



Jackson County Missouri

Jackson County Courthouse
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Legislation Details (With Text)

File #: 2575 **Version:** 0 **Name:** Neighborhood Improvement District.
Type: Ordinance **Status:** Passed
File created: 8/12/1996 **In control:** Land Use Committee
On agenda: **Final action:** 8/19/1996
Title: Calling a special election on the question of creating a Neighborhood Improvement District in Jackson County, Missouri.
Sponsors: Fred Arbanas
Indexes: ELECTION
Code sections:
Attachments:

Date	Ver.	Action By	Action	Result
8/19/1996	0	County Legislature	Consent Agenda	
8/19/1996	0	County Legislature	perfect	Pass
8/19/1996	0	County Legislature	suspend the rules to consider final passage	Pass
8/19/1996	0	County Legislature	adopt	Pass
8/19/1996	0	Land Use Committee	recommend for perfection	Pass
8/13/1996	0	County Legislature	Go To 1st Perfection	Pass
8/12/1996	0	County Legislature	assign to committee	Pass

IN THE COUNTY LEGISLATURE OF JACKSON COUNTY, MISSOURI

AN ORDINANCE calling a special election on the question of creating a Neighborhood Improvement District in Jackson County, Missouri.

ORDINANCE # 2575, August 12, 1996

INTRODUCED BY Fred Arbanas, County Legislator

WHEREAS, the County Legislature of Jackson County, Missouri, proposes to make certain improvements in a neighborhood improvement district in the County and to assess all or a portion of the cost of said improvements against real property within the district, as authorized by Sections 67.453 to 67.475, inclusive, RSMo (the "Neighborhood Improvement District Act"); therefore,

BE IT ORDAINED by the County Legislature of Jackson County, Missouri, as follows:

Section 1. The project name for the proposed improvements is:

Quail Meadows Sanitary Sewer Neighborhood Improvement District Project

Section 2. The general nature of the improvements proposed to be made is as follows:

The improvements consist of the design and construction of a low pressure sewer system and package treatment plant to serve all lots in the proposed district. The sewer system will be constructed at a depth of approximately three feet and sewage will be pushed through the system by a pump located outside each residence. The package treatment plant will be located below the lower lake in Quail Meadows subdivision and will receive and treat all sewage.

Section 3. The estimated cost of the proposed improvements is \$675,000. The final cost of such improvements assessed against the property within the district (and the amount of general obligation bonds of the County issued therefor) shall not exceed such estimated cost by more than 25%. Such special assessments for such improvements will be assessed over a period of not to exceed 20 years.

Section 4. The boundaries of the proposed neighborhood improvement district to be assessed for the costs of the proposed improvements are:

All of the Resurvey of Quail Meadows, consisting of Lots 101 through 166, a subdivision of land in Jackson County, Missouri.

The district is located entirely within Jackson County, Missouri, and is not located in whole or in part within the limits of an incorporated city.

Section 5. The proposed method of assessment is as follows:
An equal pro rata share of the cost of the improvements will be assessed against each lot.

Section 6. A special election is hereby ordered to be held for the qualified voters residing in the proposed district on Tuesday, November 5, 1996, on the following question:

QUESTION

Shall Jackson County, Missouri, be authorized to create a neighborhood improvement district for the Quail Meadows Sanitary Sewer Neighborhood Improvement District Project and incur indebtedness and issue general obligation bonds of the County to pay the cost of public sewer improvements within such district, the cost of all indebtedness so incurred to be assessed by the governing body of the County on the property within such district that is benefited by such improvements for a period of not to exceed 20 years?

Section 7. The form of the Notice of Special Election for said election, a copy of which is attached hereto and made a part hereof, is hereby approved.

Section 8. The County Clerk is hereby authorized and directed to notify the Board of Election Commissioners of Jackson County, Missouri, of the passage of this Ordinance no later than 5:00 P.M. on Tuesday, August 27, 1996, and to include in said notification all of the terms and provisions required by Chapter 115, RSMo.

Section 9. The County expects to make expenditures on and after the date of passage of this Ordinance in connection with the Project, and the County intends to reimburse itself for such expenditures with the proceeds of the bonds. The maximum principal amount of bonds expected to be issued for the Project is \$843,750.

NOTICE OF SPECIAL ELECTION

Notice is hereby given to the qualified voters residing within the neighborhood improvement district for the proposed Quail Meadows Sanitary Sewer Neighborhood Improvement District Project in Jackson County, Missouri, that the County Legislature of the County has called a special election to be held on Tuesday, November 5, 1996, commencing at 6:00 A.M. and closing at 7:00 P.M., on the question contained in the following sample ballot:

OFFICIAL BALLOT
SPECIAL ELECTION
QUAIL MEADOWS SANITARY SEWERS NEIGHBORHOOD
IMPROVEMENT DISTRICT PROJECT
JACKSON COUNTY, MISSOURI
TUESDAY, NOVEMBER 5, 1996

QUESTION

Shall Jackson County, Missouri, be authorized to create a neighborhood improvement district for the Quail Meadows Sanitary Sewers Neighborhood Improvement District Project and incur indebtedness and issue general obligation bonds of the County to pay the cost of public sewer improvements within such district, the cost of all indebtedness so incurred to be assessed by the governing body of the County on the property within such district that is benefited by such improvements for a period of not to exceed 20 years?

YES
NO

INSTRUCTIONS TO VOTERS: If you are in favor of the question, place an X in the box opposite "YES." If you are opposed to the question, place an X in the box opposite "NO."

The estimated cost of the proposed improvements is \$675,000. The final cost of such improvements assessed against the property within the district (and the amount of general obligation bonds of the County issued therefor) shall not exceed such estimated cost by more than 25%. The proposed method of assessment is as follows: An equal pro rata share of the cost of the improvements will be assessed against each lot.

The boundaries of the proposed district to be assessed for the costs of the proposed improvements are as follows: All of the Resurvey of Quail Meadows, consisting of Lots 101 through 166, a subdivision of land in Jackson County, Missouri.

The election will be held at the following polling places for qualified voters residing within the bounds of the proposed district:

PRECINCT

POLLING PLACE

DATED: _____, 1996.

Board of Election Commissioners of Jackson County, Missouri

Effective Date: This ordinance shall be effective immediately upon its signature by the County Executive.

APPROVED AS TO FORM:

County Counselor

I hereby certify that the attached Ordinance, Ordinance # 2575 introduced on August 12, 1996 was duly passed on
_____ August 19 _____, 1996 by the Jackson County Legislature. The votes thereon were as follows:

Yeas _____ 9 _____ Nays _____ 0 _____

Abstaining _____ 0 _____ Absent _____ 0 _____

This Ordinance is hereby transmitted to the County Executive for her signature.

_____ Mary Jo Brogato, Clerk of Legislature

I hereby approve the attached Ordinance #2575.

_____ Katheryn J. Shields, County Executive