City of Harrisonville est. 1836

AGENDA
CITY OF HARRISONVILLE
BOARD OF ALDERMEN
REGULAR MEETING
COMMUNITY CENTER
JULY 20, 2020
6:00 PM
NOTE LOCATION CHANGE DUE TO COVID-19 SOCIAL DISTANCING

1. **Call to Order**
   - A. **Pledge of Allegiance**
   - B. **Roll Call**
   - C. **Introduction of Electric Superintendent**
2. **Ceremonial Matters**
3. **Public Participation**
4. **Approval of Minutes**
   - A. **Board of Aldermen - Regular Meeting - Jul 6, 2020 6:00 PM**
   - B. **Board of Aldermen - Work Session - Jul 6, 2020 7:20 PM**
5. **Agenda Items**
   - A. **2020 Destruction of Records Request**
   - B. **Council Bill 32: A RESOLUTION OF THE BOARD OF ALDERMEN ESTABLISHING AN ECONOMIC DEVELOPMENT INCENTIVES POLICY FOR THE CITY OF HARRISONVILLE, MISSOURI.**
   - C. **Council Bill 33: A RESOLUTION OF THE CITY OF HARRISONVILLE MAYOR AND BOARD OF ALDERMEN ADOPTING THE 2020 MULTI-JURISDICTIONAL HAZARD MITIGATION PLAN FOR THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI.**
6. **Aldermen and Committee Reports**
7. **Report from the City Administrator**
8. **Questions from the Media**
9. **Adjourn From Regular Session**

Posted on City Hall Bulletin Board this 16th day of July, 2020

Publish

____

Randall K. Jones, City Clerk

Public participation during regular meetings of the Board of Aldermen shall be limited to those who have submitted a completed agenda request form. 2 Each person wishing to address the Board during regular meetings of the Board of Aldermen on a topic not on the agenda shall submit a completed agenda request form five (5) business days prior to the meeting the person wishes to address the Board. If the agenda request concerns a complex issue requiring staff research time, the opportunity to address the Board may be moved to a future meeting instead of the meeting immediately following the submission of the agenda request form. 3. Those that have submitted a completed agenda request form shall be limited to three (3) minutes to address the Board, this time cannot be yielded to another person and this time may be extended in three (3) minutes increments only upon a majority vote of the members of the Board of Aldermen, with each additional three (3) minute increment requiring an additional majority vote of the members of the Board of Aldermen.

DRAFT

MINUTES
CITY OF HARRISONVILLE
BOARD OF ALDERMEN
REGULAR MEETING
CITY HALL
JULY 6, 2020
6:00 PM

1. Call to Order

The meeting was called to order at 6:00 PM by Mayor Judy Bowman

A. Pledge of Allegiance

Attendee Name	Organization	Title	Status	Arrived
Mike Zaring	Harrisonville	Board Member	Present	
Dave Doerhoff	Harrisonville	Board Member	Present	
Marcia Milner	Harrisonville	Board Member	Present	
Judy Reece	Harrisonville	Board Member	Present	
Clint Miller	Harrisonville	Board Member	Present	
David Dickerson	Harrisonville	Board Member	Present	
Gary Davidson	Harrisonville	Board Member	Present	
Matt Turner	Harrisonville	Board Member	Present	
Judy Bowman	Harrisonville	Mayor	Present	

Others in attendance were: City Attorney Steve Mauer, City Administrator Brad Ratliff, Police Chief John Hofer, HES Chief Eric Myler, Building Official Chris Arthur, Assistant Finance Director Kim Hubbard, City Planner Roger Kroh, Parks & Recreation Director Chris Deal, Community & Economic Development Director Jim Clarke, Public Information Officer/Deputy City Clerk Daniel Barnett, CPA Ben Hart - via remote and City Clerk Randall Jones, Recording.

2. Ceremonial Matters

None

3. Public Participation

None

4. Approval of Minutes

A. Board of Aldermen - Regular Meeting - Jun 15, 2020 6:00 PM

RESULT:	**ACCEPTED [UNANIMOUS]**
MOVER:	Marcia Milner, Board Member
SECONDER:	Dave Doerhoff, Board Member
AYES:	Zaring, Doerhoff, Milner, Reece, Miller, Dickerson, Davidson, Turner

5. Agenda Items

A. Alderman Liaison Positions

Mayor Bowman appointed Alderman Matt Turner as the Park Board liaison and Alderman Judy Reece as the Planning & Zoning liaison with the approval of the board.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Gary Davidson, Board Member
SECONDER:	Marcia Milner, Board Member
AYES:	Zaring, Doerhoff, Milner, Reece, Miller, Dickerson, Davidson, Turner

B. Appointment to Enhanced Enterprise Zone Board

Mayor Bowman appointed Bing Schimmelpfenning to the Enhanced Enterprise Zone Board with the approval of the board.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Gary Davidson, Board Member
SECONDER:	Marcia Milner, Board Member
AYES:	Zaring, Doerhoff, Milner, Reece, Miller, Dickerson, Davidson, Turner

C. Brandon Polk Goat Request

Staff report presented by City Clerk Randy Jones. Brandon and April Polk were present and addressed the board requesting to be allowed to keep their miniature goat at their property at 2609 E. Elm Street. Their request was approved.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Mike Zaring, Board Member
SECONDER:	Gary Davidson, Board Member
AYES:	Zaring, Doerhoff, Milner, Reece, Miller, Dickerson, Davidson, Turner

D. Conflict of Interest Ordinance An Ordinance to Repeal Ordinance 3411 and to enact in Lieu Thereof a New Ordinance Regarding an Established Procedure to Disclose Potential Conflicts of Interest and Substantial Interests for Certain Officials and to amend the Time in Which Candidates for Office are Required to file Disclosure Statements with the City Clerk

Staff report presented by City Clerk Randy Jones. First reading of Council Bill #027. Alderman Davidson made motion to move Council Bill #027 to its second reading with a second by Alderman Turner. Roll call vote: Alderman Zaring aye, Alderman Doerhoff aye, Alderman Milner aye, Alderman Reece aye, Alderman Miller aye, Alderman Dickerson aye, Alderman Davidson aye, Alderman Turner aye. Having been read in title only twice roll call vote for passage: Alderman Zaring aye, Alderman Doerhoff aye, Alderman Milner aye, Alderman Reece aye, Alderman Miller aye, Alderman Dickerson *aye, Alderman Davidson aye, Alderman Turner aye. Upon passage, Mayor Bowman designated it to be Ordinance #3499.*

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Gary Davidson, Board Member
SECONDER:	Matt Turner, Board Member
AYES:	Zaring, Doerhoff, Milner, Reece, Miller, Dickerson, Davidson, Turner

E. 2020 Budget Amendment Ordinance

Staff report presented by Ben Hart, CPA. First reading of Council Bill #028. Alderman Zaring made motion to move Council Bill #028 to its second reading with a second by Alderman Turner. Roll call vote: Alderman Zaring aye, Alderman Doerhoff aye, Alderman Milner aye, Alderman Reece aye, Alderman Miller aye, Alderman Dickerson aye, Alderman Davidson aye, Alderman Turner aye. Having been read in title only twice roll call vote for passage: Alderman Zaring aye, Alderman Doerhoff aye, Alderman Milner aye, Alderman Reece aye, Alderman Miller aye, Alderman Dickerson aye, Alderman Davidson aye, Alderman Turner aye. Upon passage, Mayor Bowman designated it to be Ordinance #3500.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Mike Zaring, Board Member
SECONDER:	Matt Turner, Board Member
AYES:	Zaring, Doerhoff, Milner, Reece, Miller, Dickerson, Davidson, Turner

F. Public Hearing -- Rezone 2801 Brookhart Dr from M-1 to R-1

Staff report presented by City Planner Roger Kroh. The applicants, David and Roberta Donnell were present. No citizen input.

G. AN ORDINANCE OF THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI, REZONING .95 ACRES FROM M-1 LIGHT INDUSTRIAL DISTRICT TO R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT AT 2801 BROOKHART DR AND ESTABLISHING AN EFFECTIVE DATE THEREOF.

First reading of Council Bill #029. Alderman Milner made motion to move Council Bill #029 to its second reading with a second by Alderman Doerhoff. Roll call vote: Alderman Zaring aye, Alderman Doerhoff aye, Alderman Milner aye, Alderman Reece aye, Alderman Miller aye, Alderman Dickerson aye, Alderman Davidson aye, Alderman Turner aye. Having been read in title only twice roll call vote for passage: Alderman Zaring aye, Alderman Doerhoff aye, Alderman Milner aye, Alderman Reece aye, Alderman Miller aye, Alderman Dickerson aye, Alderman Davidson aye, Alderman Turner aye. Upon passage, Mayor Bowman designated it to be Ordinance #3501.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Marcia Milner, Board Member
SECONDER:	Dave Doerhoff, Board Member
AYES:	Zaring, Doerhoff, Milner, Reece, Miller, Dickerson, Davidson, Turner

H. AN ORDINANCE TO APPROVE THE CEDARHURST OF HARRISONVILLE FINAL PLAT, A 9.93-ACRE SUBDIVISION AT 2606 ROCK HAVEN RD IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI

Staff report presented by City Planner Roger Kroh. First reading of Council Bill #030. Alderman Turner made motion to move Council Bill #030 to its second reading with a second by Alderman Zaring. Roll call vote: Alderman Zaring aye, Alderman Doerhoff aye, Alderman Milner aye, Alderman Reece aye, Alderman Miller aye, Alderman Dickerson aye, Alderman Davidson aye, Alderman Turner aye. Having been read in title only twice roll call vote for passage: Alderman Zaring aye, Alderman Doerhoff aye, Alderman Milner aye, Alderman Reece aye, Alderman Miller aye, Alderman Dickerson aye, Alderman Davidson aye, Alderman Turner aye. Upon passage, Mayor Bowman designated it to be Ordinance #3502.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Matt Turner, Board Member
SECONDER:	Mike Zaring, Board Member
AYES:	Zaring, Doerhoff, Milner, Reece, Miller, Dickerson, Davidson, Turner

I. A RESOLUTION OF THE CITY OF HARRISONVILLE PLACING A MORATORIUM ON THE COLLECTION OF UTILITY CAPACITY RECOVERY AND CONNECTION FEES FOR TWENTY-FIVE RESIDENTIAL LIVING UNITS IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI.

Staff report presented by City Administrator Brad Ratliff. Alderman Dickerson asked what the impact fee was for and Mayor Bowman explained the fees and stated she was encouraged by the attendance and feedback from the two recent builders meetings with the city. Alderman Zaring stated he knew a lot of educators that have had to go out of town to find housing. He believes that this will help. Alderman Dickerson asked what would happen if they went over the 25 and City Planner Roger Kroh stated that they would come back to the board for approval to extended it further. Upon passage, Mayor Bowman designated it to be Resolution #2020-016.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Gary Davidson, Board Member
SECONDER:	Matt Turner, Board Member
AYES:	Zaring, Doerhoff, Milner, Reece, Miller, Dickerson, Davidson, Turner

6. Aldermen and Committee Reports

Alderman Miller stated he thought Chris Deal and the Parks Department did a great job with the July 4th fireworks display. Alderman Milner agreed with him.

Alderman Doerhoff announced that the Town Hall meetings would begin again on July 18th with Police Chief Hofer as the speaker.

Alderman Reece reported raising $2,200.00 with her rum cake sales for the benefit of the dog park.

7. Report from the City Administrator

City Administrator Brad Ratliff announced that Kristen Morrow has been hired as the new Executive Administrative Assistant. He also reported that Andy Pollard has been selected as the new electric superintendent and that a Public Works Director/Engineer has been selected. Mr.

Ratliff said that there would be some noticeable changes made at various city building and room locations, due to COVID-19 and social distancing requirements. These upgrades and changes can be submitted for reimbursement through the CARES act. He also addressed the rumor about the Aldi Grocery Store Facebook discussion and stated they are still intending to build in Harrisonville.

The June 2020 Municipal Court Report was received.

Mayor Bowman extended thanks to city staff as well as those aldermen who attended the US Army Corps of Engineers Stormwater Open House recently. She reported that the Corps encouraged anyone needing flood insurance to consider purchasing it now before the new flood mapping is completed. Waiting will make it almost cost prohibitive. Mayor Bowman thanked Daniel Barnett and Randy Jones for their work on preparing the Elected Officials Manual.

City Attorney Steve Mauer reported on the Harrisonville Villas and said that there had been no response. Alderman Reece asked what the City's options were and Mr. Mauer replied a) Notify the Developer, b) Notify the Bond Holder, c) Notify the State or d) Begin lawsuit proceedings. Alderman Milner stated that she had heard the adjoining property is for sale. After discussion, it was the consensus of the board to move forward with notifications exploring opportunities.

City Attorney Steve Mauer also shared a letter that he sent on behalf of the City to former alderman Clint Long regarding a post he had on made on social media on Harrisonville Area Swap And Shop attacking current city employees as well as accusation regarding former employees. Alderman Milner pointed out that the post happened on Election Day. Alderman Davidson stated he felt the letter should be added as a part of the city's permanent record. Attorney Mauer will send to City Clerk to attach to the official minutes..

A. June 2020 Municipal Court Report

8. Questions from the Media

None.

9. Adjourn From Regular Session

A motion to adjourn was made by Alderman Dickerson with a second by Alderman Zaring. Motion carried. Meeting adjourned at 7:09 p.m.

Judy Bowman, Mayor & Ex-Officio
Chairman of the Board of Aldermen

ATTEST:

____
Randall K. Jones, City Clerk

City of Harrisonville est. 1836

DRAFT

MINUTES
CITY OF HARRISONVILLE
BOARD OF ALDERMEN
WORK SESSION
CITY HALL
JULY 6, 2020
7:20 PM

1. Call to Order

The meeting was called to order at 7:20 PM by Mayor Judy Bowman

2. Present

Attendee Name	Organization	Title	Status	Arrived	Departed
Mike Zaring	Harrisonville	Board Member	Present		
Dave Doerhoff	Harrisonville	Board Member	Present		
Marcia Milner	Harrisonville	Board Member	Present		
Judy Reece	Harrisonville	Board Member	Present		
Clint Miller	Harrisonville	Board Member	Present		
David Dickerson	Harrisonville	Board Member	Present		
Gary Davidson	Harrisonville	Board Member	Present		
Matt Turner	Harrisonville	Board Member	Present		8:00 PM
Judy Bowman	Harrisonville	Mayor	Present		

Others in attendance were: City Administrator Brad Ratliff, Police Chief John Hofer, HES Chief Eric Myler, Building Official Chris Arthur, Assistant Finance Director Kim Hubbard, City Planner Roger Kroh, Parks & Recreation Director Chris Deal, Community & Economic Development Director Jim Clarke, Public Information Officer/Deputy City Clerk Daniel Barnett, CPA Ben Hart - via remote and City Clerk Randall Jones, Recording.

3. Discussion Items

A. COVID Revenue Impact

Staff report presented by CPA Ben Hart. Mr Hart gave an explanation of charts presented comparing revenue and expense trends. City Administrator Brad Ratliff stated that the intent is to have this information available to the board via dashboard on a monthly basis. He then gave an update from the utility department regarding lost revenue due to COVID-19. Mayor Bowman thanked Mr. Hart for his hard work and also extended thanks to Assistant Finance Director Kim Hubbard, along with the utility department, for their work.

B. Economic Development Incentives Policy

Staff reported presented by Community & Economic Development Director Jim Clarke. He presented a detailed explanation of the proposed economic development policy and went over several highlighted areas. Mr. Clarke also gave explanation to the need for the Enhanced Enterprise Zone Board and the incentives and process involved, as well as how the board is comprised of representatives from all the taxing jurisdictions. He stated the Enhanced Enterprise Zone Board would expire in 2036. Mayor Bowman stated that she would still need to appoint four more members and if any of the aldermen had suggestions on who might serve to let her know.

C. Presentation and discussion of sewer project funding options.

City Administrator Brad Ratliff gave explanation regarding Lake Luna leaking as well as the spillway and the City Lake dam. Also the need for DNR required ultraviolet upgrades to our sewer disinfection system and the Distribution Center sewer line. Ben Hart CPA, then went through possible Certificates of Participation that the city might look at to bundle all these needed projects together to create only one bond issuance. City Engineer Ted Martin explained about the issues with storm drainage going through the sanitary sewer system. Mr. Ratliff said the citizens will see these needed improvements and Mayor Bowman agreed and added that they are critical matters that have to be addressed. Mr. Ratliff asked the board for direction. Alderman Dickerson asked about just updating the sewer plant at the Wal-Mart Distribution Center and not putting in a sewer line. He also asked about the previous sewer increase that was passed last year. Alderman Miller spoke about the Distribution Center and the Chapter 100 bonds that will expire in December.

Alderman Dickerson asked about the needed detention basins and having the Corp of Engineers to pay for them. City Engineer Ted Martin said that the city is applying for a 205 grant. Burns & McDonnell should be here in August to present the sewer rate study. Alderman Davidson asked that they city follow up with Sapp Brothers about possibly tying into sewer system. Alderman Miller asked that the city reach out to Wal-Mart Distribution Center to try and get some sort of commitment to stay. Alderman Zaring is in favor of bundling all the proposed improvements together and asked about possibly adding the needed storm water management needs to the bond as well. He also asked about annexing Sapp Brothers into the city, if they attach to sewer line. Alderman Milner stated even though it is a large amount, we now have a vision of where to go. Alderman Zaring said the key point is to get people to understand.

Mayor Bowman said if the City was awarded grant monies, the bonds could be called. She stated the consensus was to move forward with plan that was presented with looking at the possibility of adding the storm water management projects into the proposed bond. Mayor Bowman extended a thank you to CPA Ben Hart and Assistant Finance Director Kim Hubbard for their research and work in this matter.

Alderman Milner made a motion to adjourn with a second by Alderman Doerhoff. Motion carried. Meeting adjourned at 9:11 p.m.

Judy Bowman, Mayor & Ex-Officio
Chairman of the Board of Aldermen

ATTEST:

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Randall K. Jones, City Clerk

City of Harrisonville est. 1836

STAFF REPORT

TO: **Board of Aldermen**

FROM: **Randy Jones, City Clerk**

DATE: **January 24, 2020**

SUBJECT: **2020 Destruction of Records Request**

Type of Item: *Approval*

A. Action Item (ID # 3440)

2020 Destruction of Records Request

Attachments:

Staff Report 2020 (DOC)

Police Department Request (PDF)

City Clerk-Accounts Payable-Municipal Court Requests (PDF)

Electric Department Destruction Request (PDF)

Finance Request 2020 (DOCX)

City of Harrisonville est. 1836

300 E. Pearl Street, P.O. Box 367 • Tel: 816-380-8900 • Fax: 816-380-8906 • Harrisonville, MO 64701

To: **Board of Aldermen**

From: **Randy Jones, City Clerk**

Date: **July 13, 2020**

Re: **Records Destruction**

GENERAL INFORMATION

Applicant: **City Of Harrisonville**

Requested Actions: **Permission to destroy records**

Date of Application: July 13, 2020

PROPOSAL

Each year, all departments have the opportunity to present to the Mayor and Board of Aldermen a list of records for destruction in accordance with the Missouri Retention Schedule.

PREVIOUS ACTIONS

KEY ISSUES

STAFF COMMENTS AND SUGGESTIONS

STAFF RECOMMENDATION

Staff recommends the approval of the destruction of records.

ATTACHMENTS

STAFF CONTACT:
Randy Jones, City Clerk
816-380-8916

HARRISONVILLE POLICE DEPARTMENT

RECORDS DESTRUCTION LOG

2020

Quantity	Type of Records	Year	Retention
3 Box	Dash cam recordings/backup discs	2015 2016	3 years
1 Box	Administrative Records		
	-Fuel and Ticket logs	2014	5 years
	-Job postings	2016	3 years
	-UCR	2017	2 years
	-Press releases	2017	3 years
	-Permits Expired	2017	2 years
	-Lockout waivers	2018	1 year
	-General Correspondence	2018	1 year
1 Box	Applications and pre-employment testing	2016- 2016	3 years
1 Box	Animal Control Records	2006	2 years
1 Box	State Charges declined	2015- 2016	3 years
1 Box	MVA	2014	5 years
	Felony MVA	2012	7 years
1 Box	Felonies – no charges filed	2016	3 years
1 Box	State and Municipal charges filed and disposed	2014	5 years
	Non-criminal	2018	1 year
	Municipal – no charges filed	2018	1 year
2 Boxes	State and Municipal charges filed and disposed	2014	5 years
1 Box	Warrant arrests	2014	5 years

1 Box	Animal Control Applications	2012-2014	3 years
1 Box	Incident Reports	1988-1991	5 years
1 Box	Logs No charges Filed Unidentified lab reports	99-06 97-03 77-91	5 years 3 years
2 Boxes	Dispatch records	2017	Ref
1 Box	Sunshine Requests	2016	3 years
1 Box	Misc unidentified photographs		
7 Boxes	Misc unidentified report information	1980-1990	
1 Box	Misc unidentified report information	2011	
28 Boxes	Total		

Approved by Board of Alderman (date): ____________________

Date of Destruction: ____________________

Method of Destruction : **Shred**

HARRISONVILLE POLICE DEPARTMENT MEMORANDUM

TO: Randy Jones

FROM: Arianna Welch

RE: Destruction of Records

DATE: January 23rd, 2020

CC: John Hofer, File

I am formally requesting the Board of Alderman's approval of the annual destruction of Police records. The Police Department follows the "Missouri Municipal Records Manual" and the Missouri Secretary of State Retention and Destruction Schedules for this determination. The attached destruction log lists the records to be destroyed and the method of destruction.

City of Harrisonville est. 1836

300 E. Pearl Street, P.O. Box 367 • Tel: 816-380-8900 • Fax: 816-380-8906 • Harrisonville, MO 64701

June 1, 2020
I am requesting the Board of Aldermen's approval for the annual destruction of records. The City Clerk's office follows the Missouri Municipal Records Manual and the State Retention Schedule. The following is a list of records to be destroyed with corresponding retention code following:

ADMINISTRATION FILES
Payroll Time Sheets2016 – GS028
Human Resources – Applications GS028
Contracts Agreements – GS060
Event Permits 2017 & prior GS050
Liquor Licenses 2017 & prior - GS050
Public Notices 2016 & prior - GS022
Correspondence general 2018 & prior - GS042
Old Litigation – GS058
2017 Budget Worksheets – GS004
Agreements – GS060
Staff Reports – GS085
(Total of 13 boxes)

Emergency Services
Ambulance Records/invoices – 2009
(Total of 11 boxes)

Respectfully submitted:

Randall K. Jones
City Clerk

City of Harrisonville est. 1836

300 E. Pearl Street, P.O. Box 367 • Tel: 816-380-8900 • Fax: 816-380-8906 • Harrisonville, MO 64701

May 26, 2020

Below is the list of Accounts Payable and Business Licensing records that currently meet destruction criteria, per the State of Missouri's General Retention Schedule under GS 007, GS 009, GS 034 and GS 050.

I am requesting the Board of Aldermen's approval to destroy the records listed below in 2020. Thank you.

Fiscal Year	Document
2012 & Prior – 2016	Purchase Order Records; Invoices, Statements and Check Stubs (except for Capital Projects, Capital Outlay Projects and TDD Payments.)
2012 & Prior – 2016	Accounts Payable Records; Purchase Order Registers, A/P Check Registers, Open Item Registers and Department Registers
2012 & Prior – 2016	City Collector Records; Business License Records (includes; City Business License Applications and all required licensing documentation attachments)

Sincerely,

Tammy Jonas
City Collector
City of Harrisonville, MO

IN THE 17TH JUDICIAL CIRCUIT, CASS COUNTY, MISSOURI

Division:

☒ Circuit/No. 17 ☐ Probate/No. ________

☒ Municipal: City of HARRISONVILLE

Contact Person: MICHELLE SHAFFER

Phone Number: 816-380-8903

Email: mshaffer@harrisonville.com

FILED
JUN 11 2020
HARRISONVILLE MUNICIPAL COURT

(Date File Stamp)

Order of Destruction

Court Operating Rule 8 authorizes the presiding judge of the circuit court or the chair of the fine collection center advisory committee to issue orders of destruction of paper, microfilm or electronic records of the court, or center, respectively, which have met the retention schedules pursuant to the provisions of Court Operating Rule 8. All requirements under Court Operating Rule 8 have been satisfied.

The records listed below are not required to be transferred to the Missouri State Archives.

It is ordered that MICHELLE SHAFFER (appointing authority) destroy the records described below.

Book or Case Number Series	Book Title or Case Type	Dates of Cases/Books	Media Type
BOX NUMBER			
16-1	Case Files: A-C 3-year holds	2016	Paper
16-2	Case Files: D-I 3-year holds	2016	Paper
16-3	Case Files: J-M 3-year holds	2016	Paper
16-4	Case Files: N-S 3-year holds	2016	Paper
16-5	Case Files: T-Z 3-year holds	2016	Paper
12-6	Case Files: A-Z 12-year holds	2012	Paper
16-8	Financials / Bond Log	2014	Paper
16-9	Officer Cit Logs / Void Tickets	2014	Paper

The open case records are to be destroyed by ☐ burning ☒ shredding ☐ other: ________

June 11, 2020
Date

Presiding Judge or Chair of the FCC Advisory Committee Signature

IN THE 17TH JUDICIAL CIRCUIT, CASS COUNTY, MISSOURI

Division:

☒ Circuit/No. 17 ☐ Probate/No. ________

☒ Municipal: City of HARRISONVILLE

Contact Person: MICHELLE SHAFFER

Phone Number: 816-380-8903

Email: mshaffer@harrisonville.com

FILED
JUN 11 2020
HARRISONVILLE MUNICIPAL COURT

(Date File Stamp)

Order of Destruction of Confidential Records

Court Operating Rule 8 authorizes the presiding judge of the circuit court or the chair of the fine collection center advisory committee to issue orders of destruction for those records which have met the required retention period. The confidential records listed below were not offered to Missouri State Archives. All requirements under Court Operating Rule 8 have been satisfied.

It is ordered that MICHELLE SHAFFER (appointing authority) destroy the records described below.

Book or Case Number Series	Book Title or Case Type	Dates of Cases/Books	Media Type
BOX NUMBER			
16-1	Case Files: A-C 3-year holds	2016	Paper
16-2	Case Files: D-I 3-year holds	2016	Paper
16-3	Case Files: J-M 3-year holds	2016	Paper
16-4	Case Files: N-S 3-year holds	2016	Paper
16-5	Case Files: T-Z 3-year holds	2016	Paper
12-6	Case Files: A-Z 12-year holds	2012	Paper

Confidential Records: The court orders that case records identified above which are closed to the public under chapters 577 and 610, RSMo; mental health records under chapters 630, 631, and 632, RSMo; records pertaining to sexually violent predators, required to be sealed under section 632.513, RSMo; juvenile division records under section 211.321, RSMo, and Rules 122.02 and 122.04; adoption records under section 453.120, RSMo; all papers and records, other than the interlocutory or final judgment, in paternity cases under section 210.846, RSMo; records of any grand jury proceedings under chapter 540, RSMo; no true bills; criminal psychiatric evaluations under section 552.020.13, RSMo; pre-sentence investigations and probation and parole reports under rule 29.07; treatment court division records treated confidentially by statute or federal regulation; motions, court orders, and test results for sexually transmitted diseases that are required to be sealed under section 545.940, RSMo; jury questionnaires maintained by the court in criminal cases under rule 27.09; information that identifies a person as an applicant or recipient of IV-D services under sections 454.440 and 208.120, RSMo; search warrants until the warrant is returned or expires; filing information sheets under COR 4.07; information that identifies a person as a victim of a sexual offense under section 595.226, RSMo; or any other record sealed or closed by statute, rule or order of a court of record for good cause shown; shall not be offered to the Missouri State Archives, shall be destroyed by ☐ burning ☒ shredding ☐ other: ____________

Mailed to PJ 5/21/20 June 11, 2020

Date

Presiding Judge or Chair of the FCC Advisory Committee Signature

City of
Harrisonville
est. 1836

300 E. Pearl Street, P.O. Box 367 • Tel: 816-380-8900 • Fax: 816-380-8906 • Harrisonville, MO 64701

To: Randy Jones, City Clerk

From: Kristen Morrow, Electric Department

Date: February 26, 2020

Re: Request to Shred Documents

I am requesting approval for the destruction of documents from the Electric Department. All paper documents such as work orders, gas tickets, or invoices have been electronically scanned and saved and are located on the City's network located under HVILLE-SHARE/PW-ELECTRIC or the originals have been sent to the appropriate departments i.e., Human Resources or Accounts Payable.

Included in the files I am requesting to destroy are copies of:

Electric and tree work orders
Outage forms
Gas tickets
Timesheets
Expired employment applications
General correspondence

I will schedule a date with you and have these brought to City Hall to store until they can be shredded with other documents from city offices.

Thank you.

RP3
Reliable Public Power Provider

City of Harrisonville est. 1836

MEMO TO: Randy Jones

FROM: Kim Hubbard

COPY: Jeremy Smith

DATE: 7/15/2020

SUBJECT: Authorization request for records destruction for the year ending 2019

I am formally requesting the Board of Aldermen's approval for the annual destruction of finance department records for the year ending 2019. The finance department follows the State of Missouri Secretary of State's retention guidelines for this determination, some records longer than the State's recommended requirements. Open records and non-confidential records will be recycled as part of the paper recycling program. Listed below are the requested records to be destroyed and the method of destruction.

Type of Record	Date	Retention Source
General correspondence	2017 & prior	GS 012
Petty Cash Records	2013 & prior	GS 007
Accounts Receivable Records	2016 & prior	GS 008
Bank Records: Deposit Slips, Check Registers	2016 & prior	GS 010
Matured Investments Investment Balancing	2016 & prior	GS 010
Budget Preparation Records	2018 & prior	GS 004
Procedure Guideline & Manuals	When superseded	GS 047
Mailing Lists	Destroy when obsolete	GS 014

Unclaimed Property	2014 & Prior	GS 087
Contracts, Leases, & Agreements	2013 & Prior	GS 060

REPORTS:

Cash Receipts, Update Fund Accounting, Revenue & Expense Reports, Balance Sheet	2005 & prior	GS 073
Audit Report Non-Financial Work papers, Supporting Documentation	2013 & prior	GS 074

NON RECORDS:

Prepaid Insurance Workpapers, Monthly Transfers, Revenue Report for Electric Franchise Fee M & M Balancing	2018 & prior	GS 076

City of Harrisonville est. 1836

STAFF REPORT

TO: Board of Aldermen

FROM: Jim Clarke,

DATE: July 15, 2020

SUBJECT: Economic Development Incentives Policy

Type of Item: *Policy*

GENERAL INFORMATION

Applicant:

Requested Actions: **Staff is requesting the Board consider and adopt the proposed Economic Development Incentives Policy and the associated Preliminary Funding Agreement.**

Date of Application:

PROPOSAL

N/A

PREVIOUS ACTIONS

The Board of Aldermen approved a Resolution on January 17, 2005, establishing an Economic Development Incentives Policy. This approved Policy was in Resolution form and did not identify or discuss any specific Economic Development Programs that the Board was receptive to potentially using for eligible and desired proposed projects.

Staff presented a Draft Economic Development Incentives Policy at the July 6, 2020, Board of Aldermen workshop, for consideration for future adoption. This Draft Policy spoke to each specific local level incentives program, addressing eligibility thresholds, minimums, maximums and other requirements and expectations of the Board of Aldermen for participation in these local level programs.

KEY ISSUES

While expressing the Board's desired type of development and general receptivity to considering the use of Economic Development Incentives, the previously adopted Policy, lacks establishing expectations by the City, of prospective users and beneficiaries of the Economic Development Incentives Programs. The adopted Policy further lacks establishing any eligibility thresholds, minimums, maximums, or other requirements for use of the programs and receipt of the program benefits.

Adopting eligibility thresholds, or other requirements, with each specific Economic Development Program, lends staff support and confidence with local level Economic Development Incentives Programs the Board is receptive to considering for desired and eligible projects. Additionally, such Policy adoption, further lends confidence in and removes uncertainty from, prospects considering investing in the community, with respect to incentives tools available for consideration, for their proposed project.

STAFF COMMENTS AND SUGGESTIONS

Staff made no critical modifications to the Draft Economic Development Incentives Policy. Staff did minor document cleanup, including proper page numbering. The critical modifications to the Draft Policy, was the addition of Exhibits in the Appendix. These Exhibits were excluded in the Draft Policy and not presented at the workshop, as staff wanted the Board to direct their attention to the Policy content and the program thresholds. Exhibits B, C and D, all related to the Enhanced Enterprise Zone Program, are already adopted. These items, the Enhanced Enterprise Zone Targeted Industries, Tiered Tax Abatement Schedule and Boundaries Map, were adopted when the Enhanced Enterprise Zone was designated in 2011. The Harrisonville Enhanced Enterprise Zone Board made recommendations on the Targeted Industries and the Tiered Tax Abatement Schedule and the Board of Aldermen approved them. The Enhanced Enterprise Zone boundaries was designated by the Missouri Department of Economic Development, based on Census Tract data at the time of designation. Hence, the Board need not approve these items. These Exhibits are included for program information for prospective audiences when reviewing the Policy and local level incentives programs.

Exhibit A – Preliminary Funding Agreement, the Board does need to approve, to be included in the Economic Development Incentives Policy, as an Exhibit in the Appendix. Staff respectfully requests the Board direct their attention primarily to this document, for review and approval.

STAFF RECOMMENDATION

Staff recommends approval of the Economic Development Incentives Policy and the Preliminary Funding Agreement.

ATTACHMENTS

Resolution
Economic Development Incentives Policy
Preliminary Funding Agreement (as Exhibit of Policy)
Enhanced Enterprise Zone Targeted Industries (as Exhibit of Policy)
Enhanced Enterprise Zone Tiered Tax Abatement Schedule (as Exhibit of Policy)
Enhanced Enterprise Zone Boundaries Map (as Exhibit of Policy)

STAFF CONTACT:

Jim Clarke
Community/Economic Development Director

B. Action Item (ID # 3554)

A RESOLUTION OF THE BOARD OF ALDERMEN ESTABLISHING AN ECONOMIC DEVELOPMENT INCENTIVES POLICY FOR THE CITY OF HARRISONVILLE, MISSOURI.

Attachments:

Resolution - Econ. Dev. Incentives Policy - BOA - 7-20-20 (DOCX)

Econ Dev Incentives Policy - Harrisonville - BOA - 7-20-20 (DOCX)

COUNCIL BILL NO.

RESOLUTION NO.

A RESOLUTION OF THE BOARD OF ALDERMEN ESTABLISHING AN ECONOMIC DEVELOPMENT INCENTIVES POLICY FOR THE CITY OF HARRISONVILLE, MISSOURI.

WHEREAS, the City of Harrisonville ("City") believes that quality economic development will aid in attracting and retaining business investment that will benefit the entire community; and

WHEREAS, the City of Harrisonville desires to increase the non-residential tax base to preserve and enhance the City's fiscal capacity to provide the public infrastructure and services necessary to support economic development; and

WHEREAS, the economic development program goals of the City of Harrisonville include economic diversification, broadening of the property tax base, stimulation of private investment, enhancement and support of existing development, quality of materials and design, maintenance of environmental quality, creation and quality of employment opportunities, and increased per capita income.

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

SECTION 1: General Considerations

A. Each location is unique and requires that every proposal be evaluated on its individual merit and overall contribution to the City.

B. Care will be exercised in the use of economic incentives to thoroughly evaluate each project to ensure that the benefits which will accrue from the approval of the agreement are appropriate for the cost which will result, and that they are equitable to the City as a whole.

C. All developments are subject to the development review process which includes: staff review of plan submittals, Planning and Zoning Commission review, Board of Aldermen review and other Boards as required by the City Code.

SECTION 2: Investment Criteria – New Business

The City will take into account potential increased revenue to the City from sources associated with benefits of a particular business or overall development. In addition, the City will consider factors such as character of the development, the social and economic needs of the community and whether the business has been identified as a target industry by the City.

SECTION 3: Investment Criteria – Expanding Existing Business

The City will take into account potential increased revenue to the City from sources associated with benefits of a particular business or overall development. In addition, the City will consider factors such as character of the development, the social and economic needs of the community and whether the business has been identified as a target industry by the City.

SECTION 4: Other Considerations

The investment criteria may be either increased or decreased based upon the following considerations:

A. The potential for incremental growth, revenue and other economic impact.

B. The possibility of future expansion of real and/or personal property investment.

C. Desired or unique niche in marketplace consistent with City Goals, the Comprehensive Plan, or other desired amenities as set forth by the City.

D. Employment impact. In evaluating the employment potential of a given enterprise, the following shall be taken into consideration:

1) Number of additional new full-time employees
2) Skill and education levels
3) Range of salary and compensation
4) Potential for executive relocation
5) Amount of Total Payroll

E. Potential of outside financial assistance.

F. Enhancement of City's image and reputation.

G. Increased sales taxes and/or other revenues.

H. Whether the project produces value-added products or services.

I. Impact on schools and other public entities. The City strongly encourages the incorporation of Payment in Lieu of Taxes (PILOTS) for developments that add new students to the school population when structuring an economic development incentive agreement that impacts school district revenues.

J. Retention of existing business is a goal of the City and should be taken into consideration.

SECTION 5: Performance Agreement

Any incentive granted pursuant to this Resolution shall be accompanied by a Performance Agreement between the applicant and/or lessee and the City, which is subject to annual review and determination by the Board of Aldermen that the conditions qualifying the business for the exemption continue to exist. The City shall review information provided by the company, lessee, county, or State to determine compliance with the Agreement. If the Board of Aldermen finds that the business or project is not in compliance, then the tax exemption may be modified pursuant to the Performance Agreement, or eliminated, as the Board of Aldermen deems appropriate. The County Assessor shall be notified of such action.

SECTION 6: Incentive Review Process

The City incentive review process has been established to ensure timely responses and well defined procedures. The process is as follow:

A. A prospect should contact the Harrisonville Director of Community Development and provide sufficient information to allow the City to make an informed decision regarding incentives.

B. The City Administrator and Director of Community Development shall discuss the project details to determine their applicability to this policy.

C. The City Administrator shall determine the appropriate time of briefing the Board of Aldermen (or other applicable Commission, Board or other governmental entity) of prospects seeking incentives.

D. Once it is determined to proceed with a request for incentives, incentive terms are prepared and presented to the Board of Aldermen (or other applicable Commission or Board) for review, discussion and potential approval.

SECTION 7: That this Resolution and the associated Economic Development Incentives Policy 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 ______ day of __________ 2020.

____
Judy Bowman, Mayor & Ex Officio
Chairman of the Board of Aldermen

ATTEST:

____
Randall K. Jones, City Clerk
WITNESS my hand and seal this ______ day of __________ 2020

City of Harrisonville
Economic Development Incentive Policy

A policy governing the use of public funding assistance for development and redevelopment in Harrisonville.

Adopted by Resolution

City of Harrisonville Economic Development Policy

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Introduction and General Guidelines

Section 1. Purpose and Scope.

The purpose of this Economic Development Incentives Policy (the "**Policy**") is to provide guidance to property owners, developers, site selection consultants and prospects in Harrisonville on the use of public economic incentive tools. This Policy is also designed to provide direction and an understanding of the City's expectations regarding the process, standards and policies that will be applied by the City to the use of economic development tools. The economic development program goals of the City of Harrisonville include economic diversification, broadening of the property tax base, stimulation of private investment, enhancement and support of existing development, quality of materials and design, maintenance of environmental quality, creation and quality of employment opportunities and increased per capita income. Each project and request for public assistance will be evaluated on its individual merit and overall contribution to the City.

Section 2. Objectives.

The City is committed to the high quality, balanced growth and development of the community, to preserving the City's character & atmosphere and to revitalizing and redeveloping areas of the City. The City recognizes the importance of continued economic development to meet the needs of its residents, and its obligation to balance the demand for economic development with the judicious use of economic incentives, reserving the use of these incentives for projects that demonstrate significant public benefit. Accordingly, the City has established certain goals regarding the use of Funding Districts:

A. To promote, stimulate and develop the general and economic welfare of the City.

B. To provide and maintain an attractive community that creates a positive public image and encourages individuals, families and businesses to locate and invest in the community.

C. To encourage the use of public economic incentives in those locations and situations that provide the maximum public benefit.

D. To limit the use of public economic incentives for the shortest duration while still providing for the desired level of public financial assistance.

Fulfilling these goals can lead to a substantial public benefit, including the construction of public improvements, the creation of new jobs, the retention of existing quality jobs, the elimination of blight or conditions that could lead to blight, the increase of property values, the increase of tax revenues, and the promotion of economic stability throughout the City.

It is the policy of the City that any decision regarding the use of public economic incentives will be made in accordance with the guidelines, criteria, and procedures set forth in this Policy. Nothing in this Policy shall imply or suggest that the City is under any obligation to approve or support the use of a particular public economic incentive tool for any applicant. The City reserves the right to modify or waive, on a case-by-case basis, any of the procedures set forth in this Policy, provided that all of the applicable state statutory requirements are satisfied.

Section 3. Definitions.

Words and terms not defined elsewhere in this Policy shall have the following meanings:

"Applicable Law" means any statute, rule, regulation, ordinance or code applicable within the jurisdictional limits of the City.

"**Applicant"** means an individual or entity, or the authorized representative of such individual or entity, that submits an Application that requests the use of a public funding incentive.

"**Application"** means an initial request for public funding assistance through one or more of the forms of public assistance as discussed in this Policy.

"Credit Support" means pledge of the City's full faith and credit in support of bonds or other forms of debt obligations issued by the City.

"**Funding District**" means a community improvement district, a transportation development district or a neighborhood improvement district.

Section 4. Application Process.

A. Applications. The Application shall include, at minimum, the following information:

1. All requirements of the applicable Missouri statutes governing the proposed economic incentive.

2. Description of the Project for which economic development assistance is requested.

3. Description of economic need for the public funding assistance including: (i) the facts and circumstances that create the need for public funding assistance; (ii) the amount and type of assistance desired; and (iii) a pro forma establishing that the project is not financially feasible and would not be constructed as proposed without the use of the requested public assistance (the "but for" test).

4. Evidence that the Applicant:(i) has the financial ability to complete and operate the proposed Project; (ii) is capable of providing adequate assurance (e.g. letter of credit, personal guaranty, performance bond, etc.) to the City for project completion, and (iii) has thoroughly explored alternative financing methods.

B. Initial Review of Applications.

1. Initial review of an Application will be conducted by City staff, including input from appropriate City departments. The Application may be forwarded to the City Attorney or Special Legal Counsel for review. The scope of the initial review is intended to determine whether the Application substantially meets the requirements of this Policy and generally is an appropriate request for economic development assistance.

2. If an initial application is deemed to meet the minimum requirements of this Policy and is generally an appropriate request for economic development assistance, then the next step is the entrance of the applicant into a Preliminary Funding Agreement in substantial compliance with the Form attached hereto as **Exhibit A** and provision of the required deposit. Full consideration of an Application will not commence until the Applicant enters into a Preliminary Funding Agreement.

3. In the event an Application does not substantially meet the requirements of this Policy or is not otherwise an appropriate request for economic development assistance as determined by City staff, the Application will be returned to the Applicant together with a written statement of the reasons the Application was deficient. Returned Applications may be resubmitted upon cure of the reasons for rejection. Resubmitted Applications shall not require an additional application fee.

C. Preliminary Funding Agreement.

1. The City does not have a source of funds for costs incurred for additional legal, financial and other consultants or for direct out-of-pocket expenses and other costs resulting from services rendered by or to the City to review, evaluate process and consider Applications. An Applicant who desires assistance from the City, through the use of public incentives, shall demonstrate the financial ability to allow for the full and fair evaluation by the City of the proposal. In order for the City to fully consider and evaluate an Application, the City may require that, in lieu of an application fee, the Applicant shall deposit funds with the City pursuant to a Preliminary Funding Agreement between the City and the Applicant, using a form of agreement provided by the City substantially the same in form as shown in **Exhibit A.** The funds deposited, pursuant to a funding agreement, will be used by the City to pay for actual out-of-pocket expenses incurred to perform a full evaluation of the Application and engage consultants as needed for such evaluation.

2. The duties and obligations of the Applicant and the City to process an Application shall be set forth in a Preliminary Funding Agreement.

3. The Preliminary Funding Agreement shall require the Applicant to make an initial deposit of funds in the amount established by the City in such agreement. The Preliminary Funding Agreement shall also provide for additional funding to be deposited as necessary after drawdowns to ensure that the minimum cash balance available for each Project is equal to the initial deposit.

D. Full Review of Applications.

1. Upon receipt of an Application and the appropriate fees, or upon execution of a Preliminary Funding Agreement when required by the City, the City will review the request using the criteria set forth in this Policy and requirements set forth in applicable state statutes.

2. The City may require the Applicant to attend an application review conference. The purpose of an application review conference is to:

(a) Acquaint the Applicant with the procedural requirements of this Policy;

(b) Provide for an exchange of information regarding the Applicant's request;

(c) Advise the Applicant of any public sources of information that may aid the Application and identify issues that create opportunities or pose significant restraints for the Application;

(d) Review the Application and provide the Applicant with opportunities to enrich the request in order to mitigate any undesirable consequences of the proposed Project;

(e) Review compatibility with current City planning; and

(f) Provide general assistance by City staff on the overall plan for the Application and the proposed Project.

3. City staff may prepare a written report to be submitted to the Board of Aldermen for consideration. The report shall contain, at a minimum, comments regarding each of the applicable criteria set forth in Section 5 and the specific statutory requirements applicable to the request.

4. The Application shall proceed as set forth in applicable state statutes.

Section 5. General Guidelines for Considering Applications.

Most favorable consideration will be given to those projects that will: significantly assist the City in the elimination of blight and the conditions that may cause blight; provide financing for desirable public improvements; strengthen the employment and economic base of the City; increase property values; creating economic stability; upgrade older neighborhoods or areas; and facilitate economic self-sufficiency. The City may give consideration to the criteria stated below when considering any Application, to the extent each factor is relevant to the particular Application:

A. Project Costs.

1. Most favorable consideration will be given to those Applications that demonstrate the applicant is requesting the least amount of assistance from a Funding District in order to make the project financially feasible for the Applicant.

2. Most favorable consideration will be given to those Applications that propose the use of public assistance to fund public improvements rather than private improvements.

(a) The City may consider the cost of public improvements that serve the proposed development, and whether the Applicant is providing improvements that are already planned to be constructed by the City to serve existing deficiencies or new development, or whether such public improvements primarily serve the Applicant's proposed development.

B. Method of financing.

1. Most favorable consideration will be given to those projects for which the developer finances the initial project costs, rather than the City. The developer must provide evidence of the ability to secure private financing for the initial project costs.

2. The City may consider the level and nature of public financing, including the issuance of obligations by the City or another governmental entity at the direction of the City. Most favorable consideration will be given to those projects that do not require a City general obligation pledge or a pledge of revenues that would otherwise be received by the City to enhance the marketability of the debt obligations.

3. Most favorable consideration will be given to those projects that do not propose to use the City's full faith and credit to secure the issuance of public debt, but instead propose that debt is repaid only from project revenues.

4. The City will have the final decision on the method(s) of financing, and the selection of the underwriter, financial advisor and bond or note counsel.

C. Type of project and land uses.

1. The City may consider the level of public and private development for an Application. Most favorable consideration will be given to those Applications that propose to use public funding for the public components of a development project.

2. The City may consider whether the project proposes infill or new development. Most favorable consideration will be given to those Applications that propose infill development in blighted or other distressed areas.

3. When an application proposes the use of a Funding District in place of a Home Owners' Association, Property Owners' Association or Business Owners' Association, most favorable consideration will be given to those projects that propose minimal City implementation, oversight and administration for the Funding District.

4. The City may consider the types of land uses proposed for development (residential, commercial, industrial, governmental and institutional), and the need for such land uses in the proposed development. Most favorable consideration will be given to those projects that propose land uses that are compatible with the City's Future Land Use Plan, without need for amendment of the Future Land Use Plan.

D. Type of incentive requested.

The City may consider whether the proposed incentive tools are appropriate for the proposed type of development. The City may suggest the use of other incentive tools in lieu of those proposed in an Application. Additional information about specific economic incentive tools is set forth in this Policy.

E. Funding method proposed for the project.

1. Most favorable consideration will be given to those projects that do not reduce revenues that would otherwise be collected by the City or other governmental entities that have jurisdiction over the proposed project area.

2. The imposition of an extra sales tax in a proposed project has an incremental adverse effect on the ability to draw customers to the project, and this effect is difficult to measure. The Applicant maintains the burden to demonstrate that an additional sales tax will not have significant adverse effects on the project and on the sales tax revenues of the City.

3. Most favorable consideration will be given to Applications that propose initial financing by the Applicant.

4. Most favorable consideration will be given to Applications that request "pay as you go" reimbursement of initial development costs, rather than the issuance of public debt.

F. Ratio of requested assistance to total project costs.

1. Most favorable consideration will be given to those projects where all proposed public funding mechanisms are no more than 20% of the total project costs, including all public and private costs, all hard and soft costs, and all developer fees and contingencies.
2. Applicants may propose the use of incentives that deviate from this standard if the Applicant demonstrates that the proposed project provides substantial public benefits, assists the City to pay for deficient public improvements or services, or provides substantial and unique benefits to the City

G. Economic need.

1. Most favorable consideration will be given to Applications in which economic development assistance is sought in areas that exhibit great economic need.

2. Economic need may be demonstrated by:

(a) the presence of blight or conditions which may lead to blight;

(b) property identified by the City in need of special assistance;

(c) property which has not been subject to growth and development;

(d) property which has remained undeveloped despite the presence of surrounding development and adequate public facilities and services which serve the property;

(e) property where businesses are closed and the property has remained vacant for a significant period of time; and

(f) economic factors such as average household income, unemployment rates, and crime rates.

H. Administration of Funding Districts. Most favorable consideration will be given to Funding Districts where long-term administration will be undertaken by persons that are not affiliated with the Applicant or developer of the property.

I. Property acquisition and condemnation. Most favorable consideration will be given to those projects where the Applicant either owns the property or has an option to purchase the property, and where condemnation will not be needed for the project. Most favorable consideration will be given to projects where the landowner(s) dedicate land that is required for rights-of-way at no cost to the City or any Funding District created for the project.

J. Relocation of Existing City Businesses.

1. Most favorable consideration will be given to those projects that encourage the operation of new businesses in the City. Applicants are discouraged from requesting economic development assistance that would cause businesses which are already located within the City to relocate to the proposed development.

2. If the proposed Project involves the relocation of an existing business already in the City into the Project area, the Applicant should provide evidence that the business would otherwise leave the City without the requested public incentive.

K. Use of Tax Increment Financing.

1. In the event that a Funding District is proposed in connection with a tax increment financing plan, most favorable consideration will be given to those Applications that propose the use of a Funding District to:

(a) reduce the need for tax increment financing;

(b) shorten the duration of tax increment financing; and

(c) reduce the need for the City to issue or incur debt to finance project costs.

2. Other than a limited number of residential units which are creatively integrated into commercial or retail projects, TIF residential projects will not receive favorable consideration from the City.

Section 6. Eminent Domain.

The City does not encourage the use of eminent domain in conjunction with the use of public financing incentives. In extraordinary circumstances the City may approve the use of eminent domain in accordance with applicable law and only to the extent deemed necessary to make the approved project viable. In any case where eminent domain is proposed, the Applicant must prove and the Board of Aldermen must find that the Applicant has attempted, in good faith, to acquire the property privately. Although in some cases the expenses associated with the use of eminent domain qualifies as an eligible project cost under state law, the Applicant may be required to pay the costs associated with the condemnation proceedings, including court and litigation costs, attorney's fees and the final condemnation awards. Approval of the use of eminent domain will be at the City's discretion.

Tax Increment Financing

Section 7. TIF Process

A. The City will use the following process for initial evaluation and consideration of any proposed TIF plan:

1. Pre-application meeting between Applicant and City staff.

2. Negotiation and execution of a Preliminary Funding Agreement in accordance with the City's Policy governing Requests for Proposals.

3. Submission of draft TIF Plan.

4. City conducts initial review of TIF plan to determine compliance with the TIF Act and identify any issues. The City will provide a written response to the draft TIF plan.

5. Revisions to the draft TIF plan as required by the City's initial written response. Applicant files revised plan.

6. After initial issues that were identified by City staff have been addressed and after staff determines the TIF plan is complete and contains all of the required elements pursuant to the TIF Act, the City will issue initial notices to the taxing districts. Thereafter, the TIF plan will be processed in accordance with the TIF Act requirements. The City may refuse to issue the initial notices if the TIF plan is incomplete.

7. The City will issue the notice regarding requests for proposals, in accordance with the City's Policy governing Requests for Proposals. This notice may be issued before, after, or simultaneously with the initial notice to the taxing districts.

8. Any changes to the TIF plan which are prepared by the Developer shall be delivered to the City with sufficient time to review the proposed change(s) prior to the next scheduled meeting at which the plan will be considered. The City may continue the TIF Commission public hearing or the Board of Aldermen's consideration of the TIF Plan if City staff does not have sufficient time to review the proposed changes and provide a report to the TIF Commission or Board of Aldermen, as appropriate.

B. TIF Commission consideration of a TIF Plan.

1. The TIF Commission may hold one or more study sessions to discuss the process for considering a TIF plan.

2. At the public hearing, if the TIF plan has been prepared and proposed by a developer or landowner, the applicant will present the proposed plan, followed by comments and recommendations from City staff. The Commission will take public testimony, and the applicant will be allowed time for a response. All questions from the Commission to an applicant, City staff or the public shall be held during the public hearing.

3. The TIF Commission recommendation may include any recommended additional changes, conditions or requirements that the Commission believes should be satisfied prior to

approval of the TIF plan or prior to implementation of the TIF plan or a particular project or phase of the TIF plan.

4. If the TIF Commission considers and votes on a resolution to recommend approval of the TIF plan but such resolution fails to receive a vote of approval, such action shall be deemed by the Board of Aldermen to be a recommendation against the TIF plan.

C. Board of Aldermen consideration of TIF Plan.

1. The Board of Aldermen may consider each TIF plan as a regular agenda item, and is not required to hold a public hearing regarding the TIF plan. The Board of Aldermen may, at its discretion, allow public comments regarding the TIF plan.

2. The Board of Aldermen may, at its discretion, hold one or more special meetings to consider the TIF plan.

D. Independent studies may be obtained by the City through or at the request of City staff, the TIF Commission, or the Board of Aldermen. Such studies may include a blight study, a financial feasibility study, a market analysis, a traffic study, or any other type of professional evaluation of the TIF plan or any element of the TIF plan. The costs of any study shall be paid by the applicant in accordance with the terms of the funding agreement.

Section 8. Guidelines for Considering TIF Plans.

Most favorable consideration will be given to those plans that satisfy the general guidelines applicable to all applications as set forth in Section 5 of this Policy, and that satisfy the following additional guidelines:

A. The total amount of subsidy from TIF revenues should be no more than 15% of the total project costs. The measurement of total project costs shall include all site preparation costs, building construction costs, hard costs, soft costs, developer fees, all professional fees of any type, and all project budget contingencies. Actual land costs incurred by the applicant will be considered as part of the total project costs. If land was purchased prior to preparation of the draft TIF plan, then the current market value as determined by an independent appraiser, approved by the City, may be considered as part of the total project costs.

B. Any applicant that requests the issuance of bonds, notes or other indebtedness by the City must demonstrate that all annual revenues to repay the debt are at least 1.25 times the projected annual debt-service payments.

C. The City will not provide a general fund annual appropriation pledge to enhance the sale of debt for the project except in extraordinary circumstances as demonstrated by the applicant.

D. The TIF plan should provide for a retainage account to hold at least 15% of the TIF revenues until the project, including all private development, is substantially complete.

E. TIF projects which create jobs with wages that exceed the community average will be favored.

F. TIF plans that propose retail development should encourage the inflow of customers from outside the City and should not divert sales from or cannibalize existing retail in the City. If the TIF plan will cause or result in the relocation of one or more businesses already within the City, the Applicant must demonstrate that the business would leave or cease operations in the City without such relocation, and the base year of the business (for the purpose of calculating economic activity taxes and payments in lieu of taxes) shall be the 12-month period prior to closing at its prior location. The TIF contract shall implement these requirements for relocated businesses.

G. TIF plans that propose the redevelopment of existing residential neighborhoods and commercial and industrial areas will be favored. Projects to stabilize deteriorating or blighted residential neighborhoods and commercial and industrial areas will be favored.

H. TIF plans that will be in effect for no more than 12 years will be favored.

I. The developer should contribute not less than 15% of the total project costs from cash equity of the developer. Land costs or land value shall not be included in the calculation of developer's equity contribution unless the land will be purchased after the TIF plan is submitted to the City, or was purchased within one year prior to submitting the TIF plan to the City. Private loans obtained by developer will not be included in the calculation of developer's equity.

J. The plan should provide for a mandatory declaration of surplus Payments In Lieu of Taxes (PILOTs) to the applicable taxing districts that impose real property taxes within the redevelopment area in the amount of 50% of all captured PILOTs. The declaration of mandatory surplus PILOTs shall be disbursed from the special allocation fund on a basis that is proportional to the current collections of revenue which each taxing district receives from real property in the redevelopment area, as set forth in Section 99.820.1(12), RSMo.

K. A proposed TIF plan which does not meet the guidelines of this Policy may be viewed favorably by the City if the applicant clearly demonstrates that the project is of vital interest to the City and will significantly benefit the City through the elimination of blight, financing desirable public improvements, strengthening the employment and economic base of the City, increasing property values, reducing poverty, creating economic stability, upgrading and stabilizing older neighborhoods or developments, and facilitating economic self-sufficiency.

Section 9. TIF Contract.

A. The ordinance that approves a TIF plan will include a requirement that a redevelopment contract must be executed by the selected developer within a designated time period, upon terms and conditions that are acceptable to the City.

B. The initial draft of a TIF contract will be prepared by the City. An ordinance to approve a TIF contract will not be placed on a Board of Aldermen agenda until all outstanding contractual issues have been resolved to the satisfaction of City staff.

C. The contract may contain a list of pre-approved or prohibited land uses or tenants.

D. The TIF contract will provide that prevailing wages must be paid by the developer where required by law, and the developer will indemnify the City for failure to meet applicable prevailing wage laws.

E. The TIF contract will provide for an order of priority in which reimbursable project costs and other eligible costs shall be paid from the special allocation fund, on an as-collected basis or to repay bonds that have been issued pursuant to the TIF plan.

F. The TIF contract will provide for a City administrative fund to be funded by a portion of the TIF revenues, which will pay for costs incurred by the City, including financial, legal, traffic and other consultants and advisors to the City, to administer the TIF plan and enforce the contractual obligations of the developer and the developer's authorized successors, assignees and transferees in the redevelopment area. In addition to any other costs that are authorized to be funded from the administrative fund, the contract will authorize the City to withdraw 2% of the funds deposited in the special allocation fund through the first full calendar year, and 1% annually thereafter, to reimburse the City for costs incurred to manage the special allocation fund and provide for the collection and disbursement of TIF revenues. The TIF contract will also provide for reimbursement to the City from the special allocation fund for costs incurred by the City to conduct a 'Component Unit' audit of any special funding district that is established in furtherance of the TIF plan. Funding of the City administrative costs will be a higher priority than reimbursement of developer reimbursable project costs.

G. Interest on certified developer reimbursable project costs shall accrue from the date of City approval and certification for payment. Interest shall not start to accrue when the developer incurs such expense, or when a request for reimbursement is submitted to the City.

Funding Districts

<u>Section 10. Transportation Development Districts (TDD).</u>

A. The City may file, or join as a co-petitioner, a petition for formation of a TDD where public transportation improvements to be funded by the TDD have been designated for construction on the City's Capital Improvements Plan or where the Board of Aldermen decide that such improvements primarily benefit of the general public rather than a particular development.

B. In order to obtain favorable support for the formation of any TDD in the City, the petitioners should appear at a Board of Aldermen meeting and make a presentation regarding the TDD prior to filing the petition. The Board of Aldermen may express its support for or opposition to a proposed TDD through the adoption of a resolution or motion.

C. If the petitioners have not obtained the support of the Board of Aldermen prior to filing a TDD petition, then a copy of the petition shall be delivered to the Board of Aldermen after the City is served with the petition by the court and the Board of Aldermen will express its support for or opposition to the TDD by motion or resolution. A failure by petitioners to make a presentation to the Board of Aldermen as set forth in paragraph B of this section, prior to filing the petition in court, will be taken into account when the Board of Aldermen considers the City's response to the petition.

D. If a TDD is proposed in coordination with approval of a TIF plan, the execution of a development agreement between the petitioners and the City, or in connection with any other package of public economic incentives, the Board of Aldermen's support for formation of the TDD may be expressed in the TIF plan, the development agreement or other document or approval provided by the Board of Aldermen in connection with the project. In this situation, a separate presentation to the Board of Aldermen regarding the TDD petition is not required, and City staff will file an answer with the court in support of the TDD formation.

Section 11. Community Improvement Districts (CID).

A. Nature of Application.

1. Residential projects. For those projects that are entirely or primarily residential development and that propose to use a CID in place of a Homeowners' Association, most favorable consideration will be given to Applications that meet the following guidelines:

   (a) The developer will turn over full control of the CID to the residents when at least 80% of the lots in the CID have been sold to residents that will reside within the CID.

   (b) The CID operates autonomously from the City, and the City is not required to manage or oversee CID operations.

   (c) The CID provides contractual indemnification to the City for the acts and omissions of the CID.

   (d) The CID is formed as a political subdivision of the state, rather than as a non-profit corporation.

   (e) The CID provides for the perpetual maintenance and upkeep of all common property within the CID, and assumes obligations by contract to ensure that the City will not be required to undertake ownership or maintenance of common properties and open areas.

   (f) The CID is used to pay for public improvements and services that serve the entire residential development.

B. Commercial Project Size and Type. Most favorable consideration will be given to CIDs for commercial projects that are comprised of at least 40,000 square feet of new development or redevelopment.

C. Timing of City Clerk's Review. Applicants should submit to the City a draft CID petition before formally filing the CID petition with the City Clerk, to provide the City an opportunity to review and comment on such petition. This allows the City to identify concerns and issues before a CID petition is formally filed with the City Clerk, in order to avoid delay when the CID petition is formally filed with the City Clerk. If a draft CID petition is not submitted to the City for review and comment, the City may take more time to review the petition to determine whether the petition substantially complies with the requirements of the CID Act.

D. Type of CID. Most favorable consideration will be given to Applications seeking the establishment of a political subdivision CID rather than a nonprofit corporation CID. CIDs that will take the form of a non-profit corporation and which intend to impose special assessments will indemnify the City from all claims, and any resulting costs, damages and legal or other professional fees associated with the legality of the special assessments.

E. CID Services. Except where the provision of services is the primary purpose of establishing the CID, most favorable consideration will be given to CID proposals where CID services are not funded until after all debt associated with public improvements has been repaid.

F. District Term. Except in the case of CIDs established as a substitute for a Homeowners Association, Property Owners Association or Business Owners' Association, most favorable consideration will be given to those CIDs that are limited to a term of twenty (20) years or less.

G. Financing of CIDs.

1. Where a CID is not proposed in connection with a TIF plan, any debt issuance in connection with a CID shall be issued by the CID unless otherwise requested by the City, and shall contain a disclosure that substantially complies with the following:

   The bonds are special limited obligations of the District payable from all, part or any combination of the revenues of the CID District. The Bonds do not constitute an indebtedness within the meaning of any constitutional, statutory or charter debt limitation or restriction. The Bonds are not general obligations of the CID District, nor any municipality, county, the City of Peculiar, Missouri (the "City"), the State of Missouri or any other political subdivision thereof, and are not payable out of any funds or properties other than those specifically pledged as security therefor.

   The City has not participated in the preparation of this Official Statement nor has it reviewed any of the information contained herein. The CID District is a separate political subdivision. The CID District has indemnified the City against any costs or damages of the City that may arise from the sale, offering and repayment of the Bonds or in connection with the completion of the CID improvements.

2. The City shall not provide an annual appropriation backing for CID debt unless 90% of the CID improvements are owned or to be owned by the City or the City determines that such improvements have a benefit to the City as a whole, and any benefit to a specific residential or commercial development is incidental to the benefit to the City as a whole.

H. Special Assessments. The City may approve a CID that will impose special assessments if the following requirements have been met:

1. Special Assessments will be imposed in an amount sufficient to pay the principal of and interest on any indebtedness proposed to be incurred by or on behalf of the CID. Assessments must be sized to provide debt service coverage of not less than 120% for debt service payments. The City may request an independent report to demonstrate the satisfaction of this requirement. What if the CID is using both sales tax and special assessments?

2. The value of the real property will be at least five times the value of the annual special assessment, depending on the status of lot sales and vertical construction. For example, if the special assessment for a parcel or lot is $2,500 per year, the market value of the real property (without building improvements) must be at least $12,500 to $25,000. The market value shall be determined based upon the value established by the Cass County Assessor's office or a real estate appraisal acceptable to the City.

Section 12. Neighborhood Improvement Districts (NID).

A. Project Characteristics. Most favorable consideration will be given to NID projects that satisfy the following conditions and requirements:

1. The NID improvements benefit an entire subdivision or other large area in which many properties benefit and are subject to the special assessments.

2. All Applicants are obligated to dedicate all rights-of-way and easements that are necessary to complete the NID project without cost to the City.

3. The Applicants demonstrate the financial capacity to complete the development (if new development is proposed), and the financial capacity to provide interim construction financing either personally or through a lending commitment.

4. The Applicants demonstrate that they have no interest in an existing development that has delinquent special assessments or property taxes.

5. The Applicants will pay for all costs associated with preparation of the plan and specifications for the improvements to be funded with the NID.

6. The Applicants will indemnify the City, or provide another form of security that is acceptable to the City Attorney, for the non-payment of the special assessments which may be used prior to sale of the property through the lien.

7. The NID is being used to pay for improvements that have already been identified for construction by the City.

B. Timing of City Ordinance. For NIDs formed by petition, Applicants are highly encouraged to submit an application pursuant to this Policy before filing a petition to establish a NID with the City Clerk.

C. Interim Construction Financing**.** Most favorable consideration will be provided for a NID that proposes initial construction financing through one of the following methods:

1. The Applicant provides a written commitment from a lending institution acceptable to the City, or other equivalent financing by the Applicant, which demonstrates the ability to provide financing for all construction costs. In this situation, the City may require execution of a Development Agreement between the City and Applicant which obligates the Applicant to fully financing the construction cost with the identified lending or funding source.

2. The Applicant proposes financing through a conduit issuer. Debt issued by a conduit issuer shall not be a general obligation of the City and the financing agreement with the conduit issuer shall not include any City Credit Support. The City may covenant in a financing agreement to use the City's Credit Support to finance long-term bonds if and when the conditions on the use of such support as set forth below are satisfied.

D. Permanent Financing.

1. The City may issue bonds and extend the City's Credit Support when the NID improvements are owned or to be owned by the City or the City determines that such improvements have a benefit to the City as a whole, and any benefit to a specific residential or commercial development is incidental to the benefit to the City as a whole. The City may also use the City's Credit Support when the City has determined that all of the following requirements have been met:

    (a) The NID improvements have been substantially completed and the final costs of the project have been determined as required by the NID Act.

    (b) Special Assessments have been imposed pursuant to the NID Act in an amount sufficient to pay the principal of and interest on any indebtedness proposed to be incurred by or on behalf of the City. Assessments must be sized to provide debt service coverage of 120% for debt service payments for the first 10 years and 110% thereafter. The City may require a consultant report to demonstrate satisfaction of these requirements.

    (c) The value of the real property is at least five times (depending on the status of lot sales and vertical construction) the value of the annual special assessment. For example, if the special assessment for a parcel or lot is $2,500 per year, the market value of the real property (without building improvements) must be at least $12,500. The market value shall be determined based upon the value established by the Cass County Assessor's office or a real estate appraisal acceptable to the City.

    (d) Either (a) at least 50% of the parcels in the District have been sold to third parties unrelated to the developer who intend to construct improvements on the parcels and did not purchase the parcel with an intent to resell it or (b) vertical construction has commenced on at least 50% of the real estate. In lieu of the forgoing, the Developer may provide credit enhancement acceptable to the City to remain in effect until these milestones are achieved.

2. If the conditions are insufficient for the City to issue bonds and provide Credit Support, then the City may require debt to be issued by a conduit issuer. No Credit Support will be offered or committed to support these bonds. Bonds issued by a conduit issuer will be secured solely by the City's legal obligation to impose special assessments in accordance with the NID statute.

Section 13. City Oversight of Funding District Operations.

A. Cooperation Agreements for CIDs and TDDs. The Applicant and any TDD or CID shall enter into an intergovernmental cooperative agreement with the City, which agreement shall, at a minimum, address the following rights, duties and obligations of the parties:

1. district administration;

2. imposition of the district funding mechanism;

3. the method of collecting and accounting for the district revenues;

4. the issuance of debt for the projects (if applicable);
5. the conditions under which the district will be terminated;
6. City representation on the district board of directors;
7. Approval of additional projects;
8. Applicant's obligation to report the existence of the District and any applicable funding mechanism to tenants or grantees;
9. Applicant's assistance in assuring timely reporting of sales information to the Missouri Department of Revenue, the District or the City, as applicable; and
10. Any other matters which may be required by the City.

B. Annual Budget Review. The cooperative agreement between the City and a TDD or CID shall provide for annual review and approval of the Funding District budget.

C. City Representation on Funding District Board of Directors. Most favorable consideration will be given to a TDD or CID where the majority control of the board of directors rests with persons designated by the City, including City staff and elected or appointed City officials.

D. Performance Measures.

1. The City may condition approval and implementation of any project on performance measures such as job creation. In such cases, the Applicant shall agree to the creation of performance measures, which if not satisfied will decrease the amount of economic development assistance provided by the City.

2. Each Project shall be monitored on an annual basis to determine compliance with the agreed-upon performance measures.

E. Extension of District Terms. With respect to new commercial development or redevelopment, most favorable consideration shall be given to a project in which the public funding sources are scheduled to expire within a defined time period and are not expected to be renewed at the end of the stated life of the public funding source.

F. Abandonment of CIDs and TDDs. Most favorable consideration will be given to Applications that provide alternatives for City management or maintenance of TDD or CID projects in the event that control or management of the Funding District is abandoned.

Tax Abatement

Section 14. Enhanced Enterprise Zone (EEZ) (Real Property Tax Abatement)

A. Zone Designation and Expiration.

1. Zone Designation – Harrisonville Enhanced Enterprise Zone (EEZ) was designated by the Missouri Department of Economic Development (DED) on February 3, 2011.

2. Zone Expiration – The Harrisonville Enhanced Enterprise Zone will expire on February 3, 2036, following its 25 year life.

North American Industry Classification System (NAICS) – The North American Industry Classification System was developed as the standard for use by Federal statistical agencies in classifying business establishments for the collection, analysis, and publication of statistical data related to the business economy of the United States.

NAICS was developed under the auspices of the Office of Management and Budget (OMB), and adopted in 1997 to replace the old Standard Industrial Classification (SIC) system.

It was also developed in cooperation with the statistical agencies of Canada and Mexico to establish a 3-country standard that allows for a high level of comparability in business statistics among the three countries.

B. Project Eligibility – Project eligibility is determined by eligible Targeted Industries, Minimum New Capital Investment and Minimum New Full-time Jobs created, as established by the Harrisonville Enhanced Enterprise Zone Tiered Incentive Schedule and the Missouri Works Program. Further project eligibility criteria, requires a participating company to pay at least 50% of an employee's health insurance premium.

1. Ineligible Businesses (by Statute Chapter 135.950 (9)(b)) – the following industry groups are Statutorily ineligible for participation in the Enhanced Enterprise Zone Program:

NAICS Code (Industry Group or Primary Sector)	Industry
7132	Gambling Establishments
44 and 45	Retail Trade
61	Educational Services
8131	Religious Organizations
92	Pubic Administration
722	Food and Drinking Places

2. Eligible Businesses – Eligible businesses are determined by the Targeted Industries recommended by the Harrisonville Enhanced Enterprise Zone Board and approved by the Board of Aldermen on December 14, 2010. The eligible Targeted Industries are identified by their industry associated NAICS (North American Industry Classification System) codes. The Harrisonville Enhanced Enterprise Zone Targeted Industries are in **Exhibit B**.

3. Minimum New Investment – Minimum new capital investment of $100,000 is required.

4. Minimum New Full-time Jobs Created – Minimum 2 new full-time jobs must be created.

NOTE: To qualify for the minimum 50% Real Property Tax Abatement for 10 years, **both** the Minimum New Capital Investment of $100,000 AND the Minimum 2 New Full-time Jobs must be met.

To receive the Additional Real Property Tax Abatement Increment Benefit, as reflected on the Tiered Tax Abatement Schedule in **Exhibit C**, the additional New Capital Investment OR the additional New Full-time Jobs created must be met. The Tax Abatement Term remains at 10 years.

5. Health Insurance Benefits – Eligible company must pay at least 50% of an employee's health insurance premium.

C. Real Property Tax Abatement – The Real Property Tax Abatement percentage amount has been established in the adopted Tiered Property Tax Abatement Schedule. The Statutory Minimum Real Property Tax Abatement percentage is 50%, as set forth in Chapter 135.963. Only Real Property Tax Abatement is Statutorily allowed, Personal Property Tax Abatement is not allowed Statutorily with the Enhanced Enterprise Zone Program.

D. Targeted Industries – Eligible businesses' primary function and operation, must be classified within the adopted Targeted Industries listed in **Exhibit B**. The identified Targeted Industries were recommended by the Harrisonville Enhanced Enterprise Zone Board and approved by the Board of Aldermen.

E. Benefits/Incentives Reduction (Clawbacks) - The City may condition approval and implementation of any project on performance measures such as job creation. In such cases, the Applicant shall agree to the creation of performance measures, which if not satisfied, will decrease the amount of economic development assistance provided by the City. Each Project shall be monitored on an annual basis to determine compliance with the agreed-upon performance measures.

F. Enhanced Enterprise Zone Boundaries – Map **Exhibit D**

Section 15. Chapter 353 Tax Abatement.

A. 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.

B. Maximum Tax Abatement. Most favorable consideration will be given to those projects that request tax abatement at the following maximum rates:

1. During the first ten-year abatement period –

   (a) real property taxes resulting from 100% of the increased value of the land (exclusive of improvements) above the value of the land as established by the county assessor for the calendar year prior to the year that the redevelopment corporation acquires title to the real property for the proposed project, and

   (b) real property taxes resulting from 100% of the value of all improvements on the real property that has been acquired by the redevelopment corporation for the project; and

2. During the next fifteen-year abatement period, real property taxes resulting from 50% of the total value of the land and improvements, as established by the county assessor, that has been acquired by the redevelopment corporation for the project.

Additional abatement during the second fifteen-year period may be considered by the City if the Applicant demonstrates significant economic need as described in Section 5 of this Policy.

C. Redevelopment Contract. 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. The Redevelopment Corporation shall enter into a redevelopment contract with the City after approval of the Redevelopment Plan that provides for the implementation of the Redevelopment Plan and the payment of Payments In Lieu of Taxes, if applicable. The contract shall be binding upon successors to the Redevelopment Corporation in the real property for which tax abatement is provided. The City may pre-approve a transfer of property from the Redevelopment Corporation to the primary developer, but transfer to any other person or entity shall be subject to approval by the City.

D. Payments In Lieu of Taxes. The Redevelopment Contract shall provide for the Payment In Lieu of Taxes as specified in the Redevelopment Plan, or in accordance with the Tax Impact Statement provided to the taxing districts prior to approval of the Redevelopment Plan.

Chapter 100 Bond Financing

<u>Section 16. Chapter 100 Tax Incentive.</u>

A. <u>General guidelines</u>. The City will consider the following factors when evaluating a proposal to approve a development plan and tax incentive pursuant to Chapter 100:

   1. Employment to be generated by the project and the acceptance of performance standards (clawbacks) to enforce employment generation;

   2. Financial feasibility of the project, the financial abilities of the applicant and the need for public assistance;

   3. The impact of the project on public improvements and services, and the impact on other taxing districts and the improvements and services that they provide;

   4. The revenues to be generated by the project for the City and other taxing districts;

   5. Conformance with the City's Comprehensive Plan and Future Land Use Plan;

   6. Economic impact of the project.

B. The City will accept no credit risk when issuing bonds for a Chapter 100 project.

C. Property owned by the City pursuant to a Chapter 100 project will be exempt from all real and personal property taxes.

D. Most favorable consideration will be given to Chapter 100 projects that propose the location of new businesses and industries in the City, and which retain business that would otherwise leave the City.

E. Tax incentives offered or granted through the use of Chapter 100 Bond Financing is solely at the Board of Aldermen's discretion.

F. In all cases, the City will **require** the company to purchase the entire bond issue for their project (real and personal property). The Board of Aldermen reserve the right to make appropriate exceptions to this policy, in rare cases.

G. The company will be **required** to make Payments in Lieu of Taxes (PILOTS), to the affected Taxing Jurisdictions, as agreed upon, preferably as a percentage of the calculated tax liability and not as a set dollar amount.

H. Failure to pay PILOTS, as agreed upon, will result in termination and voiding of the executed Lease Agreement, between the City and the company, further resulting in termination of any and all access and use of subject City owned property (real and personal property), for agreed upon operations.

I. The Tax Incentive/s offered and granted through Chapter 100 Bond Financing will never exceed 75% or require less than a 25% Payments In Lieu Of Taxes (PILOTS). The Board of Aldermen reserves the right to consider an 80% Tax Incentive with a 20% Payments In Lieu Of Taxes in select, unique, high impact, exceptional quality projects. But in no circumstance shall the Tax Incentive ever exceed 80%, or the Payments In Lieu Of Taxes requirement be allowed below 20%.

J. The Board of Aldermen does not favor combined use of Chapter 100 Bond Financing Tax Incentives, related to Personal Property, with the Data Center Sales Tax Exemption Program local level sales and use tax exemption.

K. Chapter 100 Bond Financing Local Tax Incentives Policy and Guidelines are outlined below:

Real Property Tax Incentive through Chapter 100 Bond Financing may be considered by the Board of Aldermen for projects that meet the following criteria:

1. Minimum Total New Investment in Real Property of $5 Million or
2. Minimum New Annual (or Average Annual) Payroll of $10 Million or
3. Minimum New Full-time Jobs of 25 - at Harrisonville, Missouri, facility (within 2 years)
4. AND Average Wages will equal or exceed County Average Wages – provided by the Missouri Department of Economic Development (DED)
5. Existing Business – Minimum New Annual (or Average Annual) Payroll of $5 Million or Minimum New Full-time Jobs of 10 employees – at Harrisonville, Missouri, facility (within 2 years)

Personal Property Tax Incentive through Chapter 100 Bond Financing may be considered by the Board of Aldermen for projects that meet the following criteria:

1. Minimum Total New Investment in Personal Property of $5 Million or
2. Minimum New Annual (or Average Annual) Payroll of $10 Million or
3. Minimum New Full-time Jobs of 25 - at Harrisonville, Missouri, facility (within 2 years)
4. AND Average Wages will equal or exceed County Average Wages – provided by the Missouri Department of Economic Development (DED)
5. Existing Business – Minimum New Annual (or Average Annual) Payroll of $5 Million or Minimum New Full-time Jobs of 10 employees – at Harrisonville, Missouri, facility (within 2 years)

<u>Standard Tax Incentive</u>

Up to 50% Tax Incentive for up to ten (10) years for projects that meet the above established thresholds.

<u>Enhanced/Discretionary Tax Incentive</u>

1) New/Retained Full-time Jobs with Average Wages Paying 150% or more of County Average Wage as published by the Missouri Department of Economic Development (DED) – may receive additional Tax Incentive of 5% per 10% incremental increase in Average Wage above 150% of County Average Wage – not to exceed an additional 25% Tax Incentive benefit.

2) New/Retained Full-time Jobs with Average Wages Paying 200% or more of County Average Wage as published by the Missouri Department of Economic Development (DED) – may receive up to 25% additional Tax Incentive - at the Board of Aldermen's discretion.

3) New Annual (or Average Annual) Payroll exceeding the Minimum of $10 Million - may receive an additional Tax Incentive of 5% for every $1,000,000 increment above $10 Million – not to exceed an additional 25% additional Tax Incentive benefit.

4) Projects with primary operations, or significant component, of Science and Technology or Research and Development – may receive additional Tax Incentive of up to 25% - at the Board of Aldermen's discretion. NOTE: City staff will verify project eligibility using the North American Industry Classification System (NAICS) Code.

5) New/Retained Full-time Jobs exceeding the Minimum thresholds identified above (25 Jobs New Business – 10 Jobs Existing Business) – may receive additional Tax Incentive of 5% for every 25 New Full-time Jobs for New Business and 5% for every 5 New Full-time Jobs for Existing Business – not to exceed additional 25% Tax Incentive.

6) New Capital Investment exceeding the Minimum threshold of $5,000,000 (in either Real Property or Personal Property) – may receive additional Tax Incentive of 5% for every $5,000,000 increment in New Capital Investment – not to exceed an additional 25%.

7) If a new facility is LEED Certified (or an existing facility is renovated to become LEED Certified), or the facility achieves an established rating level, from the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) Program (e.g. Silver rating or higher) – may receive an additional Tax Incentive of up to 15% - at the Board of Aldermen's discretion.

Data Center Sales Tax Exemption Program

Section 17. Data Center Sales Tax Exemption

A. Eligibility thresholds:

Existing facility expansion: 5 New Full-time Jobs
Average Wages at or exceed 150% of County Average Wages
AND $5 Million Dollars Minimum New Investment

New facility: 10 New Full-time Jobs
Average Wages at or exceed 150% of County Average Wages
AND $25 Million Dollars Minimum New Investment

B. An exemption of 100% of state and local sales and use taxes.

C. The Board of Aldermen may consider use of this incentive program for eligible and appropriate projects and may participate and partner with the State of Missouri on a project with this program.

D. The Board of Aldermen will not favorably consider use of this incentive program in combination with the Chapter 100 Bond Financing Personal Property Tax incentive benefits, with few exceptions.

E. Refer to the Missouri Department of Economic Development program flier on this program for program specifics.

Other Public Funding Incentives

<u>Section 18. Infrastructure Agreement.</u>

A. An infrastructure agreement, also commonly known as sales tax rebate or reimbursement agreement, provides for the payment of City sales tax revenues generated by a new development to a developer as reimbursement for the construction of public improvements. The City may enter into an infrastructure agreement when the applicant proposes a development that requires the construction of public improvements that are planned to be constructed by the City or that have a significant benefit to the general public, and the developer demonstrates substantial need for the reimbursement to make the project financially feasible.

B. The City will not pursue reimbursement from other taxing jurisdictions in the consideration and negotiation of an infrastructure agreement, but the developer may pursue all available options with other funding districts.

Exhibit A

Preliminary Funding Agreement

This **PRELIMINARY FUNDING AGREEMENT** ("Agreement") is entered into this _____ day of ________________________, 20__, between the **CITY OF HARRISONVILLE, MISSOURI** a Missouri municipal corporation (the "City"), ______________________________, a ________________________ corporation, or its assigns (the "Applicant").

RECITALS

WHEREAS, the City is a fourth-class city with its principal office located at 300 E. Pearl Street, Harrisonville, Missouri, 64701, and exercising governmental functions and powers pursuant to the Constitution and the Revised Statues of the State of Missouri; and

WHEREAS, the Applicant is a ______________ corporation with its principal office located at ____________________________, and is authorized to conduct business in the State of Missouri; and

WHEREAS, the City has been requested by the Applicant to consider an application for tax increment financing in accordance with Sections 99.800 to 99.865 of the Revised Statues of Missouri (the "TIF Act"), which may also include a petition to establish a community improvement district in accordance with the Community Improvement District Act, Sections 67.1401 to 67.1571 of the Revised Statutes of Missouri (the "CID Act") and property tax incentives under Chapter 100, Article VI, Section 27(b) of the Missouri Constitution and Sections 100.010 to 100.200 of the Revised Statutes of Missouri (the "Chapter 100") (collectively the "Development Incentives Applications") within the City; and

WHEREAS, the City may be requested to provide such other services and assistance as may be required to implement and administer the Development Incentives Applications through its consideration by the City's governing body ("Board of Aldermen"); and

WHEREAS, the City does not have a source of funds to finance costs incurred by it, in the form of additional legal, financial, planning, transportation and engineering, and other consultants, or for direct out-of-pocket expenses and other costs resulting from services rendered to the Applicant to review, evaluate, process and consider the Development Incentives Applications; and

WHEREAS, in order for the City to fully consider and evaluate the Development Incentives Application, the City has requested Applicant to deposit funds with the City to be used by the City to pay for the City's actual out-of-pocket expenses necessary to perform a full evaluation of the Development Incentives Applications and engage consultants as needed for such evaluation.

NOW THEREFORE, in consideration of the foregoing and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

1. **Services to be Performed by the City**. The City shall:

A. Consult with the Applicant on the preparation and consideration of the Development Incentives Applications in accordance with the provisions of the TIF Act, CID Act, Chapter 100 and other applicable laws, give all notices, make all publications and hold hearings as required by the TIF Act, the CID Act, Chapter 100 and all other applicable laws.

B. Provide necessary staff, legal, financial, appraisal and planning assistance to prepare and present the Development Incentives Applications to the Board of Aldermen and to prepare and present required ordinances to the Board of Aldermen;

C. In the event that the Board of Aldermen approves all or any portion of the Development Incentives Applications, provide the necessary staff and legal, financial, appraisal and planning assistance to prepare and negotiate a definitive agreement between the Applicant and the City for implementation of the Development Incentives Applications or appropriate portion thereof;

D. In the event that a definitive agreement between the Applicant and the City for implementation of the Development Incentives Applications or an appropriate portion thereof is entered into, provide the necessary staff, legal, financial, appraisal and planning assistance to administer such agreement(s) and implement the Development Incentives Applications.

2. **Initial Deposit**. On or before ________________, the Applicant shall deposit Twenty Thousand Dollars ($20,000) (the "Deposit") with the City Clerk. The City shall disburse the Deposit as set forth in **Section 5** and shall bill the Applicant pursuant to **Section 3** to re-establish the Deposit so that there is a minimum cash balance of Twenty Thousand Dollars ($20,000) available, from which additional disbursements may be made as required.

3. **Additional Funding**.

A. The City shall submit an itemized statement for actual out-of-pocket expenses necessary to perform its obligations hereunder or for any additional obligations or expenditures incurred by the City. Such statements shall be submitted on a regular periodic basis, but no more often than monthly. The Applicant shall pay the City the amounts set forth on such statements (the "Additional Funds") within thirty (30) days of receipt thereof. If such funds are not so received, the unpaid balance shall be subject to a penalty of two percent (2%) per annum, and City shall be relieved of any and all obligations hereunder until paid or may terminate this Agreement pursuant to **Section 7**. Notwithstanding the foregoing, the Applicant shall ensure that on the dates upon which the Board of Aldermen takes up the Development Incentives Applications for consideration, the Deposit shall be replenished to the amount of the minimum cash balance establishes in **Section 2**. Failure to replenish the Deposit as described shall be grounds for continuing the consideration of the Development Incentives Application.

B. The City and the Applicant agree that the Applicant shall reimburse the City for its actual out-of-pocket expenses necessary to perform the City's obligations hereunder, using the following consultants: __________________, for legal counsel; __________________, for financial advisor; and ____________________, for bond counsel. The City shall advise the Applicant in writing if it intends to utilize the services of any other consultant to perform its obligations under the terms of this Agreement. Such written notice shall include the name of the consultant, the service to be performed and an estimate of the cost expected. If the Applicant, in writing, within five (5) business days from receipt of the City's notice, objects to either the consultant named or the service to be performed, the City and Applicant shall negotiate in good faith to resolve the Applicant's objections. If the City and Applicant cannot agree on the consultant to be used or the service to be performed, the City shall have no obligation to perform that service under the terms of this Agreement and the Applicant shall have no obligation to pay for such service under the terms of this Agreement.

C. The Deposit and all Additional Funds shall be treated as funds that may be reimbursed from TIF or CID revenues as permitted by law; provided, that the Development Incentives Applications or appropriate portion thereof is approved and the Applicant and the City enter into a definitive agreement for implementation of the Development Incentives Applications or appropriate portion thereof.

4. **Operative Date**. The operative date of this Preliminary Funding Agreement shall relate back to ______________, which is the date upon which the parties held their first meeting including the City's consultants to discuss the substantive issues related to this development application.

5. **Disbursement of Funds**. The City shall disburse the Deposit and Additional Funds for reimbursement of costs to the City on or before the thirtieth (30^{th}) day of each month, and for consulting fees and the payment of all out-of-pocket expenses incurred by the City in connection with the performance of its obligations under this Agreement as payment for such expenses become due. The City shall send to the Applicant a copy of the record for each disbursement made to the Applicant pursuant to the Agreement.

6. **Development Incentives Applications Administration**. In addition to the services set forth in **Section 1**, the City may be required to provide services from time to time for the continuing administration of the Development Incentives Applications, if approved by the City. Upon appropriate itemization, the City shall be reimbursed by the Applicant for actual meeting expenses and other expenses that are reasonable or incidental to the general operations of the City with respect to administration of the Development Incentives Applications and any development that results from the Development Incentives Applications. The provisions of this section shall apply until such time as the City and the Applicant agree to and execute a definitive agreement fro implementation of the following plans: TIF, CID and Chapter 100 approved in connection with the Development Incentives Applications.

7. **Termination of this Agreement**.

A. In the event the Applicant fails to perform any of its obligations herein, the City may terminate this Agreement, and any other agreement between the parties, at its sole discretion if the Applicant fails to cure the default within ten (10) days after written notice to the Applicant of the default.

Termination by the City shall also terminate any duties and obligations of the City with respect to the Agreement, including, but not limited to, the City's processing of the Applicant's Development Incentives Applications. Upon such termination, the City shall retain the Deposit Additional Funds, if any, necessary to reimburse the City for all expenses incurred under this Agreement to the date of termination and any monies due and owing to the City pursuant to any other agreement, and any remaining balance shall be returned to the Applicant.

B. The parties hereto acknowledge that the Applicant may determine to abandon the Development Incentives Applications or appropriate portion thereof. Upon written notice of abandonment by the Applicant, this Agreement shall terminate and the City may terminate any other agreement between the parties and shall retain the Deposit and Additional Funds, if any, necessary to reimburse the City for all expenses incurred under this Agreement to the date of termination and any monies due and owing to the City pursuant to any other agreement.

C. Upon termination of this Agreement, in the event the Deposit and Additional Funds are insufficient to reimburse the City for the outstanding expenses of the City payable hereunder, the Applicant shall reimburse the City as set forth in **Section 3**. After termination of this Agreement, any amounts remaining from the Deposit and the Additional Funds after all amounts have either been paid as directed by, or reimbursed to, the City shall be returned to the Applicant.

D. This Agreement may be terminated by mutual agreement of the City and the Applicant through provisions in a definitive agreement for implementation of the Development Incentives Applications to be executed concurrently or immediately after the Development Incentives Applications are approved, e.g., a Tax Increment Financing Redevelopment Agreement.

8. **Notice**. Any notice, approval, request or consent required by or asked to be given under this Agreement shall be deemed to be given if in writing and mailed by United States mail, postage prepaid, or delivered by hand, and addressed as follows:

To the City:

Randy Jones
City Clerk
City of Harrisonville
300 E. Pearl St.
Harrisonville, Missouri 64701

With a copy to:

To the Applicant:

With a copy to:

Each party may specify that notice be addressed to any other person or address by giving to the other party ten (10) days prior written notice thereof.

9. **City Requirements and Prior Approval**. The Applicant agrees to comply with all applicable laws and City ordinances, including, but not limited to, the City's zoning ordinances, subdivision regulations and all planning or infrastructure requirements related to the development of Applicant's property. The parties agree that execution of this Agreement in no way constitutes a waiver of any requirements of applicable City ordinances or policies with which the Applicant must comply and does not in any way constitute prior approval of any future proposal for development, including the Development Incentives Application. The parties understand that the City may not lawfully contract away its police powers and that approval of the Development Incentives Applications and any zoning, subdivision and similar development application cannot be contractually guaranteed. This Agreement does not alter or diminish the City's ability to exercise its legislative discretion to consider the Development Incentives Applications in accordance with the TIF Act, CID Act, Chapter 100 and all applicable laws and any other applications with respect to development of Applicant's property.

10. **Modification**. The terms, conditions and provisions of this Agreement can be neither modified nor eliminated except in writing and by mutual agreement between the City and the Applicant.

11. **Applicable Law**. This Agreement shall be governed by and construed in accordance with the laws of the State of Missouri.

12. **No Third Party Beneficiaries**. This Agreement is made and entered into for the sole protection and benefit of the City and Applicant. No other person or entity shall have or acquire any right or action based upon any provisions of this Agreement.

13. **Entire Agreement**. This Agreement constitutes the entire agreement and understanding between the parties with respect to the subject matter hereof and supersedes and replaces any and all prior oral agreements or written agreements, arrangements and understandings related thereto.

14. **Counterparts**. This Agreement may be executed in any number of counterparts, each of which shall be an original, but all of which together shall constitute on instrument.

[Remainder of Page Intentionally Left Blank. Signature Pages Immediately Follow]

The parties hereto have caused this Agreement to be executed by their duly authorized representatives the day and year first above written.

CITY OF HARRISONVILLE, MISSOURI

By: ______________________________
Judy Bowman, Mayor

(SEAL)

ATTEST:

____
Randy Jones, City Clerk

STATE OF MISSOURI)
) ss.
COUNTY OF ________)

BE IT REMEMBERED, that on this _____ day of ________________, 20__, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Judy Bowman, the Mayor of the City of Harrisonville, Missouri, a City duly incorporated and existing under and by virtue of the laws of the State of Missouri, who is personally known to me to be the same person who executed, as such official, the within instrument on behalf of and with the authority of said City, and such person duly acknowledged the execution of the same to be the act and deed of said City.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

____
NOTARY PUBLIC

My Commission Expires:

____

[SEAL]

______________________________, a
_______________ corporation

By: ___________________________
Name: _________________________
Title: __________________________

STATE OF ____________)
) ss.
COUNTY OF ___________)

BE IT REMEMBERED, that on this _____ day of _________________, 20__, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came ____________, the _____________________________, a _________________ corporation, who is personally known to me to be the same person who executed the within instrument on behalf of said company, and such person duly acknowledged the execution of the same to be the act and deed of said company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

____
NOTARY PUBLIC

My Commission Expires:

____

[SEAL]

Exhibit B

Targeted Industries (Eligible)
for Enhanced Enterprise Zone Real Property Tax Abatement

As recommended by the Harrisonville Enhanced Enterprise Zone Board
and approved by the Board of Aldermen on December 14, 2020

22111	Electric Power Generation
31-33	Manufacturing
42	Wholesale Trade
48-49	Transportation and Warehousing
51112	Periodical Publishing
51113	Book Publishing
51114	Other Publishers
5112	Software Publishing
51211	Motion Picture and Video Production
51212	Motion Picture and Video Production
51219	Postproduction Services and Other Motion Picture & Video Industry
5122	Sound Recording Industries
515	Broadcasting (except internet)
518	Data Processing, Hosting and Related Services
5413	Architectural, Engineering and Related Services
5414	Specialized Design Services
5415	Computer Systems Design and Related Services
5416	Management, Scientific and Technical Consulting Services
5417	Scientific Research and Development Services
5419	Other Professional, Scientific and Technical Services
55	Management of Companies and Enterprises
562	Waste Management and Remediation Services
6222	Psychiatric and Substance Abuse Hospitals
6223	Specialty Hospitals (except psychiatric and substance abuse)
71111	Theater Companies and Dinner Theaters
71119	Other Performing Arts Companies
7112	Spectator Sports
712	Museums, Historical Sites and Similar Institutions
71311	Amusement and Theme Parks

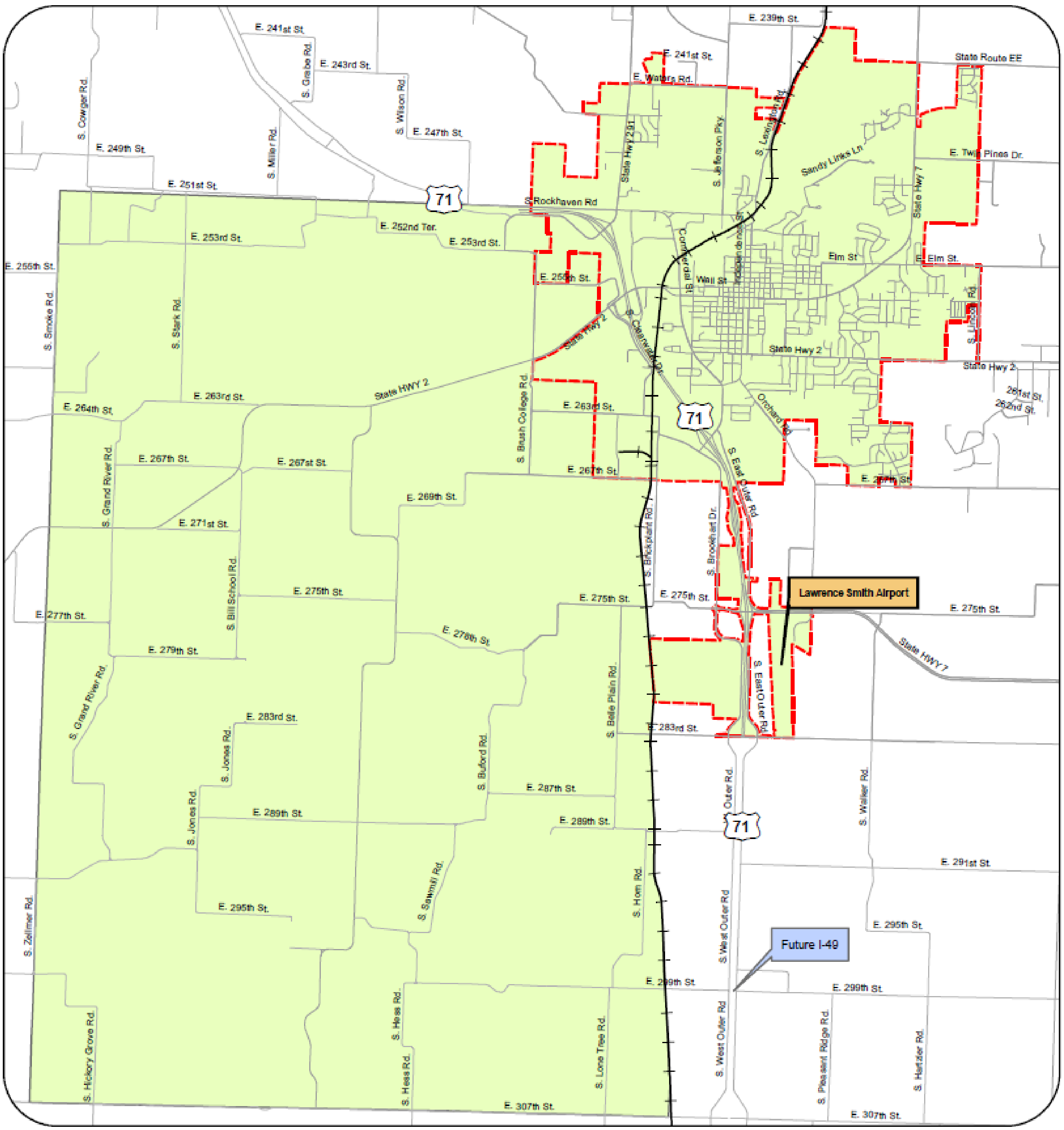
NOTE: All gambling (7132), retail establishments (44-45), educational services (61), religious organizations (8131), public administration (92) and eating and drinking establishments (722) are not eligible, by Statute.

Exhibit C

Enhanced Enterprise Zone
Tiered Real Property Tax Abatement Schedule

HARRISONVILLE	
ENHANCED ENTERPRISE ZONE	
TIERED INCENTIVE SCHEDULE	
BASE QUALIFICATION REQUIREMENTS	**ABATEMENT LEVEL / TERM**
Minimum Requirements - As verified by Missouri DED: 2 New FT employees AND $100,000 (minimum) capital investment	50% abatement / 10 years
Note: Upon qualification for minimum abatement, additional abatement is calculated according to additional FT Employees and/or additional Capital Investment.	
ADDITIONAL ABATEMENT INCREMENT BENEFITS	
Additional New Jobs Created Exceeding Minimum	
5+ NEW FT employees	5% additional abatement/10 Years
10+ NEW FT employees	7% additional abatement/10 years
15+ NEW FT employees	10% additional abatement/10 years
25+ NEW FT employees	15% additional abatement/10 years
50+ NEW FT employees	20% additional abatement/10 years
100+ NEW FT employees	25% additional abatement/10 years
250+ NEW FT employees	30% additional abatement/10 years
Additional Capital Investment Exceeding Minimum	
Capital investment exceeding $5 million	5% additional abatement/10 years
Capital investment exceeding $10 million	10% additional abatement/10 years
Capital investment exceeding $25 million	15% additional abatement/10 years
Capital investment exceeding $50 million	20% additional abatement/10 years
Capital investment exceeding $75 million	30% additional abatement/10 years

Exhibit D
Harrisonville Enhanced Enterprise Zone
Boundaries Map



City of Harrisonville est. 1836

STAFF REPORT

TO: **Board of Aldermen**
FROM: **Eric Myler, Fire Chief**
DATE: **July 13, 2020**
SUBJECT: **2020 Hazard Mitigation Plan**

Type of Item: *Approval*

GENERAL INFORMATION

In accordance with the Disaster Mitigation Act of 2000, the City of Harrisonville has participated in the preparation of a multi-jurisdictional local hazard mitigation plan known as the *2020 Multi-Jurisdictional Hazard Mitigation Plan for Cass, Clay, Jackson, Platte and Ray Counties (Plan)*. In addition to the 5 counties, a total of 37 cities, 23 school districts, two colleges and five fire and ambulance districts participated in the process. The Mid-America Regional Council (MARC) served as the author.

Completion of the *Plan* ensures continuity of federal mitigation funding through 2025. The 2020 *Plan* identifies local and regional mitigation goals and actions to reduce or eliminate long-term risk to people and property from the impacts of future hazards and disasters. The *Plan* can be viewed on the MARC website at https://www.marc.org/Emergency-Services-9-1-1/MEMC/Activities/2020-Hazard-Mitigation-Plan.

PROPOSAL

Cities, counties and school districts who participated in the preparation of the *Plan* are now in the process of adopting it. Staff recommends that the Harrisonville Governing Body approve the *Plan.*

PREVIOUS ACTIONS

The last regionwide hazard mitigation plan was approved in April 2015. Since that time three events in 2015 and 2019 occurred in the 5-county area that resulted in federal major disaster declarations and federal emergency declarations and 22 separate events related to hazardous weather caused property damage and/or loss of life. As such, mitigation planning ranks among the most important initiatives the region can undertake to protect its residents and minimize property damage.

The *Plan* now proposed for adoption has been reviewed by Missouri State Emergency Administration (SEMA) and is expected to be approved by Federal Emergency Management Administration (FEMA).

KEY ISSUES

Each city and county are to endeavor to integrate the *Plan* into future comprehensive and strategic planning processes. Chapter 5, *Mitigation Strategy*, contains a status update of Goals and Actions initially set in the 2015 Plan for each city, county, school district and fire/ambulance district. Sections pertaining to Cass County, the City of Harrisonville, and the Harrisonville School District and attached and can be found on the following pages:

Cass County	Ch. 5-A1	pages 388-390
City of Harrisonville	Ch. 5-A1	pages 395-401
Harrisonville School District	Ch. 5-A2	page 645

With the approval of the resolution, each city and county affirm that the *Plan* will be updated no less than once every five years.

STAFF COMMENTS

The next time the Goals and Actions will be formally updated is when the next 5-year update is done in 2025. However, in the interim, each City and County can modify their Goals and Actions as priorities, funding, and conditions change.

STAFF RECOMMENDATIONS

Approval.

ATTACHMENTS

Resolution

2020 Update of Goals and Actions - Cass County, City of Harrisonville, & Harrisonville Schools

STAFF CONTACTS: Chief Myler, Ted Martin, Chris Arthur, Roger Kroh

Council Bill No.

Resolution No.

A RESOLUTION OF THE CITY OF HARRISONVILLE MAYOR AND BOARD OF ALDERMEN ADOPTING THE 2020 MULTI-JURISDICTIONAL HAZARD MITIGATION PLAN FOR THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI.

WHEREAS, the Mayor and Board of Aldermen recognizes the threat that natural hazards pose to people and property within the City of Harrisonville; and

WHEREAS, the City of Harrisonville has participated in the preparation of a multi-jurisdictional local hazard mitigation plan, hereby known as the 2020 Multi-Jurisdictional Hazard Mitigation Plan for Cass, Clay, Jackson, Platte and Ray counties, hereafter referred to as the "*Plan*" in accordance with the Disaster Mitigation Act of 2000; and

WHEREAS, the *Plan* identifies mitigation goals and actions to reduce or eliminate long-term risk to people and property in the City of Harrisonville and throughout Cass County from the impacts of future hazards and disasters; and

WHEREAS, the Mayor and Board of Aldermen recognizes that land use and other policies have a major impact on whether people and property are exposed to natural hazards, the Mayor and Board of Aldermen will endeavor to integrate the *Plan* into future comprehensive and strategic planning processes in the City of Harrisonville; and

WHEREAS, adoption of the *Plan* by the Mayor and Board of Aldermen demonstrates their commitment to hazard mitigation and achieving the goals outlined in the *Plan* and affirms that the *Plan* will be updated no less than once every five years; and

WHEREAS, the *Plan* prepared by the Mid-America Regional Council has been reviewed by Missouri State Emergency Administration (SEMA) and is expected to be approved by Federal Emergency Management Administration (FEMA).

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

Section 1. That the Board of Aldermen of Harrisonville, Missouri, hereby adopts the final draft of the 2020 Hazard Mitigation Plan.

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

AYES:

NAYS:

ABSENT:

ABSTAIN:

PASSED AND RESOLVED by the Board of Aldermen of the City of Harrisonville, Missouri this 20th day of July 2020.

____

Judy Bowman, Mayor and Ex-Officio
Chairman of the Board of Aldermen

ATTEST:

____

Randall K. Jones, City Clerk

WITNESS my hand and seal this 20th day of July 2020.

Attachment: 2020 Hazard Mitigation Plan

Cass County 2020 Mitigation Strategy *(Continuing Plan Participant, NFIP Participant)*

Mitigation Goals and Action Steps	Plan Year	Status of Project	Status Explanation	Type of Mitigation Activity	Priority	Date of Completion	Cost/Benefit Review	Primary Agency Responsible for Implementation/Administration	Estimate of Cost ($)	Funding Source
Floods										
Discourage new development in floodplains and flood-prone areas.										
Levy fees on new residential, commercial and infrastructure development in floodplains or flood-prone areas to finance flood mitigation, preparedness, response and recovery actions.	2010	Deferred	Not something the county commission is comfortable doing at this time	Local Plans and Regulations	Unspecified					
*Enhance public awareness and education efforts related to flooding.	2020	Ongoing	Work with regional PrepareMetroKC effort	Education and Awareness Programs				county	Low	local
**Encourage home owners and businesses to purchase flood insurance.	2010	Ongoing	Public awareness events, brochures , media, severe weather training	Education and Awareness Programs	High	12/1/2018	No/ or low cost to implement and require little staff support.	county	Low	Federal, State and local grants when available
Identify low water crossings in the county that may pose a risk to the driving public and eliminate those hazards.										
Emergency Management will work with public works to identify low water crossings in the county and plan for their elimination.	2020	Ongoing	The Emergency Manager will work with county officials including public works and GIS to begin the identification and planning process.	Structure and Infrastructure Projects	Unspecified	12/31/2021		county emergency management and public works	to be determined	local government staff time
Emergency management working on with other county departments in looking at the purchase of flood gates to protect the public from driving into floodwaters	2020	Ongoing	County Commission shows interest in utilizing HMPG funds to fund this project.	Structure and Infrastructure Projects	Medium	TBD		county emergency management and public works	TBD	Grant funding
Implement or improve flood warning systems.										
Develop and implement procedures to quickly analyze and disseminate information from flood warning systems to the public.	2010	Ongoing	Use of the county Everbridge alert system to alert the public of severe weather events and use of social media accounts	Education and Awareness Programs	Unspecified	TBD		county public works and public information	TBD	Grant funding
Improve flood hazard assessments and flood mapping.										
Conduct an in-depth flood risk analysis utilizing HAZUS data and create detailed maps based on GIS technology to identify areas at risk from flooding.	2010	Deferred	waiting for more complete data	Local Plans and Regulations	Unspecified					
**Coordinate the collection of demographic, economic, watershed, land use and other data required by the HAZUS-Flood software program and/or GIS systems.	2010	Ongoing	Zoning dept, Assessors office and GIS department are developing this	Local Plans and Regulations	Medium	12/1/2018	Data has multiple uses and can benefit across multiple programs.	county zoning, assessor and GIS departments	Low	Federal, State and local grants when available
Reduce flood-related damage to public, residential and commercial property in flood-prone areas through structural and nonstructural retrofits.										

Mitigation Goals and Action Steps	Plan Year	Status of Project	Status Explanation	Type of Mitigation Activity	Priority	Date of Completion	Cost/Benefit Review	Primary Agency Responsible for Implementation/Administration	Estimate of Cost ($)	Funding Source
As funding allows, repetitive flood loss properties and structures will be targeted for buyout.	2010	Deferred	County does not have the money for the match or maintenance	Unspecified	Unspecified					
**Elevate public facilities in flood-prone areas. Encourage home owners and businesses to elevate their structures.	2010	Ongoing	Zoning Office, through the NFIP regulates new structures	Structure and Infrastructure Projects	High	12/1/2018	Decreases potential damage and reduces out of pocket insurance costs.	county zoning office	Low	Federal, State and local grants when available
**Encourage homeowners and businesses in flood-prone areas to elevate mechanical systems (i.e., furnaces, hot water heaters, electrical panels, etc.).	2010	Ongoing	Working with Zoning and Emergency Management through handouts and public education ie fairs, festivals and social media	Education and Awareness Programs	Medium	12/1/2018	No/ or low cost to implement and require little staff support.	county zoning and emergency management	Low	Federal, State and local grants when available
Encourage utility providers to assess their facilities, distribution systems, etc. for vulnerability to flooding and, if necessary, retrofit or modify them to decrease vulnerability.	2010	Deferred	Not controlled by county, we will advise and assist when requested	Unspecified	Unspecified					
Encourage water and wastewater districts to elevate vulnerable equipment, electrical controls and other equipment at wastewater treatment plants, potable water treatment plants and pumping stations.	2010	Deferred	Not controlled by county, we will advise and assist when requested	Structure and Infrastructure Projects	Unspecified					
**Identify incentives to offer home owners and businesses to remove or retrofit their structures in flood-prone areas.	2010	Ongoing	Zoning, codes and Flood Plain manager working with homeowners and SEMA/FEMA to resolve issues	Local Plans and Regulations	High	12/1/2018	Requires cooperation of landowners to implement, but ultimately beneficial.	zoning, codes and floodplain manager	Low	Federal, State and local grants when available
Tornadoes										
Encourage building practices and the use of materials that reduce the damaging effects of tornadoes.										
Require the use of tempered or shatter-resistant glass in the windows of new public/private facilities where large numbers of people may congregate. Retrofit existing facilities.	2010	Deferred	Should be incorporated in the new building code standards	Local Plans and Regulations	Unspecified					
Review and enhance (if necessary) regulations related to design and installation of architectural features on buildings to minimize the creation of windborne debris.	2010	Deferred	Should be incorporated in the new building code standards	Local Plans and Regulations	Unspecified					
Encourage construction of community tornado shelters in office complexes, factories, apt complexes, schools mobile home parks, stadiums, and other large population congregation centers.										

Mitigation Goals and Action Steps	Plan Year	Status of Project	Status Explanation	Type of Mitigation Activity	Priority	Date of Completion	Cost/Benefit Review	Primary Agency Responsible for Implementation/Administration	Estimate of Cost ($)	Funding Source
Offer residential/ commercial builders/developers tax incentives to construct safe rooms/community shelters in new public facilities.	2010	Deferred	No interest in local government doing so at this time	Unspecified	Unspecified					
Work with chambers of commerce, school districts, corporations, etc. to promote benefits of safe rooms.	2010	Ongoing	Public education via MARC/MEMC, local government and working with facilities that house vulnerable public	Education and Awareness Programs	Medium	Ongoing	Low/no cost mechanism to increase public safety.	county emergency management and public information	$1,000.00	Local government and any grants available
Encourage electric and telecommunications utilities to protect their existing infrastructure from the effects of tornadoes and high winds. *DELETE GOAL*										
Adopt ordinances or regulations requiring the underground placement of new electric and telecommunications transmission lines.	2010	Deleted	Should be incorporated in new building code standards	Unspecified	Unspecified					
Anchor or strengthen above-ground transmission lines, poles and similar structures.	2010	Deleted	Already incorporated into local building codes	Structure and Infrastructure Projects	Low	Ongoing	Would reduce recovery costs, but would have high intial implementation.		Unknown	NA
Offer financial or other incentives to utility providers to replace existing above-ground utility lines with underground utility lines.	2010	Deleted	No interest in local government in doing so at this time.	Unspecified	Unspecified					
Ensure public facilities have shelters to accommodate staff and visitors during tornadoes/natural hazards.										
Assess existing facilities for shelter suitability. Mark clearly and inform visitors/employees of locations.	2010	Ongoing	Will start looking at sheltering plans for existing county facilities and start to place shelter info placards for them.	Structure and Infrastructure Projects	Unspecified			county public works	low	county
Consider adopting policies requiring incorporation of safe rooms/shelters in new public facility construction.	2010	Deferred	Interest is not there at this time	Unspecified	Unspecified					
Retrofit or add shelters to existing public facilities with inadequate protection from tornadoes and high wind.	2010	Deferred	No Funding available at this time	Unspecified	Unspecified					
Increase public awareness and understanding the benefits of "safe rooms."										
Develop, distribute informational materials on safe rooms.	2010	Ongoing	Public awareness events ie county fair, local festivals, brochures, social media and yearly storm spotter training.	Education and Awareness Programs	Medium	Ongoing	Low/no cost mechanism to increase public safety.	county emergency management	0	Federal , state and local grants
Partner w/ trade orgs. to conduct safe room workshops.	2010	Ongoing	Public education with MARC and MEMC	Education and Awareness Programs	Unspecified	Ongoing	Low/no cost mechanism to increase public safety.	work with MARC and MEMC	0	NA

Harrisonville 2020 Mitigation Strategy *(Continuing Plan Participant, NFIP Participant)*

Mitigation Goals and Action Steps	Plan Year	Status of Project	Status Explanation	Type of Mitigation Activity	Priority	Date of Completion	Cost/Benefit Review	Primary Agency Responsible for Implementation/Administration	Estimate of Cost ($)	Funding Source
Tornadoes										
Encourage building practices and the use of materials that reduce the damaging effects of tornadoes.										
Require the use of tempered or shatter-resistant glass in the windows of new public/private facilities where large numbers of people may congregate. Retrofit existing facilities.	2020 - 2030	Planning Stage	Work within the parameters of adopted building codes regarding hazardous area glazing and newer proposed code requirements based on wind speed design for tornado prone areas(ie: ICC 600 expanded and new areas).	Future adoption of most current ICC code cycles. Increase public awareness of building materials options and work with material suppliers to enable availability.	Medium	2025-2030	High costs/High benefit	building code office	Public =over $500,000 Private= over $1,000,000	City, private property owners and developers and federal assistance
Encourage construction of community tornado shelters in office complexes, factories, apt complexes, schools mobile home parks, stadiums, and other large population congregation centers.										
Consider adopting ordinances or regs requiring the construction of tornado shelters in new buildings where people live, work or congregate.	2020-2025	Ongoing	The City of Harrisonville will encourage new businesses,schools, etc to construct shelters for their employees and residents	Code and Ordinance adoption. Education	High	2025	Medium costs/high benefit	building code office	$15,000	City and federal assistance
Offer residential/ commercial builders/developers tax incentives to construct safe rooms/community shelters in new public facilities.	2020-2030	Deferred	Due to City budget constraints incentives offered by the City will be unknown	Lobby for increased availablity of federal funding	High	Unknown	Unknown costs/high benefit		Unknown	Federal assistance
Work with chambers of commerce, school districts, corporations, etc. to promote benefits of safe rooms.	2025	Ongoing		Unspecified	Unspecified			emergency management	Low	local govt
Encourage electric and telecommunications utilities to protect their existing infrastructure from the effects of tornadoes and high winds.										
Offer financial or other incentives to utility providers to replace existing above-ground utility lines with underground utility lines.	2010	Deferred		Unspecified	Unspecified					
Ensure public facilities have shelters to accommodate staff and visitors during tornadoes/natural hazards.										
Assess existing facilities for shelter suitability. Mark clearly and inform visitors/employees of locations.	2020	Ongoing	Have adopted 3 shelter locations and it works to make them visible on Google Maps and GPS	Hazard Control	Medium	Ongoing	Low/no cost mechanism to increase public safety.	public works	1000	operating funds
Consider adopting policies requiring incorporation of safe rooms/shelters in new public facility construction.	2020	Ongoing	Encouraging new policies for construction of safe room and shelters in new public facilities	Unspecified	Medium	Ongoing	Low/no cost mechanism to increase public safety.	building code office	1000	operating funds
Retrofit or add shelters to existing public facilities with inadequate protection from tornadoes and high wind.	2020	Ongoing	Ongoing issue to ensure that in place public facilities have adequate sheltering for the public and its residents.	Unspecified	Unspecified			public works	High	Grants

Mitigation Goals and Action Steps	Plan Year	Status of Project	Status Explanation	Type of Mitigation Activity	Priority	Date of Completion	Cost/Benefit Review	Primary Agency Responsible for Implementation/Administration	Estimate of Cost ($)	Funding Source
Increase public awareness and understanding the benefits of "safe rooms."										
Develop, distribute informational materials on safe rooms.	2020-2025	Ongoing	Ongoing to distribute the information to public buildings and residential	Unspecified	Medium	Ongoing	increase in safe rooms in community	emergency management	1000	operating funds
Partner w/ trade orgs. to conduct safe room workshops.	2020	Ongoing	Working on some sort of partnership with a safe room company to conduct safe room workshops.	Unspecified	Medium	Ongoing	increase in safe rooms in community	emergency management	1000	operating funds
Floods										
Discourage new development in floodplains and flood-prone areas.										
**Levy fees on new residential, commercial and infrastructure development in floodplains or flood-prone areas to finance flood mitigation, preparedness, response and recovery actions.	2020	Ongoing	*City of Harrisonville does not allow developments in the floodplain. All developments or substantial redevelopments must be elevated above the floodplain*	Unspecified	Medium	Ongoing	NA	public works; floodplain manager	NA	NA
Enhance public awareness and education efforts related to flooding.										
Encourage home owners and businesses to purchase flood insurance.	2020	Ongoing	Provide public education materials from FEMA at public events and the city hall codes office kiosk. Provide NFIP local contact information to residents.	Floodplain Management - Improve Compliance with NFIP	High	Ongoing	Will reduce recovery costs and ensure compliance with NFIP.	emergency management	Low	Private
Obtain brochures and related publications on flood mitigation, preparedness, response and recovery from FEMA, SEMA, the American Red Cross and other organizations and provide them to home owners and businesses in flood-prone areas.	2020	Ongoing	Provide public education materials from FEMA at public events and the city hall codes office kiosk	Floodplain Management - Beyond Minimum Requirements	Medium	Ongoing	Will reduce recovery costs and ensure compliance with NFIP.	emergency management	Low	City general fund
Partner with emergency services, public health, human services organizations, appropriate state and federal agencies and the business community to conduct special public education events, such as a Flood Mitigation and Preparedness Workshop.	2020	Ongoing	Held Flood Mitigation Workshop for residents in 2018 with representatives from SEMA, NFIP, and USACE - Silver Jackets. Another similar event is being planned for 2020	Educate Property Owners about Flood Mitigation Techniques	Medium	2020	Provide guidance to homeowners	emergency management	Low	City general fund
Examine repetitive flood loss properties in each county and determine feasible and practical mitigation options.										
**As funding allows, repetitive flood loss properties and structures will be targeted for buyout.	2020	Will begin this year	The City of Harrisonville uses the FEMA SDE program to estimate and track losses. HMGP funding will be sought to buyout these properties.	Removing Existing Structure from Flood Hazard Areas	High	2025	Will eliminate or greatly reduce repetitive loss properties.	public works; emergency management	$3,400,000	City of Harrisonville & HMGP

Mitigation Goals and Action Steps	Plan Year	Status of Project	Status Explanation	Type of Mitigation Activity	Priority	Date of Completion	Cost/Benefit Review	Primary Agency Responsible for Implementation/Administration	Estimate of Cost ($)	Funding Source
**Identify potential funding opportunities to implement mitigation options for repetitive flood loss properties.	2020	Watershed Evaluations Underway	Based upon recent flood events, the City has identified repetetive flood prone properties: Town Creek - 6 properties; Muddy Creek - 5 properties; Trib #2 - 6 properties. Look for private-public partnering opportunities with regional watershed, based solutions.	Removing Existing Structure from Flood Hazard Areas; Improve Stormwater Drainage System Capacity	High	2030	Will eliminate or greatly reduce repetitive loss properties.	public works; emergency management	$4,000,000	City, private developers, and HMGP/FMA/PDM
**With stakeholders, explore incentive options to encourage property owners to take action to prevent or reduce future flood losses	2020	Ongoing	The City of Harrisonville is in the process of implementing sustainable design practices in stormwater management. This process will be better defined as performance data is obtained and evaluated.	Sustainable Planning & Design	Medium	Ongoing	Non-structural solutions such as stream buffers will reduce long-term floodplain impacts	floodplain manager; emergency management	Low	Private and City of Harrisonville
**Work with owners of repetitive flood loss properties to identify feasible mitigation strategies and potential opportunities; determine property owners' interest in specific mitigation options.	2020	Ongoing	Severe flood events in 2017 and 2019 resulted in numerous homes and businesses flooded. Public meeting events will be held in 2020 to determine public interest in mitigation alternatives.	Removing Existing Structure from Flood Hazard Areas	High	2022	Will eliminate or greatly reduce repetitive loss properties.	floodplain manager; emergency management	Low	City general fund
Implement or improve flood warning systems.										
Determine the need for stream gauges in waterways without flood warning systems or additional stream gauges in waterways with flood warning systems already in-place.	2020	Ongoing	Following the severe flood events of 2017 and 2019, the City has been meeting with the USGS about the installation of stream gauges and flood warning devices	Emergency Prepardness	High	2025	Has the potential to save lifes and property	public works; emergency management	$200,000	City and USGS
Work with local governments and other stakeholders to share data from flood warning systems in multiple jurisdictions.	2010	Deferred			Unspecified					
Improve flood hazard assessments and flood mapping.										

Mitigation Goals and Action Steps	Plan Year	Status of Project	Status Explanation	Type of Mitigation Activity	Priority	Date of Completion	Cost/Benefit Review	Primary Agency Responsible for Implementation/Administration	Estimate of Cost ($)	Funding Source
**Assist FEMA with the Cass County Restudy	2021	Starting	A county-wide restudy by FEMA is getting started with Wood Consulting perfoming the work. The City attended the scoping meeting and has provided list of data to the SC. The data includes topographic information, watershed characteristics, and USACE models.	Floodplain Management	High	2024	Help guide floodplain management	floodplain manager; emergency management	High	FEMA
**Conduct an in-depth flood risk analysis utilizing HAZUS data and create detailed maps based on GIS technology to identify areas at risk from flooding.	2022	Hold pending completion of the data acquisition	Will proceed upon completion of the data acquisition	Improved Flood Risk Management	Low	2023	Help guide floodplain management	public works; foodplain manager	Low	City of Harrisonville general funds
**Coordinate the collection of demographic, economic, watershed, land use and other data required by the HAZUS-Flood software program and/or GIS systems.	2021	Hold pending completion of the Investigation	Will proceed once the investigation is completed	Improved Flood Risk Management	Low	2022	Most data readily available and can be easily imported to identify potential areas for increased mitigation efforts.	planning, public works	Low	City of Harrisonville general funds
**Investigate the HAZUS program from FEMA. Download and learn how to operate the program including data acquisition requirements.	2020	Starting	City staff will evaluate this HAZUS program and determine if it should be utilized for futher floodplain management	Improved Flood Risk Management	Low	2020	None	planning, public works	Low	City of Harrisonville general funds
Obtain parcel data (assessed valuation and other information) for flood boundary areas and enhance vulnerability assessments for these areas.	2010	Deferred		Unspecified	Unspecified					
Partner with FEMA in the Cooperating Technical Partners (CTP) Program to increase local involvement in, and ownership of, the flood mapping process.	2010	Deferred		Unspecified	Unspecified					
Purchase HAZUS-Flood software from FEMA, possibly in conjunction with other local or regional stakeholders.	2010	Deferred		Unspecified	Unspecified					

Integrate flood mitigation strategies with projects and activities designed to (1) protect, restore or enhance ecosystems and the environment and/or (2) create recreational opportunities for the community.

Mitigation Goals and Action Steps	Plan Year	Status of Project	Status Explanation	Type of Mitigation Activity	Priority	Date of Completion	Cost/Benefit Review	Primary Agency Responsible for Implementation/Administration	Estimate of Cost ($)	Funding Source
Consider & plan alternative uses for floodplains and flood-prone areas, such as sports fields, parks, wildlife habitats, etc.	2020	Ongoing	Utilizing the watershed approach and GIS technology, the City of Harrisonville works with homeowners and developers to minimize impacts to the floodplains. Low impact development and utilization of riparian corridors are a priority. With the City's Parks Department, these green spaces are restored or assimilated into sports facilities.	Natural System Protection	High	Ongoing	Will reduce floodplain vulnerability and increase city greenspace.	planning	Low	City Funds
Identify funding sources for the acquisition & construction of flood-prone land for environmental, recreational and flood mitigation uses.	2021	Starting after alternative planning, watershed and floodplain modeling, and private partnering agreements in place.	The City of Harrisonville has and continues the watershed based evaluation of regional stormwater detention basins. Since 2003 we have constructed one regional basin and prepared concept plans for two more. The City is working with the US Army Corps of Engineers (USACE) on a comprehensive watershed plan for Muddy Creek. Mitigation of flooding is being evaluated; these efforts include regional stormwater detention.	Removing Existing Structure from Flood Hazard Areas; Improve Stormwater Drainage System Capacity	High	Ongoing	Regional detention will protect flood prone properties	planning	$3,000,000	Public/Private partnering. City funds, private land donations, USACE, and PDM/FMA assistance
In concert with existing comprehensive and land use plans, develop a strategy for acquiring flood-prone property for use as open space or park land.	2020	Ongoing	Public Works and Community Development has worked together on low-impact development to maximize green space and minimuze floodplain encroachments. In accordane with our MS4, by 2022, the city will be considering the implementation of riparian corridor protection.	Protect and Restore Natural Food Mitigation Features	Medium	Ongoing	Will reduce floodplain vulnerability and increase city greenspace.	planning; public works, parks and recreation	Medium	City general funds

Mitigation Goals and Action Steps	Plan Year	Status of Project	Status Explanation	Type of Mitigation Activity	Priority	Date of Completion	Cost/Benefit Review	Primary Agency Responsible for Implementation/Administration	Estimate of Cost ($)	Funding Source
Design and construct detention basins, small lakes and greenways or riparian corridors in areas of new development to channel and catch storm water, thereby reducing the likelihood of flooding.	2021	Concept and modeling completed	With assistance from the US Army Corps of Engineers, a detailed Muddy Creek watershed and floodplain analysis was performed. Regional stormwater detention has been identified as a potential mitigation effort. The City is negotiating with private developers for a private/public partnering.	Construct Flood Control Measures; Improve Stormwater Drainage System Capacity	High	Ongoing	Will prevent flooding for moderate costs	planning; public works, parks and recreation	$4,000,000	City general funds, fee-in-lieu-of funds, private development, and federal assistance (FMA/PDM)
Develop partnerships between regional emergency management, floodplain management and environmental groups to educate one another and the public of the benefits of collaboration and identify specific programs and activities that can be developed and i	2020	Starting	The City is evaluating the development of a stream team. We are working with the Missouri Department of Conservation and the South Grand River Watershed Alliance to determine the effectiveness and support if this effort is pursued.	Form Partnership to Support Floodplain Management	Medium	Ongoing	NA	planning; public works, parks and recreation	Low	City and private funds
Work with area environmental groups, property owners and other stakeholders to develop and implement flood mitigation strategies that also promote the restoration and/or sustainability of fish and wildlife habitats		Deferred		Unspecified	Unspecified					
Participate in, and ensure compliance with, flood mitigation and floodplain management programs.										
**Participate in the National Flood Insurance Program (NFIP) and Community Rating System (CRS).	2020	Ongoing	City will continue to participate with the NFIP and assess the ability to work with the CRS program.	Floodplain Management	High	Ongoing	NA	floodplain manager	Low	City general funds
Reduce flood-related damage to public, residential and commercial property in flood-prone areas through structural and nonstructural retrofits or removal of property.										
**As funding allows, repetitive flood loss properties and structures will be targeted for buyout.	2020	Will begin this year	Once HMGP funding is secured, City will seek to buyout these floodprone properties.	Removing Existing Structure from Flood Hazard Areas	High	2025	Will eliminate or greatly reduce repetitive loss properties.	floodplain manager, emergency management	$3,400,000	City of Harrisonville & HMGP
**Elevate low-water crossing structurally failing due to overtopping	2021	Waiting to start	Low water crossing in the City Park that has been damaged from frequent overtopping would be relocated and raised	Infrastructure Protection	Medium	2022	Would help minimize loss to infrasturcture	public works	$150,000	City funds and FMA/PDM assistance

Mitigation Goals and Action Steps	Plan Year	Status of Project	Status Explanation	Type of Mitigation Activity	Priority	Date of Completion	Cost/Benefit Review	Primary Agency Responsible for Implementation/Administration	Estimate of Cost ($)	Funding Source
**Encourage homeowners and businesses in flood-prone areas to elevate mechanical systems (i.e., furnaces, hot water heaters, electrical panels, etc.).	2020	Ongoing	The City will provide education materials to guide property owners in flood prone areas.	Elevate or Retrofit Structures and Utilities	Medium	Ongoing	Requires cooperation of landowners to implement, but ultimately beneficial as will greatly reduce recovery costs and insurance rates.	emergency management	NA	Private
**Identify incentives to offer home owners and businesses to remove or retrofit their structures in flood-prone areas.	2023	Waiting to start	The City will evaluate alternate incentives	Elevate or Retrofit Structures and Utilities	Low	2024	Requires cooperation of landowners to implement, but ultimately beneficial as will greatly reduce recovery costs and insurance rates.	floodplain manager, emergency management	NA	City & Private

Harrisonville School District 2020 Mitigation Strategy *(Continuing Plan Participant)*

Mitigation Goals and Action Steps	Plan Year	Status of Project	Status Explanation	Type of Mitigation Activity	Priority	Date of Completion	Cost/Benefit Review	Primary Agency Responsible for Implementation/Administration	Estimate of Cost ($)	Funding Source
Severe Thunderstorms										
Educate district staff, parents and students about the necessity of severe weather planning at school and at home.										
Obtain and distribute educational brochures to help staff, students and families become more aware of the dangers of severe thunderstorms and ways they can protect themselves.	2010	Ongoing		Education and Awareness Programs	Medium	Ongoing	Low cost approach to increase awareness of actions people can take to prevent injury, death and property damage from severe thunderstorms.	Emergency Preparedness Training and Communications	Very low cost	District Budget
Initiate ongoing training and awareness of district staff and students.	2010	Ongoing		Education and Awareness Programs	Medium	Ongoing	Low cost approach to increase awareness of actions people can take to prevent injury, death and property damage from severe thunderstorms.	Emergency Preparedness Training and Communications	Very low cost	District Budget
Tornadoes										
Educate district staff, parents and students about the necessity of severe weather planning at school and at home.										
Obtain and distribute educational brochures to help staff, students and families become more aware of the dangers of severe thunderstorms and ways they can protect themselves.	2010	Ongoing		Education and Awareness Programs	Medium	Ongoing	Low cost approach to increase awareness of actions people can take to prevent injury, death and property damage from tornadoes.	Emergency Preparedness Training and Communications	Very low cost	District Budget
Initiate ongoing training and awareness of district staff and students.	2010	Ongoing		Education and Awareness Programs	Medium	Ongoing	Low cost approach to increase awareness of actions people can take to prevent injury, death and property damage from tornadoes.	Emergency Preparedness Training and Communications	Very low cost	District Budget
Continue to train students and staff for various disaster situations.										
Develop protocols for visitors to district buildings.	2015	Ongoing	Tornado procedures updated; lockdown procedures	Local Plans and Regulations	High	Ongoing	This action will provided us with consistent practices for the arrival and departure of district visitors during school hours/business hours.	District and Building Administration	0	N/A
Design and build secure entries to district buildings.	2015	Ongoing	Two buildings have secure entrance vestibules; assess/update video surveillance annually	Structure and Infrastructure Projects	High	Ongoing	This action will provided us with building entrances that allow for safe arrival and departure of visitors, and it will assist with the maintainence of secure facilities.	District and Building Administration	50,000-100,000	Local District Funds

Council Bill No.

Resolution No.

A RESOLUTION OF THE CITY OF HARRISONVILLE MAYOR AND BOARD OF ALDERMEN ADOPTING THE 2020 MULTI-JURISDICTIONAL HAZARD MITIGATION PLAN FOR THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI.

WHEREAS, the Mayor and Board of Aldermen recognizes the threat that natural hazards pose to people and property within the City of Harrisonville; and

WHEREAS, the City of Harrisonville has participated in the preparation of a multi-jurisdictional local hazard mitigation plan, hereby known as the 2020 Multi-Jurisdictional Hazard Mitigation Plan for Cass, Clay, Jackson, Platte and Ray counties, hereafter referred to as the "*Plan*" in accordance with the Disaster Mitigation Act of 2000; and

WHEREAS, the *Plan* identifies mitigation goals and actions to reduce or eliminate long-term risk to people and property in the City of Harrisonville and throughout Cass County from the impacts of future hazards and disasters; and

WHEREAS, the Mayor and Board of Aldermen recognizes that land use and other policies have a major impact on whether people and property are exposed to natural hazards, the Mayor and Board of Aldermen will endeavor to integrate the *Plan* into future comprehensive and strategic planning processes in the City of Harrisonville; and

WHEREAS, adoption of the *Plan* by the Mayor and Board of Aldermen demonstrates their commitment to hazard mitigation and achieving the goals outlined in the *Plan* and affirms that the *Plan* will be updated no less than once every five years; and

WHEREAS, the *Plan* prepared by the Mid-America Regional Council has been reviewed by Missouri State Emergency Administration (SEMA) and is expected to be approved by Federal Emergency Management Administration (FEMA).

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

Section 1. That the Board of Aldermen of Harrisonville, Missouri, hereby adopts the final draft of the 2020 Hazard Mitigation Plan.

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

AYES:
NAYS:

ABSENT:
ABSTAIN:

PASSED AND RESOLVED by the Board of Aldermen of the City of Harrisonville, Missouri this 20th day of July 2020.

____
Judy Bowman, Mayor and Ex-Officio
Chairman of the Board of Aldermen

ATTEST:

____
Randall K. Jones, City Clerk
WITNESS my hand and seal this 20th day of July 2020.

Attachment: 2020 Hazard Mitigation Plan

To: **Board of Aldermen**

From: **Eric Myler, Fire Chief**

Date: **July 20, 2020**

Re: **Resolution Adopting the 2020 Multi-Jurisdictional Hazard Mitigation Plan**

GENERAL INFORMATION

In accordance with the Disaster Mitigation Act of 2000, the City of Harrisonville has participated in the preparation of a multi-jurisdictional local hazard mitigation plan known as the *2020 Multi-Jurisdictional Hazard Mitigation Plan for Cass, Clay, Jackson, Platte and Ray Counties (Plan)*. In addition to the 5 counties, a total of 37 cities, 23 school districts, two colleges and five fire and ambulance districts participated in the process. The Mid-America Regional Council (MARC) served as the author.

Completion of the *Plan* ensures continuity of federal mitigation funding through 2025. The 2020 *Plan* identifies local and regional mitigation goals and actions to reduce or eliminate long-term risk to people and property from the impacts of future hazards and disasters. The *Plan* can be viewed on the MARC website at https://www.marc.org/Emergency-Services-9-1-1/MEMC/Activities/2020-Hazard-Mitigation-Plan.

PROPOSAL

Cities, counties and school districts who participated in the preparation of the *Plan* are now in the process of adopting it. Staff recommends that the Harrisonville Governing Body approve the *Plan.*

PREVIOUS ACTIONS

The last regionwide hazard mitigation plan was approved in April 2015. Since that time three events in 2015 and 2019 occurred in the 5-county area that resulted in federal major disaster declarations and federal emergency declarations and 22 separate events related to hazardous weather caused property damage and/or loss of life. As such, mitigation planning ranks among the most important initiatives the region can undertake to protect its residents and minimize property damage.

The *Plan* now proposed for adoption has been reviewed by Missouri State Emergency Administration (SEMA) and is expected to be approved by Federal Emergency Management Administration (FEMA).

KEY ISSUES

Each city and county are to endeavor to integrate the *Plan* into future comprehensive and strategic planning processes. Chapter 5, *Mitigation Strategy*, contains a status update of Goals and Actions initially set in the 2015 Plan for each city, county, school district and fire/ambulance district. Sections pertaining to Cass County, the City of Harrisonville, and the Harrisonville School District and attached and can be found on the following pages:

Cass County	Ch. 5-A1	pages 388-390
City of Harrisonville	Ch. 5-A1	pages 395-401
Harrisonville School District	Ch. 5-A2	page 645

With the approval of the resolution, each city and county affirm that the *Plan* will be updated no less than once every five years.

STAFF COMMENTS

The next time the Goals and Actions will be formally updated is when the next 5-year update is done in 2025. However, in the interim, each City and County can modify their Goals and Actions as priorities, funding, and conditions change.

STAFF RECOMMENDATIONS

Approval.

ATTACHMENTS

Resolution
2020 Update of Goals and Actions - Cass County, City of Harrisonville, & Harrisonville Schools

STAFF CONTACTS: Chief Myler, Ted Martin, Chris Arthur, Roger Kroh