



**AGENDA  
CITY OF HARRISONVILLE  
BOARD OF ALDERMEN  
WORK SESSION  
CITY HALL  
JUNE 20, 2016  
6:00 PM**

- 1. Call to Order**
- 2. Present**
- 3. Discussion Items**
  - A. LAWRENCE SMITH MEMORIAL AIRPORT MONTHLY REPORT - May 2016**
  - B. Harrisonville Economic Development Incentive Policy**
  - C. Residential Building Permit Fees**

**Posted on City Hall Bulletin Board this 16<sup>th</sup> day of June 2016**

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**Kim Hubbard, City Clerk**

**The Board of Aldermen Work Session is open to the public but is not a meeting of the public**



## STAFF REPORT

**TO: Board of Aldermen**  
**FROM: Jerry Gibbs, Director**  
**DATE: June 10, 2016**  
**SUBJECT: AIRPORT MONTHLY REPORT**

**Type of Item:** *Report*

**LAWRENCE SMITH MEMORIAL AIRPORT REPORT**

by

James Green, Airport Manager

**Hangar and Tie Down Space:**

- All hangars are full, 13 people on the waiting list
- 10 Outside tie down spots available

**Fuel:**

- Potential jet fuel sales - approx. 350 gallons
- 100LL - our current price is \$3.77 per gallon
- Fuel prices in our service area:

|              |                 |
|--------------|-----------------|
| Lee's Summit | \$3.94 per gal. |
| Butler       | \$4.40 per gal. |
| Warrensburg  | \$3.60 per gal. |
| Miami County | \$3.75 per gal. |
| Clinton      | \$3.50 per gal. |

**AVGAS Sales:** (May. 1st to May. 31st)

- Price \$3.77 per gallon
- Gallons Sold 1,172.75 gallons
- Revenue \$4,421.26
- Profit \$1,100.04

**Pavement Maintenance Project:**

This project has been essentially completed. The only remaining item left to be completed is a second coat of striping and the final glass reflective bead application. This will require an 8 hour closure of the runway, at the most.

Originally this project was supposed to perform full depth crack repair, patch repair and sealcoat of the runway area and the tarmac area. While attempting to perform patch repair on the runway the surrounding asphalt began to crumble, making it impossible to perform the repair successfully with the large paving machines. The crews were able to repair the one section with smaller equipment but the rest of the patch repair work was deemed not feasible to repair given the condition of the existing asphalt, it would simply create more problems than it would fix.

At MoDOT's direction the money saved from the patch repair was redirected to the crack filling and seal coat of the hangar area and the connecting taxiway so the entire airport was crack sealed and seal coated. An additional \$6,000 of entitlement grant money was needed to complete this project, of which only \$600 is local match.

**Airport Layout Plan Project:**

In early April our consultants, H.W. Lochner, presented their draft Airport Layout Plan (ALP) and design alternatives to the board. Once the final ALP and project deliverables are complete the project should be closed out.

**A. Discussion Item (ID # 2228)**

LAWRENCE SMITH MEMORIAL AIRPORT MONTHLY REPORT - May 2016



## STAFF REPORT

**TO:** Board of Aldermen  
**FROM:** Rick Deluca, Director  
**DATE:** June 15, 2016  
**SUBJECT:** Harrisonville Economic Development Incentive Policy

**Type of Item:** *Presentation***Issue:**

The current Harrisonville Economic Development Incentive Policy was adopted on January 2005. Considering today's competitive economic environments and newly elected officials, staff was directed to present the current Economic Development Incentive Policy to the Board of Aldermen for review.

Staff will present a variety of Economic Development Policies to the Mayor and Board Monday evening. These policies will be in a notebook and are for informational purposes.

**Background:**

At the May 16, Board of Aldermen Work Session, staff reviewed the current Economic Development Incentive Policy before the Board. Staff discussed the composition of the Policy and identified aspects presently omitted from the Policy.

Following the May 16 Board of Aldermen Work Session, staff has collected several other communities' Economic Development Incentive Policies, to present to the Board of Aldermen for review and comparison.

**Policy Composition and Audience:**

A community's Economic Development Incentive Policy typically addresses only local level incentives programs. The Policy typically does not address State level or Federal Economic Development Programs.

Some Policies are generic in their structure, while others are very specific and comprehensive, identifying targeted areas receiving priority consideration for use of incentives programs, establishing thresholds allowing for consideration of additional discretionary incentives, as well as, a matrix of Program Incentives, identifying the programs, their use and established/adopted thresholds.

When developing an Economic Development Incentives Policy, the following target audiences should be considered:

- Industrial Employers
- Site Consultants

- Commercial Brokers
- Retail Developers
- City Boards, Commissions, Committees (recommending bodies)
- City Staff

The Policy should attempt to achieve the following:

- Be structured competitively, to present the community with potential investment and job opportunities, while ensuring public money is invested prudently, with a return on that investment.
- Educate and inform, clearly, to external prospects and their consultants, the community's willingness and intent with use of possible incentives.
- Establish expectations of the prospective investor (employer or developer) with process, their responsibilities and programs' eligibility and requirements.
- Establish a framework and structure conducive for City Boards, Commissions, Committees and staff to effectively convey and implement, to external incentive program users, the tools at their disposal.

**B. Discussion Item (ID # 2230)**

Harrisonville Economic Development Incentive Policy



## STAFF REPORT

**TO: Board of Aldermen**  
**FROM: Rick Deluca, Director**  
**DATE: June 15, 2016**  
**SUBJECT: Residential Building Permit Fees**

**Type of Item:** *Presentation*

The following is an outline of the base fees that communities charge that are in close proximity to Harrisonville. Please keep in mind that every community is in a different situation. For example, Harrisonville is the only community that has its own electric distribution system. Furthermore, every development is different. Some developments are within a water district and some are within a municipal service area. Several communities are within a fire district and most communities do not treat their own wastewater or produce their own water.

What we have provided is an overview of the base costs for building permits. The following permit fees were calculated assuming a \$195,000 construction value.

|          |                 |
|----------|-----------------|
| \$2,366  | Harrisonville * |
| \$5,982  | Raymore         |
| \$7,817  | Peculiar        |
| \$5,615  | Belton          |
| \$5,820  | Pleasant Hill   |
| \$11,248 | Lee's Summit    |
| \$4,062  | Grandview       |

*\*The \$2,366 is Harrisonville's full charge. The City has waived cost recovery fees. Therefore, the base cost for a permit in Harrisonville, since we waived the fees, has been approximately \$1,000.*

Attached is a list of permits that have had fees waived. Currently 23 units have taken advantage of the waiver.

**C. Discussion Item (ID # 2232)**

Residential Building Permit Fees

Attachments:

Waived Permit Fees as of June 15 2016 (PDF)

25 Residential Permits with waived fees:

1. Permit #12289 – 3204 Steel Circle
2. Permit #13031 – 2501 Twin Oaks Drive
3. Permit #13114 – 1402 Norfolk Drive
4. Permit #13160 – 2207 Jil Street
5. Permit #13208 – 2905 Canyon Drive
6. Permit #14021 – 1003 Outlook Drive
7. Permit #14022 – 2503 Twin Oaks Drive
8. Permit #14042 – 1200 Beth Blvd.
9. Permit #14074 – 3202 Steel Wheel Drive
10. Permit #14176 – 2115 Richmond Drive
11. Permit #15012 – 620 Morningview Drive
12. Permit #15012 – 622 Morningview Drive
13. Permit #15031 – 1103 Beth Blvd.
14. Permit #15061 – 906 Green Street
15. Permit #15125 – 1414 Norfolk Drive
16. Permit #15132 – 302 Amy Street
17. Permit #15159 – 624 Morningview Drive
18. Permit #15159 – 626 Morningview Drive
19. Permit #15186 – 1410 Norfolk Drive
20. Permit #15192 – 1001 Green Street
21. Permit #16078 – 3106 Krissy Bend
22. Permit #16081 – 2420 Dry Creek Drive
23. Permit #16083 – 3209 Steel Wheel Drive
24. Permit #
25. Permit #