



City of

Harrisonville

est.  
1836



**Police Department & City Hall**

# City Hall Services

- Board of Aldermen
- Administration and Human Resources
- Finance, Accounting and IT
- Municipal Court
- Community Development & Planning
- Codes Administration
- Engineering
- Customer Service and Utilities

24 Full Time Equivalent Employees

# Police Department Services

## Support Services Bureau

Administration  
Investigations  
Animal Control



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## Field Services Bureau

Patrol Division  
Dispatch Services



36 Full Time Equivalent Employees

# Police Building Concerns



Deteriorating E. Wall



Failing Support Walls



Foundation  
Drainage  
Issues



Foundation Cracks



Parking Needs



Broken Floor Joist

# Police Building Concerns



Energy Efficient



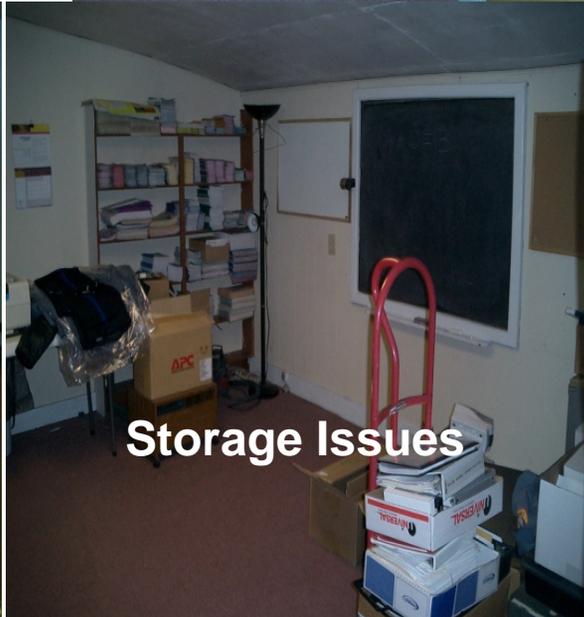
Safety



Work Space



Admin Work Space



Storage Issues



Functionality

# City Hall Building Concerns



# City Hall Building Concerns



Obsolete Design for  
Efficient Use of  
Technology



Narrow Hall  
Ways

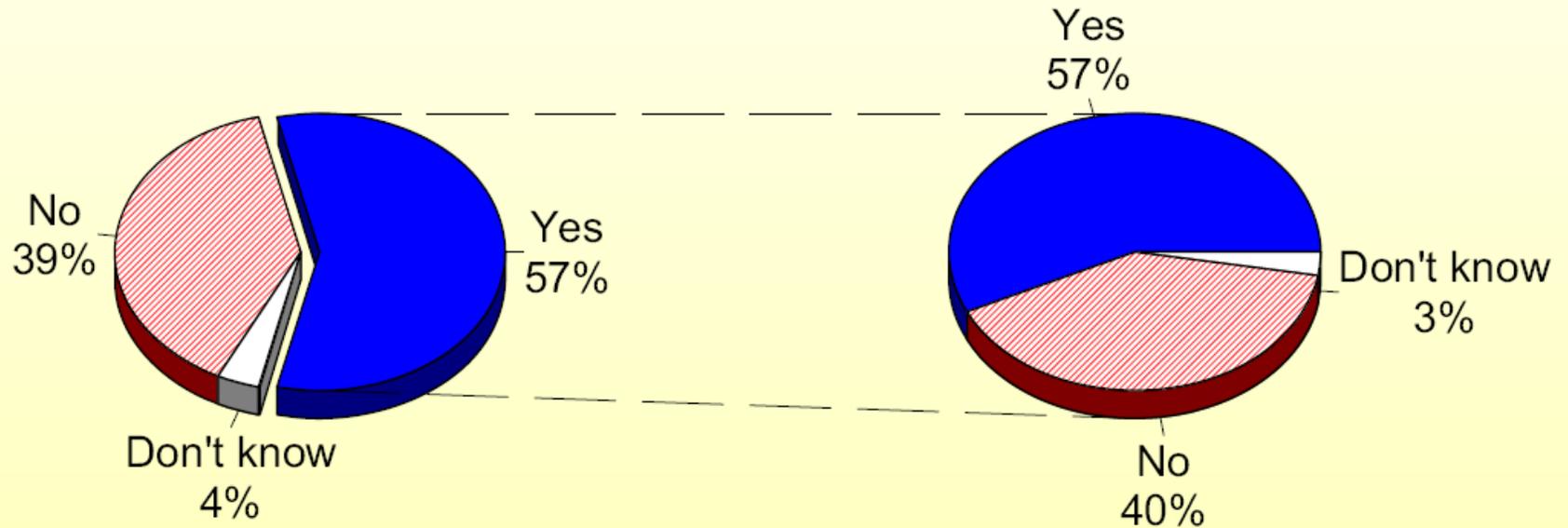
# Process To Date

- Feasibility / Space Needs Analysis – WNB March 2006
- Team 21 Focus Group Formed to Lead Analysis
- Feasibility Study for Cass Medical Center- Added June 2007
- Citizen Survey Completed in January 2009
- Three Sites Assessed- WNB September 2009
- Unanimous Recommendation for Site C by Team 21/Implementation Committee to Aldermen November 2009
- Aldermen Place Sales Tax Question on April 2010 Ballot

# Q8a. Do you believe the City should construct or acquire a new building for City Hall?

by percentage of respondents

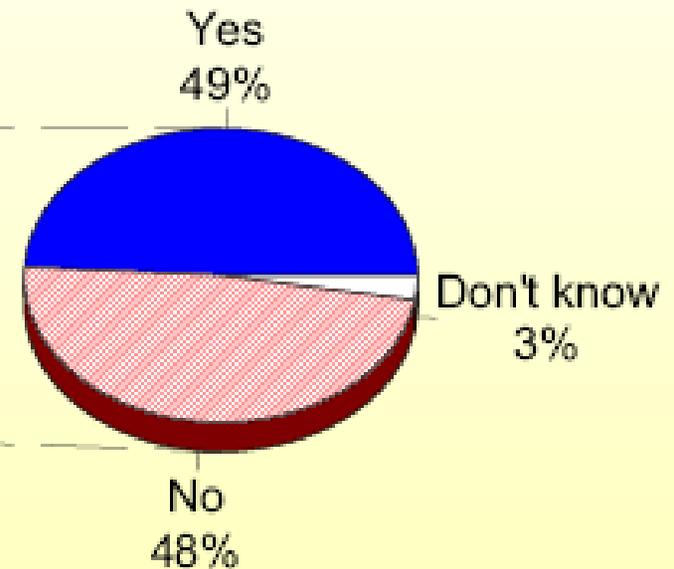
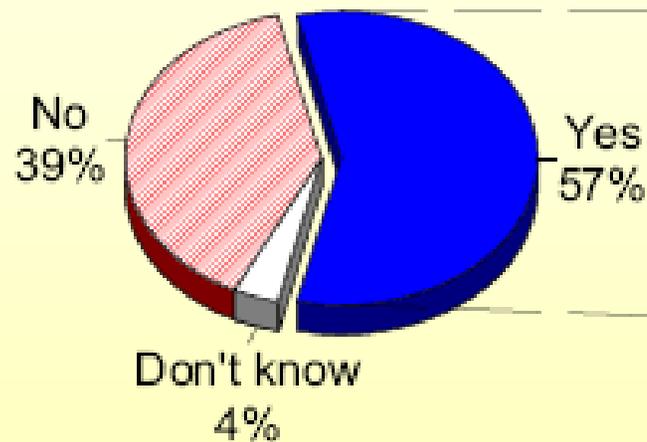
IF YES: do you think it should remain downtown?



# Q8b. Do you believe the City should construct or acquire a new Police Department?

by percentage of respondents

IF YES: do you think it should remain downtown?

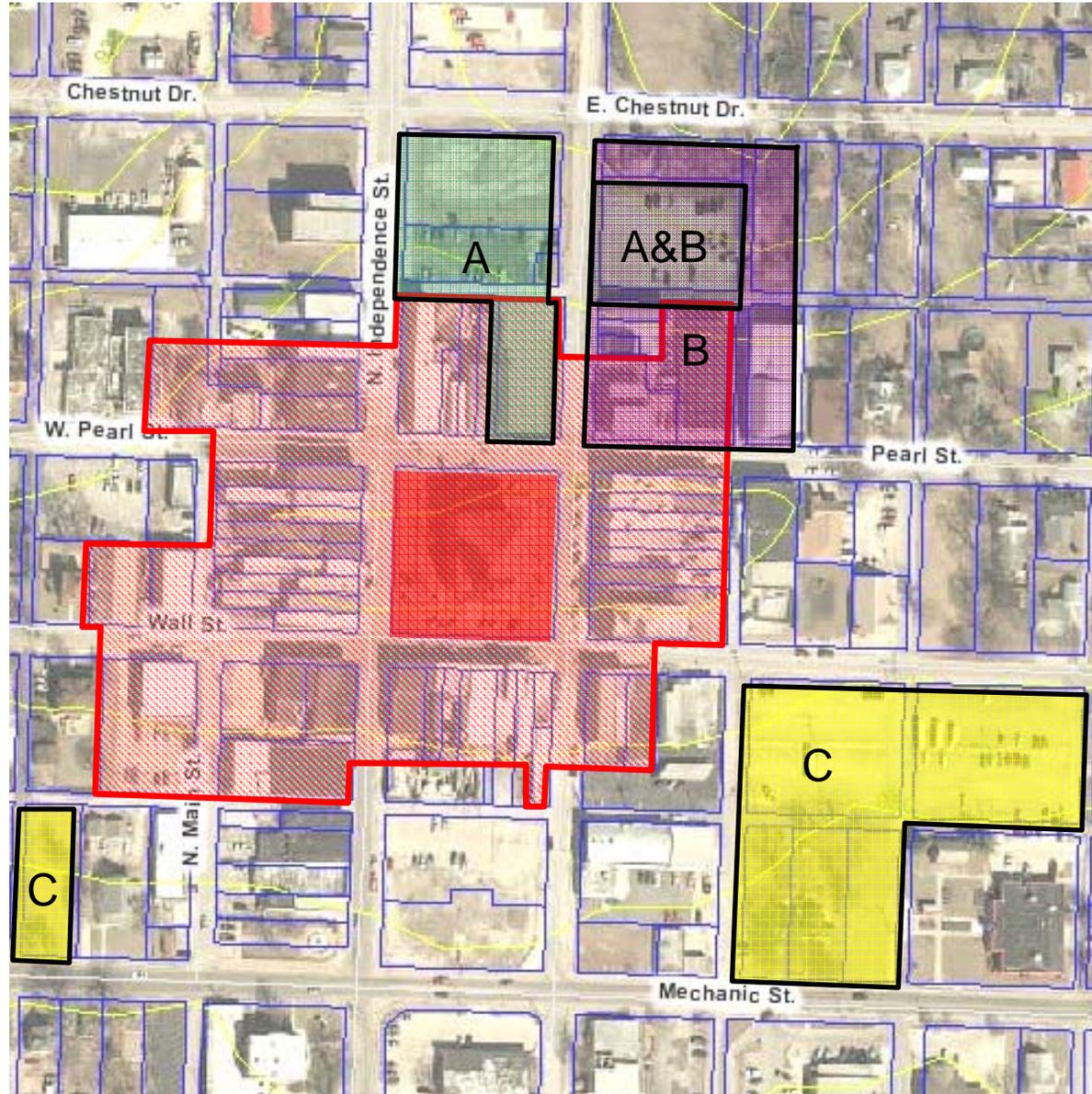


# Square Footage Needs Today and In the Future

	Date Year	1960	2009	2025
<b>Combined Buildings</b>	<b>Population</b>	<b>3510</b>		<b>23434</b>
Police Stand Alone	Total	7596	14492	30077
Police Combined Sq. Ft Savings	6%		600	1767
<b>Police Combined Square Ftg.</b>			<b>13892</b>	<b>28310</b>
City Hall Stand Alone	Total	9283	17527	19660
City Hall Combined Sq. Ft. Savings	5%		1000	1070
<b>City Hall Combined Square Ftg.</b>			<b>16527</b>	<b>18591</b>
Both Buildings Stand Alone Sq. Ftg.	Total	16879	32020	49737
Combined Sq. Ft. Savings	6%		1600	2836
<b>Combined Square Footage</b>			<b>30420</b>	<b>46901</b>

2025 Population is Estimated at 23,500

# Three Sites Assessed



# Site Analysis and Evaluation

	Site A	Site B	Site C
Land Acquisition	2	1	3
Historic District Proximity	5	4	3
Historic District's Impact	3	1	5
Building Relocation	5	5	3
Building Demolition	3	1	5
Existing Site Amenity Reconfiguration	1	3	5
Renovation of Existing Buildings	3	1	5
Building Expansion Capacity	1	5	5
Parking Expansion Capacity	5	5	5
Design Program Accommodation	3	1	5
Utility Availability	5	5	5
Traffic Impact	5	5	4
<b>Totals</b>	<b>41</b>	<b>37</b>	<b>53</b>

WNB Subjective Ranking: 1 indicates least desirable - 5 most desirable

# Site Cost Comparison

Item	Site A	Site B	Site C
Land Acquisition	\$ 336,688	\$ 819,487	\$ 73,632
Actual Building Site Demo and Prep	\$ 60,000	\$ 200,000	\$ 20,000
<b>Police Station Demolition after move out</b>	\$ 45,000	included	\$ 45,000
<b>Proceeds from the sale of City Hall (as is)**</b>	\$ (175,000)	\$ (175,000)	\$ (175,000)
House Relocation	\$ -	\$ -	\$ 87,500
Site Delvelopment	\$ 220,000	\$ 125,000	\$ 165,000
Building Renovation	\$ -	\$ 1,343,750	
New Building Construction*	\$ 5,868,695	\$ 4,631,276	\$ 5,101,940
Preservation/Public Safety Allowance	\$ 50,000	\$ 25,000	\$ 10,000
Hazardous Material Abatement	\$ -	\$ 50,000	\$ -
<b>Street Upgrade (sidewalks, gutters, resurfacing)</b>	\$ 130,000	\$ 125,000	\$ 113,000
<b>City Hall/Police Staff relocation allowance</b>	\$ 30,000	\$ 50,000	\$ 30,000
<b>Police Station Communication relocation</b>	\$ 50,000	\$ 100,000	\$ 50,000
<b>Tower Relocation (without repeaters)</b>	\$ 60,000	\$ -	\$ 60,000
<b>Police Temporary Relocation allowance***</b>	\$ -	\$ 57,000	\$ -
Furniture/Fixture/Equipment	\$ 381,059	\$ 381,059	\$ 381,059
<b>Soft Costs</b>	\$ 650,980	\$ 687,699	\$ 518,725
10% Contingency	\$ 770,742	\$ 597,503	\$ 510,194
	<b>\$ 8,478,163</b>	<b>\$ 9,017,772</b>	<b>\$ 6,991,049</b>

\* Building Construction cost determined by using new Parkville Police Station/City Hall project costs and adjusting for 2009.

\*\* Estimated from assessed value/market value calculation

\*\*\* Estimated cost to rent space for 9 months

**Updated Information**

Initial Construction 30,500 s.f.

13,500 s.f. for Police Department (anticipated on the 1<sup>st</sup> Floor)

15,500 s.f. for City Hall (anticipated on the 2<sup>nd</sup> Floor)

1,500 s.f. of shared space

Future Expansion 16,000

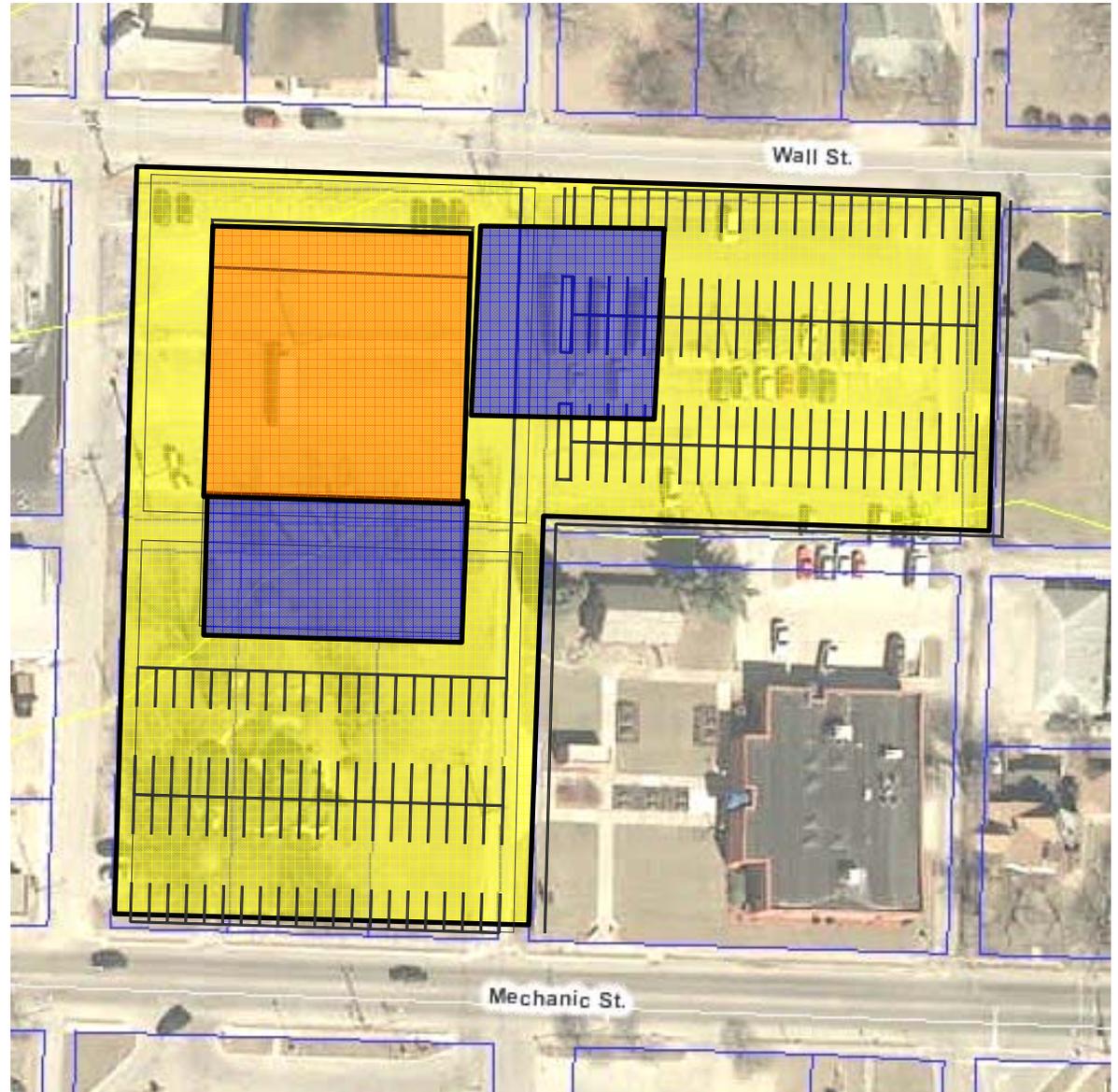
14,000 s.f. added for Police Dept.

2,000 s.f. added for City Hall

Expansion can occur to the east or the south

190 Future Parking Spaces

146 Existing Parking Spaces



# Sales Tax Options

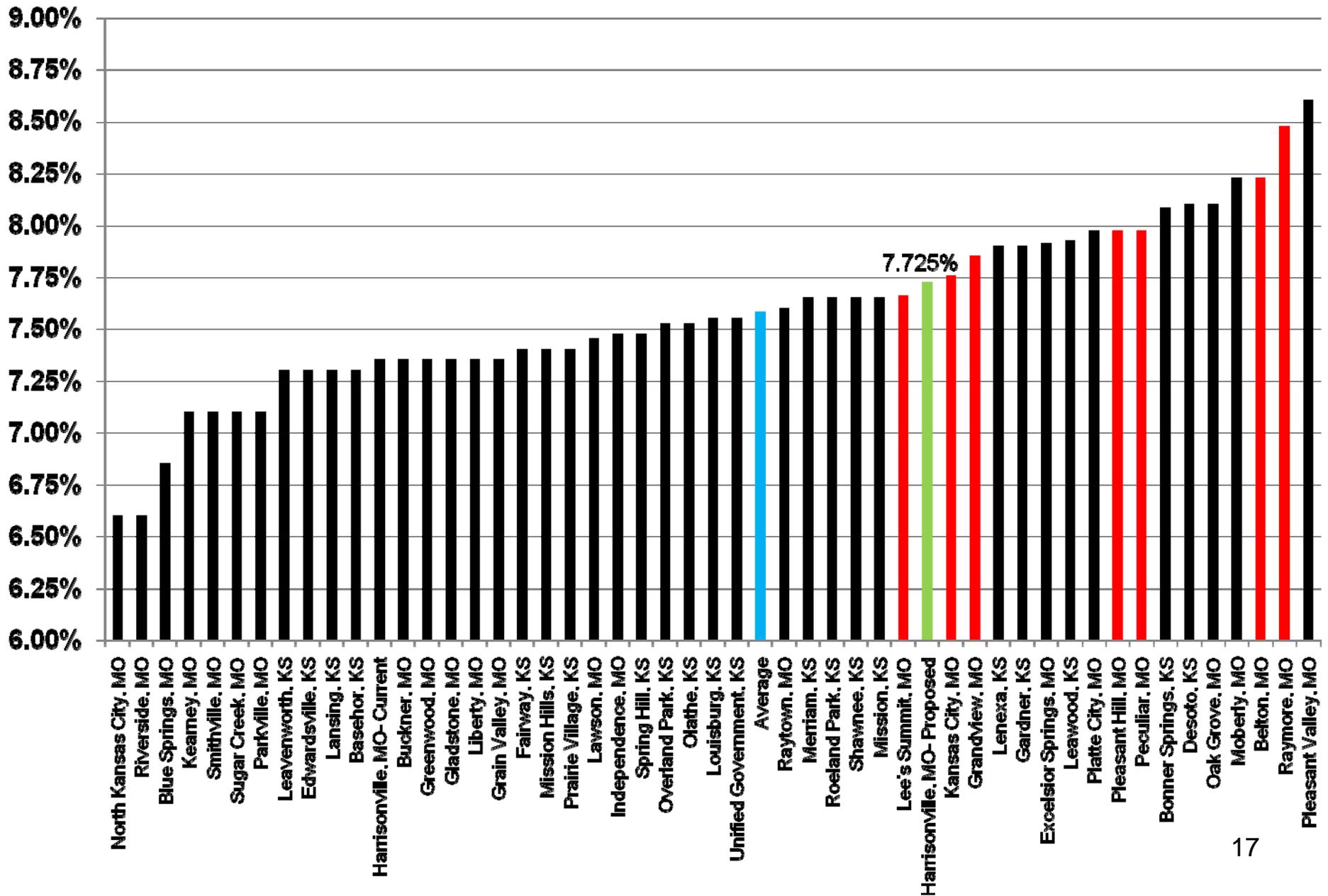
<b>Sales Tax Rate</b>	<b>Project Size</b>
Requires a Simple Majority	<b>\$8,390,000</b>
\$.005	Ends in 10 years
\$.00375	Ends in 15 years
\$.0025	Ends in 32 years

Sales Taxes Have Been Used by Harrisonville to Build: Fire/EMS Facility, Outdoor Pool & Community Center

Payoff period assumes 2% annual growth in taxable sales starting from 2009 sales tax numbers

Over the past 18 years the average annual growth in sales tax revenue has exceeded 5% for Harrisonville

# Kansas City Metro Sales Tax Rates

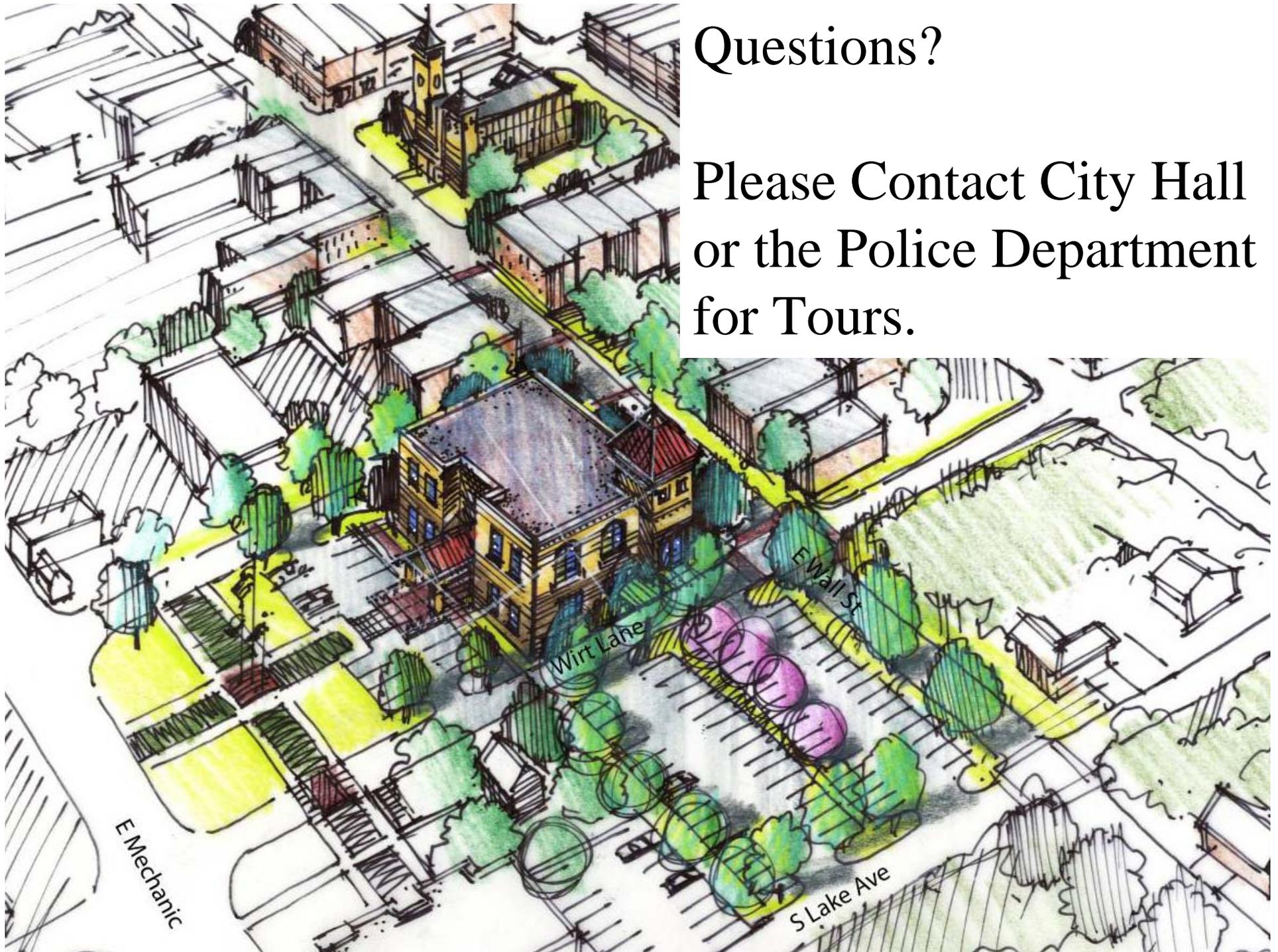


# Benefits & Opportunity

- Plan to return old City Hall and Police properties to private ownership
- A sales tax expands participation beyond just residents = less paid per person
- \$1.5 Million Safe Room Grant would reduce project cost to citizens
- Borrowing costs are at an all time low
- Construction bids are currently coming in lower than in previous years
- We are stimulating our local economy

Questions?

Please Contact City Hall  
or the Police Department  
for Tours.



**Please Vote  
on Tuesday  
April 6, 2010**