



Office of  
**Mary Jo Spino**  
Clerk of the County Legislature

# Jackson County Missouri

## JOURNAL

### County Legislature

*Jeanie Lauer (5th) Chairman,  
Megan L. Marshall (3rd AL) Vice Chairman,  
Jalen Anderson (1st AL), Donna Peyton (2nd AL), Manuel Abarca IV (1st),  
Venessa Huskey (2nd), Charlie Franklin (3rd), DaRon McGee (4th),  
Sean E. Smith (6th)*

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

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**Monday, June 10, 2024**

**3:00 PM**

**Twenty-first Regular Meeting**

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

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Jeanie Lauer, Chairman, called the meeting of the Jackson County Legislature to order.

**1 ROLL CALL**

Present 9 - Jeanie Lauer, Megan L. Marshall, Jalen Anderson, Donna Peyton, Manuel Abarca IV, Venessa Huskey, Charlie Franklin, DaRon McGee and Sean E. Smith

**2 THE PLEDGE OF ALLEGIANCE**

Recited.

**3 APPROVAL OF THE JOURNAL OF THE PREVIOUS MEETING**

A motion was made by Sean E. Smith, seconded by Megan L. Marshall to approve the journal of the previous meeting held on June 03, 2024. The motion passed by a voice vote.

**4 HEARINGS**

Presentation by JCDC Partners LLC, J.E. Dunn-Axiom, and Strategic Workplace Solutions, Inc., regarding the Detention Center Project.

Dan Wehmuller, JCDC Partners, LLC, Jeff Jenkins, J.E. Dunn, Colleen White and Gayle Holliday, Strategic Workplace Solutions, were present to give an update on the Detention Center Project. A copy of the JCDC Partners report is available under the Meeting Details for the June 10, 2024, Legislative Meeting located at

[<https://jacksonco.legistar.com/MeetingDetail.aspx?ID=1204712&GUID=02B7759B-A490-4985-B775-198398328FF1&Options>](https://jacksonco.legistar.com/MeetingDetail.aspx?ID=1204712&GUID=02B7759B-A490-4985-B775-198398328FF1&Options>)

Manuel Abarca IV, County Legislator, asked about an adjacent mulch facility in which particles are blowing into the worksite. Jeff Jenkins said they addressed the issue with Cornerstone Construction to make sure the finished product meets the standards required. Measures for workers such as respirators and PPE have been taken. Mr. Abarca asked if barriers could

be set up.

Mr. Abarca asked if the team is up to date on all of the contractors' benefits issues. Mr. Jenkins said there is one more issue still under resolution within Ms. White's report. The report is being reconciled. Mr. Jenkins said he believes Axiom is up to date on its fringe benefits as of the month of April.

Mr. Abarca asked for an update on the MBE/WBE goals. Mr. Jenkins said, as of last month, the goals were met. The job site, prefab site, and poured concrete are paying prevailing wage. It is his understanding they are not required to pay prevailing wage to the concrete suppliers. They always have two concrete suppliers on hand if there is an issue at the site. Mr. Jenkins said it was always the intent to use other concrete suppliers and not pay them prevailing wage.

Jalen Anderson, County Legislator, requested information about the reach of the prevailing wage issue. He referred to the list provided by Ms. White of Strategic Workplace Solutions. Mr. Anderson asked if the County Legislature needs to make it more clear as to what they need and expect from JE Dunn as far as reporting? Colleen White said normally she and the County Compliance Office meet monthly to discuss issues. She said she created this detailed report created due to the number of issues on this project. Mr. Anderson said this is the first time he has ever seen this detailed report, which is why the County Legislature and County Executive did not know about these issues. Ms. White said the MBE rate for last month was 18.69%. Many of these issues are being reconciled. Her team will begin preparing a regular detailed report. Mr. Anderson asked why there is a delay in getting some issues resolved. He knows of one request that took 48 days for J.E. Dunn to respond. Mr. Jenkins said there was an issue with personnel. Mr. Anderson asked for timely responses and he asked J.E. Dunn to advise the Legislature and Administration when problems arise.

Jeanie Lauer, County Legislator, requested Strategic Workplace Solutions send the Legislature a weekly updated report on issues at the detention center work site. Ms. White said she will generate an Excel report.

Donna Peyton, County Legislator, asked why it consistently takes so long to resolve the prevailing wage issues. She said the County Legislature needs to hold J.E. Dunn accountable so the issues do not continue to pile up. Mr. Jenkins said the issues brought up today from Strategic Workplace Solutions are new issues. Mr. Jenkins said wage reports are made through the software system. Ms. White said everyone is current on payroll. There have been some technical issues in the tracking software that created some flags. The process to clean up these issues is in progress. She is comfortable that these issues are being resolved. Axiom has paid restitution and that is being reviewed. The process is complicated.

Sean E. Smith, County Legislator, asked the County Counselor if there are provisions in the contract if the contractor is not in compliance with prevailing wage. Troy Schulte, County Administrator, said they have the ability to withhold payment until issues are resolved and there is a penalty provision if goals are not met. Colleen White said state and county codes have a penalty provision and penalties can be assessed against a sub-contractor for failing to pay prevailing wage, with the contractor being responsible if the subcontractor fails to pay.

Ms. White said the workforce goal is almost at 32% with a goal of 35%. She thinks they have done a good job working toward that goal.

Mr. Abarca asked about the fabrication occurring in Kansas City and Omaha. He asked for the percentage of work force in Kansas City vs. Omaha. He asked if Omaha is paying prevailing wage. Mr. Jenkins said he would have to check on that issue and report back to the County Legislature. Mr. Abarca asked if Axiom will meet its next benefit payment, due in 5 days. Mr. Jenkins said he would have to find out and report back.

Gayle Holliday said much of the confusion is in how parties understand the workings of the system. She is discovering typically the information has been reported, but it is not in the place they are looking. These are human and technological issues.

## **5 COMMUNICATIONS WITH AND REPORTS OF THE COUNTY EXECUTIVE**

Frank White, Jr., County Executive, was not present. Caleb Clifford, Chief of Staff, reported that the Health Department will host a grand opening on Wednesday, June 12, 2024, from 3 to 5 p.m.

Sean E. Smith asked if there were further communications with the Royals or the Chiefs. Mr. Clifford said there continues to be interest, but nothing that can be discussed.

Mr. Smith said he received complaints about contractors being contacted by staff from the Assessment Department requesting insurance and license documentation. Troy Schulte said if Mr. Smith provides him with detailed information, he will look into the issue.

Mr. Smith asked if the County is no longer using the mobile assessor software. Mr. Schulte said to his knowledge the County is still using mobile assessor.

Mr. Smith asked for more timely notifications of events, such as the Pride Month event.

Manuel Abarca IV asked the disclosure requirements of the communications with the teams. Bryan Covinsky, County Counselor, said these are current negotiations and they are not required to be disclosed. Mr. Covinsky said those involved in negotiations will notify the Legislature when there is time for a decision. Mr. Abarca asked if the County Counselor's Office is involved in these negotiations. Mr. Covinsky said they are not. Mr. Abarca asked if the Administration is open to using the current County Improvement sales tax toward the stadiums. Caleb Clifford said the County is currently contractually obligated to use these funds for the debt service on the stadiums. Mr. Abarca asked if this is feasible after 2030. Mr. Clifford said everything is on the table. The County Executive has said the County is currently paying \$50 million per year toward the stadiums and he is seeking the best deal for taxpayers.

Mr. Abarca asked about a portal to track the use of COVID relief funds (ARPA dollars). Mr. Clifford said the report states a portal dashboard will be created when a plan is in place.

Mr. Abarca asked for an update on the lawsuit by the Missouri Attorney General. Mr. Covinsky said the hearing has been delayed until June 27, 2024. Any further discussion will need to be during a closed session.

Mr. Abarca asked if there is an aversion by the Administration to an elected assessor. Mr. Clifford said he was not aware of the Administration's position on this issue.

## 6 PERFECTON OF PROPOSED ORDINANCES AND REPORTS OF COMMITTEE

[5850](#)

A motion was made by Jalen Anderson, seconded by Sean E. Smith, to approve the Public Works Amendment dated June 10, 2024, to delete the vendor "TREKK Design Group, of Kansas City, MO" and insert the vendor "Radmacher Brothers Excavating Company, Inc., of Pleasant Hill, MO" in the heading on page one. The motion passed by a voice vote. Consent Agenda.

## 7 FINAL PASSAGE OF PROPOSED ORDINANCES

None.

## 8 RESOLUTIONS IN COMMITTEE

[21626](#)

A RESOLUTION expressing the intent of the Legislature to direct the Chief Lobbyist to advocate to the Missouri General Assembly in support of the Missouri Nondiscrimination Act in Jackson County.

*(Inter-Governmental Affairs Committee - 2nd. Meeting)*

[21628](#)

A motion was made by Manuel Abarca IV, seconded by Donna Peyton, to adopt Resolution #21628, supporting the inclusion of the Puerto Rico Food Sovereignty Program in the Congressional farm bill. The motion passed by a roll call vote:

Yes: 6 - Megan L. Marshall, Jalen Anderson, Donna Peyton, Manuel Abarca IV, Venessa Huskey and DaRon McGee

Abstain: 2 - Jeanie Lauer and Charlie Franklin

Absent: 1 - Sean E. Smith

(ADOPTED)

[21632](#)

A RESOLUTION expressing the intent of the Legislature to direct the Chief Lobbyist to advocate in support of trans gender rights to the Missouri General Assembly.

*(Inter-Governmental Affairs Committee - 2nd. Meeting)*

[21633](#)

A RESOLUTION expressing the intent of the Legislature to direct the Chief Lobbyist to advocate to the Missouri General Assembly in support of maintaining a fair and equitable citizen initiative petition process.

*(Inter-Governmental Affairs Committee - 2nd. Meeting)*

[21634](#)

A RESOLUTION expressing the intent of the Legislature to direct the Chief Lobbyist to advocate to the Missouri General Assembly in support of Blair's Law and greater local gun control for Jackson County.

*(Inter-Governmental Affairs Committee - 2nd. Meeting)*

[21636](#)

A RESOLUTION awarding a twelve-month term and supply contract, with two twelve-month options to extend, for the furnishing of broker and consulting services for the County's employee group health, life, and dental insurances for use County-wide to CBIZ Benefits of Kansas City, MO, under terms and conditions of Request for Proposals No. 24-024, at no cost to the County.

*(Legislature As A Whole - 1st. Meeting)*

A motion was made by Manuel Abarca IV, seconded by Venessa Huskey to hold Resolution #21636. The motion passed by a roll call vote:

Yes: 5 - Donna Peyton, Manuel Abarca IV, Venessa Huskey, Charlie Franklin, and DaRon McGee

No: 4 - Jalen Anderson, Megan L. Marshall, Jeanie Lauer, and Sean E. Smith

- [21638](#) A RESOLUTION awarding an eight-month term and supply contract with two twelve-month options to extend for the furnishing of audio-visual solutions for use by various County departments to Logicalis, Inc., of Troy, MI, under the terms and conditions set forth in 1GPA National Purchasing Cooperative Contract No. 22-02PV-12, a competitively bid government contract, at an actual cost to the County not to exceed \$500,000.00.  
*(Finance and Audit Committee - 1st. Meeting)*
- [21639](#) Finance and Audit Committee moved to adopt. Consent Agenda.
- [21640](#) Finance and Audit Committee moved to adopt. Consent Agenda.
- [21641](#) A RESOLUTION authorizing the County Executive or the Chairman of the Legislature to sell the County-owned property located at 1300 Washington Street, Kansas City, MO 64105 via the competitive bidding process.  
*(Land Use Committee - 1st. Meeting)*
- [21642](#) Finance and Audit Committee moved to adopt. Consent Agenda.

**9 CONSENT AGENDA**

- [5850](#) AN ORDINANCE appropriating \$587,556.00 from the undesignated fund balance of the 2024 Grant Fund and awarding a contract for the design and reconstruction of a bridge in connection with Federal Project No. BRO-B048(60), Helmig Road Bridge, County Project No. 3215, to Radmacher Brothers Excavating Company, Inc., of Pleasant Hill, MO, at an actual cost to the County not to exceed \$587,556.00.  

(PERFECTED)
- [21639](#) A RESOLUTION awarding a twelve-month term and supply contract with one twelve-month option to extend for the furnishing of prisoner transportation services for use by the Sheriff's Office to Security Transport Services, Inc., of Topeka, KS, under the terms and conditions of Johnson County, Kansas Contract No. 2020-079, an existing government contract.  

(ADOPTED)
- [21640](#) A RESOLUTION awarding a twenty-four-month term and supply contract, with one twelve-month option to extend, for the furnishing of general electrical services for use by the various County departments to Staco Electric Construction Company of Kansas City, MO under the terms and conditions of Invitation to Bid No. 24-008.  

(ADOPTED)

[21642](#) A RESOLUTION awarding a contract for an upgrade for hardware and software maintenance for use by the Office of the Clerk of the County Legislature to Granicus of St. Paul, MN, at an actual cost to the County in the amount of \$7,653.00, as a sole source purchase.

(ADOPTED)

Ordinance #5850 was moved to the Consent Agenda for perfection. Resolutions #21639, #21640 and #21642 were moved to the Consent Agenda for adoption.

A motion was made by Jalen Anderson, seconded by Megan L. Marshall, to approve the Consent Agenda. The motion passed by a roll call vote:

Yes: 9 - Jeanie Lauer, Megan L. Marshall, Jalen Anderson, Donna Peyton, Manuel Abarca IV, Venessa Huskey, Charlie Franklin, DaRon McGee and Sean E. Smith

## 10 INTRODUCTION OF PROPOSED ORDINANCES AND ASSIGNMENT TO COMMITTEE

[5851](#) Appropriating \$82,500.00 from the undesignated fund balance of the 2024 Grant Fund, in acceptance of a grant received from the United States Office of National Drug Control Policy, High Intensity Drug Trafficking Area program, for use by the Jackson County Drug Task Force for reimbursement of lease vehicle expenses and the purchase of illegal drugs for use for undercover work.

*(Assigned to the Justice and Law Enforcement Committee.)*

[5852](#) Amending the zoning districts established pursuant to the Unified Development Code by rezoning a certain 2.21± acre tract from District AG (Agricultural) to District RE (Residential Estates).

*(Assigned to the Land Use Committee.)*

[5853](#) Amending the zoning districts established pursuant to the Unified Development Code by rezoning a certain 10.73± acre tract from District AG (Agricultural) to District RE (Residential Estates).

*(Assigned to the Land Use Committee.)*

[5854](#) Amending the zoning districts established pursuant to the Unified Development Code by rezoning a certain 5.5± acre tract from District AG (Agricultural) to District RR (Residential Ranchette).

*(Assigned to the Land Use Committee.)*

[5855](#) Amending the zoning districts established pursuant to the Unified Development Code by rezoning a certain 0.85± acre tract from District AG (Agricultural) to District RR (Residential Ranchette) and rezoning a certain 0.85± acre tract from District RR (Residential Ranchette) to District AG (Agricultural).

*(Assigned to the Land Use Committee.)*

[5856](#) Amending the zoning districts established pursuant to the Unified Development Code by rezoning a certain 0.64± acre tract from District AG (Agricultural) to District RE (Residential Estates).

*(Assigned to the Land Use Committee.)*

The Land Use Committee will have a public hearing regarding Ordinances #5852, #5853, #5854, #5855, and #5856 on Monday, June 17, 2024 at 1:30 P.M. in the Kansas City Legislative Assembly Area..

[5857](#) Repealing schedule I of chapter 2, Jackson County Code, 1984, relating to County associates not within the Merit System, and enacting, in lieu thereof, one new schedule relating to the same subject.

*(Assigned to the Finance and Audit Committee.)*

[5858](#) Repealing section 5549.1, Jackson County Code, 1984, relating to law enforcement officers' false information on reports, and enacting, in lieu thereof, one new section relating to the same subject.

*(Assigned to the Justice and Law Enforcement Committee.)*

[5859](#) Repealing section 5576., Jackson County Code, 1984, relating to assault on a police animal, and enacting, in lieu thereof, one new section relating to the same subject.

*(Assigned to the Justice and Law Enforcement Committee.)*

## 11 INTRODUCTION OF PROPOSED RESOLUTIONS AND ASSIGNMENT TO COMMITTEE

[21647](#) Authorizing the Director of Finance and Purchasing to issue a check in the amount of \$66,077.00 to Carriage Oaks/Highland Ranch subdivision from the Sewer Fund to cover the collection of sewer fees as a reimbursement.

*(Assigned to the Finance and Audit Committee.)*

[21648](#) Declaring a certain County-owned vehicle as surplus property and authorizing its disposal pursuant to Chapter 11 of the Jackson County Code, 1984.

*(Assigned to the Justice and Law Enforcement Committee.)*



[21649](#) Awarding a twenty-four-month term and supply contract, with one twelve-month option to extend, for the furnishing of snow and ice removal for use by the Public Works Department to Pro Wash of Mid America of Kansas City, MO, under the terms and conditions of Invitation to Bid No. 24-011.

*(Assigned to the Public Works Committee.)*

[21650](#) Transferring \$261,100.00 from the undesignated fund balance of the County Improvement Fund and authorizing the County Executive to execute Change Order No. 4 to the contract with Superior Bowen Asphalt Company, LLC, of Kansas City, MO, for Blue Springs Lake Road Improvements project (PR 2023-01), at a cost to the County in the amount of \$261,100.00.

*(Assigned to the Land Use Committee.)*

[21651](#) Authorizing the County Counselor to execute an addendum to the Legal Services Agreement with Ronald L. Jurgeson of Lee's Summit, MO, at an additional cost to the County not to exceed \$20,000.00.

*(Assigned to the Finance and Audit Committee.)*

[21652](#) Awarding a contract for the furnishing of appointment management software for use by the Office of the Clerk of the County Legislature to Q-Less Software of Pasadena, CA, as a sole source purchase, at an actual cost to the County in the amount of \$9,450.00.

*(Assigned to the Finance and Audit Committee.)*

## 12 COUNTY EXECUTIVE ORDERS

[24-12](#) I hereby appoint Robert Smead to the Plan Commission, to fill a vacancy occasioned by the resignation of Terral (Terry) Akins. Mr. Smead will represent the unincorporated area of Jackson County for a term to expire December 31, 2025.

## 13 UNFINISHED BUSINESS

None.

## 14 NEW BUSINESS

None.

## 15 ADJOURNMENT

A motion was made by Megan L. Marshall, seconded by Sean E. Smith, to adjourn the meeting. The motion passed by a voice vote.

Meeting adjourned until Monday, June 17, 2024 at 3:00 P.M. at the Jackson County Courthouse, 415 E. 12th Street, Kansas City, Missouri, 2nd Floor, Legislative Assembly Area.