

ORDINANCE NO. 900675

Establishing the Union Hill Special Business District; authorizing maximum tax levy rates and initial tax levy rates; enumerating uses for review; establishing method of appointment, qualification and terms for members of the Board of Commissioners; finding benefits to be derived by District; and authorizing City to contract to perform services for District.

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

WHEREAS, pursuant to the provisions of R.S.Mo. Sections 71.790-71.808 et seq., a petition for establishment of the Union Hill Special Business District was filed on December 12, 1989 by one or more owners of real property on which are paid the ad valorem real property taxes within the proposed District, which petition is on file in the office of the City Clerk, Document No. 64999; and

WHEREAS, a survey and investigation, as required by statute, was prepared at the direction of the City Council, reviewed by the Council and is on file in the office of the City Clerk; Document No. 900573; and

WHEREAS, pursuant to the Resolution of Intent adopted by the Council on November 1, 1990, a public hearing was held on November 20, 1990, at which the Council, by its Finance Committee, heard all protests and received evidence for or against the proposed action and ruled upon all protests; and

WHEREAS, it is the intention of the Council to establish the Union Hill Special Business District; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the City Council hereby finds that the benefits to be derived by said District include (1) the public safety of those who work, shop and drive through the area will be significantly improved by the lighting improvements, (2) the aesthetics of the area will be improved, and an unifying element specifically identifying the District will be created, (3) the protection and rehabilitation of historically important structures will be stimulated, (4) the addition of an improved and aesthetically pleasing lighting system in the District through utilization of City capital improvement funds, and the maintenance of that system, would not be possible without the creation of the District.

Section 2. That the Resolution of Intent to establish the Union Hill Special Business District was adopted by Resolution No. 900573 on November 1, 1990, and a public hearing set thereunder was held on November 20, 1990 at 2:00 p.m. in Room "F", City Hall, 414 E. 12th Street, Kansas City, Missouri.

ORDINANCE NO. 900675

Section 3. That the description of the boundaries of the District are set forth in Exhibit A, attached hereto, incorporated herein and made a part hereof.

Section 4. That the property in the area described in Exhibit A constituting the Union Hill Special Business District shall be subject to the provisions of an additional tax.

Section 5. That the initial rate of levy to be imposed upon the property lying within the boundaries of the District shall be as follows:

| | |
|-----------------------------|--------------------------|
| FY 1990 (5-1-90 to 4-30-91) | \$0.43 per abutting foot |
| FY 1991 (5-1-91 to 4-30-92) | \$1.61 per abutting foot |

Section 6. That the Council does hereby establish the Union Hill Special Business District, said District to comprise an area as described in Exhibit A, attached hereto, and, as provided in R.S.Mo. Section 71.790 et seq., henceforth such District shall be a body corporate and politic and a political subdivision of the State.

Section 7. That the review estimated to be produced by the initial levies are the sums of \$7,491.50 (FY 90) and \$27,858.00 (FY 91), to be used as provided in the annual budgets described in Exhibits B-1 and B-2 attached hereto, incorporated herein and made a part hereof.

Section 8. That the Union Hill Special Business District shall be administered by a Board of Commissioners, which Board shall consist of seven (7) members who shall be appointed by the Mayor with the advice and consent of the City Council; five (5) members shall be owners of real property within the District or their representatives; and two (2) members shall be renters of real property within the District or their representatives. The members shall serve four (4) year terms except that the initial Board members shall be appointed to terms structured so that no more than two (2) members' terms shall expire in any one year.

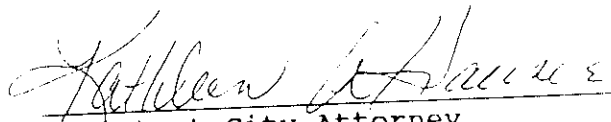
Section 9. That the Directors of Finance and City Planning and Development are hereby authorized to enter into an Agreement with the Union Hill Special Business District to provide all services necessary for the assessment, equalization, levy and collection of all taxes such District is authorized to impose, to prepare and administer the annual budget, to administer the operations of the Board of Commissioners of the District, and to make reasonable changes therefor.

Section 10. That the level of publicly funded services in the Union Hill Special Business District existing prior to the creation of the District shall not be decreased nor shall the financial burden of providing services be transferred to the District unless

ORDINANCE NO. 900675

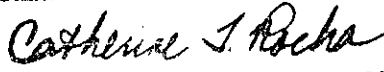
such services at the same time are decreased throughout the City nor shall there be discrimination in the provision of publicly funded services between areas included in the Union Hill Special Business District and areas not so included.

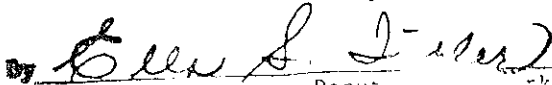
Approved as to form and legality:


Assistant City Attorney

Authenticated as Passed


RICHARD L. BERKLEY, Mayor


City Clerk


DEC 6 1990 Deput

GENERAL Ordinance Fact Sheet

900675

 Ordinance Number

FINANCE

NOV 15 1990

Brief Title: Union Hill Special Business District
 Approval Deadline: _____

Reason: _____

Details

Reason for Legislation

Establishing the Union Hill Special Business District; authorizing maximum tax levy rates and initial tax levy rates; enumerating uses for revenue; establishing method of appointment, qualification and terms for members of the Board of Commissioners; finding benefits to be derived by district; authorizing City to contract to perform services for district

Discussion

(including relationship to other Council actions)

The Phoenix Redevelopment Corporation has requested the City Council of Kansas City, Missouri to declare the Union Hill area a Special Business District (SBD). The creation of a SBD will give property owners a way to raise necessary revenues for the operation and maintenance of pedestrian lights and decorative entrance monuments.

Resolution #900675, approved on November 1, expressed the intent of the Council to establish the Union Hill SBD, set November 20th as the public hearing date, proposed a maximum front foot special assessment levy of \$5.00 per foot, and identified preliminary estimates of actual levies for FY1990 (\$0.43) and FY1991 (\$1.61).

Positions / Recommendations

| | |
|--|---|
| Sponsor | Robert L. Collins, Director City Planning & Development |
| Programs, Departments, or Groups Affected | Public Works Finance Union Hill Homeowners Assoc. Longfellow Neighborhood Assoc. |
| Applicants / Proponents | Applicant City Department City Planning & Development Other |
| Opponents | Groups or Individuals Basis of opposition None Known |
| Staff Recommendation | <input checked="" type="checkbox"/> For <input type="checkbox"/> Against Reason Against |
| Board or Commission Recommendation | By <input type="checkbox"/> For <input type="checkbox"/> Against <input type="checkbox"/> No action taken <input type="checkbox"/> For, with revisions or conditions <i>(see details column for conditions)</i> |
| Council Committee Actions | <input type="checkbox"/> Do pass <input type="checkbox"/> Do pass (as amended) <input type="checkbox"/> Committee Sub <input type="checkbox"/> Without Recommendation <input type="checkbox"/> Hold <input type="checkbox"/> Do not pass |

(Continued on reverse side)

Policy / Program Impact

The property owners will be asked to pay the annual operating and maintenance costs for the pedestrian lights and monuments. Preliminary budget estimates for the first two fiscal years are attached. A seven member Board of Commissioners, five owners of real property and two renters of real property within the SBD, will need to be appointed by the Mayor to administer the SBD.

This ordinance also authorizes the Finance and City Planning & Development departments to execute agreements with the SBD for providing services.

| | |
|-------------------------------|--|
| Policy or Program Change | <input type="checkbox"/> No <input type="checkbox"/> Yes |
| | |
| | |
| | |
| Operational Impact Assessment | |
| | |
| | |
| | |

Finances

| | |
|----------------------------|--|
| Cost & Revenue Projections | Cost of Legislation _____ |
| | Increase/Decrease in Revenue Expected Annually |
| | |
| | |
| Fund Sources | |
| | |
| | |

(Use this space for further discussion, if necessary)

Applicable Dates

act Sheet Prepared by:

Robert Langenkamp, Planner II
City Planning & Development

Reviewed by:

Robert L. Collins, Director
City Planning & Development

Reference Numbers

Res. #900573



Request for Ordinance/Resolution
City of Kansas City, Missouri

Request for Ordinance
 Resolution

900675

(Special Instructions Below)

To be entered by City Clerk

| | |
|------------------------|----------|
| Legislative Control No | Date |
| Docketing Date | 11/15/90 |
| Committee Assignment | Fin |

JW

Before using this form see Administrative Regulation 4-1, Procedures for Handling Ordinance Requests

| | | |
|---|---|--|
| Date 11-5-90 | Request Made By Robert L. Collins, Director | Department City Planning & Development Department |
| Desired Docketing Date | If Emergency, Give Reason (See Sec 15 of Charter) | |
| Emergency Measure Required? <input type="checkbox"/> Yes <input type="checkbox"/> No | | |

Justification for Proposed Legislation

AN ORDINANCE

ESTABLISHING THE UNION HILL SPECIAL BUSINESS DISTRICT;
AUTHORIZING MAXIMUM TAX LEVY RATES AND INITIAL TAX LEVY RATES;
ENUMERATING USES FOR REVENUE; ESTABLISHING METHOD OF APPOINTMENT,
QUALIFICATION AND TERMS FOR MEMBERS OF THE BOARD OF
COMMISSIONERS; FINDING BENEFITS TO BE DERIVED BY DISTRICT;
AUTHORIZING CITY TO CONTRACT TO PERFORM SERVICES FOR DISTRICT.

WHEREAS, pursuant to the provisions of R.S. Mo. Section 71.790-71.808 et seq., a petition for establishment of the Union Hill Special Business District was filed on December 12, 1989 by one or more owners of real property on which are paid the ad valorem real property taxes within the proposed District, which petition is on file in the office of the City Clerk, Document No. 64999; and

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Request for Ordinance/Resolution
City of Kansas City, Missouri

Request for Ordinance
 Resolution

PAGE TWO (2)

(Special Instructions Below)

900675

To be entered by City Clerk

| | |
|------------------------|------|
| Legislative Control No | Date |
| Docketing Date | |
| Committee Assignment | |

Before using this form see Administrative Regulation 4-1, Procedures for Handling Ordinance Requests

| | | |
|---|--|------------|
| Date | Request Made By | Department |
| Desired Docketing Date | If Emergency Give Reason (See Sec 15 of Charter) | |
| Emergency Measure Required? <input type="checkbox"/> Yes <input type="checkbox"/> No | | |

Justification for Proposed Legislation

WHEREAS, pursuant to the Resolution of Intent adopted by the Council on November 1, 1990, a public hearing was held on November 20, 1990, at which the Council, by its Finance Committee, heard all protests and received evidence for or against the proposed action and ruled upon all protests; and

WHEREAS, it is the intention of the Council to establish the Union Hill Special Business District; NOW, THEREFORE,

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Request for Ordinance/Resolution
City of Kansas City, Missouri

PAGE THREE (3)

Request for Ordinance
 Resolution

(Special Instructions Below)

900675

To be entered by City Clerk

| | |
|------------------------|------|
| Legislative Control No | Date |
| Docketing Date | |
| Committee Assignment | |

Before using this form see Administrative Regulation 4-1, Procedures for Handling Ordinance Requests

| | | |
|---|---|------------|
| Date | Request Made By | Department |
| Desired Docketing Date | If Emergency, Give Reason (See Sec 15 of Charter) | |
| Emergency Measure Required? <input type="checkbox"/> Yes <input type="checkbox"/> No | | |

Justification for Proposed Legislation

Section 2. That the Resolution of Intent to establish the Union Hill Special Business District was adopted in Resolution No. 900573 on November 1, 1990, and a public hearing set thereunder was held on November 20, 1990 at 2:00 p.m. in Room "F", City Hall, 414 E. 12th Street, Kansas City, Missouri.

Section 3. That the description of the boundaries of the District are set forth in Exhibit "A", attached hereto, incorporated herein and made a part hereof.

Section 4. That the property in the area described in Exhibit "A" constituting the Union Hill Special Business District shall be subject to the provisions of an additional tax.

Section 5. That the initial rate of levy to be imposed upon the property lying within the boundaries of the district shall be as follows:

| | |
|---------|---------------------|
| FY 1990 | (5-1-90 to 4-30-91) |
| FY 1991 | (5-1-91 to 4-30-92) |

| | |
|---------|-------------------|
| \$ 0.43 | per abutting foot |
| \$ 1.61 | per abutting foot |

Request for Ordinance/Resolution

City of Kansas City, Missouri

PAGE FOUR (4)

Request for Ordinance

Resolution

(Special Instructions Below)

900675

To be entered by the City Clerk

| | |
|-------------------------|------|
| Legislative Control No. | Date |
| Docketing Date | |
| Committee Assignment | |

Use this form see Administrative Regulation 4-1, Procedures for Handling Ordinance Requests

| | |
|---|--|
| Request Made By | Department |
| Emergency Docketing Date | If Emergency, Give Reason (See Sec. 15 of Charter) |
| Emergency Measure Required? Yes <input type="checkbox"/> No <input type="checkbox"/> | |

Justification for Proposed Legislation

Section 6. That the Council does hereby establish the Union Hill Special Business District, said District to comprise an area as described in Exhibit "A", attached hereto, and, as provided in R. Mo. Section 71.790 et seq., henceforth such District shall be a body corporate and politic and a political subdivision of the State.

Section 7. That the revenue estimated to be produced by the initial levies are the sums of \$7,491.50 (FY90) and \$27,858 (FY91), to be used as provided in the annual budgets described in Exhibit B-1 and B-2 attached hereto, incorporated herein and made a part hereof.

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Request for Ordinance/Resolution
City of Kansas City, Missouri

PAGE FIVE (5)

Request for Ordinance
 Resolution

(Special Instructions Below)

900675

To be entered by City Clerk

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|------------------------|------|
| Legislative Control No | Date |
| Docketing Date | |
| Committee Assignment | |

Before using this form see Administrative Regulation 4-1, Procedures for Handling Ordinance Requests

| | | |
|---|---|------------|
| Date | Request Made By | Department |
| Desired Docketing Date | If Emergency, Give Reason (See Sec 15 of Charter) | |
| Emergency Measure Required? <input type="checkbox"/> Yes <input type="checkbox"/> No | | |

Justification for Proposed Legislation

members shall serve four (4) year terms except that the initial Board members shall be appointed to terms structured so that no more than two (2) members' terms shall expire in any one year.

Section 9. That the Directors of Finance and City Planning and Development are hereby authorized to enter into an Agreement with the Union Hill Special Business District to provide all services necessary for the assessment, equalization, levy and collection of all taxes such District is authorized to impose, to prepare and administer the annual budget, to administer the operations of the Board of Commissioners of the District, and to make reasonable changes therefor.

Section 10. That the level of publicly funded services in the Union Hill Special Business District existing prior to the creation of the District shall not be decreased nor shall the financial burden of providing services be transferred to the District unless such services at the same time are decreased



Request for Ordinance/Resolution
City of Kansas City, Missouri

PAGE FIVE (5)

Request for Ordinance
 Resolution

(Special Instructions Below)

900675

To be entered by City Clerk

| | |
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| Legislative Control No | Date |
| Docketing Date | |
| Committee Assignment | |

Before using this form see Administrative Regulation 4-1, Procedures for Handling Ordinance Requests

| | | |
|---|---|------------|
| Date | Request Made By | Department |
| Desired Docketing Date | If Emergency, Give Reason (See Sec 15 of Charter) | |
| Emergency Measure Required? <input type="checkbox"/> Yes <input type="checkbox"/> No | | |

Justification for Proposed Legislation

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Request for Ordinance/Resolution
City of Kansas City, Missouri

PAGE SIX (6)

Request for Ordinance
 Resolution

(Special Instructions Below)

900675

To be entered by City Clerk

| | |
|------------------------|------|
| Legislative Control No | Date |
| Docketing Date | |
| Committee Assignment | |

Before using this form see Administrative Regulation 4-1, Procedures for Handling Ordinance Requests

| | | |
|------|-----------------|------------|
| Date | Request Made By | Department |
|------|-----------------|------------|

| | |
|---|--|
| Desired Docketing Date | If Emergency, Give Reason (See Sec. 15 of Charter) |
| Emergency Measure Required? <input type="checkbox"/> Yes <input type="checkbox"/> No | |

Justification for Proposed Legislation

throughout the City nor shall there be discrimination in the provision of publicity funded services between areas included in the Union Hill Special Business District and areas not so included.

Approved as to form and legality:

Assistant City Attorney

Resolution Special Instructions:

| | | | |
|---|---|---|--|
| Parchment Resolutions Required? Yes <input type="checkbox"/> Number _____ No <input type="checkbox"/> _____ | Wish to Review and Approve this Ordinance prior to its introduction. Requestor Does <input type="checkbox"/> Does Not <input type="checkbox"/> | If this is a Resolution, does the Sponsor desire the adoption on the first reading? Yes <input type="checkbox"/> No <input type="checkbox"/> | Date: _____ <i>Robert Collins</i> Director's Signature |
|---|---|---|--|

To be Used by the Finance Department

| | | |
|--|---|--|
| Budget and Systems Date: 11-6-90 <i>Larry D. Plaisted</i> Division Head Signature | Account Numbers and Appropriation Balances Checked Date: _____ Supervisor of Accounts Signature | Fund Availability Approved Date: 11-7-90 <i>John E. Smith</i> Director of Finance Signature |
|--|---|--|

| | | |
|--|--|--|
| Distribution: White City Clerk Blue City Clerk Green City Manager Canary City Counselor Pink Finance Dept Goldenrod Department | EXHIBIT ATTACHED: _____ EXHIBIT NOT ATTACHED: _____ | Date: 11/13/90 <i>Paul Y. Beach</i> City Manager's Signature |
|--|--|--|