

BILL NO. 21-171

AN ORDINANCE DETERMINING THE ADVISABILITY OF THE PARAGON STAR SPORTS COMPLEX PROJECT AND ORDERING THE CREATION OF A NEIGHBORHOOD IMPROVEMENT DISTRICT FOR THE PROJECT IN LEE'S SUMMIT, MISSOURI.

WHEREAS, pursuant to the authority of Sections 67.453 to 67.475, inclusive, RSMo, titled the Neighborhood Improvement District Act (the "Act"), proceedings have been undertaken for certain improvements for a neighborhood improvement district in Lee's Summit, Missouri (the "City"); and,

WHEREAS, a petition signed by the owners of property within the proposed neighborhood improvement district has been filed with the City Clerk requesting improvements designated as the Paragon Star Sports Complex Project (the "Project"), said petition stating (a) the project name for the proposed improvements, (b) the nature of the improvements, (c) the estimated cost of the improvements, (d) the duration of the assessments for the improvements, (e) the boundaries of the improvement district to be assessed, and (f) the method of assessment; and,

WHEREAS, said petition has been examined by the City Clerk and found to have been signed by the owners of more than two-thirds by area of all property within the proposed district (the "District").

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF LEE'S SUMMIT, MISSOURI, as follows:

SECTION 1. The City Council of the City of Lee's Summit, Missouri, hereby finds and determines that the petition requesting the Project is complete and proper in all respects.

SECTION 2. The City Council finds and determines that the Project is advisable and orders a neighborhood improvement district to be established for the Project.

A. The name for the Project shall be The Paragon Star Sports Complex. The name of the district shall be the Paragon Star Neighborhood Improvement District.

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

Not less than 10 artificial turf multi-sport fields and the appurtenant facilities including, but not limited, to, artificial turf, lighting, fencing, bleachers, irrigation systems, walkways, drive aisles, signage, warm-up areas, concessions facilities and satellite restrooms.

C. The estimated cost of the proposed improvements is \$16,500,000, of which it is estimated that up to \$6,000,000 will be assessed against the owners of property within the proposed district and the remainder will be funded by obligations issued by the City. The final cost of the portion of such improvements assessed against the property within the district (and the amount of obligations issued therefor) shall not exceed \$7,500,000, which is the estimated cost of the improvements plus 25%.

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D. The cost of maintenance of the proposed improvements during the term of obligations issued to pay the costs of such improvements will be assessed against the owners of property within the proposed district. The estimated annual cost of maintenance of the proposed improvements is \$0.

E. The special assessments will be assessed in substantially equal annual installments over a period of twenty years. The proposed method of assessment is per square foot of real property within the boundaries of the district, not including streets, roads and rights-of-way owned or maintained by a public governmental entity.

F. A boundary description and map of the proposed neighborhood improvement district are attached hereto as **Exhibit A**. The district is located entirely within the City.

SECTION 3. The plans and specifications for the Project have already been prepared and shall be filed with the City Clerk promptly after the effective date of this Ordinance.

SECTION 4. The City Council expects to make expenditures on and after the date of passage of this Ordinance in connection with the Project, and the City Council intends to finance such expenditures with the proceeds of bonds to be issued by the City Council. The maximum principal amount of bonds expected to be issued for the Project is \$7,500,000.

SECTION 5. This Ordinance shall be in full force and effect from and after the date of its passage and adoption, and approval by the Mayor.

SECTION 6. Should any section, sentence, or clause of this Ordinance be declared invalid or unconstitutional, such declaration shall not affect the validity of the remaining sections, sentences, or clauses.

PASSED by the City Council of the City of Lee's Summit, Missouri, this _____ day of _____, 2021.

ATTEST:

Mayor *William A. Baird*

City Clerk *Trisha Fowler Arcuri*

APPROVED by the Mayor of said city this ____ day of _____, 2021.

ATTEST:

Mayor *William A. Baird*

City Clerk *Trisha Fowler Arcuri*

APPROVED AS TO FORM:

David Bushek, Chief Counsel of Economic Development and Planning

EXHIBIT A

**BOUNDARY DESCRIPTION AND MAP OF
PROPOSED NEIGHBORHOOD IMPROVEMENT DISTRICT**

Paragon Star, Second Plat was approved on May 4, 2021, by the City Council by Ordinance No. 9147, and is in the final steps of the process of being filed with the Jackson County Recorder of Deeds. The specific Lots within the NID boundaries depicted in this approved Plat are as follows:

Lot 9 of Paragon Star Second Plat, a subdivision in Section 34, Township 48 North, Range 32 West, and a Replat of Part of Graham Commercial Center, In the City of Lee's Summit, Jackson County, Missouri.

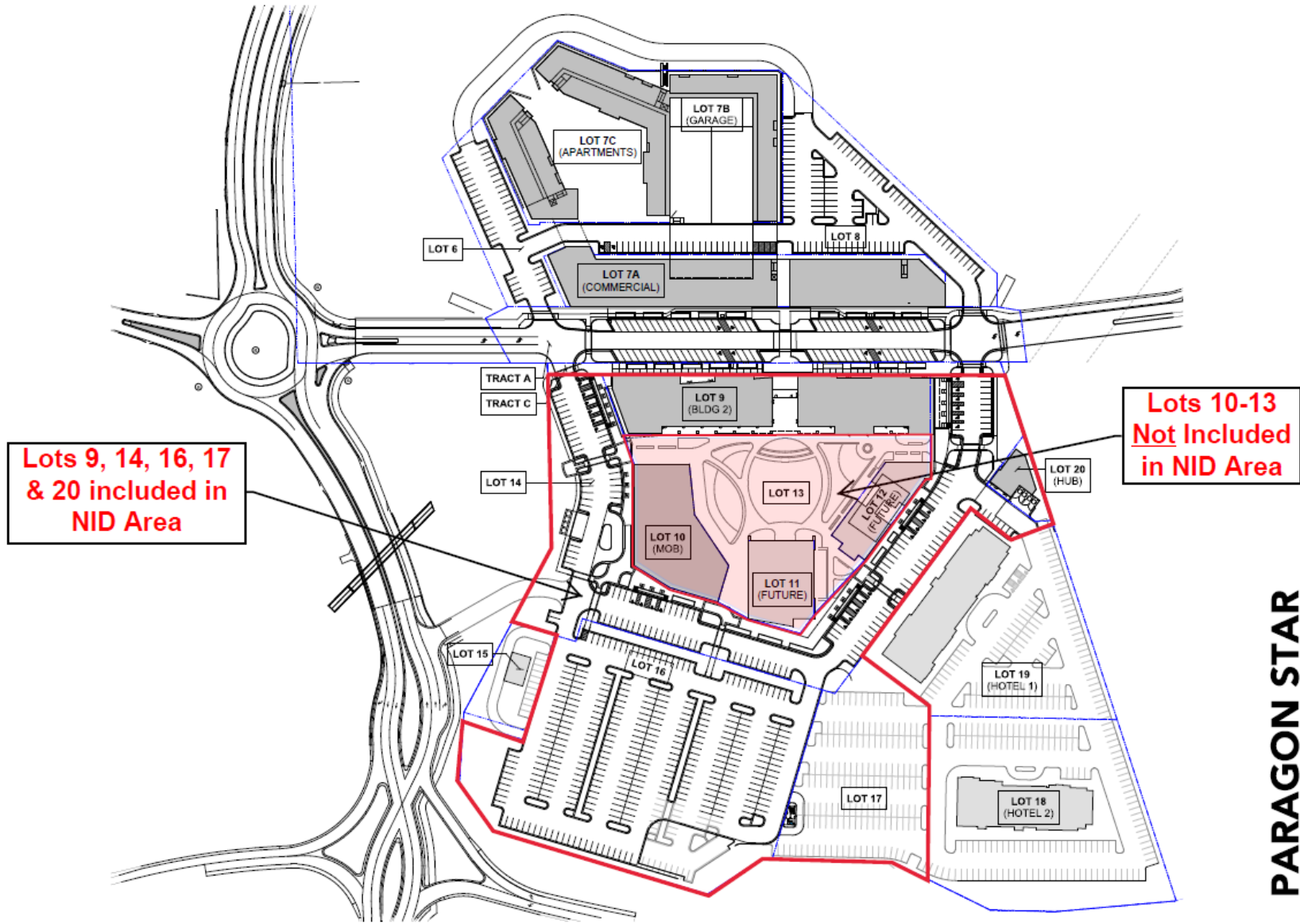
Lot 14 of Paragon Star Second Plat, a subdivision in Section 34, Township 48 North, Range 32 West, and a Replat of Part of Graham Commercial Center, In the City of Lee's Summit, Jackson County, Missouri.

Lot 16 of Paragon Star Second Plat, a subdivision in Section 34, Township 48 North, Range 32 West, and a Replat of Part of Graham Commercial Center, In the City of Lee's Summit, Jackson County, Missouri.

Lot 17 of Paragon Star Second Plat, a subdivision in Section 34, Township 48 North, Range 32 West, and a Replat of Part of Graham Commercial Center, In the City of Lee's Summit, Jackson County, Missouri.

Lot 20 of Paragon Star Second Plat, a subdivision in Section 34, Township 48 North, Range 32 West, and a Replat of Part of Graham Commercial Center, In the City of Lee's Summit, Jackson County, Missouri.

The following Boundary Map of the Paragon Star Village illustrates the boundaries of the district.



PARAGON STAR

PROJECT ADDRESS View High Drive & I-470
Lee's Summit, MO

PROJECT NUMBER 19050

RELEASE DATE 09.06.2021