



Office of
Mary Jo Spino
Clerk of the County Legislature

Jackson County Missouri

JOURNAL

County Legislature

Charlie Franklin (3rd) Chairman,
Theresa Cass Galvin (6th) Vice Chairman,
Jalen Anderson (1st AL), Crystal Williams (2nd AL), Tony Miller (3rd AL),
Scott Burnett (1st), Ronald E. Finley (2nd), Dan Tarwater III (4th),
Jeanie Lauer (5th)

Jackson County Courthouse
415 E.12th Street, 2nd floor
Kansas City, Missouri 64106
(816)881-3242

Monday, August 8, 2022

10:00 AM

Thirty-first Regular Meeting

K.C. Legislative Assembly Area, Kansas City, Missouri

Charlie Franklin, Chairman, called the meeting of the Jackson County Legislature to order.

1 ROLL CALL

Present 6 - Charlie Franklin, Theresa Cass Galvin, Jalen Anderson, Scott Burnett, Dan Tarwater III and Jeanie Lauer

Absent 3 - Crystal Williams, Tony Miller and Ronald E. Finley

2 THE PLEDGE OF ALLEGIANCE

Recited.

3 APPROVAL OF THE JOURNAL OF THE PREVIOUS MEETING

A motion was made by Dan Tarwater III, seconded by Scott Burnett to approve the journal of the previous meeting held on August 01, 2022. The motion passed by a voice vote.

4 HEARINGS

Dan Musser, Principal/Project Advisor for JCDC Partners, LLC, and Jeff Jenkins, Project Director with JE Dunn-Axiom, provided an update on the Detention Center project. A copy of Mr. Musser's handout is available under the meeting details for the August 8, 2022, Legislative Meeting, located at <https://jacksonco.legistar.com/MeetingDetail.aspx?ID=991785&GUID=D305CB4D-F3D9-480D-A0C4-7307EA97F82C&Options=info|&Search=>

Mr. Musser said they are midway through the preconstruction period. They had the second design workshop design with JE Dunn-Axiom covering cell layouts, orientation, and special needs housing. There is another workshop scheduled tomorrow to examine designs for administration, intake, release, and support functions. The Special Use Permit (SUP) will be submitted to the City of Kansas City later this month. There will be a group touring the Franklin County, Ohio facility, which is a similarly-sized

facility to the design of the Jackson County Detention Center.

JE Dunn-Axiom held a M/WBE trade partner meeting on July 14, 2022, which was well attended. Photos of the detention center site at 7000 E. US 40 Highway were presented showing all trailers have been removed, the grass has been cut, and utilities have been disconnected and removed.

JE Dunn-Axiom has continued with design development to determine project costs. Progress has been made on zoning for the site. A Zoning Determination Letter was received from the City of Kansas City confirming that zoning is compliant, and the detention center can be built on the site. Applying for a Special Use Permit is the next step in the zoning process.

The biggest concern is the cost escalation and inflation. The strategy to mitigate costs is to get as many trade partners involved and to make commitments as early as possible. This is part of the GMP (Guaranteed Maximum Price) process.

Scott Burnett, County Legislator, asked about the Zoning Determination Letter and who with the City of Kansas City handles these matters. Mr. Musser said it is the Planning and Development Department at the City and its director Jeff Williams. After staff approval is received, the project will go to the Planning Commission and Board of Zoning Appeals.

Charlie Franklin, County Legislator, asked about finding strategic partners to keep costs down. Jeff Jenkins said this will be through a competitively bid process.

Dan Tarwater III, County Legislator, asked if they plan to hire local workforce personnel. Mr. Jenkins agreed. Mr. Tarwater asked about the square footage of the center. Mr. Jenkins said it is estimated at 427,000 square feet. Mr. Tarwater said he drove through the site. Everyone has moved out except for more than 1,000 used tires stored in someone's trailer. He saw they only lost one trailer. Troy Schulte, County Administrator, said they are investigating that loss.

Theresa Cass Galvin, County Legislator, asked about the need to build up the ground eight feet. She asked if that has gone out to bid. Jeff Jenkins said it has not. Ms., Galvin said the rumor is that this will cost between \$30 and \$50 million dollars. She asked if Mr. Jenkins considered this an accurate estimate or an inflated estimate. Mr. Jenkins said this amount exceeds their internal estimates of that cost.

Matt Webster, Financial Advisor with Stifel, Nicolaus & Co., Inc., said they continue to monitor the capital markets. There is less interest rate inflation and bond rates are down slightly. Stifel will consult with Troy Schulte regarding how to handle cost inflation within the GMP and how to design the financing so that the money the County needs can be coordinated with a capital finance plan.

Dan Tarwater III asked if the County will finance the project from the beginning. Troy Schulte said yes, there will be two issuances of bonds, the first in the amount of about \$150 million later this year. Then in late 2023 or 2024, they will do a second bond issuance. The project will be 100% publicly financed. They will have a capitalized interest approach to defer debt service to 2025 so the County may continue to use the County Improvement Fund to cover other capital needs. Dan Tarwater III said he had questions from constituents asking if there will be a tax increase. He said he understands there is no tax increase as part of this plan. A fund was established several years ago to fund the costs at about \$19.5 million each year. The current cost based on market rates will be about \$15.5 million each year.

Jalen Anderson, County Legislator, asked about the costs. Mr. Schulte said the expected cost is about \$15.6 million cost for debt service on a \$250 million project. Mr. Anderson asked if there were concerns about a possible recession. Mr. Schulte said the economy is not showing significant recession. The concerns are with inflation and interest rates.

5 COMMUNICATIONS WITH AND REPORTS OF THE COUNTY EXECUTIVE

Caleb Clifford, Chief of Staff, said the County Executive tested positive for COVID-19. He is feeling well and working from home, but is frustrated by staying in isolation.

Troy Schulte said there was a water line break Friday night with a coffee machine located on the first floor in Collections. On Sunday afternoon, a Sheriff's deputy discovered about a quarter inch of water on the ground floor. The IT and Communications Departments were impacted. They are assessing the extent of the damage.

Dan Tarwater III asked how the leak occurred. Mr. Schulte said they understand the coffee machine was being serviced Friday afternoon and the water line may have kinked, causing the leak.

Charlie Franklin recognized Georgia Sanders on the occasion of her birthday yesterday.

Dan Tarwater III presented Dawn Hickman, Legislative Aide with her 10-year pin.

6 PERFECTON OF PROPOSED ORDINANCES AND REPORTS OF COMMITTEE

None.

7 FINAL PASSAGE OF PROPOSED ORDINANCES

None.

8 RESOLUTIONS IN COMMITTEE

[21018](#) Public Works Committee moved to adopt. Consent Agenda.

[21019](#) Budget Committee moved to adopt. Consent Agenda.

[21020](#) Budget Committee moved to adopt. Consent Agenda.

9 CONSENT AGENDA

[21018](#) A RESOLUTION awarding a contract for the furnishing of a dump truck for use by the Public Works Department to Viking-Cives Midwest of Morley, MO, under the terms and conditions set forth in Sourcewell (formerly National Joint Powers Alliance (NJPA)) Contract No. 080818-VCM, an existing, competitively bid, government contract, at an actual cost to the County in the amount of \$167,269.00

(ADOPTED)

[21019](#) A RESOLUTION authorizing the County Executive to execute a Regional Preventative Maintenance Program Agreement with the Mid-America Regional Council to provide for the mill and overlay of pavement on roads throughout the unincorporated area of the County, at no cost to the County.

(ADOPTED)

[21020](#) A RESOLUTION transferring \$40,000.00 within the 2022 Special Road & Bridge Fund and awarding a contract on Bid No. 50-22 for the 2022 Pavement Maintenance Project (Phase 4, Pavement Marking), Project No. 3261, to Streetwise, Inc., of Grandview, MO, at an actual cost to the County in the amount of \$88,804.00, and authorizing the Director of Public Works to approve line item adjustments under this contract at no additional cost to the County.

(ADOPTED)

Resolutions #21018, #21019, and #21020 were moved to the Consent Agenda for adoption.

A motion was made by Dan Tarwater III, seconded by Theresa Cass Galvin, to approve the Consent Agenda. The motion passed by a roll call vote:

Yes: 6 - Charlie Franklin, Theresa Cass Galvin, Jalen Anderson, Scott Burnett, Dan Tarwater III and Jeanie Lauer

Absent: 3 - Crystal Williams, Tony Miller and Ronald E. Finley

10 INTRODUCTION OF PROPOSED ORDINANCES AND ASSIGNMENT TO COMMITTEE

None.

11 INTRODUCTION OF PROPOSED RESOLUTIONS AND ASSIGNMENT TO COMMITTEE

[21022](#)

A motion was made by Dan Tarwater III, seconded by Theresa Cass Galvin, to adopt Resolution #21022, recognizing the Independence Chamber of Commerce on the occasion of the 50th Anniversary of the Santa-Cali-Gon Days Festival in Jackson County. The motion passed by a roll call vote:

Yes: 6 - Charlie Franklin, Theresa Cass Galvin, Jalen Anderson, Scott Burnett, Dan Tarwater III and Jeanie Lauer

Absent: 3 - Crystal Williams, Tony Miller and Ronald E. Finley

(ADOPTED)

[21023](#)

A motion was made by Jeanie Lauer, seconded by Dan Tarwater III, to adopt Resolution #21023, congratulating Nancy Nowiszewski on the occasion of her retirement as a Care Minister for Timothy Lutheran Church in Blue Springs, Missouri. The motion passed by a roll call vote:

Yes: 6 - Charlie Franklin, Theresa Cass Galvin, Jalen Anderson, Scott Burnett, Dan Tarwater III and Jeanie Lauer

Absent: 3 - Crystal Williams, Tony Miller and Ronald E. Finley

(ADOPTED)

[21024](#)

Transferring \$53,551.00 within the 2022 General Fund to pay the costs of necessary VOIP phone connections for use by Jackson County Circuit Court, to be provided by an existing County term and supply vendor.

(Assigned to the Budget Committee.)

[21025](#)

Awarding a contract on Invitation to Bid No. 41-22 for the Health Department Building Renovations Project, No. 3267, to Universal Construction Co., Inc., of Kansas City, KS, at an actual cost to the County not to exceed \$3,611,441.00, and authorizing the Director of Public Works to approve line item adjustments under this contract at no additional cost to the County.

(Assigned to the Public Works Committee.)

12 COUNTY EXECUTIVE ORDERS

None.

13 UNFINISHED BUSINESS

Dan Tarwater III asked for an update on the pension fund. Troy Schulte said they should have an update soon.

Scott Burnett asked for more information regarding the Franklin County, Ohio facility tour. Troy Schulte said the facility is in the process of opening. Franklin County is allowing up to 15 people to tour on August 29, 2022. It is similar to the County's detention center design plans. The Steering Committee has been invited. The choice of dates and number of people touring is limited by Franklin County because they are in the process of moving inmates into the new facility.

14 NEW BUSINESS

None.

15 ADJOURNMENT

A motion was made by Dan Tarwater III, seconded by Theresa Cass Galvin, to adjourn the meeting. The motion passed by a voice vote.

Meeting adjourned until Monday, August 15, 2022 at 10:00 A.M. at the Jackson County Courthouse, 415 E. 12th Street, Kansas City, Missouri, 2nd Floor, Legislative Assembly Area.