carry on the business of operating a tattoo, body piercing or branding establishment unless he/she has a valid certification by a professional tattooist organization or diploma indicating training in performing invasive procedures of this type and has a valid permit issued by the City pursuant to the provisions of this Chapter for each and every separate office or place of business conducted by such person within the City.

B.

No person shall tattoo the body of any other person or practice the art of tattooing upon the person of another or engage in body piercing upon the person of another or brand the body of any other person unless it is done in accordance with FDA recommendations, infection control guidelines and quality assurance policies as developed ~~and overseen by a physician consultant maintained under contract.~~

C.

No artist or person shall engage in the art of tattooing and body piecing without written certification from a physician of current Hepatitis ~~A B~~ vaccination ~~and written verification acceptable to the City's EMS Director of training in bloodborne pathogens disease prevention techniques.~~

Section 640.080. Permit Application.

[Ord. No. 2823 §1(16-37), 4-7-2003]

A.

Any person desiring a permit to operate a tattoo, body piercing and branding establishment shall file a written application with the City on a form to be furnished by the City. The applicant shall accompany the application with a tender of the correct permit fee as hereinafter provided and shall, in addition, furnish the following:

1.

The type of ownership of the business, i.e., whether individual, partnership, corporation or otherwise.

2.

The name, style and designation under which the business or practice is to be conducted.

3.

The business address and all telephone numbers of the business to be conducted.

4.

The following personal information concerning the applicant, if an individual and concerning each stockholder holding more than ten percent (10%) of the stock of the corporation, each officer and each director, if the applicant is a corporation and concerning the partners, including limited partners, if the applicant is a partnership and concerning the manager or other person principally in charge of the operation of the business:

a.

Name, complete residence address and residence telephone number.

b.

The two (2) previous addresses immediately prior to the present address of the applicant.

c.

Written proof of age with State-issued photo identification.

d.

Height, weight and color of hair and eyes.

e.

Certificate or other written proof that the physician tattooist & body piercer is authorized to practice medicine within the State of Missouri.

f.

~~Copy of contract with physician consultant detailing standard operating protocols, ensuring public health risks are reduced.~~

5.

Authorization for the City, its agents and employees to seek information and conduct an investigation into the truth of the statements set forth in the application on the qualifications of the applicant for the permit.

6.

Written declaration by the applicant, under penalty of perjury, that the information contained in the application is true and correct, with said declaration being duly dated and signed in the City.

7.

A completed Missouri State Highway Patrol Request for Criminal Records Check form.

8.

All permits shall be renewed on an annual basis. Applications shall be submitted to the City no later than the first (1st) of January in any calendar year.

Section 640.090. Review of Permit Application.

[Ord. No. 2823 §1(16-38), 4-7-2003]

A.

Upon receiving the application for a tattoo, body piercing and branding establishment or for a permit to do tattooing, body piercing or branding, the City shall review the application.

B.

In the case of applications for a tattoo, body piercing and branding establishment permit, the City shall conduct or cause to be conducted an investigation of the premises where the tattoo, body piercing or branding establishment is to be conducted for the purpose of assuring that the premises comply with

all the sanitation requirements set forth in this Chapter and with the regulations of public health, safety and welfare.

C.

Before any permit shall be issued under this Chapter, the City Director of Codes Administration, the Chief of Police and Director of Community Development shall first sign their approval of the application.

Section 640.100. Issuance or Denial of Permit.

[Ord. No. 2823 §1(16-39), 4-7-2003]

A.

The City shall issue a tattoo, body piercing and branding establishment permit within forty-five (45) days of receipt of the application, unless the City finds that:

1.

The correct permit fee has not been tendered to the City and, in the case of a check or bank draft, honored with payment upon presentation.

2.

The operation, as proposed by the applicant, if permitted, would not comply with all applicable laws including, but not limited to, the City's building, zoning and health regulations.

3.

The applicant has knowingly made any false, misleading or fraudulent statement of fact in the application for the permit or in any document required by the City in connection therewith.

4.

The applicant has operated a tattoo or body piercing establishment and has had a license denied, revoked or suspended for any of the above causes by the City or any other State or local agency within two (2) years prior to the date of the application.

5.

The applicant, if an individual or any of the officers and directors, if the applicant is a corporation or any of the partners, including limited partners, if the applicant is a partnership and the manager or other person principally in charge of the operation of the business is not over the age of twenty-one (21) years.

6.

~~The manager or other person principally in charge of the operation of the establishment is not a physician licensed to practice medicine pursuant to the laws of the State of Missouri.~~

7.

~~The applicant has not provided the City with documentation that he/she has and maintains in full force and effect a policy of liability and malpractice insurance issued by an insurance company licensed to do business in the State of Missouri covering death, personal injury and property damage in the minimum amount of one million dollars (\$1,000,000.00) per person and per occurrence.~~

Section 640.110. Display of Permit Required.

[Ord. No. 2823 §1(16-40), 4-7-2003]

The tattoo, body piercing and branding establishment permittee shall display his/her permit and that of each and every person employed in the establishment in an open and conspicuous place on the premises of the tattoo or body piercing establishment.

Section 640.120. Permit Fee.

[Ord. No. 2823 §1(16-41), 4-7-2003]

The permit fee for a tattoo, body piercing and branding establishment shall be six hundred dollars (\$600.00) for the first (1st) year of licensing and two hundred fifty dollars (\$250.00) each year thereafter. Partial years may be prorated. If an establishment has body piercing, branding and/or tattooing, there shall be a separate fee for each establishment.

Section 640.130. Permit Renewal.

[Ord. No. 2823 §1(16-42), 4-7-2003]

Any person desiring a permit to operate a tattoo, body piercing and branding establishment shall file a written application by January first (1st) with the City on a form to be furnished by the City. The establishment permit shall be valid for one (1) year and renewed annually.

Section 640.140. Permit Not Transferable.

[Ord. No. 2823 §1(16-43), 4-7-2003]

No tattoo, body piercing and branding establishment permit shall be transferable, separable or divisible and such authority as a permit confers shall be conferred only on the permittee named therein.

Section 640.150. Operator's Permit — Application.

[Ord. No. 2823 §1(16-44), 4-7-2003]

A.

Any person desiring a permit to do tattoos or engage in body piercing or engage in branding shall file a written application with the City on a form to be furnished by the City. The operator shall tender with the application the correct permit fee as hereinafter provided and shall, in addition, furnish the following:

1.

The business address and all telephone numbers where the establishment is to be operated.

a.

The following personal information concerning the operator:

(1)

Name, complete residence address and residence telephone numbers.

(2)

Written proof of age with State-issued photo identification.

(3)

Height, weight and color of hair and eyes.

(4)

~~Name, complete residence address and residence and all office telephone numbers of the physician who is to be in charge of the establishment.~~

(5)

A statement, in writing, from a licensed physician, ~~other than the physician who is under contract for the establishment~~, that he/she had examined the operator within thirty (30) days of the date of the application and believes the applicant to be free of all communicable diseases.

(6)

~~Documentation that he/she has and maintains in full force and effect a policy of liability and malpractice insurance issued by an insurance company licensed to do business in the State of Missouri covering death, personal injury and property damage in the minimum amount of one million dollars (\$1,000,000.00) per person and per occurrence.~~

(7)

Diploma, certificate or other written proof of graduation from a recognized school by the person who shall be directly responsible for the operation and management of the tattoo or body piercing establishments.

(8)

Written certification from a physician of current Hepatitis ~~A~~-Bvaccination.

(9)

~~Written verification acceptable to the City's EMS Director of training in disease prevention and bloodborne pathogens.~~

2.

Authorization for the City, its agents and employees to seek information and conduct an investigation into the truth of the statements set forth in the application and the qualifications of the operator.

3.

Written declaration by the operator, under penalty of perjury, that the information contained in the application is true and correct, with said application being duly dated, notarized and signed in the City.

Section 640.160. Operator's Permit — Fee.

[Ord. No. 2823 §1(16-45), 4-7-2003]

The permit fee for each person employed on the premises who will do tattooing or body piercing ~~under the direction of a physician~~ shall be seventy dollars (\$70.00) per year. Partial years may be prorated.

Section 640.170. Operator's Permit — Renewal.

[Ord. No. 2823 §1(16-46), 4-7-2003]

Any person desiring a permit to do tattoos or engage in body piercing or engage in branding shall file a written application by January first (1st) with the City on a form to be furnished by the City. The operator's permit shall be valid for one (1) year and renewed annually.

Section 640.180. Revocation or Suspension of Permit.

[Ord. No. 2823 §1(16-47), 4-7-2003]

A.

Any permit issued pursuant to this Chapter shall be subject to suspension or revocation by the City for violation of any provision of this Chapter or for any grounds that would warrant the denial or issuance

of such permit in the first place. The City, upon such revocation or suspension, shall state the reasons in writing, specifying the particular grounds for such revocation or suspension.

B.

Any permit holder may appeal a revoked permit to the Board of Aldermen. The accused shall have the right to be represented by an attorney, to present evidence and to testify on his/her own behalf. The hearing shall be held in public at a regular or special meeting of the Board of Aldermen. If suspension or revocation of the license occurs, no license fee shall be refunded.

Section 640.190. Business License Required.

[Ord. No. 2823 §1(16-48), 4-7-2003]

A.

No person, firm, partnership, association or corporation shall operate a tattooing, body piercing and branding establishment without first having obtained a business license issued by the City of Harrisonville. It is unlawful to conduct such a business unless the license issued is current, unrevoked and not suspended.

B.

It shall be further unlawful for any person, organization or company within the City limits to participate directly or indirectly in or for the operation of business activity under a different name or designation than those herein specified but for the purpose of carrying out activity or activities defined in this Chapter.

Section 640.200. Health and Sanitation Requirements.

[Ord. No. 2823 §1(16-49), 4-7-2003]

A.

Each tattoo, body piercing and branding establishment shall comply with the following requirements:

1.

~~The room in which tattooing or body piercing is done shall have an area of not less than one hundred (100) square feet. Safe passage on the premises for the public shall be provided. The condition of the furniture, walls, ceiling and windows is properly maintained and is clean and dust-free.. Carpet is PROHIBITED.. Adequate lighting and ventilation is provided.~~ The walls, floors and ceilings shall have

2.

~~Public restrooms are clean, good repair and are separate from living quarters providing cleanable covered waste receptacle, anti-bacterial soap and single service towels and hot and cold water portable water under pressure. A handwash sink outside the toilet room shall be located in the establishment and shall be accessible at all times that the tattoo or body piercing establishment is open for business. The lavatory shall be supplied with hot and cold running water, soap and sanitary towels.~~

3.

~~All equipment and surfaces, counters that come into contact with a client are properly covered and/or cleaned with an antibacterial agent between each use including ultrasonic cleaning devices. All tables and other equipment shall be constructed of easily sanitized material, shall be painted or finished in a light color with a smooth, washable finish. Barriers of sufficient height shall be provided upon request.~~

and shall be separated from waiting customers or observers by a panel at least six (6) feet or one and

4.

Business is separate from living quarters by a floor to ceiling wall and closed solid doors during business hours and an outside entrance and has a separate entrance to the business. The entire premises and equipment shall be maintained in a clean, sanitary condition and in good repair.

At least one hand-washing sink is separate from sterilization area. The licensee who shall apply the tattoo, perform the branding or perform the body piercing or the person working under the direction of a physician who shall apply the tattoo or perform the body piercing or perform the branding shall wash his/her hands thoroughly with soap and water before starting to tattoo or body pierce. The hands shall be dried with individual, single-use towels.

6.

All body piercing jewelry is individually packaged and sterilized prior to use. No tattooing, body piercing or branding shall be done on any skin surface that appears yellow, has a rash, pimples, boils or infections or manifests any evidence of any other unhealthy condition.

7.

Signed informed consent form shall be completed by each patron, kept on the premises prior to procedure and shall contain the following: name, address, phone, date of birth, copy of driver's license and signature of patron. No skin area shall be penetrated, abraded or treated with chemicals for the purpose of removing, camouflaging or altering any blemish, birthmark, scar, branding or tattoo.

9.

The health assessment of each patron will include the following questions addressing: The use of medications that contain controlled substances, blood thinners and/or medications that weaken the immune system that fights infection; communicable diseases (HIV, HBV or Blood Borne Pathogens); allergies; diseases affecting the patron's healing processes (i.e. diabetes); current use of illegal substances (i.e. under the influence at the time of procedure); alcohol, jaundice (12 months prior to procedure.) The area to be tattooed, branded or body pierced shall first be thoroughly washed for a period of two (2) minutes with warm water to which has been added an antiseptic liquid soap. A sterile, single-use sponge shall be used to scrub the area. After shaving and before tattooing has begun, a solution of seventy percent (70%) alcohol shall be applied to the area with a single-use sponge used and applied with a sterile instrument.

10.

Each patron will sign a cautionary notice form advising them that the tattoo is permanent and can only be removed surgically which could lead to permanent scarring or disfigurement and must also receive written/verbal instructions for after care of all procedures. Only petroleum jelly in collapsible metal or plastic tubes or its equivalent shall be used on the area to be tattooed and it shall be applied with sterile gauze.

11.

The use of styptic pencils, alum blocks or other solid styptic to check the flow of blood is prohibited.

12.

Inquiry shall be made and anyone giving a history of recent jaundice or hepatitis shall not be tattooed or body pierced.

13.

Single unit containers of pigment used for each patron and all inks and pigments are obtained from an appropriate manufacturer. Single-service or individual containers of dye or ink shall be used for each

patron and the container therefore shall be discarded immediately after completing the work on a

14.

All instruments, product containers and reusable equipment used for and on a client are sterilized and stored in a safe and years sanitary manner and single use plastic covers are used for accessories (spray bottles, etc.) All clean and ready-to-use needles and instruments shall be kept in a closed glass or metal case or storage cabinet when not in use. Such cabinets shall be maintained in a sanitary manner at all times.

15.

Only steam autoclave sterilization equipment is provided, operating correctly and will be properly cleaned and sterilized after each use. Sterilization records are maintained and shall be kept on site for two years and shall include the following: date of sterilization, name of person operating the equipment and results of heat sensitive indicator. A steam sterilizer (autoclave) shall be provided for sterilizing all needles and similar instruments before use on any patron. Sterilization of equipment shall be accomplished by exposure to live steam for at least thirty (30) minutes at a minimum pressure of fifteen (15) pounds per square inch at a temperature of two hundred forty degrees Fahrenheit (240°F) or one hundred sixteen degrees Celsius (116°C).

16.

Spore test records will be maintained and kept on site for two years; spore tests will be conducted weekly by an independent lab. The needles and instruments required to be sterilized shall be so used, handled and temporarily placed during tattooing, body piercing or branding that they will not be contaminated.

Practitioners shall wear proper clothing and gloves. Gloves shall be worn with any procedure that involves contact with a patron's blood.

18.

Immediately after piercing, tattooing or branding, the patron shall be advised on the care of the site so body pierced or tattooed and to consult a physician at the first (1st) sign of infection.

19.

Forceps, accessory equipment and jewelry must be disinfected with a chemical disinfectant registered by the Environmental Protection Agency as being tuberculocidal when used at recommended dilutions.

20.

Needles shall not be bent or broken prior to disposal. Operator shall take precautions to prevent injuries from contaminated needles.

21.

All needles are sterile, used for single patron, disposed of and are placed in an approved sharps container after each use. Needles shall be disposed of directly into a solid puncture-resistant container.

22.

All disposable products, infectious waste, disposable razors, tattoo stencils and contaminated waste will be properly marked, removed and/or discarded in an approved, sanitary manner or biohazard bag. Needles as well as gloves, gauze and other materials saturated with blood shall be discarded in a plastic bag and placed and placed into a cardboard box prior to off-site disposal. A written agreement for disposal of such biohazard waste shall be with an authorized service for disposal of medical waste.

23.

The premises shall be kept clean and free of vermin at all times. There shall be no fly or mosquito breeding places or rodent harborage in the areas where procedures are conducted. Pets and non-human animals shall not be permitted in or on the premises.

Section 640.210. Records.

[Ord. No. 2823 §1(16-50), 4-7-2003]

~~Each patron's file shall be kept for two years and shall contain: Patron's name, address, age, consent form, name, license number and signature of practioner(s) performing any procedure and a listing of ink and dyes used. Each tattoo, body piercing and branding establishment shall maintain permanent records for each patron. Before the tattooing, body piercing or branding operation begins, the patron shall be required personally to enter on a record form provided for such establishments the date, his/her name, his/her address, his/her age and his/her signature. The records shall also provide that the patron does not have any jaundice or hepatitis and, if so, the date of such jaundice or hepatitis. Such records shall be maintained in the establishment and shall be available for examination by the City. Such records shall be maintained by the establishment for a period of not less than two (2) years.~~

Section 640.220. Report of Infections.

[Ord. No. 2823 §1(16-51), 4-7-2003]

~~No patron having any skin infection or any disease of the skin or any communicable disease whatsoever shall be tattooed, pierced or branded. All infections resulting from the practice of tattooing, body piercing or branding which become known to the establishment shall be promptly reported to the City's EMS Director by the operator of the tattoo, body piercing and branding establishment and the infected patron shall be referred immediately to a physician.~~

Section 640.230. Pigments and Dyes.

[Ord. No. 2823 §1(16-52), 4-7-2003]

~~Single unit containers of pigment used for each patron and all inks and pigments are obtained from an appropriate manufacturer. All pigments, dyes, colors and any other material used in tattooing shall be sterile and free from bacteria, virus particles and noxious agents and substances and the pigments, dyes and colors used from stock solutions for each patron shall be placed in a single service receptacle and such receptacle and remaining solution shall be discarded after use on each patron.~~

Section 640.240. Bandages and Surgical Dressings.

[Ord. No. 2823 §1(16-53), 4-7-2003]

All bandages and surgical dressings used in connection with the tattooing, body piercing or branding of a person shall be sterile.

Section 640.250. Supervision of Establishment.

[Ord. No. 2823 §1(16-54), 4-7-2003]

~~Each tattoo, body piercing and branding establishment shall have on the premises written protocols for standard operating procedures as supervised and enforced by physician consultant.~~

Section 640.260. Hours of Operation.

[Ord. No. 2823 §1(16-55), 4-7-2003]

Business shall only be conducted between the hours of 7:00 A.M. and 7:00 P.M.

Section 640.270. Geographic Limitations.

[Ord. No. 2823 §1(16-56), 4-7-2003]

A.

The following geographic conditions shall apply to protect the character of residential and commercial areas and preserve the value of the property throughout the City.

1.

A tattooing, body piercing and branding establishment shall not be established within five hundred (500) feet of the district boundary line of any residential zoning district.

2.

A tattooing, body piercing and branding establishment shall not be established or expanded within five hundred (500) feet of the property line of a church, school or public park.

3.

A tattooing, body piercing and branding establishment shall only be allowed in appropriate zoning districts with a special use permit as defined by the Harrisonville zoning ordinance.

Section 640.280. Certain Persons Prohibited On Premises.

[Ord. No. 2823 §1(16-57), 4-7-2003]

No tattoo, body piercing and branding establishment shall permit any person under the age of sixteen (16) years to come or remain on the premises of any establishment, unless such person is on the premises on lawful business.

Section 640.290. Alcoholic Beverages Prohibited.

[Ord. No. 2823 §1(16-58), 4-7-2003]

No person shall sell, give, dispense, provide or keep or cause to be sold, given, dispensed, provided or kept any alcoholic beverage or drugs on the premises of any tattoo, body piercing and branding establishment.

Section 640.300. Enforcement.

[Ord. No. 2823 §1(16-59), 4-7-2003]

It shall be the duty and responsibility of the City Administrator, Director of Codes Administration, Harrisonville Police Department, City Clerk and/or the Community Development Director to enforce these regulations. When, on the basis of a complaint, personal observation and/or other information, an authorized enforcement official reasonably suspects that a violation has occurred, it is the applicant's responsibility to cooperate with the investigating official(s).

Section 640.310. Penalty.

[Ord. No. 2823 §1(16-60), 4-7-2003]

A.

Any person who violates the provisions of this Chapter shall be guilty of a municipal offense and, upon conviction, shall be punished by a fine of not less than one dollar (\$1.00) but no more than five hundred dollars (\$500.00) or by imprisonment for not more than ninety (90) days or shall be both so fined and imprisoned. In addition, any violation of this Chapter shall be grounds for the City to revoke any or all licenses or permits issued by the City.

B.

Each violation of this Chapter shall be considered a separate offense and any violation continuing more than one (1) day shall be considered a separate offense for each day of violation.

C.

The conduct of any business within the City in violation of any of the terms of this Chapter is hereby found and declared to be a public nuisance and the City Attorney may, in addition to or in lieu of prosecuting a criminal action hereunder, commence an action or proceeding for the abatement, removal and injunction thereof in the manner provided by law and shall take other steps and shall apply to such courts as may have jurisdiction to grant such relief as will abate or remove such establishment and restrain and enjoin any person from conducting, operating or maintaining a tattooing and body piercing establishment contrary to the provisions of this Chapter.

City of Harrisonville, MO
Friday, June 24, 2016

Chapter 640. Tattooing, Body Piercing and Branding Regulations

Section 640.010. Title.

[Ord. No. 2823 §1(16-30), 4-7-2003]

This Chapter shall be known as the "Tattooing, Body Piercing and Branding Regulations" and may be cited as such.

Section 640.020. Purpose.

[Ord. No. 2823 §1(16-31), 4-7-2003]

- A. The intent of this Chapter is to regulate tattooing, body piercing and branding establishments and their business practices in order to protect and promote public health, safety and welfare. This will be accomplished by:
1. Requiring a clean, healthy and safe environment in which business may be conducted.
 2. Promoting professionalism.
 3. Requiring insurance coverage.
 4. Providing an annual license fee to partially cover the expenses associated with the background investigation and review and processing of reports.
 5. Providing geographic limitations designed to preserve the value of the property throughout the City.
 6. Requiring a special use permit to help promote a clean, healthy and safe environment.

Section 640.030. Applicability.

[Ord. No. 2823 §1(16-32), 4-7-2003]

Every tattooing, body piercing and branding establishment shall conform to the requirements of this Chapter, irrespective of when such establishment started business within the City limits.

Section 640.040. Severability.

[Ord. No. 2823 §1(16-33), 4-7-2003]

In any case where a provision of this Chapter is found to be in conflict with a provision of any other ordinance or other legislation of the City existing on the effective date of this Chapter, the provision which establishes the higher standard for the promotion and protection of the safety, welfare and health of the people shall prevail. If any part of this Chapter should be declared invalid for any reason, such decisions shall not affect the remaining portions of this Chapter.

Section 640.050. Liberal Construction.

[Ord. No. 2823 §1(16-34), 4-7-2003]

The provisions of this Chapter shall be liberally construed to effectively carry out its purposes which are hereby found and declared to be in furtherance of the public health, safety and welfare.

Section 640.060. Definitions.

[Ord. No. 2823 §1(16-35), 4-7-2003]

Unless the particular provision or the context otherwise requires, the definitions and provisions contained in this Section shall govern the construction, meaning and application of words and phrases as used in this Chapter.

APPLICANT

The individual or corporation applying for a tattoo, body piercing and branding establishment permit.

BODY PIERCING

Piercing of the skin for the express intention of the insertion of any object including, but not limited to, jewelry; provided however, that the piercing of the lobes of the ears shall be specifically excluded from the purview of this Chapter.

BRANDING

Burning the skin for the express intention of placing designs, letters, scrolls, figures, symbols or any other permanent marks upon the skin.

CERTIFICATE OF INSPECTION

The written approval from the City that the tattooing establishment has been inspected and meets all the requirements of this Chapter relating to physical facilities, equipment and layout for the operation of a tattoo, body piercing and branding establishment.

CITY

The City of Harrisonville, Missouri.

EMPLOYEE

Any person over eighteen (18) years of age, other than an operator, who renders any service in connection with the operation of a establishment and receives compensation from the owner of the business or its patrons.

ESTABLISHMENT

A tattoo, body piercing and branding establishment.

OPERATOR

Any individual, firm, company, corporation or association that performs or practices the art of tattooing, body piercing or branding.

PATRON

Any person over sixteen (16) years of age who receives a tattoo or body piercing under such circumstances that it is reasonably expected that he/she will pay money or give any other consideration therefore.

PHYSICIAN

Any person authorized to practice medicine pursuant to the laws of the State of Missouri.

TATTOO, TATTOOED AND TATTOOING

Any method of placing designs, letters, scrolls, figures, symbols or any other marks upon or under the skin with ink or any other substance resulting in the coloration of the skin by the aid of needles or any other instruments designed to touch or puncture the skin. The painting of the face, temporary tattoos and other non-permanent markings shall be specifically excluded from the purview of this Chapter.

Section 640.070. Permit Required.

[Ord. No. 2823 §1(16-36), 4-7-2003]

- A. No person shall engage in or carry on the business of operating a tattoo, body piercing or branding establishment unless he/she has a valid certification by a professional tattooist organization or diploma indicating training in performing invasive procedures of this type and has a valid permit issued by the City pursuant to the provisions of this Chapter for each and every separate office or place of business conducted by such person within the City.
- B. No person shall tattoo the body of any other person or practice the art of tattooing upon the person of another or engage in body piercing upon the person of another or brand the body of any other person unless it is done in accordance with FDA recommendations, infection control guidelines and quality assurance policies as developed and overseen by a physician consultant maintained under contract.
- C. No artist or person shall engage in the art of tattooing and body piecing without written certification from a physician of current Hepatitis A vaccination and written verification acceptable to the City's EMS Director of training in bloodborne pathogens disease prevention techniques.

Section 640.080. Permit Application.

[Ord. No. 2823 §1(16-37), 4-7-2003]

- A. Any person desiring a permit to operate a tattoo, body piercing and branding establishment shall file a written application with the City on a form to be furnished by the City. The applicant shall accompany the application with a tender of the correct permit fee as hereinafter provided and shall, in addition, furnish the following:
 - 1. The type of ownership of the business, i.e., whether individual, partnership, corporation or otherwise.
 - 2. The name, style and designation under which the business or practice is to be conducted.
 - 3. The business address and all telephone numbers of the business to be conducted.
 - 4. The following personal information concerning the applicant, if an individual and concerning each stockholder holding more than ten percent (10%) of the stock of the corporation, each officer and each director, if the applicant is a corporation and concerning the partners, including limited partners, if the applicant is a partnership and concerning the manager or other person principally in charge of the operation of the business:
 - a. Name, complete residence address and residence telephone number.
 - b. The two (2) previous addresses immediately prior to the present address of the applicant.
 - c. Written proof of age with State-issued photo identification.
 - d. Height, weight and color of hair and eyes.
 - e. Certificate or other written proof that the physician is authorized to practice medicine within the State of Missouri.
 - f. Copy of contract with physician consultant detailing standard operating protocols, ensuring public health risks are reduced.
 - 5. Authorization for the City, its agents and employees to seek information and conduct an investigation into the truth of the statements set forth in the application on the qualifications of the applicant for the permit.
 - 6. Written declaration by the applicant, under penalty of perjury, that the information contained in the application is true and correct, with said declaration being duly dated and signed in the City.
 - 7. A completed Missouri State Highway Patrol Request for Criminal Records Check form.
 - 8. All permits shall be renewed on an annual basis. Applications shall be submitted to the City no later than the first (1st) of January in any calendar year.

Section 640.090. Review of Permit Application.

[Ord. No. 2823 §1(16-38), 4-7-2003]

- A. Upon receiving the application for a tattoo, body piercing and branding establishment or for a permit to do tattooing, body piercing or branding, the City shall review the application.
- B. In the case of applications for a tattoo, body piercing and branding establishment permit, the City shall conduct or cause to be conducted an investigation of the premises where the tattoo, body piercing or branding establishment is to be conducted for the purpose of assuring that the premises comply with all the sanitation requirements set forth in this Chapter and with the regulations of public health, safety and welfare.
- C. Before any permit shall be issued under this Chapter, the City Director of Codes Administration, the Chief of Police and Director of Community Development shall first sign their approval of the application.

Section 640.100. Issuance or Denial of Permit.

[Ord. No. 2823 §1(16-39), 4-7-2003]

- A. The City shall issue a tattoo, body piercing and branding establishment permit within forty-five (45) days of receipt of the application, unless the City finds that:
 1. The correct permit fee has not been tendered to the City and, in the case of a check or bank draft, honored with payment upon presentation.
 2. The operation, as proposed by the applicant, if permitted, would not comply with all applicable laws including, but not limited to, the City's building, zoning and health regulations.
 3. The applicant has knowingly made any false, misleading or fraudulent statement of fact in the application for the permit or in any document required by the City in connection therewith.
 4. The applicant has operated a tattoo or body piercing establishment and has had a license denied, revoked or suspended for any of the above causes by the City or any other State or local agency within two (2) years prior to the date of the application.
 5. The applicant, if an individual or any of the officers and directors, if the applicant is a corporation or any of the partners, including limited partners, if the applicant is a partnership and the manager or other person principally in charge of the operation of the business is not over the age of twenty-one (21) years.
 6. The manager or other person principally in charge of the operation of the establishment is not a physician licensed to practice medicine pursuant to the laws of the State of Missouri.
 7. The applicant has not provided the City with documentation that he/she has and maintains in full force and effect a policy of liability and malpractice insurance issued by an insurance company licensed to do business in the State of Missouri covering death, personal injury and property damage in the minimum amount of one million dollars (\$1,000,000.00) per person and per occurrence.

Section 640.110. Display of Permit Required.

[Ord. No. 2823 §1(16-40), 4-7-2003]

The tattoo, body piercing and branding establishment permittee shall display his/her permit and that of each and every person employed in the establishment in an open and conspicuous place on the premises of the tattoo or body piercing establishment.

Section 640.120. Permit Fee.

[Ord. No. 2823 §1(16-41), 4-7-2003]

The permit fee for a tattoo, body piercing and branding establishment shall be six hundred dollars (\$600.00) for the first (1st) year of licensing and two hundred fifty dollars (\$250.00) each year thereafter. Partial years may be prorated. If an establishment has body piercing, branding and/or tattooing, there shall be a separate fee for each establishment.

Section 640.130. Permit Renewal.

[Ord. No. 2823 §1(16-42), 4-7-2003]

Any person desiring a permit to operate a tattoo, body piercing and branding establishment shall file a written application by January first (1st) with the City on a form to be furnished by the City. The establishment permit shall be valid for one (1) year and renewed annually.

Section 640.140. Permit Not Transferable.

[Ord. No. 2823 §1(16-43), 4-7-2003]

No tattoo, body piercing and branding establishment permit shall be transferable, separable or divisible and such authority as a permit confers shall be conferred only on the permittee named therein.

Section 640.150. Operator's Permit — Application.

[Ord. No. 2823 §1(16-44), 4-7-2003]

- A. Any person desiring a permit to do tattoos or engage in body piercing or engage in branding shall file a written application with the City on a form to be furnished by the City. The operator shall tender with the application the correct permit fee as hereinafter provided and shall, in addition, furnish the following:
1. The business address and all telephone numbers where the establishment is to be operated.
 - a. The following personal information concerning the operator:
 - (1) Name, complete residence address and residence telephone numbers.
 - (2) Written proof of age with State-issued photo identification.
 - (3) Height, weight and color of hair and eyes.
 - (4) Name, complete residence address and residence and all office telephone numbers of the physician who is to be in charge of the establishment.
 - (5) A statement, in writing, from a licensed physician, other than the physician who is under contract for the establishment, that he/she had examined the operator within thirty (30) days of the date of the application and believes the applicant to be free of all communicable diseases.
 - (6) Documentation that he/she has and maintains in full force and effect a policy of liability and malpractice insurance issued by an insurance company licensed to do business in the State of Missouri covering death, personal injury and property damage in the minimum amount of one million dollars (\$1,000,000.00) per person and per occurrence.
 - (7) Diploma, certificate or other written proof of graduation from a recognized school by the person who shall be directly responsible for the operation and management of the tattoo or body piercing establishments.
 - (8) Written certification from a physician of current Hepatitis A vaccination.
 - (9) Written verification acceptable to the City's EMS Director of training in disease prevention and bloodborne pathogens.

2. Authorization for the City, its agents and employees to seek information and conduct an investigation into the truth of the statements set forth in the application and the qualifications of the operator.
3. Written declaration by the operator, under penalty of perjury, that the information contained in the application is true and correct, with said application being duly dated, notarized and signed in the City.

Section 640.160. Operator's Permit — Fee.

[Ord. No. 2823 §1(16-45), 4-7-2003]

The permit fee for each person employed on the premises who will do tattooing or body piercing under the direction of a physician shall be seventy dollars (\$70.00) per year. Partial years may be prorated.

Section 640.170. Operator's Permit — Renewal.

[Ord. No. 2823 §1(16-46), 4-7-2003]

Any person desiring a permit to do tattoos or engage in body piercing or engage in branding shall file a written application by January first (1st) with the City on a form to be furnished by the City. The operator's permit shall be valid for one (1) year and renewed annually.

Section 640.180. Revocation or Suspension of Permit.

[Ord. No. 2823 §1(16-47), 4-7-2003]

- A. Any permit issued pursuant to this Chapter shall be subject to suspension or revocation by the City for violation of any provision of this Chapter or for any grounds that would warrant the denial or issuance of such permit in the first place. The City, upon such revocation or suspension, shall state the reasons in writing, specifying the particular grounds for such revocation or suspension.
- B. Any permit holder may appeal a revoked permit to the Board of Aldermen. The accused shall have the right to be represented by an attorney, to present evidence and to testify on his/her own behalf. The hearing shall be held in public at a regular or special meeting of the Board of Aldermen. If suspension or revocation of the license occurs, no license fee shall be refunded.

Section 640.190. Business License Required.

[Ord. No. 2823 §1(16-48), 4-7-2003]

- A. No person, firm, partnership, association or corporation shall operate a tattooing, body piercing and branding establishment without first having obtained a business license issued by the City of Harrisonville. It is unlawful to conduct such a business unless the license issued is current, unrevoked and not suspended.
- B. It shall be further unlawful for any person, organization or company within the City limits to participate directly or indirectly in or for the operation of business activity under a different name or designation than those herein specified but for the purpose of carrying out activity or activities defined in this Chapter.

Section 640.200. Health and Sanitation Requirements.

[Ord. No. 2823 §1(16-49), 4-7-2003]

- A. Each tattoo, body piercing and branding establishment shall comply with the following requirements:
 1. The room in which tattooing or body piercing is done shall have an area of not less than one hundred (100) square feet. The walls, floors and ceilings shall have an impervious, smooth and washable surface.

2. A handwash sink outside the toilet room shall be located in the establishment and shall be accessible at all times that the tattoo or body piercing establishment is open for business. The lavatory shall be supplied with hot and cold running water, soap and sanitary towels.
3. All tables and other equipment shall be constructed of easily sanitized material, shall be painted or finished in a light color with a smooth, washable finish and shall be separated from waiting customers or observers by a panel at least six (6) feet or one and eighty-three hundredths (1.83) meters high or by a door.
4. The entire premises and equipment shall be maintained in a clean, sanitary condition and in good repair.
5. The licensee who shall apply the tattoo, perform the branding or perform the body piercing or the person working under the direction of a physician who shall apply the tattoo or perform the body piercing or perform the branding shall wash his/her hands thoroughly with soap and water before starting to tattoo or body pierce. The hands shall be dried with individual, single-use towels.
6. No tattooing, body piercing or branding shall be done on any skin surface that appears yellow, has a rash, pimples, boils or infections or manifests any evidence of any other unhealthy condition.
7. No skin area shall be penetrated, abraded or treated with chemicals for the purpose of removing, camouflaging or altering any blemish, birthmark, scar, branding or tattoo.
8. Safety razors with a new, single-surface blade for each customer or patron or a straight-edged razor may be used and shall be thoroughly cleaned and sterilized before use on each customer or patron.
9. The area to be tattooed, branded or body pierced shall first be thoroughly washed for a period of two (2) minutes with warm water to which has been added an antiseptic liquid soap. A sterile, single-use sponge shall be used to scrub the area. After shaving and before tattooing has begun, a solution of seventy percent (70%) alcohol shall be applied to the area with a single-use sponge used and applied with a sterile instrument.
10. Only petroleum jelly in collapsible metal or plastic tubes or its equivalent shall be used on the area to be tattooed and it shall be applied with sterile gauze.
11. The use of styptic pencils, alum blocks or other solid styptic to check the flow of blood is prohibited.
12. Inquiry shall be made and anyone giving a history of recent jaundice or hepatitis shall not be tattooed or body pierced.
13. Single-service or individual containers of dye or ink shall be used for each patron and the container therefore shall be discarded immediately after completing the work on a patron and any dye in which the needles were dipped shall not be used on another person. Excess dye or ink shall be removed from the skin with an individual sterile sponge or a disposable paper tissue which shall be used only on one (1) person and then immediately discarded. After completing work on any person, the tattooed area shall be washed with sterile gauze and saturated with an antiseptic soap solution or a seventy percent (70%) alcohol solution. The tattooed area shall be allowed to dry and petroleum jelly from a collapsible or plastic tube shall be applied using sterile gauze. A sterile gauze dressing shall then be fastened to the tattooed area with adhesive.
14. All clean and ready-to-use needles and instruments shall be kept in a closed glass or metal case or storage cabinet when not in use. Such cabinets shall be maintained in a sanitary manner at all times.
15. A steam sterilizer (autoclave) shall be provided for sterilizing all needles and similar instruments before use on any patron. Sterilization of equipment shall be accomplished by exposure to live steam for at least thirty (30) minutes at a minimum pressure of fifteen (15) pounds per square inch at a temperature of two hundred forty degrees Fahrenheit (240°F) or one hundred sixteen degrees Celsius (116°C).
16. The needles and instruments required to be sterilized shall be so used, handled and temporarily placed during tattooing, body piercing or branding that they will not be contaminated.
17. Gloves shall be worn with any procedure that involves contact with a patron's blood.

18. Immediately after piercing, tattooing or branding, the patron shall be advised on the care of the site so body pierced or tattooed and to consult a physician at the first (1st) sign of infection.
19. Forceps, accessory equipment and jewelry must be disinfected with a chemical disinfectant registered by the Environmental Protection Agency as being tuberculocidal when used at recommended dilutions.
20. Needles shall not be bent or broken prior to disposal. Operator shall take precautions to prevent injuries from contaminated needles.
21. Needles shall be disposed of directly into a solid puncture-resistant container.
22. Needles as well as gloves, gauze and other materials saturated with blood shall be discarded in a plastic bag and placed into a cardboard box prior to off-site disposal. A written agreement for disposal of such biohazard waste shall be with an authorized service for disposal of medical waste.
23. The premises shall be kept clean and free of vermin at all times. There shall be no fly or mosquito breeding places or rodent harborage in the areas where procedures are conducted. Pets and non-human animals shall not be permitted in or on the premises.

Section 640.210. Records.

[Ord. No. 2823 §1(16-50), 4-7-2003]

Each tattoo, body piercing and branding establishment shall maintain permanent records for each patron. Before the tattooing, body piercing or branding operation begins, the patron shall be required personally to enter on a record form provided for such establishments the date, his/her name, his/her address, his/her age and his/her signature. The records shall also provide that the patron does not have any jaundice or hepatitis and, if so, the date of such jaundice or hepatitis. Such records shall be maintained in the establishment and shall be available for examination by the City. Such records shall be maintained by the establishment for a period of not less than two (2) years.

Section 640.220. Report of Infections.

[Ord. No. 2823 §1(16-51), 4-7-2003]

No patron having any skin infection or any disease of the skin or any communicable disease whatsoever shall be tattooed, pierced or branded. All infections resulting from the practice of tattooing, body piercing or branding which become known to the establishment shall be promptly reported to the City's EMS Director by the operator of the tattoo, body piercing and branding establishment and the infected patron shall be referred immediately to a physician.

Section 640.230. Pigments and Dyes.

[Ord. No. 2823 §1(16-52), 4-7-2003]

All pigments, dyes, colors and any other material used in tattooing shall be sterile and free from bacteria, virus particles and noxious agents and substances and the pigments, dyes and colors used from stock solutions for each patron shall be placed in a single-service receptacle and such receptacle and remaining solution shall be discarded after use on each patron.

Section 640.240. Bandages and Surgical Dressings.

[Ord. No. 2823 §1(16-53), 4-7-2003]

All bandages and surgical dressings used in connection with the tattooing, body piercing or branding of a person shall be sterile.

Section 640.250. Supervision of Establishment.

[Ord. No. 2823 §1(16-54), 4-7-2003]

Each tattoo, body piercing and branding establishment shall have on the premises written protocols for standard operating procedures as supervised and enforced by physician consultant.

Section 640.260. Hours of Operation.

[Ord. No. 2823 §1(16-55), 4-7-2003]

Business shall only be conducted between the hours of 7:00 A.M. and 7:00 P.M.

Section 640.270. Geographic Limitations.

[Ord. No. 2823 §1(16-56), 4-7-2003]

- A. The following geographic conditions shall apply to protect the character of residential and commercial areas and preserve the value of the property throughout the City.
1. A tattooing, body piercing and branding establishment shall not be established within five hundred (500) feet of the district boundary line of any residential zoning district.
 2. A tattooing, body piercing and branding establishment shall not be established or expanded within five hundred (500) feet of the property line of a church, school or public park.
 3. A tattooing, body piercing and branding establishment shall only be allowed in appropriate zoning districts with a special use permit as defined by the Harrisonville zoning ordinance.

Section 640.280. Certain Persons Prohibited On Premises.

[Ord. No. 2823 §1(16-57), 4-7-2003]

No tattoo, body piercing and branding establishment shall permit any person under the age of sixteen (16) years to come or remain on the premises of any establishment, unless such person is on the premises on lawful business.

Section 640.290. Alcoholic Beverages Prohibited.

[Ord. No. 2823 §1(16-58), 4-7-2003]

No person shall sell, give, dispense, provide or keep or cause to be sold, given, dispensed, provided or kept any alcoholic beverage on the premises of any tattoo, body piercing and branding establishment.

Section 640.300. Enforcement.

[Ord. No. 2823 §1(16-59), 4-7-2003]

It shall be the duty and responsibility of the City Administrator, Director of Codes Administration, Harrisonville Police Department, City Clerk and/or the Community Development Director to enforce these regulations. When, on the basis of a complaint, personal observation and/or other information, an authorized enforcement official reasonably suspects that a violation has occurred, it is the applicant's responsibility to cooperate with the investigating official(s).

Section 640.310. Penalty.

[Ord. No. 2823 §1(16-60), 4-7-2003]

- A. Any person who violates the provisions of this Chapter shall be guilty of a municipal offense and, upon conviction, shall be punished by a fine of not less than one dollar (\$1.00) but no more than five hundred dollars.

(\$500.00) or by imprisonment for not more than ninety (90) days or shall be both so fined and imprisoned. In addition, any violation of this Chapter shall be grounds for the City to revoke any or all licenses or permits issued by the City.

- B. Each violation of this Chapter shall be considered a separate offense and any violation continuing more than one (1) day shall be considered a separate offense for each day of violation.
- C. The conduct of any business within the City in violation of any of the terms of this Chapter is hereby found and declared to be a public nuisance and the City Attorney may, in addition to or in lieu of prosecuting a criminal action hereunder, commence an action or proceeding for the abatement, removal and enjoinder thereof in the manner provided by law and shall take other steps and shall apply to such courts as may have jurisdiction to grant such relief as will abate or remove such establishment and restrain and enjoin any person from conducting, operating or maintaining a tattooing and body piercing establishment contrary to the provisions of this Chapter.

COUNCIL BILL
ORDINANCE NO.

AN ORDINANCE TO AMEND CHAPTER 640 (TATTOO, PIERCING AND BRANDING) AND AMEND CHAPTER 405, SECTION 405.525 OF THE ZONING REGULATIONS REGARDING TATTOO, PIERCING AND BRANDING ESTABLISHMENTS.

WHEREAS, the Planning and Zoning Commission of the City of Harrisonville, Missouri held a public hearing in regard to certain sections of the zoning regulations; and

WHEREAS, the Planning and Zoning Commission has recommended to the Board of Alderman that certain sections of the zoning regulations be amended as set forth below; and

WHEREAS, the City of Harrisonville Board of Alderman, after careful and due deliberation, concludes that amending the Zoning Regulations as set forth below would be in the best interest of the City.

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

Section 1: That Section 405.525 (Special Use Permits) of the Zoning Ordinance of the City of Harrisonville, Missouri shall be amended by adding sub-section 405.525.C.31 as follows:

- “31. Tattoo, Piercing and Branding Establishments provided that:
- a. The establishment is located within the “C-2” Service Business District and the “CBD-1” Core Business District 1.
 - b. The establishment comply with all applicable laws of the State of Missouri.”

Section 2. That Chapter 640 (Tattooing, Body Piercing and Branding Regulations) be deleted in its entirety and replacing it as follows.

“Section 640.100. Revocation or Suspension of Permit.

- A. Any City special use permit or City business license issued to an Operator, as defined under Missouri regulations 20 CSR 2267-1.010, shall be subject to suspension or revocation by the City for violation of any provision of the City Code, the Revised Statutes of Missouri, or the Missouri Code of State Regulations or for any grounds that would warrant the denial or issuance of such permit or license in the first place. The City, upon such revocation or suspension, shall state the reasons in writing, specifying the particular grounds for such revocation or suspension.

- B. Any permit holder may appeal a revoked permit to the Board of Aldermen. The accused shall have the right to be represented by an attorney, to present evidence and to testify on his/her own behalf. The hearing shall be held in public at a regular or special meeting of the Board of Aldermen. If suspension or revocation of the license occurs, no license fee shall be refunded.

Section 640.110. Business License Required.

- A. No person, firm, partnership, association or corporation shall operate a tattooing, body piercing and branding establishment without first having obtained a business license issued by the City of Harrisonville. Such license shall only be granted after the Operator, as defined under 20 CSR 2267-1.010, meets City Code requirements to obtain a business license and provides written proof to the City that they have a current Missouri State license for such business establishment as required under sections 324.520 to 324.524, Revised Statutes of Missouri and the Missouri Code of State Regulations promulgated thereunder. As part of the Business License application the Operator shall submit a completed Missouri State Highway Patrol Request for Criminal Records Check form. It is unlawful to conduct such a business unless the license issued is current, unrevoked and not suspended.
- B. It shall be further unlawful for any person, organization or company within the City limits to participate directly or indirectly in or for the operation of business activity under a different name or designation than those herein specified but for the purpose of carrying out activity or activities defined in sections 324.520 to 324.524, Revised Statutes of Missouri or the regulations promulgated thereunder.

Section 640.120. Enforcement.

In addition to any enforcement by the State of Missouri under its statutes or regulations, it shall be the duty and responsibility of the City Administrator, Harrisonville Police Department, City Clerk and/or the Community Development Director to enforce these sections of Chapter 640. When, on the basis of a complaint, personal observation and/or other information, an authorized enforcement official reasonably suspects that a violation has occurred, it is the applicant's responsibility to cooperate with the investigating official(s).

Section 640.130. Penalty.

In addition to any actions taken or penalties imposed by the State of Missouri pursuant to sections 324.520 to 324.524, Revised Statutes of Missouri, or the Missouri Code of State Regulations promulgated thereunder, or by the City pursuant to other sections of the City Code, the City may take the following actions with respect to any violation under this Section 640:

- A. Any person who violates the provisions of this Chapter, sections 324.520 to 324.524, Revised Statutes of Missouri, or the Missouri Code of State Regulations promulgated thereunder shall be guilty of a municipal offense and, upon conviction, shall be punished by a fine of not less than one dollar (\$1.00) but no

more than five hundred dollars (\$500.00) or by imprisonment for not more than ninety (90) days or shall be both so fined and imprisoned. In addition, any violation of this Chapter shall be grounds for the City to revoke any or all licenses or permits issued by the City.

- B. Each violation of this Chapter, sections 324.520 to 324.524, Revised Statutes of Missouri, or the Missouri Code of State Regulations promulgated thereunder shall be considered a separate offense and any violation continuing more than one (1) day shall be considered a separate offense for each day of violation.
- C. The conduct of any business within the City in violation of any of the terms of this Chapter, sections 324.520 to 324.524, Revised Statutes of Missouri, or the Missouri Code of State Regulations promulgated thereunder is hereby found and declared to be a public nuisance and the City Attorney may, in addition to or in lieu of prosecuting a criminal action hereunder, commence an action or proceeding for the abatement, removal and enjoinder thereof in the manner provided by law and shall take other steps and shall apply to such courts as may have jurisdiction to grant such relief as will abate or remove such establishment and restrain and enjoin any person from conducting, operating or maintaining a tattooing and body piercing establishment contrary to the provisions of this Chapter, sections 324.520 to 324.524, Revised Statutes of Missouri, or the Missouri Code of State Regulations promulgated thereunder.

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. That this order shall become effective immediately upon its passage and approval.

READ TWO TIMES BY TITLE ONLY ON OCTOBER 3, 2016 AND PASSED BY THE BOARD OF ALDERMEN THIS 3rd DAY OF OCTOBER, 2016.

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

ATTEST:

 Kim Hubbard, City Clerk

APPROVED by the Mayor this 3rd day of October, 2016.



STAFF REPORT

TO: Board of Aldermen
FROM: Keith Thomas, Director
DATE: October 12, 2016
SUBJECT: Electric Department Backyard Digger Derrick Machine

Type of Item: *Purchase*

Issue: Purchase of a Backyard Digger Derrick instead of replacing the existing 2005 International 7400 Digger Derrick

Background: The existing 2005 Altec International Digger Derrick is scheduled for replacement as an approved 2016 budget item for \$240,000. Several options were explored to determine the most cost effective and efficient use of the equipment being replaced.

Preventive maintenance on the overhead distribution system, scheduled for the next 3 to 5 years, is in fenced back yards. The existing digger or a new replacement is impossible to use without destroying customer property. Fences are torn down, yards are severely damaged, and many other issues.

Replacement Options:

Purchase a new Altec DH45 (replacement model) for our current D2045 for approximately \$260,000.

Purchase a back yard digger derrick track machine. The department personally operated the only two manufacturers of back yard digger derrick machines found, Altec and S.D.P. Several contacts were made to other utilities and contractors when evaluating the machines. These units can be sucked into enter a 36" wide customer owned gate. Damage would be minimized on private property. Unit can set poles safely and allows for an insulated bucket for energized electrical primary work, including installing back yard transformers. Unit would also serve as a spare if the existing digger was broke down. Currently the department is unable to set poles during emergencies or normal maintenance if the existing digger is broke down. This machine would allow less wear and tear on our existing digger, allowing a few more years use of it before replacement is necessary.

Recommendation:

Although the Altec unit was cheaper, at \$131,800, there were issues with the unit breaking down. Reliability was also an issue with other utilities and contractors we contacted.

The S.D.P. is the more expensive unit at \$166,263, but besides the S.D.P. being a more reliable piece of equipment, the following are some of the highlights over the Altec unit:

1. The S.D.P. has continuous 360 degree rotation. The Altec stops at 350 degrees. This makes it much easier to set up in a customer's back yard.
2. S.D.P. is the only Tier IV compliant mini-derrick on the market.

3. S.D.P. has 3,500 ft. lbs. of torque vs. 1800 by the competition. This allows the unit to have the power to dig in rock and difficult soils.
4. S.D.P. has a total operating height of 48' with the 3' jib attached. The competitor is only 42' and that is after the installation of an 8' jib attachment that must be removed for transporting. S.D.P. can easily set a 45' pole in the backyard.
6. S.D.P. has a 20 degree angle of side travel while the competition only has 10. This makes it much safer for employees.
7. S.D.P. is the only manufacturer with a load and travel management system that is displayed on a LCD screen for operator safety.

We recommend the purchase of the S.D.P. Manufacturing, Inc. 55M for \$166,263. There is \$240,000 in the approved 2016 Budget to replace the existing digger. If I can answer any questions, please let me know.

Council Bill No. 072

Resolution No.

A Resolution Authorizing The Electric Department To Purchase An SDP Back Yard Digger Derrick Track Machine In An Amount Not To Exceed \$166,263

WHEREAS, the Electric Department needs to replace the existing 2005 Altec International Digger Derrick in its fleet, and

WHEREAS, \$240,000 is included in the 2016 budget for the replacement, and

WHEREAS, department employees researched and tested two different options for replacing this equipment, and

WHEREAS, it was determined that SDP Back Yard Digger Derrick Track Machine is the better option,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE, MISSOURI, AS FOLLOWS:

Section 1: That the Electric Department is hereby authorized and directed to proceed with the purchase of an SDP Back Yard Digger Derrick Track Machine in an amount not to exceed \$166,263

Section 2: That this resolution shall become effective immediately upon its passage and approval.

PASSED AND RESOLVED by the Board of Aldermen and **APPROVED** by the Mayor of the City of Harrisonville, Missouri this 17th day of October 2016.

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

ATTEST:

Sheryl Stanley, Deputy City Clerk

WITNESS my hand and seal this 17th day of October 2016



STAFF REPORT

TO: Board of Aldermen
FROM: Eric Patterson, Director
DATE: October 12, 2016
SUBJECT: 2016 Sidewalk & Curb Contract

Type of Item: *Approval*

Type of Item: Award of contract

Issue: On October 067, 20016 bids were received for the 2016 Sidewalk and Curb Program. A contract agreement is necessary to stipulate the terms and conditions of the construction.

Background:

- Only one bid was received; it is: Young's Waterproofing for \$114,220.95
- The 2016 budget for the Sidewalk and Curb Program is \$90,000.00.

It is very unusual for the City to receive only one bid. Everything was done as in previous years with advertising and contacting perspective bidders by phone. The only bid received was from the contractor that has done it for the previous three years. He has raised his unit cost on sidewalks by \$0.41/foot and raised the cost of ADA ramps by \$225 each and raised the price on curbs by \$7.77/foot. This looks high but remember he did not raise his cost for the last 3 years.

Recommendations: Based on the bid, staff request the Board approve the award of the 2016 Sidewalk and Curb Program contract to Young's Waterproofing & Construction for a sum not to exceed \$90,000. The Superintendent of Streets Rodney Jacobs would work with the contractor to reduce portions of the bid to get it to the budget amount.

Council Bill No. 073

Resolution No.

**A Resolution Authorizing The City Administrator To Enter Into An Agreement
With Young's Waterproofing For Sidewalk Repair Services And Additional
Construction In An Amount Not To Exceed \$90,000**

WHEREAS, the City of Harrisonville has determined that Young's Waterproofing is competent to perform services for the City of Harrisonville; and

WHEREAS, Young's Waterproofing agrees to perform services for the City of Harrisonville;

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE
CITY OF HARRISONVILLE, MISSOURI, AS FOLLOWS:**

Section 1: That the City Administrator of the City of Harrisonville is hereby authorized and directed to enter into an Agreement with Young's Waterproofing to provide contract labor for sidewalk repair services in an amount not to exceed \$90,000;

Section 2: That this resolution shall become effective immediately upon its passage and approval.

PASSED AND RESOLVED by the Board of Aldermen and **APPROVED** by the Mayor of the City of Harrisonville, Missouri this 17th day of October 2016.

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

ATTEST:

Sheryl Stanley, Deputy City Clerk

WITNESS my hand and seal this 17th day of October 2016



STAFF REPORT

TO: Board of Aldermen
FROM: Rick Deluca, Director
DATE: October 12, 2016
SUBJECT: Harrisonville Senior Living Presentation

Type of Item: *Presentation*

Tom Denaway (Springsted, Inc.) will be presenting information about the Harrisonville Senior Living Campus project on Monday evening. This project would include the development/redevelopment of the former Cass Medical Center site at 1800 E. Mechanic. The City of Harrisonville hired Springsted to examine the project and to estimate the relative costs and benefits related to the project. The attached report from Springsted outlines their findings.

After Springsted's presentation, the developer will have an opportunity to respond and ask questions. The Board can also ask questions of the developer. *Please understand that this is informational only and no decisions should be made at this meeting. The purpose of this presentation is to provide information to the Board so you can better evaluate the 353 request.*

There is one outstanding document that Springsted requested for the analysis. Springsted requested a letter from the bank stating that the developer's loan was still in good standing. We have still not received this document.

D. Discussion Item (ID # 2360)

Harrisonville Senior Living Presentation

Attachments:

Chapter 353 DED Flier BOA 10-17-16 (PDF)

Harrisonville Senior Living Campus - Springsted Report (1) BOA 10-17-16 (PDF)

CHAPTER 353 TAX ABATEMENT

MISSOURI DEPARTMENT OF ECONOMIC DEVELOPMENT

PURPOSE

Chapter 353 Tax Abatement is an incentive that can be utilized by cities to encourage the redevelopment of blighted areas by providing real property tax abatement.

AUTHORIZATION

Chapter 353 of the Revised Statutes of Missouri (the "Urban Redevelopment Corporation Law").

ELIGIBLE AREAS

"Blighted areas" in Missouri.

ELIGIBLE APPLICANTS

Tax abatement is only available to for-profit "Urban Redevelopment Corporations" organized pursuant to the Urban Redevelopment Corporations Law. The articles of association of Urban Redevelopment Corporations must be prepared in accordance with the general corporations laws of Missouri and must contain certain items set forth in Section 353.030, RSMo. of the Urban Redevelopment Corporations Law. There are also special requirements for life insurance companies operating as Urban Redevelopment Corporations. 353.040, RSMo.

ELIGIBILITY CRITERIA

Tax abatement under the Urban Redevelopment Corporations Law is only extended to real property that has been found to be a "blighted area" by the city. For purpose of 353 tax abatement the term "blighted area" is defined as:

That portion of the city within which the legislative authority of such city determines that by reason of age, obsolescence, inadequate or outmoded design or physical deterioration, have become economic and social liabilities, and such conditions are conducive to ill health, transmission of disease, crime or inability to pay reasonable taxes.

353.020 (2), RSMo.

Real property may be property found to be blighted even though it contains improvements, which by themselves do not constitute blight. (*Maryland Plaza Redevelopment Corporation v. Greenberg*, 594S.W.2d 284 (1979).) Tax abatement may also be extended to a tract of real property, which by itself does not meet the definition of a blighted area if such tract is necessary to the redevelopment project

and the area on the whole constitutes a blighted area.

(*Parking systems, Inc. v. Kansas City Downtown Redevelopment Corporation*, 518 S.W.2d 1191974).

PROGRAM BENEFITS/ELIGIBLE USES

Tax abatement is available for a period of 25 years, which begins to run when the Urban Redevelopment Corporation takes title to the property. During the first 10 years, the property is not subject to real property taxes except in the amount of real property taxes assessed on the land, exclusive of improvements, during the calendar year preceding the calendar year during which the Urban Redevelopment Corporation acquired title to the real property. 353.110.1, RSMo. If the property was tax exempt during such preceding calendar year, then the county assessor is required to assess the land, exclusive of improvements, immediately after the Urban Redevelopment Corporation takes title. During the next 15 years, the real property may be assessed up to 50% of its true value. 353.110.2, RSMo. This means that the city may approve a development plan, which provides full tax abatement for 25 years.

Payments in lieu of taxes (PILOTS) may be imposed on the Urban Redevelopment Corporation by contract with the city. PILOTS are paid on an annual basis to replace all or part of the real estate taxes, which are abated. The PILOTS must be allocated to each taxing district according to their proportionate share of ad valorem property taxes. 353.110.4, RSMo.

APPLICATION/APPROVAL PROCEDURE

Urban Redevelopment Corporations have the power to operate one or more redevelopment projects; however such projects must be pursuant to a development plan which has been authorized by the city after holding a public hearing on the development plan. 353.060, RSMo. It may acquire property in its own name or in the name of nominees by gift, grant, lease, purchase, or otherwise. 353.130, RSMo. It may borrow funds and secure the repayment by mortgage. 353.150, RSMo.

Urban Redevelopment Corporations are required to maintain reserves for depreciation, obsolescence and the payment of taxes. 353.090, RSMo. The purpose of this requirement is to ensure that the redevelopment does not become blighted again.

SPECIAL PROGRAM REQUIREMENTS

The Urban Redevelopment Corporation must carefully plan the point in time at which it takes title to real property to ensure that it maximizes the benefits of 353 tax abatement. The 25 years starts to run as soon as the Urban Redevelopment Corporation takes title. Unless the current improvements on the real property have a significant assessed value, the Urban Redevelopment Corporation should not take title to the real property until the improvements to be made under the redevelopment project are completed. Until that time, title to the real property may be held by a related entity.

CONTACT

Missouri Department of Economic Development

Division of Business and Community Services • Development Finance Team

301 West High Street • Room 770 • P.O. Box 118

Jefferson City • MO • 65102

Phone: 573-522-8004 • Fax: 573-522-9462

E-mail: dedfin@ded.mo.gov • **Web:** www.MissouriDevelopment.org





Springsted Incorporated
9229 Ward Parkway, Suite 104
Kansas City, MO 64114-3311
Tel: 816-333-7200
Fax: 816-333-6899
www.springsted.com

MEMORANDUM

TO: Rick DeLuca, Director of Community Development, City of Harrisonville

FROM: Tom Kaleko, Springsted Incorporated
Matt Stark, Springsted Incorporated

DATE: August 23, 2016

SUBJECT: Fiscal Impact Analysis of Senior Living Village

Springsted was retained by the City of Harrisonville to examine the proposed Senior Living Village development project and to estimate the relative costs and benefits related to the project. This memo provides a summary of our efforts and the findings derived from our analysis.

Introduction

The applicant has proposed to construct a residential community for seniors, which will house approximately 312 people upon completion. The project is expected to be built in phases, with construction continuing through 2022. Total project costs are estimated at approximately \$41 million.

To make this development feasible, the developer is seeking assistance for the project in the form of property tax abatement for 100% of property value for ten years, and 50% of property value for an additional fifteen years.

Assumptions

Our analysis and projections depend on a number of assumptions about the proposed development. Assumptions about the proposed development include the following:

- Construction will occur between 2016 and 2022.
- Operations from the first phase of development will begin in 2018, with additional operations coming online annually through 2024.
- Costs for developing the property will be approximately \$41 million, including land acquisition.
- Approximately \$1.0 million of total costs represents tangible personal property with a depreciation cycle of 7 years. Another \$1.3 million represents assets with a 15-year life cycle.
- The redevelopment will add approximately \$5.0 million in assessed value to the property by 2022.
- Property values are projected to appreciate by 2% every other year.
- The project is expected to add 98 new full-time and part-time jobs between 2018 and 2024, with an average annual wage of \$28,730 in 2018. Direct payroll is expected to exceed \$3.2 million by 2024.
- Based on regional economic multipliers for residential care facilities, indirect economic effects will generate an additional 26 FTEs and additional payroll of \$1.1 million by 2024.
- We estimate that the new jobs (direct and indirect) will bring 31 new residents to the City (including family members of new workers).
- Upon completion, the project will house 312 seniors.
- Median household income of Harrisonville residents 65 years of age or older is estimated at approximately \$32,500 by the U.S. Census Bureau. Assuming that residents of the Senior Living Village have a similar level of income, these residents will add another \$11.4 million in local earnings to the payroll figures above.
- 30% of gross salaries will be spent on taxable goods and services.
- We estimate that 70% of consumer spending will be taxable by the City of Harrisonville, 80% by Cass County and 90% by the State of Missouri.

Incentives

The applicant is seeking assistance in the form of property tax abatement for 100% of the project's assessed value for ten years, followed by 50% abatement for an additional fifteen years. Our analysis assumes that abatement will begin on each phase of development as it is completed, such that each phase will receive the full 25-year term of abatement. For instance, the project phase completed in 2020 would see 100% abatement from 2021 through 2030, and 50% abatement from 2031 through 2045.

Per-capita Costs and Revenues

We have reviewed the City's most recent available financial statements and used this information to generate per-capita and per-worker costs and revenues. On the revenue side, we have excluded property and sales taxes in the overall calculation, because these sources are calculated separately based on specific project data. Including them in the per-capita calculations would result in double-counting of these revenues. Other revenue line items (permits, fines, charges for services, etc.) were allocated between residential and commercial sources, from which we derived revenues per capita and per commercial employee.

On the expenditures side, we looked at each financial statement line item for operating expenses and allocated each expense between residential and commercial uses. Similarly, we allocated the City's net capital investment between the two categories. From these, we calculated total costs per capita and per worker.

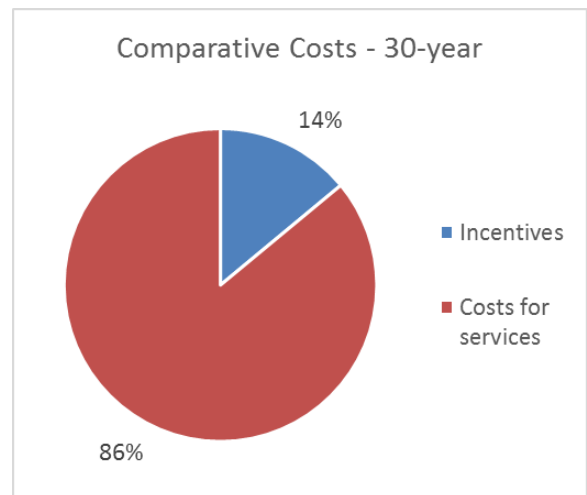
We multiply the total average calculations by a factor of 30%, to arrive at marginal costs and revenues. This adjustment recognizes that the new development and inflow of new workers and residents may increase demand for municipal services, but is unlikely to require major investments in municipal infrastructure, administrative functions, and similar fixed costs. In essence, our marginal tax calculation acknowledges that the property may demand services from police and fire personnel, building inspectors, and the like, but will not drive enough new demand to warrant the construction of new buildings, nor require significant expansions of the City's back-office functions such as Administration, HR, IT, or Finance.

Findings

Our projections indicate that the City should see modest positive economic impacts annually during the incentive period. Our projections indicate that over the course of 30 years¹, total benefits accruing to the City come to approximately \$7.1 million. Over the same time period, the City is projected to pay out approximately \$700,000 in incentives, and to incur an additional \$3.9 million in costs for services. The net economic benefit to the City, after costs are deducted, comes to \$2.5 million over the 30-year period.

In present value terms, if we use a 4% discount rate for the City, the net economic impact over 30 years is approximately \$1.2 million. This discount rate is based on the City's estimated cost of money, which is generally linked to the interest rate it would pay for long-term debt issuance.

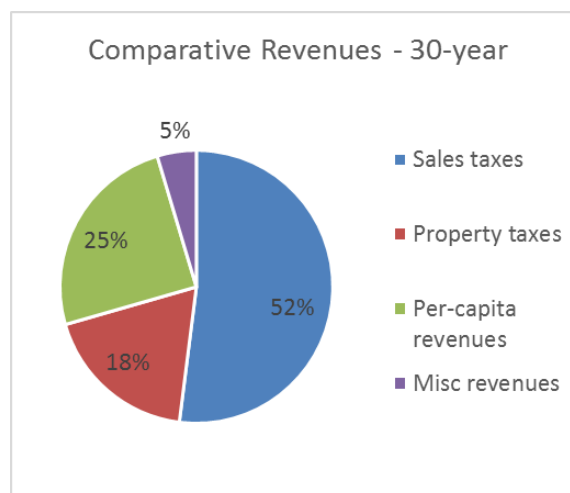
Focusing on the near- to medium-term, the net economic benefit to the City over the first ten years of the project is estimated at approximately \$450,000, or \$350,000 in present value terms.



¹ The total period measured is 31 years, though impacts are limited to construction activities in 2016, and operational impacts are phased in from 2017 through 2024.

Looking at the specific revenue streams, we see that general sales taxes provide 52% of the City's benefit. Property taxes would provide approximately 18% of overall revenues; this does not take into account the abated property value. Calculated per-capita revenues make up 25% of total revenues, and miscellaneous revenues (primarily taxes on utilities) provide just 5% of the overall revenue picture.

A more detailed look at the cost-benefit projections is attached to the end of this memo. It shows the contributions of each revenue and cost component on an annual basis.



Sensitivity Analysis

If the assumptions outlined earlier in this report are changed, these changes will have an effect on our net impact projections. In this section, we will examine a number of assumptions and attempt to quantify the results of changes to these assumptions.

The first variable we look at is the marginal cost estimate used when calculating per-capita impacts from costs for services and miscellaneous revenues. Our baseline assumption used a 30% marginal cost factor across the board. This means that we assume that the addition of each new resident or worker has 30% of the impact of the City's average cost per resident or per worker. For instance, if we calculated that the City's total cost of municipal services came to \$100 per resident, we would assume that each new resident would add another \$30 to the City's costs, and not the full \$100. This is meant to acknowledge the idea that the new residents and workers will increase the demand for municipal services, but not to such a degree that the City would need to invest in new facilities and infrastructure, nor to increase staffing in back-office functions that support the City's front-line operations.

For the purposes of this sensitivity analysis, we assume that the development will have a marginally smaller impact on costs for providing parks and recreation and airport services; for these budget items, we use a 10% marginal cost factor. For emergency services, we assume that the new population will have more of an impact, so we increase the marginal cost factor for this budget area to 70%. To reflect an expected increase in payments for ambulance services, we increase the marginal cost factor for the *Charges for Services* revenue line item to 40%. Looking at the 30-year planning period, these changes increase per-capita revenues by 26%, which increases total revenues by 6%. Per-capita expenditures increase by 24%, which increases total expenditures by 20%. Taken together, these changes reduce the net benefit to the city by 20%.

We next look at increasing the number of families moving into the community to fill the direct and indirect jobs created by the development. The baseline projections show 31 new residents, not including the residents of the village itself. This figure assumes that 22 workers move into the community, bringing an additional 9 family members. If we increase this figure to 39 workers and 17 family members, this has an impact on per-capita calculations as well as taxable sales in the community. The construction of 8 additional new homes would also increase the property tax base in the community. These changes would increase net revenues by 2% and net costs by 4%. The net impact would be reduced by 1% over 30 years.

Our next variable is the discretionary spending by the new Village residents. Our baseline projections assume that residents will have the median income for seniors, which is approximately \$32,500. If we reduce this by 20%, it reduces the projected sales tax revenues by 7%, which in turn reduces net revenues by 4%. Costs remain unchanged, resulting in the net impact to the City being reduced by 12%.

Looking at vacancy rates in the village, we project the impacts of an increase in vacancies from a baseline of 10-12% (exact figure depends on development phase) to a rate of 20%. This reduces sales tax revenues by 4%, and per-capita revenues by 8%, resulting in a 4% reduction in total revenues. Costs for services would drop by 7%, for a 6% drop in overall costs. Taken together, these impacts effectively cancel out, leaving the net impact to the City virtually unchanged.

Finally, we examine the impacts if the scope of the development is reduced. If we assume that development happens at half the rate of the baseline, then Phase 2 would be delayed by a year, and Phase 3 would be delayed by two years. Phases 4 through 6 would not be built. New employees and residents would be reduced proportionally. This scenario results in reductions in property tax revenues of 52%, sales tax revenues of 29%, and per-capita revenues of 40% for a reduction of 34% in total revenues. Developer incentives would be reduced by 52%, and costs of services by 40%, resulting in total costs being reduced by 42%. Net benefits to the City would drop by 20% in this scenario.

A comparison of the revenue, expenditure, and net impacts for each of these scenarios is illustrated in the charts below.



If you have any questions about our assumptions or our analysis, please do not hesitate to contact us. We hope this report provides the City with information of relevance to its decision making and we hope we may be of service again in the future.

Cost-Benefit Analysis

City Benefits

Sales Taxes	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Construction	\$ 1,338	\$ 11,484	\$ 7,731	\$ 8,001	\$ 8,281	\$ 8,571	\$ 8,871	\$ -	\$ -	\$ -	\$ -
New sales by firm	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
New purchases by firm	\$ -	\$ 2,951	\$ 20,649	\$ 17,169	\$ 22,853	\$ 28,864	\$ 36,433	\$ 46,960	\$ 45,205	\$ 50,971	\$ 49,881
Employee/family retail		\$ -	\$ 10,052	\$ 17,580	\$ 25,569	\$ 34,047	\$ 42,895	\$ 52,126	\$ 61,899	\$ 63,307	\$ 64,747
Total Sales Taxes:	\$ 1,338	\$ 14,435	\$ 38,431	\$ 42,751	\$ 56,704	\$ 71,481	\$ 88,199	\$ 99,086	\$ 107,104	\$ 114,278	\$ 114,628
Property Taxes											
Project buildings		\$ -	\$ 3,566	\$ 9,253	\$ 15,368	\$ 21,515	\$ 28,351	\$ 34,989	\$ 35,319	\$ 35,689	\$ 36,025
Project equipment		\$ -	\$ 343	\$ 1,892	\$ 2,220	\$ 2,517	\$ 2,785	\$ 3,017	\$ 3,214	\$ 2,802	\$ 2,966
M&M/Replacement taxes		\$ -	\$ 280	\$ 726	\$ 1,206	\$ 1,689	\$ 2,226	\$ 2,747	\$ 2,773	\$ 2,802	\$ 2,828
New residences		\$ -	\$ 52	\$ 161	\$ 331	\$ 568	\$ 877	\$ 1,204	\$ 1,551	\$ 1,853	\$ 2,106
Total Property Taxes:		\$ -	\$ 4,240	\$ 12,032	\$ 19,125	\$ 26,289	\$ 34,239	\$ 41,957	\$ 42,857	\$ 43,145	\$ 43,925
Other Revenues											
Miscellaneous direct payments:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Surplus City PILOTs:	\$ -	\$ -	\$ 301	\$ 301	\$ 301	\$ 301	\$ 301	\$ 301	\$ 301	\$ 301	\$ 301
Utility taxes:	\$ -	\$ -	\$ 1,394	\$ 2,547	\$ 3,768	\$ 5,060	\$ 6,427	\$ 7,870	\$ 9,395	\$ 9,677	\$ 9,967
Revenue from new workers:		\$ -	\$ 1,836	\$ 3,125	\$ 4,489	\$ 5,933	\$ 7,459	\$ 9,071	\$ 10,773	\$ 11,096	\$ 11,429
Revenue from new residents:		\$ -	\$ 5,204	\$ 9,447	\$ 13,939	\$ 18,787	\$ 23,912	\$ 29,328	\$ 35,150	\$ 36,205	\$ 37,291
Total Other Revenues:	\$ -	\$ -	\$ 8,735	\$ 15,419	\$ 22,497	\$ 30,080	\$ 38,098	\$ 46,570	\$ 55,618	\$ 57,278	\$ 58,987
Total City Benefits	\$ 1,338	\$ 14,435	\$ 51,406	\$ 70,202	\$ 98,326	\$ 127,851	\$ 160,535	\$ 187,613	\$ 205,579	\$ 214,701	\$ 217,540

Cost-Benefit Analysis

City Benefits

Sales Taxes	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
Construction	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
New sales by firm	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
New purchases by firm	\$ 52,105	\$ 55,883	\$ 53,704	\$ 55,335	\$ 53,672	\$ 65,000	\$ 73,712	\$ 65,042	\$ 67,030	\$ 69,079	\$ 73,089
Employee/family retail	\$ 66,222	\$ 67,731	\$ 69,277	\$ 70,859	\$ 72,478	\$ 74,136	\$ 75,833	\$ 77,570	\$ 79,350	\$ 81,171	\$ 83,036
Total Sales Taxes:	\$ 118,327	\$ 123,614	\$ 122,981	\$ 126,194	\$ 126,150	\$ 139,136	\$ 149,545	\$ 142,612	\$ 146,379	\$ 150,250	\$ 156,125
Property Taxes											
Project buildings	\$ 36,402	\$ 36,746	\$ 37,130	\$ 37,481	\$ 37,873	\$ 38,230	\$ 38,630	\$ 38,995	\$ 39,403	\$ 39,775	\$ 40,191
Project equipment	\$ 2,774	\$ 2,615	\$ 2,539	\$ 2,485	\$ 2,444	\$ 2,158	\$ 2,900	\$ 4,151	\$ 4,332	\$ 4,514	\$ 4,687
M&M/Replacement taxes	\$ 2,858	\$ 2,885	\$ 2,915	\$ 2,942	\$ 2,973	\$ 3,001	\$ 3,033	\$ 3,061	\$ 3,093	\$ 3,123	\$ 3,155
New residences	\$ 2,304	\$ 2,443	\$ 2,517	\$ 2,592	\$ 2,670	\$ 2,750	\$ 2,832	\$ 2,917	\$ 3,005	\$ 3,095	\$ 3,188
Total Property Taxes:	\$ 44,338	\$ 44,689	\$ 45,101	\$ 45,501	\$ 45,960	\$ 46,140	\$ 47,395	\$ 49,125	\$ 49,833	\$ 50,507	\$ 51,222
Other Revenues											
Miscellaneous direct payments:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Surplus City PILOTs:	\$ 301	\$ 301	\$ 301	\$ 301	\$ 301	\$ 301	\$ 301	\$ 301	\$ 301	\$ 301	\$ 301
Utility taxes:	\$ 10,266	\$ 10,574	\$ 10,891	\$ 11,218	\$ 11,554	\$ 11,901	\$ 12,258	\$ 12,626	\$ 13,005	\$ 13,395	\$ 13,797
Revenue from new workers:	\$ 11,772	\$ 12,125	\$ 12,489	\$ 12,863	\$ 13,249	\$ 13,647	\$ 14,056	\$ 14,478	\$ 14,912	\$ 15,360	\$ 15,820
Revenue from new residents:	\$ 38,409	\$ 39,562	\$ 40,749	\$ 41,971	\$ 43,230	\$ 44,527	\$ 45,863	\$ 47,239	\$ 48,656	\$ 50,116	\$ 51,619
Total Other Revenues:	\$ 60,748	\$ 62,561	\$ 64,429	\$ 66,353	\$ 68,335	\$ 70,376	\$ 72,478	\$ 74,643	\$ 76,873	\$ 79,171	\$ 81,537
Total City Benefits	\$ 223,413	\$ 230,864	\$ 232,511	\$ 238,047	\$ 240,444	\$ 255,652	\$ 269,418	\$ 266,380	\$ 273,086	\$ 279,927	\$ 288,883

Attachment: Harrisonville Senior Living Campus - Springsted Report (1) BOA 10-17-16 (2360 :

Cost-Benefit Analysis

City Benefits

Sales Taxes	2038	2039	2040	2041	2042	2043	2044	2045	2046	Total
Construction	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 54,278
New sales by firm	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
New purchases by firm	\$ 78,400	\$ 77,088	\$ 75,438	\$ 77,734	\$ 81,200	\$ 87,086	\$ 83,693	\$ 82,766	\$ 93,448	\$ 1,742,438
Employee/family retail	\$ 84,945	\$ 86,900	\$ 88,902	\$ 90,951	\$ 93,050	\$ 95,200	\$ 97,400	\$ 99,654	\$ 101,962	\$ 2,028,849
Total Sales Taxes:	\$ 163,345	\$ 163,988	\$ 164,340	\$ 168,686	\$ 174,250	\$ 182,286	\$ 181,093	\$ 182,420	\$ 195,410	\$ 3,825,565
Property Taxes										
Project buildings	\$ 40,570	\$ 40,995	\$ 41,382	\$ 41,815	\$ 42,210	\$ 42,651	\$ 43,054	\$ 43,504	\$ 43,915	\$ 1,021,027
Project equipment	\$ 4,841	\$ 4,658	\$ 4,878	\$ 4,565	\$ 4,282	\$ 4,053	\$ 3,938	\$ 3,842	\$ 3,377	\$ 95,788
M&M/Replacement taxes	\$ 3,185	\$ 3,218	\$ 3,249	\$ 3,283	\$ 3,314	\$ 3,348	\$ 3,380	\$ 3,415	\$ 3,448	\$ 80,156
New residences	\$ 3,284	\$ 3,382	\$ 3,484	\$ 3,588	\$ 3,696	\$ 3,807	\$ 3,921	\$ 4,038	\$ 4,160	\$ 72,374
Total Property Taxes:	\$ 51,880	\$ 52,253	\$ 52,992	\$ 53,250	\$ 53,501	\$ 53,859	\$ 54,292	\$ 54,800	\$ 54,899	\$ 1,269,345
Other Revenues										
Miscellaneous direct payments:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Surplus City PILOTs:	\$ 301	\$ 301	\$ 301	\$ 301	\$ 301	\$ 301	\$ 301	\$ 301	\$ 301	\$ 8,717
Utility taxes:	\$ 14,210	\$ 14,637	\$ 15,076	\$ 15,528	\$ 15,994	\$ 16,474	\$ 16,968	\$ 17,477	\$ 18,001	\$ 331,952
Revenue from new workers:	\$ 16,295	\$ 16,784	\$ 17,287	\$ 17,806	\$ 18,340	\$ 18,890	\$ 19,457	\$ 20,041	\$ 20,642	\$ 381,527
Revenue from new residents:	\$ 53,168	\$ 54,763	\$ 56,406	\$ 58,098	\$ 59,841	\$ 61,636	\$ 63,485	\$ 65,390	\$ 67,351	\$ 1,241,340
Total Other Revenues:	\$ 83,974	\$ 86,484	\$ 89,069	\$ 91,733	\$ 94,475	\$ 97,301	\$ 100,211	\$ 103,208	\$ 106,295	\$ 1,963,536
Total City Benefits	\$ 299,199	\$ 302,725	\$ 306,401	\$ 313,669	\$ 322,227	\$ 333,446	\$ 335,596	\$ 340,428	\$ 356,604	\$ 7,058,447

Cost-Benefit Analysis

City Costs

Costs for Services

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Miscellaneous direct costs:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
City costs from new workers:		\$ -	\$ 5,019	\$ 8,541	\$ 12,269	\$ 16,214	\$ 20,384	\$ 24,790	\$ 29,442	\$ 30,326	\$ 31,235
City costs from new residents:		\$ -	\$ 11,952	\$ 21,695	\$ 32,012	\$ 43,144	\$ 54,914	\$ 67,353	\$ 80,723	\$ 83,144	\$ 85,639
Total Costs for Services:	\$ -	\$ -	\$ 16,970	\$ 30,236	\$ 44,281	\$ 59,358	\$ 75,299	\$ 92,143	\$ 110,165	\$ 113,470	\$ 116,874

Development Incentives

Property tax exemption:	\$ -	\$ -	\$ 3,566	\$ 9,253	\$ 15,368	\$ 21,515	\$ 28,351	\$ 34,989	\$ 35,319	\$ 35,689	\$ 36,025
M&M taxes exempted:		\$ -	\$ 280	\$ 726	\$ 1,206	\$ 1,689	\$ 2,226	\$ 2,747	\$ 2,773	\$ 2,802	\$ 2,828
Sales tax exemption:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Incentives:	\$ -	\$ -	\$ 3,846	\$ 9,980	\$ 16,574	\$ 23,205	\$ 30,576	\$ 37,736	\$ 38,092	\$ 38,490	\$ 38,854

Total City Costs

Total City Costs	\$ -	\$ -	\$ 20,816	\$ 40,215	\$ 60,856	\$ 82,562	\$ 105,875	\$ 129,878	\$ 148,257	\$ 151,960	\$ 155,728
-------------------------	-------------	-------------	------------------	------------------	------------------	------------------	-------------------	-------------------	-------------------	-------------------	-------------------

Net Costs and Benefits to City

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Total City Benefits:	\$ 1,338	\$ 14,435	\$ 51,406	\$ 70,202	\$ 98,326	\$ 127,851	\$ 160,535	\$ 187,613	\$ 205,579	\$ 214,701	\$ 217,540
Total City Costs:	\$ -	\$ -	\$ 20,816	\$ 40,215	\$ 60,856	\$ 82,562	\$ 105,875	\$ 129,878	\$ 148,257	\$ 151,960	\$ 155,728
Net Benefits/(Costs):	\$ 1,338	\$ 14,435	\$ 30,590	\$ 29,987	\$ 37,470	\$ 45,288	\$ 54,660	\$ 57,735	\$ 57,322	\$ 62,740	\$ 61,813
Present Value of Net Benefits:	\$ 1,338	\$ 13,879	\$ 28,282	\$ 26,658	\$ 32,029	\$ 37,223	\$ 43,198	\$ 43,873	\$ 41,884	\$ 44,080	\$ 41,758
Cumulative PV of Net Benefits:	\$ 1,338	\$ 15,217	\$ 43,499	\$ 70,157	\$ 102,186	\$ 139,409	\$ 182,607	\$ 226,480	\$ 268,364	\$ 312,444	\$ 354,202
Total Abatements & Incentives:	\$ -	\$ -	\$ 3,846	\$ 9,980	\$ 16,574	\$ 23,205	\$ 30,576	\$ 37,736	\$ 38,092	\$ 38,490	\$ 38,854
PV of Abatements & Incentives:	\$ -	\$ -	\$ 3,555	\$ 8,871	\$ 14,167	\$ 19,072	\$ 24,164	\$ 28,675	\$ 27,833	\$ 27,042	\$ 26,248

Cost-Benefit Analysis

City Costs

Costs for Services

	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
Miscellaneous direct costs:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
City costs from new workers:	\$ 32,172	\$ 33,138	\$ 34,132	\$ 35,156	\$ 36,210	\$ 37,297	\$ 38,415	\$ 39,568	\$ 40,755	\$ 41,978	\$ 43,237
City costs from new residents:	\$ 88,208	\$ 90,854	\$ 93,580	\$ 96,387	\$ 99,279	\$ 102,257	\$ 105,325	\$ 108,485	\$ 111,739	\$ 115,091	\$ 118,544
Total Costs for Services:	\$ 120,380	\$ 123,992	\$ 127,711	\$ 131,543	\$ 135,489	\$ 139,554	\$ 143,740	\$ 148,052	\$ 152,494	\$ 157,069	\$ 161,781

Development Incentives

Property tax exemption:	\$ 36,402	\$ 34,778	\$ 32,022	\$ 28,997	\$ 25,996	\$ 22,580	\$ 19,315	\$ 19,498	\$ 19,701	\$ 19,887	\$ 20,096
M&M taxes exempted:	\$ 2,858	\$ 2,730	\$ 2,514	\$ 2,276	\$ 2,041	\$ 1,773	\$ 1,516	\$ 1,531	\$ 1,547	\$ 1,561	\$ 1,578
Sales tax exemption:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Incentives:	\$ 39,260	\$ 37,508	\$ 34,536	\$ 31,274	\$ 28,036	\$ 24,352	\$ 20,832	\$ 21,028	\$ 21,248	\$ 21,449	\$ 21,673

Total City Costs

\$ 159,640	\$ 161,499	\$ 162,247	\$ 162,816	\$ 163,525	\$ 163,906	\$ 164,572	\$ 169,081	\$ 173,742	\$ 178,518	\$ 183,454
-------------------	-------------------	-------------------	-------------------	-------------------	-------------------	-------------------	-------------------	-------------------	-------------------	-------------------

Net Costs and Benefits to City

	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
Total City Benefits:	\$ 223,413	\$ 230,864	\$ 232,511	\$ 238,047	\$ 240,444	\$ 255,652	\$ 269,418	\$ 266,380	\$ 273,086	\$ 279,927	\$ 288,883
Total City Costs:	\$ 159,640	\$ 161,499	\$ 162,247	\$ 162,816	\$ 163,525	\$ 163,906	\$ 164,572	\$ 169,081	\$ 173,742	\$ 178,518	\$ 183,454
Net Benefits/(Costs):	\$ 63,773	\$ 69,365	\$ 70,263	\$ 75,231	\$ 76,919	\$ 91,746	\$ 104,846	\$ 97,300	\$ 99,344	\$ 101,409	\$ 105,429
Present Value of Net Benefits:	\$ 41,425	\$ 43,325	\$ 42,198	\$ 43,443	\$ 42,710	\$ 48,983	\$ 53,825	\$ 48,029	\$ 47,152	\$ 46,281	\$ 46,265
Cumulative PV of Net Benefits:	\$ 395,627	\$ 438,952	\$ 481,150	\$ 524,593	\$ 567,303	\$ 616,286	\$ 670,111	\$ 718,140	\$ 765,292	\$ 811,573	\$ 857,838
Total Abatements & Incentives:	\$ 39,260	\$ 37,508	\$ 34,536	\$ 31,274	\$ 28,036	\$ 24,352	\$ 20,832	\$ 21,028	\$ 21,248	\$ 21,449	\$ 21,673
PV of Abatements & Incentives:	\$ 25,502	\$ 23,427	\$ 20,741	\$ 18,059	\$ 15,567	\$ 13,001	\$ 10,694	\$ 10,380	\$ 10,085	\$ 9,788	\$ 9,510

Attachment: Harrisonville Senior Living Campus - Springsted Report (1) BOA 10-17-16 (2360 :

Cost-Benefit Analysis

City Costs

Costs for Services

	2038	2039	2040	2041	2042	2043	2044	2045	2046	Total
Miscellaneous direct costs:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
City costs from new workers:	\$ 44,534	\$ 45,870	\$ 47,246	\$ 48,664	\$ 50,124	\$ 51,627	\$ 53,176	\$ 54,771	\$ 56,414	\$ 1,042,704
City costs from new residents:	\$ 122,100	\$ 125,763	\$ 129,536	\$ 133,422	\$ 137,425	\$ 141,548	\$ 145,794	\$ 150,168	\$ 154,673	\$ 2,850,753
Total Costs for Services:	\$ 166,634	\$ 171,633	\$ 176,782	\$ 182,086	\$ 187,548	\$ 193,175	\$ 198,970	\$ 204,939	\$ 211,087	\$ 3,893,457

Development Incentives

Property tax exemption:	\$ 20,285	\$ 20,497	\$ 20,691	\$ 20,907	\$ 21,105	\$ 19,064	\$ 15,614	\$ 11,935	\$ 8,191	\$ 657,637
M&M taxes exempted:	\$ 1,593	\$ 1,609	\$ 1,624	\$ 1,641	\$ 1,657	\$ 1,497	\$ 1,226	\$ 937	\$ 643	\$ 51,628
Sales tax exemption:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Incentives:	\$ 21,878	\$ 22,107	\$ 22,315	\$ 22,549	\$ 22,762	\$ 20,561	\$ 16,840	\$ 12,872	\$ 8,834	\$ 709,265

Total City Costs

	\$ 188,512	\$ 193,740	\$ 199,098	\$ 204,635	\$ 210,310	\$ 213,736	\$ 215,810	\$ 217,811	\$ 219,922	\$ 4,602,722
--	-------------------	-------------------	-------------------	-------------------	-------------------	-------------------	-------------------	-------------------	-------------------	---------------------

Net Costs and Benefits to City

	2038	2039	2040	2041	2042	2043	2044	2045	2046	Total
Total City Benefits:	\$ 299,199	\$ 302,725	\$ 306,401	\$ 313,669	\$ 322,227	\$ 333,446	\$ 335,596	\$ 340,428	\$ 356,604	\$ 7,058,447
Total City Costs:	\$ 188,512	\$ 193,740	\$ 199,098	\$ 204,635	\$ 210,310	\$ 213,736	\$ 215,810	\$ 217,811	\$ 219,922	\$ 4,602,722
Net Benefits/(Costs):	\$ 110,686	\$ 108,985	\$ 107,304	\$ 109,034	\$ 111,917	\$ 119,710	\$ 119,786	\$ 122,617	\$ 136,682	\$ 2,455,725
 Present Value of Net Benefits:	 \$ 46,704	 \$ 44,218	 \$ 41,861	 \$ 40,900	 \$ 40,367	 \$ 41,517	 \$ 39,945	 \$ 39,317	 \$ 42,141	 \$ 1,234,808
Cumulative PV of Net Benefits:	\$ 904,542	\$ 948,760	\$ 990,621	\$ 1,031,521	\$ 1,071,888	\$ 1,113,405	\$ 1,153,350	\$ 1,192,667	\$ 1,234,808	
 Total Abatements & Incentives:	 \$ 21,878	 \$ 22,107	 \$ 22,315	 \$ 22,549	 \$ 22,762	 \$ 20,561	 \$ 16,840	 \$ 12,872	 \$ 8,834	 \$ 709,265
PV of Abatements & Incentives:	\$ 9,231	\$ 8,969	\$ 8,705	\$ 8,458	\$ 8,209	\$ 7,130	\$ 5,615	\$ 4,127	\$ 2,723	\$ 409,548