

## DANGEROUS DEFICIENCIES

Our current police station and City Hall facilities aren't just cramped and technologically outdated. They're potentially dangerous for employees and visitors.

Consider these deficiencies in the police station.

- Cracked and crumbling foundation
- Rotting and water-logged framing timbers
- Failing beam pockets in the attic
- Sagging ceiling in the garage area
- Leaking roof
- Leaking groundwater causing mold and mildew, a known health hazard
- Exterior bricks crumbling and falling onto pavement below
- Bowing architectural support columns on the sides, evidence of failing support.
- Damaged stormwater drain systems

City Hall also has serious deficiencies, such as:

- Failing exterior façade, exposing the original brick structure to weathering and decay.
- Inadequate parking, dangerous traffic flow, and pedestrian safety issues.
- Insufficient wiring for technology needs. Not enough storage room for city records.
- Inefficient heating and cooling systems with air-quality concerns.

  
City of  
**Harrisonville**  
300 E. Pearl, P.O. Box 367 • Harrisonville, MO 64701

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## **INFORMATION FOR HARRISONVILLE RESIDENTS**

### **REGARDING THE PROPOSED**

### **POLICE STATION & CITY HALL**

**PLEASE VOTE ON AUG. 3**

## AT A GLANCE

- Our current police station and city hall have outlived their usefulness to the citizens of Harrisonville. They are overcrowded, inefficient, and decaying structurally.
- It would cost almost as much to repair them as it would to build a new, combined police station/city hall.
- Building costs are currently low, as are borrowing rates.
- The city wishes to maintain its location close to the Courthouse Square and is proposing to use a city-owned lot across from the post office.
- The proposed location allows easy access to major streets and local institutions, businesses and schools.
- The city will seek and encourage the use of local tradesmen, workers, suppliers and vendors for this project.
- For the average family spending \$12,000 a year in Harrisonville, the new tax will amount to 12¢ per day.
- With a 3/8<sup>th</sup> of one per cent sales tax, the building will be paid off in less than 15 years and the sales tax will expire at that time.

## PROPOSED LOCATION

We would like to build on land located on Mechanic Street, across from the post office and adjacent to the library and the Sharp-Hopper Log Cabin. Except for a small parcel, the land is already owned by the city, which will help control cost.

Concept drawings have been prepared, but the new facility is not designed yet. Architects will be selected if the vote is successful. Citizens will have ample time to review and comment on any proposed design.

The single family structure located there would likely be moved to another location.

The new facility will be a combined police station, oriented to face Mechanic Street, and City Hall, oriented to face Wall Street.

The building will be no more than two stories tall. It will not be taller or larger than the Cass County Courthouse. The exterior will be designed to complement the existing period architecture on the square.

The building will serve as a shelter during dangerous storms or other emergencies. We are seeking a federal grant to incorporate a true saferoom inside the structure.

We will build, furnish and equip the building, using local tradesmen, workers, suppliers and vendors, for no more than \$8.39 million, as mandated by the Harrisonville Board of Aldermen.



*Artist's concept for new Police Station facing Mechanic Street.*

## BENEFITS TO ALL RESIDENTS

A new building will provide easier access for all our residents and visitors.

More than 100 off-street paved, parking spots will be available.

Pedestrian safety to and from the building will be enhanced.

Having our municipal facility on Mechanic Street will strengthen the city's requests that MoDot properly maintain the highway.

A new facility will create a better first impression on newcomers and potential businesses, making Harrisonville a more attractive place to live, work and shop.

By utilizing local contractors, workers, suppliers and vendors, we will re-circulate our tax revenues in our local economy.

The sales tax will expire when the building is paid off, which we expect to be in less than 15 years. This is the same type of financing used to construct the outdoor pool, the EMS Building and the Community Center.

Sales tax is a more equitable form of financing than property tax, because it places the tax on all who shop in the city, rather than on property owners. For the average family, the tax will be about 12¢ per day.

## BUILD NOW!

By building a combined police station and city hall, citizens will be getting two buildings for the price of one.

A new municipal facility will be a significant reinvestment in the historic downtown square.

Building costs are currently low and so are borrowing rates.

We will seek out and encourage the use of local contractors, workers, suppliers and vendors, which will re-circulate our tax monies in our local economy.

The city has applied for more than \$1.5 million in federal grants to offset the cost to citizens.



*Artist's concept for new City Hall facing Wall Street*

## SALES TAX

Although the current sales tax in Harrisonville is 7.325%, the city receives only 1.875%. The rest goes to state and county government.

If approved, the proposed 3/8th cent sales tax will cost an average family — those who spend \$12,000 annually in Harrisonville — only \$45 per year — or just 12¢ per day.

Even with the increase, Harrisonville will still have the lowest sales tax rate in the area, lower than 15 other metro cities, including Peculiar, Belton, Raymore, Pleasant Hill, Kansas City and Grandview.

## WHY NOT...?

### ***Just repair the buildings you have?***

The cost to repair is close to \$5 million and that does not provide any additional room, address ADA compliance, or fix the traffic flow problems.

### ***Move to the old hospital?***

We looked at the old hospital and determined the cost to purchase and remodel, combined with the cost of operating the building, would not bring any savings over new construction. Plus, it would have taken a valuable asset off the public tax rolls.

### ***Move to the Justice Center?***

We looked into that also. The top floor of the Justice Center is presently unfinished, so the city would have been responsible for the tenant finish there before the police could move in. Furthermore, the county did not wish to enter into a long-term lease.

### ***Use other empty buildings here in town?***

Few buildings could provide the room needed for a joint facility. They would also need substantial repair and remodeling to bring them up to code standards and into ADA compliance. The best use of taxpayer monies would still be new construction.