



**AGENDA
CITY OF HARRISONVILLE
BOARD OF ALDERMEN
REGULAR MEETING
CITY HALL
JANUARY 18, 2022
6:00 PM**

NOTE: Due to recent exposures to COVID-19, this meeting of the Harrisonville Board of Aldermen is being conducted through a remote, online service. To attend this meeting, please dial 1-312-626-6799. The meeting access code is: 870-2851-0273 or visit >>

<https://us02web.zoom.us/j/87028510273?pwd=RjYxOC8wZGVpZjEwdlVoMFhpTG9NQ09>

- 1. Call to Order**
 - A. Pledge of Allegiance**
 - B. Roll Call**
- 2. Ceremonial Matters**
- 3. Public Participation**
- 4. Approval of Minutes**
 - A. Board of Aldermen - Regular Meeting - Jan 4, 2022 6:00 PM**
 - B. Board of Aldermen - Work Session - Jan 4, 2022 6:30 PM**
 - C. Executive Session Minutes - January 4, 2022**
- 5. Agenda Items**
 - A. Council Bill 02: A RESOLUTION OF THE CITY OF HARRISONVILLE, MISSOURI, STATING INTENT TO SEEK FUNDING THROUGH THE COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM AND AUTHORIZING THE MAYOR, OR DESIGNEE (CITY ADMINISTRATOR), TO PURSUE ACTIVITIES IN AN ATTEMPT TO SECURE FUNDING.**
 - B. Council Bill 03: A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE PLACING A MORATORIUM ON THE COLLECTION OF CITY UTILITY FEES FOR TWENTY-FIVE RESIDENTIAL DWELLING UNITS IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI; AND ESTABLISHING AN EFFECTIVE DATE**

C. Council Bill 04: AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE, MISSOURI AUTHORIZING APPROVAL OF THE STATE BLOCK GRANT AGREEMENT FOR THE AIRPORT IMPROVEMENT PROGRAM

- 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 14th day of January, 2022.

Daniel Barnett, 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
JANUARY 4, 2022
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
Bill Mills	Harrisonville	Board Member	Present	
Mike Zaring	Harrisonville	Board Member	Present	
Sandy Franklin	Harrisonville	Board Member	Present	
Dave Doerhoff	Harrisonville	Board Member	Present	
Marcia Milner	Harrisonville	Board Member	Remote	
Judy Reece	Harrisonville	Board Member	Present	
Gary Davidson	Harrisonville	Board Member	Present	
Matt Turner	Harrisonville	Board Member	Present	
Judy Bowman	Harrisonville	Mayor	Present	

Others present: City Administrator Brad Ratliff, Director of Administrative Services Jeremy Smith, City Attorney Steve Mauer, Public Works Director/City Engineer Carl Brooks, Electric Department Superintendent Andy Pollard, Police Chief John Hofer (remote), Building Official Chris Arthur, Code Enforcement Officer Katie Phelps, Mid-America Regional Council Small Cities Program Manager Lisa Danbury and City Clerk Daniel Barnett - recording.

2. Ceremonial Matters

None.

3. Public Participation

None.

4. Approval of Minutes

A. Board of Aldermen - Regular Meeting - Dec 6, 2021 6:00 PM

RESULT: ACCEPTED [UNANIMOUS]
MOVER: Dave Doerhoff, Board Member
SECONDER: Sandy Franklin, Board Member
AYES: Mills, Zaring, Franklin, Doerhoff, Milner, Reece, Davidson, Turner

B. Board of Aldermen - Work Session - Dec 6, 2021 6:30 PM

RESULT: ACCEPTED [UNANIMOUS]
MOVER: Sandy Franklin, Board Member
SECONDER: Matt Turner, Board Member
AYES: Mills, Zaring, Franklin, Doerhoff, Milner, Reece, Davidson, Turner

5. Agenda Items

A. Public Hearing - CDBG Demolition Grant Application

Staff report presented by Community and Economic Development Director Clarke.

Clarke introduced Mid-America Regional Council Small Cities Program Manager Lisa Danbury.

Clarke spoke to an update to the application process, as a Phase 1 Environmental Site Assessment was conducted in 2021 for the site. Clarke said the previous assessment, which was conducted in 2019 had expired, but said the new assessment was funded by a Missouri Department of Natural Resources grant.

Clarke informed the Board that the 20-percent cost matching would be for the full demolition cost, not the total award grant funding.

Clarke said he needed to clarify with MARC if the site, once demolished, can be used as a parking lot. Clarke said there is a five-year requirement for the property to be used only in its requested purpose.

Clarke reminded the Board that the City had gone through the Community Needs Assessment process in 2020.

Danbury spoke to the Board about the Community Development Block Grant's demolition program and its guidelines. Danbury said the highest amount that can be requested is \$300,000.

Danbury said the site would not be eligible for redevelopment for at least five years.

Clarke informed the Board that staff have been able to submit a draft application for review by the CDBG, who provided constructive feedback that will be beneficial moving forward.

Danbury informed the Board that the project proposes to demolish and properly dispose of the Old Electric and Water Plant Facility buildings and concrete settling basins, including asbestos removal, minor site grading and seeding located at 709-713 N. Independence Street. Danbury said the project meets the national objective for the removal of slum and blight and no displacement of persons will be proposed. Danbury also spoke to the purpose, goals and outcomes of the project, provided a full description of the project, spoke to the total cost of the project, the timeline of the project, environmental impacts of project activities, all required permitting and a general overview of the CDBG environmental review process.

Danbury asked for any changes from the Board to the Community Needs Assessment.

The Board asked that the Code Enforcement item be changed to 'Good'.

The Board asked that the Parking item be changed to 'Fair'.

The Board asked to change items within its top five priorities, including: Moving 'Storm water and flooding issues' to priority one. Renaming 'Handling blighted and endangered properties' to 'Handling blighted and dangerous properties, including code enforcement'. Renaming 'Economic Development' to "Economic and Workforce Development".

Mayor Bowman opened the Public Hearing at 6:37 p.m.

No public comment offered.

Mayor Bowman closed the Public Hearing at 6:37 p.m.

RESULT:	PRESENTED
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B. A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE APPROVING A LEGISLATIVE AGENDA FOR THE YEAR 2022.

Staff report presented by City Administrator Ratliff.

Ratliff spoke to the Board about changes that were made to the Legislative Agenda based upon the bills that were pre-filed in Jefferson City for 2022.

Ratliff informed the Board of a scribner's error regarding a bill number within the document.

Ratliff thanked City Attorney Mauer for his assistance in the drafting of the document, particularly regarding the PSTIF bill.

Ratliff provided the Board with a review of the document, including a brief description of each item addressed within the document.

Mayor Bowman said over 1,000 bills were pre-filed during the current legislative session and commended City leadership for narrowing the list. Bowman said this legislative agenda lists bills that the City either supports or opposes based on the potential to be helpful or harmful to the City.

Upon passage, Mayor Bowman designated the resolution to be Resolution number 2022-01.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Matt Turner, Board Member
SECONDER:	Mike Zaring, Board Member
AYES:	Mills, Zaring, Franklin, Doerhoff, Milner, Reece, Davidson, Turner

C. AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE, MISSOURI AMENDING SECTION 240.260 OF THE HARRISONVILLE MUNICIPAL CODE.

Staff report presented by Code Enforcement Officer Phelps.

Phelps spoke to the changes that had been discussed at the Work Session on November 15, 2021.

Phelps highlighted the changes to the placement of solid waste and recycle carts, within two feet of the front walls or side walls of the dwelling unit, garage or accessory building, and a change to when 'bulky rubbish' can be kept or stored outside.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Dave Doerhoff, Board Member

SECONDER: Matt Turner, Board Member
AYES: Mills, Zaring, Franklin, Doerhoff, Milner, Reece, Davidson, Turner

6. Aldermen and Committee Reports

Alderman Franklin thanked the Public Works Department for their professional and efficient responses to SeeClickFix requests made by citizens and the work done to correct those issues.

Alderman Zaring thanked the members of City staff who worked to keep the streets cleared and the power on during the winter weather that occurred on January 1.

Alderman Turner echoed the words of Alderman Zaring and thanked staff for their dedication to the community.

Alderman Mills said he enjoyed wrapping gifts at the Shop With a Cop event and said he appreciated the Police Department hosting that wonderful event.

Alderman Davidson thanked staff for their continued hard work during the recent winter storms and applauded their sacrifice for working during the holiday. Davidson also asked the public to use caution when driving near City staff or their equipment.

7. Report from the City Administrator

City Administrator Ratliff informed the Board about a series of upcoming events within the City and the community.

Ratliff provided an update to the Board about the ongoing South Sanitary Sewer project. Ratliff said the appraiser has submitted his invoice to provide the appraisals for 27 properties out of the total of 30 properties.

Ratliff said the City Park lakes dam and spillway projects are on schedule and moving smoothly.

Ratliff provided an update to the recent Shop With a Cop event. Ratliff said that while 235 children had been invited, only 170 were able to attend, due to illness or potential recent exposure to the COVID-19 virus. Ratliff said the officers are working to create a one-on-one shopping experience for the children who were invited but not able to attend the event.

Ratliff informed the Board that Police Lt. Chris Osterberg will be leaving the City to accept another job at a new company. Ratliff thanked Osterberg for his service and wished him well in all his future endeavors.

Ratliff told the Board that the Walmart Distribution Center has applied for a building permit for an addition to their trucking operations building. Ratliff said the project will total \$1.6 million in cost. Ratliff also said plan review fees have been received and the plan review is currently underway.

Ratliff said staff have received seven new single-family building permit applications, all going into the north end of the Glen Eagle subdivision. Ratliff said the addition of these permits makes 44 of the Board's 50 waived connection fees for residential building permits.

Ratliff informed the Board that staff have spoken with a civil engineer from a prospective developer for a proposed demolition of the old Hardees restaurant property, located at 2002 N Commercial Street.

A. November Municipal Court Report

8. Questions from the Media

None.

Minutes Acceptance: Minutes of Jan 4, 2022 6:00 PM (Approval of Minutes)

9. Adjourn from Regular Session

Mayor Bowman informed the Board that, due to unforeseen circumstances, the January Town Hall meeting has been rescheduled to March 12. Bowman said she is pleased that LifeFlight Eagle has agreed to hold their presentation at the March meeting, as the information they bring is very important to all in our community.

Bowman encouraged the Board to attend the annual Employee Recognition Dinner on January 25. Bowman thanked City Attorney Mauer for his contribution to the celebration.

Bowman reminded the Board that the second January meeting will be held on Tuesday, January 18, due to the Martin Luther King Jr. holiday.

Bowman encouraged all in attendance and those watching to be careful and take precautions, as increased numbers of positive COVID-19 cases are being reported by the Cass County Health Department.

Bowman congratulated Electric Superintendent Pollard on his recent engagement.

A motion was made by Alderman Davidson to adjourn, with a second by Alderwoman Franklin. Motion carried with all ayes. Meeting adjourned at 7:07 p.m.

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

ATTEST:

Daniel Barnett, City Clerk

Minutes Acceptance: Minutes of Jan 4, 2022 6:00 PM (Approval of Minutes)

ATTACHMENT 1

**CDBG Public Hearing
Harrisonville Old Electric & Water Facility Demolition
Tuesday, January 4, 2022, 6:00 PM
Minutes**

Name of Project: Harrisonville Old Electric & Water Facility Demolition

Purpose of project, project goals & outcomes: The project proposes to demolish and properly dispose of the Old Electric and Water Plant Facility buildings and concrete settling basins, including asbestos removal, minor site grading and seeding located at 709-713 N. Independence St. The project meets the national objective for the removal of slum and blight. No displacement of persons will be proposed.

Description of all project activities by all funding sources and proposed costs broken down by funding sources proposed:

<u>CDBG Financing:</u>	\$300,000	Demolition of buildings and concrete settling basins, minor site grading and seeding (\$271,200); CDBG grant administration (\$28,800)
<u>City Match</u>	\$67,800 min. based on CDBG portion of \$271,200 for estimated demolition costs	At least 20% match for demolition activities, including asbestos removal and hazardous materials, if present, (i.e., lead paint, ballasts) as identified in the Phase 1 ESA; engineering services for demolition inspection, scope of work/demolition-related procurement, as needed.
<u>Totals</u>	\$367,800	

Total cost of project including environmental review preparation and any mitigation/modifications.

Timeline of project including environmental review approval, onset of property easements and acquisition, & construction activities: The grant application will be submitted in January 31, 2022. The environmental review will be completed upon award notification anticipated by June 2022. City procurement of engineer for demolition inspection, scope of work, removal of asbestos should be completed by June 2022. Demolition-related activities should be complete by October 2022. Project closeout is anticipated within 12 month.

Whether acquisition and/or relocation is necessary for the project – outline rights of property owners under the federal Uniform Relation Act requirements: No property acquisition and easements are anticipated for the project as well as no relocation.

Identify all anticipated environmental impacts project activities could have on natural, human, and manmade environments: The project is completing a NEPA review and will

Minutes Acceptance: Minutes of Jan 4, 2022 6:00 PM (Approval of Minutes)

review whether any project activities will have an adverse impact on Historic Properties, Floodplain Management, Flood Insurance, Wetlands Protection, Coastal Zones, Airport Hazards, Endangered Species, Wild & Scenic Rivers, Farmland Protection, Noise Control, Explosive/Flammable Operations, Water Quality, Air Quality, Contamination/Toxic Materials, Environmental Justice, Land Development, Community Facilities & Services, Wastewater, Solid Waste, Storm Water Drainage, Lead Based Paint, Asbestos, Energy Consumption, and Radon.

Identify all anticipated environmental impacts to the project by surrounding environments:

The surrounding environment according to the categories listed will also be evaluated.

All required permitting: The project will require compliance with all federal, state and local permits for demolition and asbestos/lead removal, as appropriate.

All mitigation, project modification, and conditions for approval anticipated during the project: NA, the project will incorporate appropriate business practices as needed to comply with local city ordinances and requirements and environmental regulations.

General overview of CDBG environmental review procedures: Upon completion of the Environmental Review Record, the Record will be available for public review upon contacting the City. A notice will be placed in the paper to notify the public that the record is available for review and that City Hall will receive written public comments for 15 days following the notice in the paper. On the 16th day following the publication, the City will request the Missouri Department of Economic Development to Release CDBG Funds requested for this project. The State of Missouri will commence a second 15-day comment period to allow the public an extended opportunity to provide written comments prior to the conclusion of the Environmental Review process. The Environmental Review Record will describe the conditions that warrant further review during project construction to achieve a successful completion of the project.

Comments from the Public:

A needs assessment was conducted for the project with those present for the public hearing. Removal of slum and blight are a top priority. Comments to be incorporated as needed. Comments and questions from those present supported the need for the project and look forward to completion of the project.



DRAFT
MINUTES
CITY OF HARRISONVILLE
BOARD OF ALDERMEN
WORK SESSION
CITY HALL
JANUARY 4, 2022
6:30 PM

1. Call to Order

The meeting was called to order at 7:13 PM by Mayor Judy Bowman.

2. Present

Attendee Name	Organization	Title	Status	Arrived
Bill Mills	Harrisonville	Board Member	Present	
Mike Zaring	Harrisonville	Board Member	Present	
Sandy Franklin	Harrisonville	Board Member	Present	
Dave Doerhoff	Harrisonville	Board Member	Present	
Marcia Milner	Harrisonville	Board Member	Remote	
Judy Reece	Harrisonville	Board Member	Present	
Gary Davidson	Harrisonville	Board Member	Present	
Matt Turner	Harrisonville	Board Member	Present	
Judy Bowman	Harrisonville	Mayor	Present	

Others present: City Administrator Brad Ratliff, Public Works Director/City Engineer Carl Brooks, Electric Superintendent Andy Pollard, Parks Director Grant Purkey, Building Official Chris Arthur, Code Enforcement Officer Katie Phelps and City Clerk Daniel Barnett - recording.

3. Discussion Items

A. Municipal Code discussion for waste definitions

Building Official Arthur spoke to the Board about how solid waste was defined and the potential First Amendment conflicts that could arise based on that definition. Arthur spoke to the growing movement for 'yard art' and artistic expression in the United States. Arthur also spoke to cases in other states regarding similar 'content-based' issues.

Arthur provided a couple of 'yard art' examples throughout the community.

Arthur asked the Board if they wished for the Code Enforcement Department to remove all 'yard-art' items from homes and businesses in Harrisonville.

Alderman Zaring asked about the possibility of reviewing the sections of City Code that define trash, rubbish and refuse and potentially removing unnecessary pieces of code.

Minutes Acceptance: Minutes of Jan 4, 2022 6:30 PM (Approval of Minutes)

Arthur said he recommends that the City not pursue removing the item in question from a resident's property.

Several Board members shared that they would not support pursuing removing the item in question.

Alderman Doerhoff said he did not feel that the item promotes the beautification of the community, especially on a major street.

City Attorney Mauer informed the Board that City ordinance supersedes the argument of artistic expression. Mauer said the argument would be based upon the context of the item or issue in question.

Alderman Davidson asked if the ordinance regarding the definitions should be more specific.

Mauer said he does not think it would be possible to write an ordinance that fully encompasses all items that could be used as 'yard art'.

Mayor Bowman echoed Mauer's point about the need for context when examining each item or issue.

A consensus of the Board was reached for the Code Enforcement Department to handle each issue regarding 'yard art' based upon context.

A motion to adjourn from the Work Session was made by Alderman Doerhoff, with a second from Alderwoman Reece. The motion carried with a unanimous vote.

The meeting was adjourned at 8:27 p.m.

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

ATTEST:

Daniel Barnett, City Clerk

Minutes Acceptance: Minutes of Jan 4, 2022 6:30 PM (Approval of Minutes)



TO: Board of Aldermen
FROM: Jim Clarke,
DATE: January 12, 2022
SUBJECT: CDBG Grant Application - Resolution to Apply

Type of Item: *Approval*

A. Action Item (ID # 4088)

A RESOLUTION OF THE CITY OF HARRISONVILLE, MISSOURI, STATING INTENT TO SEEK FUNDING THROUGH THE COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM AND AUTHORIZING THE MAYOR, OR DESIGNEE (CITY ADMINISTRATOR), TO PURSUE ACTIVITIES IN AN ATTEMPT TO SECURE FUNDING.

Attachments:

MinuteTraq - Staff Report - CDBG Demo. Grant - Resolution to Apply - 1-18- 2022 (DOC)

Resolution to Apply for CDBG Funding - 1-18-22 (DOCX)

To: Board of Aldermen

From: Jim Clarke

Date: January 18, 2022

Re: CDBG Demolition Grant Application – Resolution to Apply

GENERAL INFORMATION

Applicant: City of Harrisonville, Missouri

Requested Actions: Approve Resolution to Apply for the CDBG Demolition Grant

Date of Application: CDBG Grant Application Deadline for FY2021 is January 31, 2022

PROPOSAL

The City of Harrisonville is pursuing a CDBG (Community Development Block Grant) Demolition Grant for the former water and electric building.

PREVIOUS ACTIONS

Environmental Site Assessment (ESA) Phase 1 (2018) & Phase 2 (2019) have been completed. Environmental Site Assessment (ESA) Phase 1 was updated November 10, 2021, as ESA Phase 1 is effective for 6 months, then requires a comprehensive update, after one year, it is no longer valid.

The Board of Aldermen has committed to funding the required 20% Match of **demolition costs**, along with any costs exceeding any Awarded Grant Funding.

Public Hearing was held on January 4, 2022.

Draft Grant Application was submitted to CDBG staff for a Courtesy Review.

KEY ISSUES

This is a requirement of the CDBG Grant Application.

The City has committed to applying for this grant.

STAFF COMMENTS AND SUGGESTIONS

Please refer to Previous Actions and Key Issues.

STAFF RECOMMENDATION

Staff recommends the Board of Aldermen Pass this Resolution to Apply, as required by the CDBG Demolition Grant Application.

ATTACHMENTS

1) Resolution to Apply**STAFF CONTACT:**

Jim Clarke
Community/Economic Development Director

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF HARRISONVILLE, MISSOURI, STATING INTENT TO SEEK FUNDING THROUGH THE COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM AND AUTHORIZING THE MAYOR, OR DESIGNEE (CITY ADMINISTRATOR), TO PURSUE ACTIVITIES IN AN ATTEMPT TO SECURE FUNDING.

WHEREAS, Title I of the Housing and Community Development Act of 1974 does state as its primary objective “the development of viable urban communities, by providing decent housing, suitable living environment and expanding economic opportunities principally for persons of low and moderate income”;

WHEREAS, Title I does offer to communities the opportunity of monetary assistance in accomplishing its stated primary objectives;

WHEREAS, The Missouri Department of Economic Development is designated to award Community Development Block Grant funding under Title I; and,

WHEREAS, The City of Harrisonville, Missouri does have areas of need which may be addressed through the Community Development Block Grant program.

NOW, THEREFORE, BE IT RESOLVED by the City of Harrisonville, Missouri, as follows:

1. That it desires to participate with the Missouri Department of Economic Development in the improvement of our community under the activities authorized pursuant to the Housing and Community Development Act of 1974.
2. That the Mayor of Harrisonville, Missouri, or designee (City Administrator), hereby is authorized to prepare and submit documents necessary in 1) applying for funding and 2) establishing administrative functions needed to implement activities pursuant to the aforementioned act.

PASSED BY THE BOARD OF ALDERMEN AND APPROVED BY THE MAYOR OF THE CITY OF HARRISONVILLE, MISSOURI THIS _____ DAY OF _____, 2022.

Judy Bowman, Mayor

ATTEST:

Daniel Barnett, City Clerk

Attachment: Resolution to Apply for CDBG Funding - 1-18-22 (CDBG Grant Application - Resolution to Apply)



STAFF REPORT

TO: Board of Aldermen
FROM: Daniel Barnett,
DATE: January 13, 2022
SUBJECT: Resolution waiving connection fees in specific rural water districts

Type of Item: *Approval*

B. Action Item (ID # 4089)

A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE PLACING A MORATORIUM ON THE COLLECTION OF CITY UTILITY FEES FOR TWENTY-FIVE RESIDENTIAL DWELLING UNITS IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI; AND ESTABLISHING AN EFFECTIVE DATE

Attachments:

BOA RS 1_18_22 Staff Report Fee Waivers (PDF)

BOA RS 1_18_22 Summary Report Fee Waivers (PDF)

Water Districts Boundaries (PDF)

Resolution Waiving Fees for PWSDs final (DOCX)



City of

Harrisonville^{est. 1836}

5.B.a

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

To: Board of Aldermen
From: Chris Arthur, Building Official
Date: January 18th, 2022

Re:

GENERAL INFORMATION

Applicant: N/A

Requested Actions: Consideration of Additional Utility Connection Fees Waivers.

Date of Application: N/A

PROPOSAL

Consideration of additional utility connection fees waived permits, limited to PWSD areas.

PREVIOUS ACTIONS

50 permits, Residential S/F and Duplex, authorized, 6 remaining for use, no limits on areas of City.

KEY ISSUES

PWSD water connection fees and stimulating new house builds.

STAFF COMMENTS AND SUGGESTIONS

Approve resolution for 25 Residential new S/F only permits, limited to PWSD areas.
Please see attachments.

STAFF RECOMMENDATION

Approve resolution for 25 Residential new S/F only permits, limited to PWSD areas.
Please see attachments.

ATTACHMENTS

Summary.
Water Districts Map.

STAFF CONTACT:

Chris Arthur, Building Official.

Attachment: BOA RS 1_18_22 Staff Report Fee Waivers (Resolution waiving connection fees in specific rural water districts)



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

**January 18, 2022
BOA Regular Session**

Re: Request for Approval of BOA for 25 permit fees waiver for new S/F homes in specific areas, (Rural Water Districts # 4 and #9).

Summary:

We currently have issued 44 of our no utility connection fee permits, out of a total of 50 authorized by the BOA, leaving 6 available.

The purpose when authorized was to incentivize and stimulate new S/F and Duplex housing starts. With the number of permits issued since, and the current housing market climate we feel we have, for the most part met our goals. The one parameter we feel can still be improved upon is the new housing starts in the areas of the City which are supplied water by the Rural Water Districts. We are asking for an additional 25 no utility connection fees permits which are dedicated for these districts only. We feel that continuing to incentivize new housing starts in these areas, to help offset developer's and builder's costs to build, is worthwhile and prudent at this time. We feel 25 more permits will allow enough time to bolster the current housing market and help offset the higher water connection fees in the Rural Districts.

Some #s:

Current City water connection fee = \$ 440.00
 Current City sewer connection fee = \$ 510.00
 Current City electric connection fee = \$ 400.00
 Total City fees waiver per permit = \$ 1,310.00

Current PWSD #4 connection fee = \$ 3,800.00
 Current PWSD #9 connection fee = \$ 4,000.00

According to the Missouri Rural Water Association (per latest data published, 2018):

Cass County, MO. total # of districts = 10

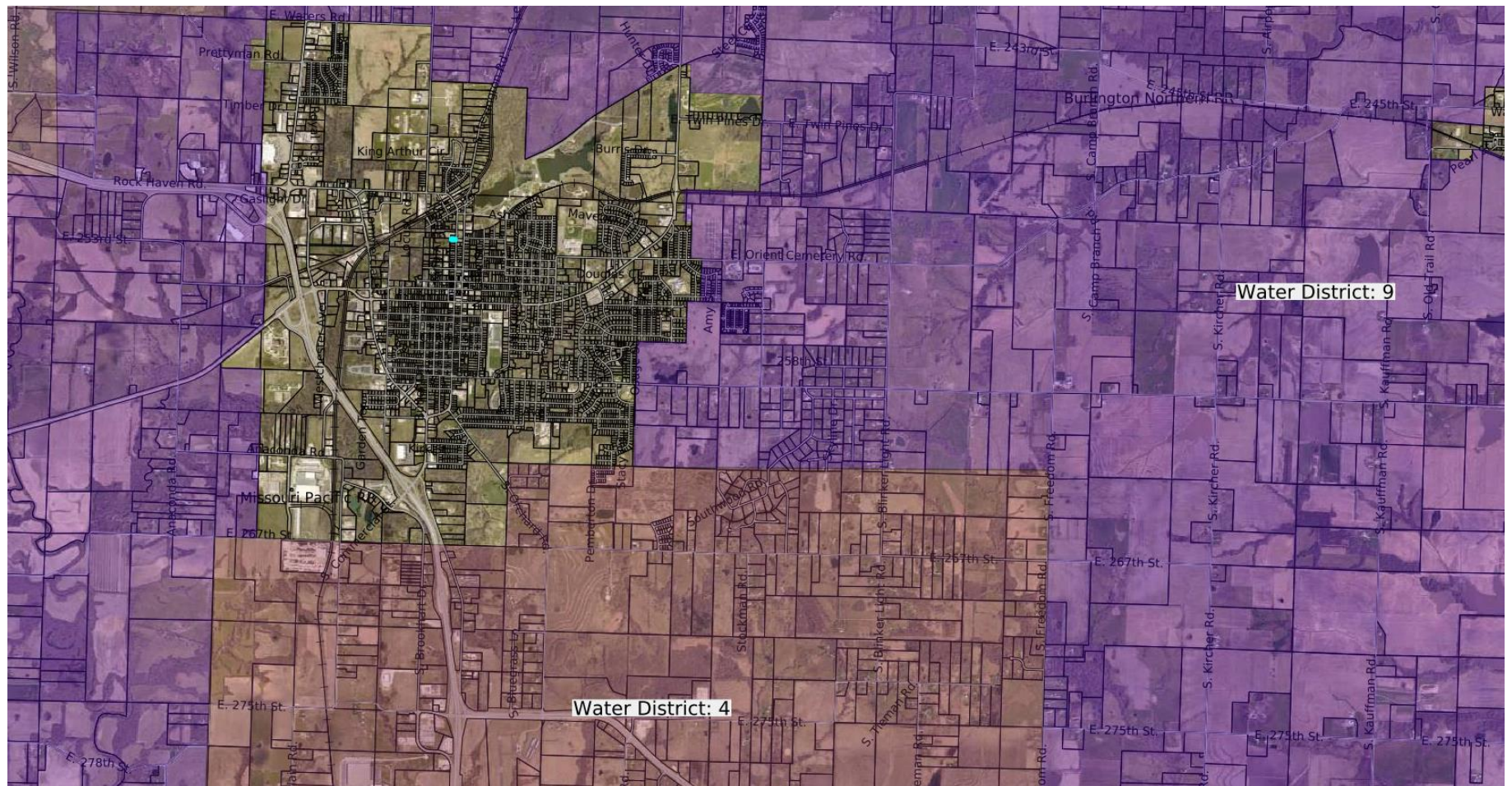
Average water connection fee = \$ 3,627.50 (for the 8 districts that charge a connection fee).
 (2 districts do not charge a connection fee or it was not available).

Lowest Cass County PWSD fee = \$ 0.00
 Highest Cass County PWSD fee = \$4,500.00

Currently building Subdivisions and District:

Glen Eagle #4
 Katy Trails #9
 The Ranch #9
 Eastern Hills #9

Harrisonville
Water District Territories
(Water District #4 & #9)



Council Bill No.

Resolution No.

**A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF
HARRISONVILLE PLACING A MORATORIUM ON THE COLLECTION OF CITY
UTILITY FEES FOR TWENTY-FIVE RESIDENTIAL DWELLING UNITS IN THE
CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI; AND ESTABLISHING AN
EFFECTIVE DATE**

WHEREAS, the City of Harrisonville, Missouri (the “City”) has previously passed, on July 6th, 2020 and May 3rd, 2021, a moratorium on the collection of City utility connection fees when a building permit is applied for; and

WHEREAS, the City wishes to further incentivize residential housing construction within the City in an effort to provide housing, improve the local economy and increase the sales tax base of the City; and due to previous positive discussion regarding further exemption of those fees, and to help offset Public Water Supply District fees and incentivize housing in Public Water Supply District Areas.

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

Section 1: Building permits for twenty-five residential single family dwelling units issued in Public Water Supply District #4 and Public Water Supply District #9 service areas, after adoption of this resolution, will be exempt from the City’s utility connection fees listed in Section 2 of this Resolution.

Section 2: This additional waiver of City utility capacity recovery/connection fees will follow these parameters:

1) This moratorium will be for twenty-five (25) new residential single family dwelling units, for building permits issued only in Public Water Supply District #4 and Public Water Supply District #9 service areas.

2) The capacity recovery/connection fees that would be waived are as follows:

- | | |
|------------------------------------|----------------------|
| A) City water connection fee. | (\$440.00 currently) |
| B) City sewer connection fee. | (\$510.00 currently) |
| C) City electrical connection fee. | (\$400.00 currently) |

3) The City will charge building permit and construction utility deposit fees to permits issued with waived City utility connection fees.

4) Eligibility decisions of the Building Official can be appealed to the City Administrator.

Section 3: That this Resolution shall become effective immediately upon its passage and approval.

PASSED AND RESOLVED by the Board of Aldermen of the City of Harrisonville, Missouri this 18th day of January 2022.

VOTE TAKEN AS FOLLOWS:

AYES:

NAYS:

RECUSED:

ABSENT:

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

ATTEST:

Daniel Barnett, City Clerk

WITNESS my hand and seal this 18th day of January 2022.

Attachment: Resolution Waiving Fees for PWSOs final (Resolution waiving connection fees in specific rural water districts)



STAFF REPORT

TO: Board of Aldermen
FROM: Daniel Barnett,
DATE: January 13, 2022
SUBJECT: State Block Grant

Type of Item: *Approval*

C. Action Item (ID # 4091)

AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE, MISSOURI AUTHORIZING APPROVAL OF THE STATE BLOCK GRANT AGREEMENT FOR THE AIRPORT IMPROVEMENT PROGRAM

Attachments:

Staff Report State Block Grant - Design (DOC)

O. Ordinance Signature Authorization State Block Grant (00041270) (DOCX)



City of

Harrisonville^{est. 1836}

5.C.a

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

To: Board of Aldermen
From: Ted Martin, P.E., CFM – City Engineer
Date: January 12, 2022
Re: Lawrence Smith Memorial Airport State Block Grant

GENERAL INFORMATION

Applicant: City of Harrisonville
Requested Actions: Approval of an ordinance authorizing the City Administrator to enter into an agreement with the Missouri Highway Commission to accept a State Block Grant for the engineering design of the Runway 17/35 reconstruction.
Date of Application: Due January 31, 2022

PROPOSAL

PREVIOUS ACTIONS

None

KEY ISSUES

- The total amount of the grant is \$240,110. This grant amount "...represents Seventeen Thousand Nine Dollars (\$17,009) at ninety percent (90%) of eligible project costs and Two Hundred Thirty0Three Thousand One Hundred One Dollars (\$233,101) at one hundred percent (100%) of eligible project costs."
- The City's Share would then be $\$17,009 \times .10 = \$1,700.90$
- The agreement contains the standard federal contract languages.
- The grant is not a lump sum disposition of funds, but costs are reimbursed for eligible expenses.

STAFF COMMENTS AND SUGGESTIONS

STAFF RECOMMENDATION

Staff recommends the approval.

ATTACHMENTS

Ordinance No.

STAFF CONTACT:

Carl M. Brooks, Director of Public Works 816-380-8913

Attachment: Staff Report State Block Grant - Design (State Block Grant)

Council Bill No. _____

Ordinance No. _____

AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE, MISSOURI AUTHORIZING APPROVAL OF THE STATE BLOCK GRANT AGREEMENT FOR THE AIRPORT IMPROVEMENT PROGRAM

WHEREAS, the City of Harrisonville is eligible for a State Block Grant from the Missouri Department of Transportation and the Federal Aviation Administration for improvements at the airport; and,

WHEREAS, the Board of Aldermen wishes to authorize approval of the State Block Grant Agreement provided by the Missouri Department of Transportation.

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

Section 1: The Board of Aldermen hereby authorizes either Mayor Judy Bowman or City Administrator Brad Ratliff to execute the State Block Grant Agreement, attached hereto, on behalf of the City of Harrisonville; and,

Section 2. That this Ordinance shall be in effect immediately upon its passage and approval.

Read for the first time by title only on the ____th day of January 2022. Read for the second time by title only on the ____th day of January 2022.

Judy Bowman, Mayor

ATTEST:

Daniel Barnett, City Clerk

APPROVED by the Mayor this ____th day of January, 2021

Attachment: O. Ordinance Signature Authorization State Block Grant (00041270) (State Block Grant)