

IN THE COUNTY LEGISLATURE OF JACKSON COUNTY, MISSOURI

AN ORDINANCE amending the zoning districts established pursuant to the Unified Development Code by changing a certain 6.29 ± acre tract from District AG (Agricultural) to District RR (Residential Ranchette).

ORDINANCE NO. 4819, February 8, 2016

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

Section 1. The Zoning Order of Jackson County, Missouri, and the official maps which are a part thereof, are amended by changing the boundaries of the "AG" (Agricultural) District and the "RR" (Residential Ranchette) District, so that there will be transferred from District AG to District RR a tract of land generally described as the northeast corner of Dillingham Road and Pink Hill Road, Grain Valley, MO, and specifically described as follows:

Description: That part of the Southeast Quarter of the Southwest Quarter of Section 15, Township 49, Range 30, Jackson County, Missouri, more particularly described as follows:

Commencing at the Southeast Corner of said Southwest Quarter; thence N 01° 32' 24" E a distance of 40.00 feet to the North right of way line of Pink Hill Road; thence N 88° 02' 09" W along said right of way, a distance of 989.58 feet to the Point of Beginning; Thence N 88° 02' 09" W, continuing along said right of way, a distance of 289.70 feet, to the East line of Dillingham Road as now established; thence North 01° 31' 53" E, along said East right of way, a distance of 1280.82 feet; thence leaving said Dillingham Road, South 88° 13' 42" E, a distance of 109.98 feet; thence S 01° 31' 35" W, a distance of 541.51 feet; thence S 88° 02' 09" E, a distance of 179.71 feet; thence S 01° 31' 53" E, a distance of 741.04 feet to the Point of Beginning.

Section 2. The Legislature, pursuant to the application of the Robin Faulk, Kevin and Theresa Faulk, and Kenneth and Renee Kreglo (RZ-2015-525), requesting the amendment embodied in this Ordinance and with notice that the Jackson County Plan

Commission voted 7 to 0 to recommend APPROVAL of this application after a public hearing on October 15, 2015, does adopt this Ordinance pursuant to the Jackson County Charter authorizing the Legislature to exercise legislative power pertaining to planning and zoning.

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

APPROVED AS TO FORM:



Chief Deputy County Counselor



County Counselor

I hereby certify that the attached Ordinance, Ordinance No. 4819 introduced on February 8, 2016, was duly passed on _____, 2016 by the Jackson County Legislature. The votes thereon were as follows:

Yeas _____

Nays _____

Abstaining _____

Absent _____

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

Date

Mary Jo Spino, Clerk of Legislature

I hereby approve the attached Ordinance No. 4819.

Date

Frank White, Jr., County Executive



REQUEST FOR LEGISLATIVE ACTION

Completed by County Counselor's Office:

Res/Ord No.: 4819

Sponsor(s): None

Date: February 8, 2016

SUBJECT	Action Requested <input type="checkbox"/> Resolution <input checked="" type="checkbox"/> Ordinance Project/Title: <u>Robin Faulk, Kevin & Theresa Faulk, Kenneth & Renee Kreglo Case No. RZ-2015-525</u>											
BUDGET INFORMATION <i>To be completed By Requesting Department and Finance</i>	<table border="1" data-bbox="300 483 1177 798"> <tr> <td>Amount authorized by this legislation this fiscal year:</td> <td>\$</td> </tr> <tr> <td>Amount previously authorized this fiscal year:</td> <td>\$</td> </tr> <tr> <td>Total amount authorized after this legislative action:</td> <td>\$</td> </tr> <tr> <td>Amount budgeted for this item * (including transfers):</td> <td>\$</td> </tr> <tr> <td>Source of funding (name of fund) and account code number; FROM / TO</td> <td>FROM ACCT TO ACCT</td> </tr> </table> <p>* If account includes additional funds for other expenses, total budgeted in the account is: \$</p> OTHER FINANCIAL INFORMATION: <input checked="" type="checkbox"/> No budget impact (no fiscal note required) <input type="checkbox"/> Term and Supply Contract (funds approved in the annual budget); estimated value and use of contract: Department: _____ Estimated Use: \$ _____ Prior Year Budget (if applicable): _____ Prior Year Actual Amount Spent (if applicable): _____		Amount authorized by this legislation this fiscal year:	\$	Amount previously authorized this fiscal year:	\$	Total amount authorized after this legislative action:	\$	Amount budgeted for this item * (including transfers):	\$	Source of funding (name of fund) and account code number; FROM / TO	FROM ACCT TO ACCT
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Amount budgeted for this item * (including transfers):	\$											
Source of funding (name of fund) and account code number; FROM / TO	FROM ACCT TO ACCT											
PRIOR LEGISLATION	Prior ordinances and (date): _____ Prior resolutions and (date): _____											
CONTACT INFORMATION	RLA drafted by Randy Diehl, Administrator, Development Division, 881-4577											
REQUEST SUMMARY	Requesting a change of zoning from District AG (Agricultural) on 6.29 ± acres to District RR (Residential Ranchette). The 6.29 ± acres are described are located in Section 15, Township 49, Range 30, in Jackson County, Missouri, at the Northeast corner of Dillingham Road and Pink Hill Road, and specifically described on Attachment to RLA-1. Staff recommends approval because the change in zoning is consistent with the intent and purpose of the County Plan and complies with the Unified Development Code requirements. The Jackson County Plan Commission voted 7 to 0 to recommend <u>APPROVAL</u> to the County Legislature.											
CLEARANCE	<input type="checkbox"/> Tax Clearance Completed (Purchasing & Department) <input type="checkbox"/> Business License Verified (Purchasing & Department) <input type="checkbox"/> Chapter 6 Compliance - Affirmative Action/Prevailing Wage (County Auditor's Office)											
ATTACHMENTS	See Attachment to RLA-2											
REVIEW	Department Director:  Brian D. Gaddie, P.E. Director of Public Works	Date: 1/26/2016										
	Finance (Budget Approval): <i>If applicable</i>	Date:										
	Division Manager: 	Date: 2/1/16										

County Counselor's Office:	Date:
----------------------------	-------

Fiscal Information (to be verified by Budget Office in Finance Department)

- This expenditure was included in the annual budget.
- Funds for this were encumbered from the _____ Fund in _____.
- There is a balance otherwise unencumbered to the credit of the appropriation to which the expenditure is chargeable and there is a cash balance otherwise unencumbered in the treasury to the credit of the fund from which payment is to be made each sufficient to provide for the obligation herein authorized.
- Funds sufficient for this expenditure will be/were appropriated by Ordinance # _____
- Funds sufficient for this appropriation are available from the source indicated below.

Account Number:	Account Title:	Amount Not to Exceed:

- This award is made on a need basis and does not obligate Jackson County to pay any specific amount. The availability of funds for specific purchases will, of necessity, be determined as each using agency places its order.
- This legislative action does not impact the County financially and does not require Finance/Budget approval.

ATTACHMENT TO RLA-2:

Attachments

Plan Commission Public Hearing Summary from May 21, 2015

Location Map

Staff Report

Affidavit of Publication in Independence Examiner

Names/Addresses of Surrounding Property Owners

Copy of letter to said property owners

Map showing current zoning district in area

County Code Chapter 240 – Unified Development Code

County Master Plan – “Strategy for the Future”

Application

Pictures of Property

Lot configuration for Heritage at Pink Hill Farms

RZ-2015-525

ATTACHMENT TO RLA 1:

Description:

That part of the Southeast Quarter of the Southwest Quarter of Section 15, Township 49, Range 30, Jackson County, Missouri, more particularly described as follows:

Commencing at the Southeast Corner of said Southwest Quarter; thence N 01° 32' 24" E a distance of 40.00 feet to the North right of way line of Pink Hill Road; thence N 88° 02' 09" W along said right of way, a distance of 989.58 feet to the Point of Beginning; Thence N 88° 02' 09" W, continuing along said right of way, a distance of 289.70 feet, to the East line of Dillingham Road as now established; thence North 01° 31' 53" E, along said East right of way, a distance of 1280.82 feet; thence leaving said Dillingham Road, South 88° 13' 42" E, a distance of 109.98 feet; thence S 01° 31' 35" W, a distance of 541.51 feet; thence S 88° 02' 09" E, a distance of 179.71 feet; thence S 01° 31' 53" E, a distance of 741.04 feet to the Point of Beginning.

RE: RZ-2015-525

Randy Diehl gave the staff report

Applicant: Robin L. Faulk, Kevin C. & Theresa M Faulk, Kenneth M & Renee Kreglo

Location: Northeast corner of Dillingham and Pink Hill Road

Area: 17.51 ± acres (Amended to 6.29 ± acres)

Request: Change of zoning from District AG (Agricultural) to District RR (Residential Ranchette)

Purpose: Applicants are requesting to rezone the 17.51 acres into three buildable lots. (6.29 ± acres will be one buildable lot)

Current Land Use and Zoning in the Area:

The zoning in the area is Agricultural and Residential with the majority of the land use being single family residences. There are ten subdivisions in the area, rezoned to District RE. These have been established since the adoption of the Unified Development Code (UDC) in 1995. There are at least nine subdivisions created prior to the adoption of the UDC. These subdivisions remain within District AG (Agricultural). Two separate lots within these previously created subdivisions have been rezoned from AG to RE.

The unplatted properties in the area range in size from 5 acres and larger.

The proposed subdivision will contain three lots and one ten acre tract. (One lot and two 10 acre tracts) The 10 acre tract, which contains the only residence as this time, will remain within District AG.

County Plan:

The County Plan Development Diagram illustrates this area within the Urban Development Tier (UDT).

The Residential Suburban District (RR) is appropriate for the Urban Development Tier. The applicants are wishing to keep the low density residential use with the RR zoning.

Recommendation:

This request for rezoning is consistent with the intent and purpose of the County Plan.

Staff recommends APPROVAL of RZ-2015-525

Respectfully submitted,

Jackson County Public Works
Development Division
Randy Diehl, Administrator

Mr. Tarpley: The house in the top right hand corner, that's a different property, correct?

Mr. Diehl: That is correct.

Mr. Tarpley: Those houses are pretty close.

Mr. Diehl: That tract used to be in the family, and is no longer owned by a family member.

Mr. Crawford: Has there been a driveway established for the east property?

Mr. Diehl: Yes, since this picture was taken, a new driveway has been located on the property.

Mr. Akins: The other driveway appears to cut across the lots.

Mr. Diehl: They will have a cross access easement on the plan that gives them rights to use the driveway.

Are there any other questions for Randy?

Is the applicant present?

Kevin Faulk, 3308 Black Forest Ave, Blue Springs, MO

Do you have anything to add to the staff report? No

Are there any questions for the applicant?

Is there anyone who is in favor of this application?

Is there anyone who is opposed or has questions regarding this application?

Motion to take under advisement.

Mr. Gibler motioned to approve RZ-2015-525. Mr. Akins seconded.

Motion to approve.

Mr. Antey: The concerns I had about the driveway for the east tract have been answered.
Mr. Tarpley: I see no problem with this Mr. Chairman.

Mr. Akins: Randy will the property on the left have access to Dillingham Road?

Mr. Diehl: Yes.

Motion to approve.

Mrs. Mershon motioned to approve RZ-2015-525. Mr. Crawford seconded.

Mr. Akins	Approve
Mr. Tarpley	Approve
Mr. Gibler	Approve
Mr. Haley	Approve
Mr. Crawford	Approve
Mrs. Mershon	Approve
Chairman Antey	Approve

Motion Carried 7 – 0.

STAFF REPORT

PLAN COMMISSION
October 15, 2015

RE: RZ-2015-525

Applicant: Robin L. Faulk, Kevin C. & Theresa M Faulk, Kenneth M & Renee Kreglo

Location: Northeast corner of Dillingham and Pink Hill Road

Area: 17.51 ± acres

Request: Change of zoning from District AG (Agricultural) to District RR (Residential Ranchette)

Purpose: Applicants are requesting to rezone the 17.51 acres into three buildable lots.

Current Land Use and Zoning in the Area:

The zoning in the area is Agricultural and Residential with the majority of the land use being single family residences. There are ten subdivisions in the area, rezoned to District RE. These have been established since the adoption of the Unified Development Code (UDC) in 1995. There are at least nine subdivisions created prior to the adoption of the UDC. These subdivisions remain within District AG (Agricultural). Two separate lots within these previously created subdivisions have been rezoned from AG to RE.

The unplatted properties in the area range in size from 5 acres and larger.

The proposed subdivision will contain three lots and one ten acre tract. The 10 acre tract, which contains the only residence as this time, will remain within District AG.

County Plan:

The County Plan Development Diagram illustrates this area within the Urban Development Tier (UDT).

The Residential Suburban District (RR) is appropriate for the Urban Development Tier. The applicants are wishing to keep the low density residential use with the RR zoning.

Recommendation:

This request for rezoning is consistent with the intent and purpose of the County Plan.

Staff recommends APPROVAL of RZ-2015-525

Respectfully submitted,

Randy Diehl
Zoning Compliance Supervisor

Planning and Zoning Division

**Plan Commission
October 15, 2015
RZ-2015-525**

Ord. 4819

Applicants / Property Owners:

**22-900-03-15-02
Kevin & Theresa Faulk
3308 N Black Forest Ave
Blue Springs MO 64015**

**22-900-03-17
Robin L Faulk
809 N Sonora Valley Cir
Blue Springs MO 64014**

**22-900-03-16
Mark K & Renee Kreglo
31408 E Pink Hill Road
Grain Valley MO 64029**

**Certified Mail – Return Receipt
Property Owners within 185 feet**

37-320-01-02-00-0-00-000
COOPER MICHAEL A
1280 NE TUDOR RD
LEE'S SUMMIT MO 64063

37-320-02-01-00-0-00-000
DAVIDSON EDWARD & SUSAN
31105 E PINK HILL ROAD
GRAIN VALLEY MO 64029

22-900-03-04-00-0-00-000
GIMMARRO CARL-TR
3113 S DILLINGHAM ROAD
GRAIN VALLEY MO 64029

22-900-03-15-01-0-00-000
HARMS DAVID M & SUSAN J
31506 E PINK HILL ROAD
GRAIN VALLEY MO 64029

37-320-01-01-00-0-00-000
HONTZ TERRY L & C DEANNA
31503 E PINK HILL ROAD
GRAIN VALLEY MO 64029

22-900-03-07-00-0-00-000
KNUDSEN HENRIK A & ROGENE-TR
P O BOX 727
GRAIN VALLEY MO 64029

22-900-03-03-01-0-00-000
KNUDSEN HENRIK A & ROGENE-TR
P O BOX 727
GRAIN VALLEY MO 64029



Jackson County Zoning Map

- Legend**
- 185' Notification Area
 - Streets
 - Tax Parcels
- Rezoning**
- Zoning**
- RR-Residential Ranchette
 - RRP-Residential Ranchette-Planned
 - RE-Residential Estates
 - RS-Residential Suburban
 - RU-Residential Urban
 - A(r)-Single-Family
 - B(r)-Two-Family
 - C(r)-Multi-Family
 - A1-Mobile Homes District
 - ROp-Residential Office-Planned
 - LB-Local Business
 - LBp-Local Business-Planned
 - GB-General Business
 - GBp-General Business-Planned
 - LI-Light Industrial
 - LIp-Light Industrial-Planned
 - HI-Heavy Industrial



EX. 5
RZ-2015-525

1 inch = 600 feet

JACKSON COUNTY, MISSOURI
APPLICATION FOR CHANGE OF ZONING

APPLICANT INFORMATION:

- 1. Application must be filed with the Jackson County Planning and Development Division, 303 W. Walnut, Independence, Missouri 64050 by the date on the Plan Commission Calendar.
2. Application must be typed or printed in a legible manner.
3. All applicable sections must be completed. If you need more space to provide information, please use separate 8 1/2"x11" paper, reference the application number and attach it to the application. Incomplete applications will not be accepted and will be returned to the applicant.
4. Attach application for subdivision approval, consistent with the requirements of UDC Section 24003.10, as may be required.
5. The filing fee (non-refundable) must accompany application. (Check payable to: Manager of Finance) \$350.00 - Change of Zoning to Residential \$500.00 - Change of Zoning to Commercial or Industrial

TO BE COMPLETED BY OFFICE PERSONNEL ONLY:

Rezoning Case Number RZ- 2015 - 525
Date filed 9-24-15 Date of hearing 10-15-15
Date advertised 10-30-15 Date property owners notified 10-15-15
Date signs posted 10-30-15
Hearings: Heard by Date Decision
Heard by Date Decision
Heard by Date Decision

BEGIN APPLICATION HERE:

1. Data on Applicant(s) and Owner(s):
a. Applicant(s) Name: Robin Faulk
Address: 809 NE Sonora Valley Circle
Blue Springs, MO 64014
Phone: 816-898-9619
b. Owner(s) Name: See attached list.
Address:
Phone:
c. Agent(s) Name: Joe Ben Stone

Address: 1289 Victory Lane, Bates City, MO 64011

Phone: 816-699-9600

d. Applicant's interest in Property: Owner

2. General location (Road Name) Pink Hill Rd. & Dillingham Rd.

3. Present Zoning AG Requested Zoning RR

4. AREA (sq. ft. / acres) 30 acres

5. Legal Description of Property: (Write Below or Attached 9)

See atached.

6. Present Use of Property: Vacant and one home

7. Proposed Use of Property: 3 additional homes

8. Proposed Time Schedule for Development: As soon as approval is granted

9. What effect will your proposed development have on the surrounding properties?

None

10. Is any portion of the property within the established flood plain as shown on the FEMA Flood Boundary Map? No

If so, will any improvements be made to the property which will increase or decrease the elevation? N/A

11. Describe the source/method which provides the following services, and what effect the development will have on same:

a. Water District 16

b. Sewage disposal Septic

c. Electricity KCP&L

d. Fire and Police protection Eastern Jackson County

12. Describe existing road width and condition: Paved and good.

12. Describe existing road width and condition: Paved and good.
-
13. What effect will proposed development have on existing road and traffic conditions? 3
additional houses.
14. Are any state, federal, or other public agencies approvals or permits required for the proposed development? No
- If so, describe giving dates of application and status (include permit numbers and copies of same, if issued): N/A
-

Verification: I (We) hereby certify that all of the foregoing statements contained in any papers and/or plans submitted herewith are true to the best of my (our) knowledge and belief.

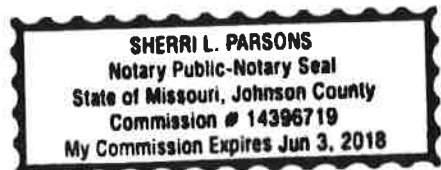
Signature	<u>Kevin C. Faulk</u>	Date	<u>9/24/15</u>
Property Owner(s)	<u>Theresa M Faulk</u>		<u>9/24/15</u>
	<u>Renee R. Kreglo</u>		<u>9/24/15</u>
	<u>Donald R. Kreglo</u>		<u>9-24-15</u>
	<u>Robin Faulk</u>		<u>9/24/15</u>
Applicant(s):	<u>Robin Faulk</u>		<u>9/24/15</u>
Contract Purchaser(s):	<u>N/A</u>		

STATE OF Missouri
COUNTY OF Jackson

On this 24th day of September, in the year of 2015, before me the undersigned notary public, personally appeared Kevin Faulk, Theresa Faulk, Renee Kreglo, Kenneth Kreglo and Robin Faulk known to me to be the person(s) whose names(s) is/are subscribed to the within instrument and acknowledged that he/she/they executed the same for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.

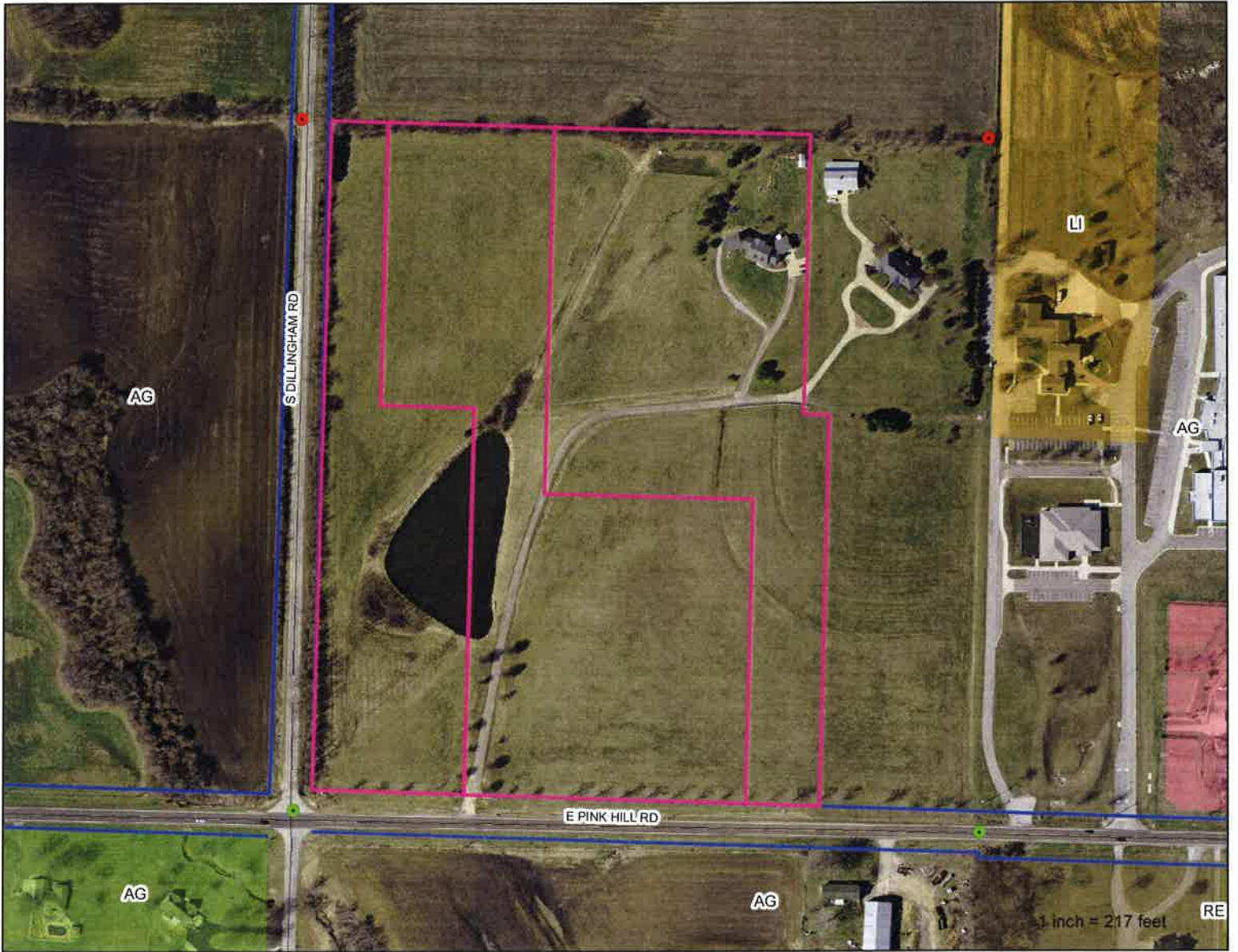
Notary Public Sherril Parsons Commission Expires June 3, 2018



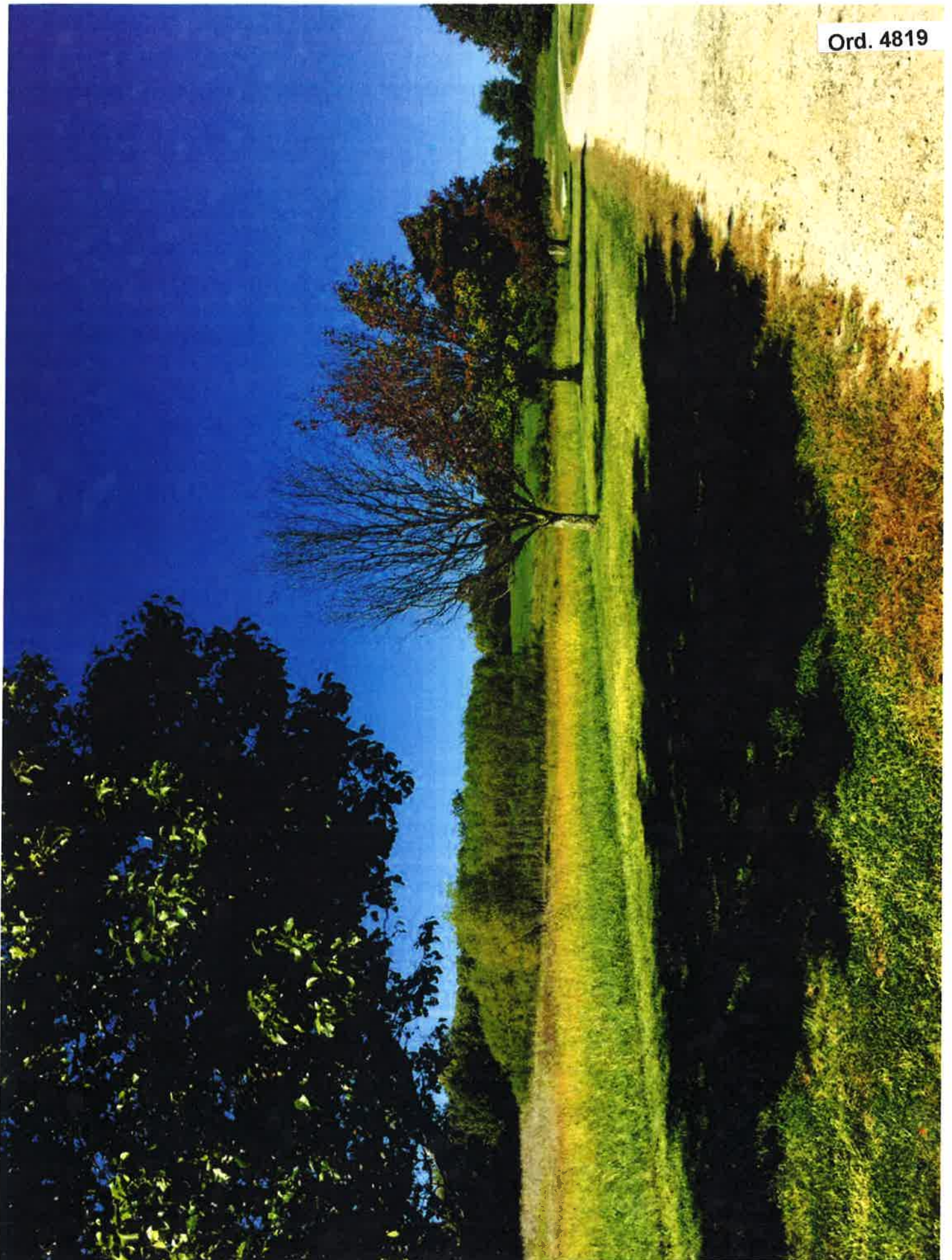
Robin Leighton Faulk-Trustee
809 NE Sonora Valley Circle
Blue Springs, MO 64014
816-898-9619

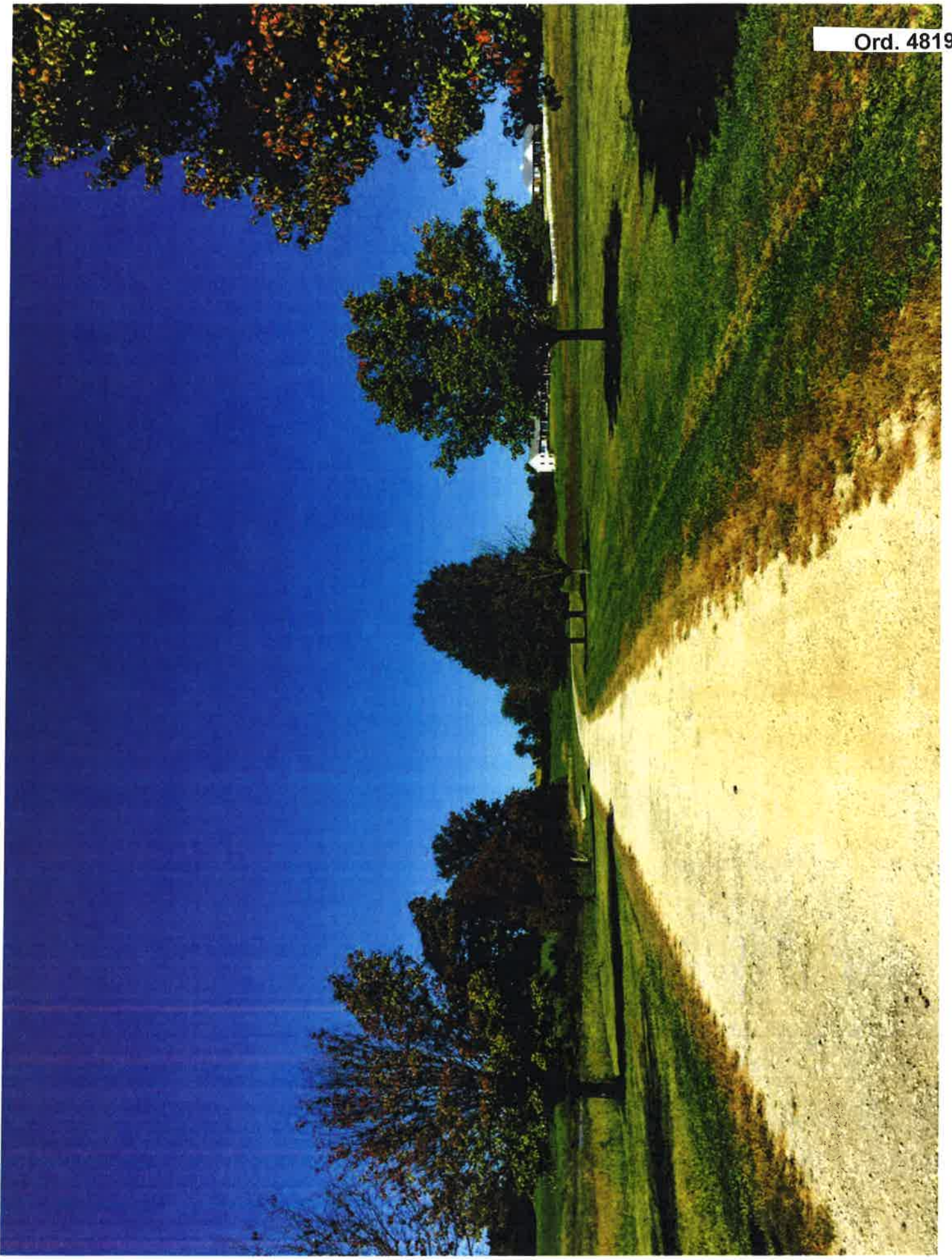
Kenneth Mark & Renee Faulk-Kreglo
31408 E. Pink Hill Rd.
Grain Valley, MO 64029
816-820-1168

Kevin Conrad & Theresa Marie Faulk
3308 Black Forest Ave.
Blue Springs, MO 64015
816-830-0914



Ord. 4819





Ord. 4819



IN THE COUNTY LEGISLATURE OF JACKSON COUNTY, MISSOURI

AN ORDINANCE amending the zoning districts established pursuant to the Unified Development Code by changing a certain 1.78 ± acre tract from District AG (Agricultural) to District RS (Residential Suburban).

ORDINANCE NO. 4820, February 8, 2016

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

Section 1. The Zoning Order of Jackson County, Missouri, and the official maps which are a part thereof, are amended by changing the boundaries of the "AG" (Agricultural) District and the "RS" (Residential Suburban) District, so that there will be transferred from District AG to District RS a tract of land commonly known as 10704 NE Blackwell Road, Lee's Summit, MO, and specifically described as follows:

Description: Lot 12, Richardson Estates, a subdivision in Jackson County, Missouri.

Section 2. The Legislature, pursuant to the application of the Aaron and Elizabeth Cochran (RZ-2016-526), requesting the amendment embodied in this Ordinance and with notice that the Jackson County Plan Commission voted 6 to 0 to recommend APPROVAL of this application after a public hearing on January 21, 2016, does adopt this Ordinance pursuant to the Jackson County Charter authorizing the Legislature to exercise legislative power pertaining to planning and zoning.

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

APPROVED AS TO FORM:



Chief Deputy County Counselor



County Counselor

I hereby certify that the attached Ordinance, Ordinance No. 4820 introduced on February 8, 2016, was duly passed on _____, 2016 by the Jackson County Legislature. The votes thereon were as follows:

Yeas _____

Nays _____

Abstaining _____

Absent _____

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

Date

Mary Jo Spino, Clerk of Legislature

I hereby approve the attached Ordinance No. 4820.

Date

Frank White, Jr., County Executive



REQUEST FOR LEGISLATIVE ACTION

Completed by County Counselor's Office:

Res/Ord No.: 4820

Sponsor(s): None

Date: February 8, 2016

SUBJECT	Action Requested <input type="checkbox"/> Resolution <input checked="" type="checkbox"/> Ordinance Project/Title: <u>Aaron & Elizabeth Cochran Case No. RZ-2016-526</u>																			
BUDGET INFORMATION <i>To be completed By Requesting Department and Finance</i>	<table border="1" data-bbox="315 495 1195 806"> <tr> <td>Amount authorized by this legislation this fiscal year:</td> <td></td> <td>\$</td> </tr> <tr> <td>Amount previously authorized this fiscal year:</td> <td></td> <td>\$</td> </tr> <tr> <td>Total amount authorized after this legislative action:</td> <td></td> <td>\$</td> </tr> <tr> <td>Amount budgeted for this item * (including transfers):</td> <td></td> <td>\$</td> </tr> <tr> <td>Source of funding (name of fund) and account code number; FROM / TO</td> <td>FROM ACCT</td> <td></td> </tr> <tr> <td></td> <td>TO ACCT</td> <td></td> </tr> </table> <p>* If account includes additional funds for other expenses, total budgeted in the account is: \$</p> OTHER FINANCIAL INFORMATION: <input checked="" type="checkbox"/> No budget impact (no fiscal note required) <input type="checkbox"/> Term and Supply Contract (funds approved in the annual budget); estimated value and use of contract: Department: _____ Estimated Use: \$ _____ Prior Year Budget (if applicable): _____ Prior Year Actual Amount Spent (if applicable): _____		Amount authorized by this legislation this fiscal year:		\$	Amount previously authorized this fiscal year:		\$	Total amount authorized after this legislative action:		\$	Amount budgeted for this item * (including transfers):		\$	Source of funding (name of fund) and account code number; FROM / TO	FROM ACCT			TO ACCT	
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CONTACT INFORMATION	RLA drafted by Randy Diehl, Administrator, Development Division, 881-4577																			
REQUEST SUMMARY	Requesting a change of zoning from District AG (Agricultural) on 1.78 ± acres to District RS (Residential Suburban). The 1.78 ± acres are described as Lot 12, Richardson Estates, in Jackson County, Missouri, aka 10704 NE Blackwell Road, and specifically described on Attachment to RLA-1. Staff recommends approval because the change in zoning is consistent with the intent and purpose of the County Plan and complies with the Unified Development Code requirements. The Jackson County Plan Commission voted 6 to 0 to recommend <u>APPROVAL</u> to the County Legislature.																			
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ATTACHMENTS	See Attachment to RLA-2																			
REVIEW	Department Director:  Brian D. Gaddie, P.E. Director of Public Works	Date: 1/26/2016																		
	Finance (Budget Approval): <i>If applicable</i>	Date:																		
	Division Manager: 	Date: 2/1/16																		

County Counselor's Office:

Date:

Fiscal Information (to be verified by Budget Office in Finance Department)

- This expenditure was included in the annual budget.
- Funds for this were encumbered from the _____ Fund in _____.
- There is a balance otherwise unencumbered to the credit of the appropriation to which the expenditure is chargeable and there is a cash balance otherwise unencumbered in the treasury to the credit of the fund from which payment is to be made each sufficient to provide for the obligation herein authorized.
- Funds sufficient for this expenditure will be/were appropriated by Ordinance # _____
- Funds sufficient for this appropriation are available from the source indicated below.

Account Number:	Account Title:	Amount Not to Exceed:

- This award is made on a need basis and does not obligate Jackson County to pay any specific amount. The availability of funds for specific purchases will, of necessity, be determined as each using agency places its order.
- This legislative action does not impact the County financially and does not require Finance/Budget approval.

ATTACHMENT TO RLA-2:

Attachments

Plan Commission Public Hearing Summary from January 21, 2016

Location Map

Staff Report

Affidavit of Publication in Independence Examiner

Names/Addresses of Surrounding Property Owners

Copy of letter to said property owners

Map showing current zoning district in area

County Code Chapter 240 – Unified Development Code

County Master Plan – “Strategy for the Future”

Application

Pictures of Property

RZ-2016-526

ATTACHMENT TO RLA 1:

Description:

Lot 12, Richardson Estates, a subdivision in Jackson County, Missouri.

RE: RZ-2016-526

Randy Diehl gave the staff report:

Applicant: Aaron & Elizabeth Cochran
Location: 10704 NE Blackwell Road
Area: 1.78 ±
Request: Change of zoning from District AG (Agricultural) to District RS (Residential Suburban)
Purpose: Applicant is requesting the change in zoning in order to reduce the setbacks for the future construction of a garage.

Current Land Use and Zoning in the Area:

This subdivision as well as those across Blackwell Road are within an island of unincorporated area of the County. This area is surrounded by the City of Lee's Summit. These eight subdivisions were platted prior to June 1995, (Adaption of the Unified Development Code) and were not required to be rezoned at that that time. In 1999, Lot 3 of Seawood Addition was rezoned to District RS.

The setbacks for AG are: 50', front, rear and street side and 30' side yard.

RS setbacks are: 50' front (platted), 20' rear yard, 15' side, and 20' street side.

County Plan:

The County Plan Development Diagram illustrates this area within the Urban Development Tier (UDT).

The Residential Suburban District (RS) is appropriate for the Urban Development Tier.

Recommendation:

This request for rezoning is consistent with the intent and purpose of the County Plan.

Staff recommends APPROVAL of RZ-2016-526

Respectfully submitted,

Jackson County Public Works
Development Division
Randy Diehl, Administrator

Mr. Antey:

Are there any questions for Randy?

Mr. Tarpley: Are these around 2 acre lots?

Mr. Diehl: Yes. This lot was platted as a two acre lot. The improvements to Blackwell Road and the construction of Chipman Road, this was a City and County project, reduced the lot down to 1.78 acres. There is a roundabout at the intersection of those roads.

Mr. Tarpley: Are the adjacent properties two acres in size?

Mr. Diehl: They were platted at two acres in size as well.

Mrs. Mershon: Where is the garage to be located?

Mr. Diehl: Exhibit 8 shows the site area. The garage will be located in the Northwest corner of the lot next to the driveway.

Mrs. Mershon: So it's not going to be an encroachment to the homes (to the west)?

Mr. Diehl: No.

Mr. Tarpley: What is the square footage on the garage?

Mr. Diehl: 28 by 40.

Is there anyone who is in favor of this application?

Aaron Cochran, (Applicant) 10704 NE Blackwell Road had nothing to add to staff's report.

Mr. Tarpley: Is the use of the garage just for your vehicles?

Mr. Cochran: Vehicles. I've got a few antique tractors. I'm trying to make room for my wife to park in the garage.

Mr. Haley: Are your neighbor's okay with that?

Mr. Cochran: I talk to them on a regular basis.

Is there anyone else who is in favor of this application?

Tim Wilson: 10712 NE Blackwell Road had no objection to the rezoning.

Is there anyone who is opposed or has questions regarding this application? (There were none)

Motion to take under advisement.

Mr. Tarpley moved to take under advisement. Mrs. Mershon seconded.

Mr. Tarpley: I see no problem with it. None of the neighbor's object.

Mr. Antey: They are not even taking up to the new setback.

Motion to approve.

Mrs. Mershon moved to approve RZ-2016-526. Mr. Crawford seconded.

Mr. Tarpley	Approve
Mr. Gibler	Approve
Mr. Haley	Approve
Mr. Crawford	Approve
Mrs. Mershon	Approve
Chairman Antey	Approve

Motion Carried 6 – 0.

STAFF REPORT

PLAN COMMISSION
January 21, 2016

RE: RZ-2016-526

Applicant: Aaron & Elizabeth Cochran

Location: 10704 NE Blackwell Road

Area: 1.78 ±

Request: Change of zoning from District AG (Agricultural) to District RS (Residential Suburban)

Purpose: Applicant is requesting the change in zoning in order to reduce the setbacks for the future construction of a garage.

Current Land Use and Zoning in the Area:

This subdivision as well as those across Blackwell Road are within an island of unincorporated area of the County. This area is surrounded by the City of Lee's Summit. These eight subdivisions were platted prior to June 1995, (Adaption of the Unified Development Code) and were not required to be rezoned at that that time. In 1999, Lot 3 of Seawood Addition was rezoned to District RS.

The setbacks for AG are: 50', front, rear and street side and 30' side yard.

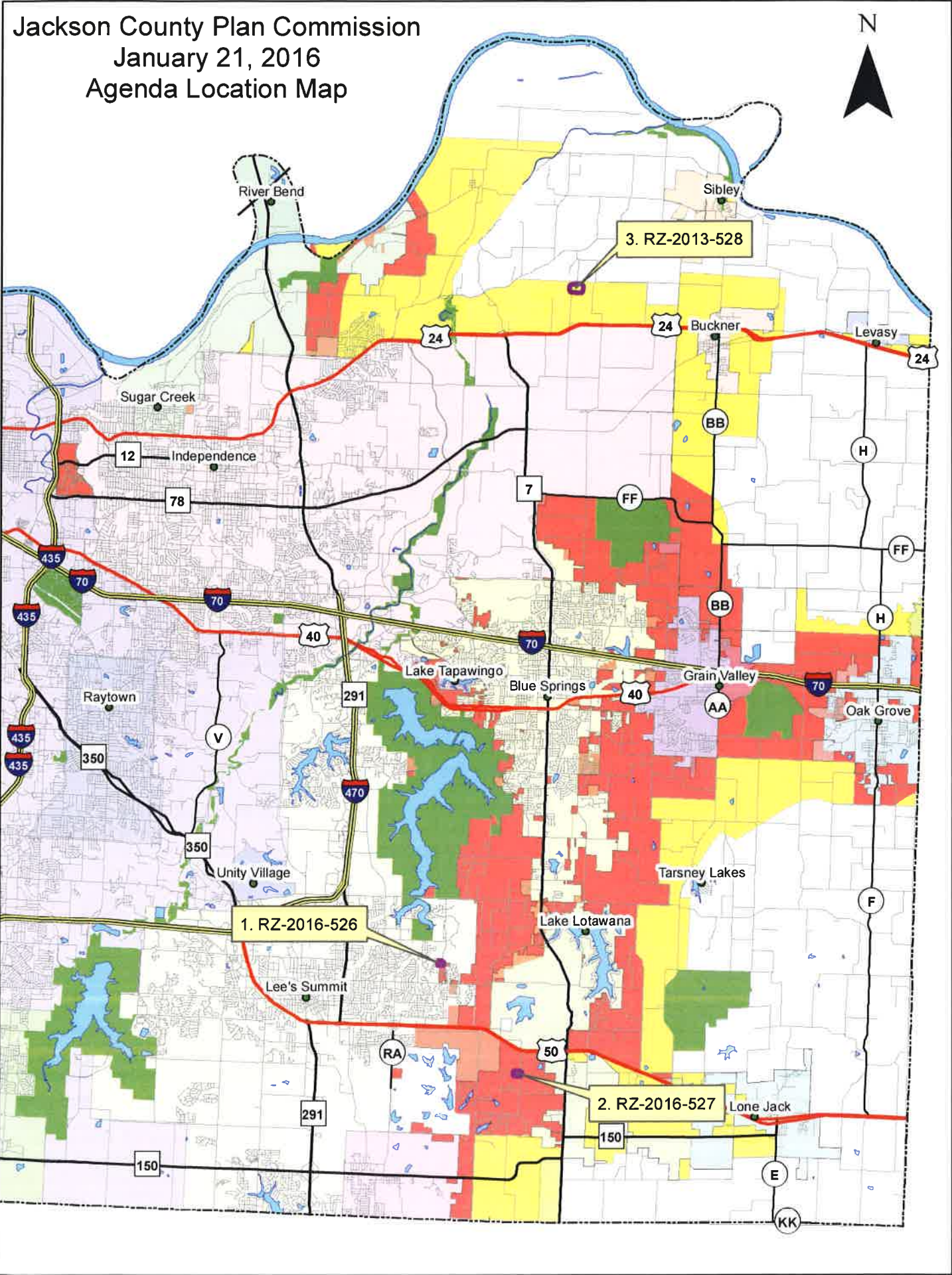
RS setbacks are: 50' front (platted), 20' rear yard, 15' side, and 20' street side.

County Plan:

The County Plan Development Diagram illustrates this area within the Urban Development Tier (UDT).

The Residential Suburban District (RS) is appropriate for the Urban Development Tier.

Jackson County Plan Commission
January 21, 2016
Agenda Location Map



Recommendation:

This request for rezoning is consistent with the intent and purpose of the County Plan.

Staff recommends APPROVAL of RZ-2016-526

Respectfully submitted,

Jackson County Public Works
Development Division
Randy Diehl, Administrator

Plan Commission
January 21, 2016
RZ-2016-526

Applicants / Property Owners:

60-220-02-01
Aaron & Elizabeth Cochran
10704 NE Blackwell Road
Lee's Summit MO 64086

Certified Mail – Return Receipt
Property Owners within 185 feet

53-800-03-01-00-0-00-000
CATHOLIC DIOCESE OF KC-ST JOSEPH
20 W 9TH ST #200
Kansas City MO 64105-1704

60-220-01-02-00-0-00-000
KNISLEY EDDIE G & GLORIA A
10703 S BLACKWELL RD
LEES SUMMIT, MO 64086-6638

60-220-01-03-00-0-00-000
COX KENNETH L & KATHY L
10707 S BLACKWELL RD
LEES SUMMIT, MO 64086-6638

60-220-01-04-00-0-00-000
TORREY JACK S & W FRANCES
9719 HOWARD RD
LEES SUMMIT, MO 64086-9555

60-220-02-02-00-0-00-000
CAMPBELL MAGGIE L & LISA A WILSON
10712 S BLACKWELL RD
LEES SUMMIT, MO 64086-6638

60-310-02-09-00-0-00-000
HO HIEP DINH & DINH V
2517 NE INDIAN POINTE
LEES SUMMIT, MO 64086

60-310-02-23-00-0-00-000
BERTZ LYLE T & STEPHANIE M
2521 NE INDIAN POINTE
LEES SUMMIT, MO 64086

60-310-02-24-00-0-00-000
ANDERSON ANDREW D & JENNIFER L
2520 NE INDIAN POINTE
LEES SUMMIT, MO 64086

60-310-02-06-00-0-00-000
DUFFLE LUKE B & ERICA M
2516 NE INDIAN POINTE
LEES SUMMIT, MO 64086

60-310-02-01-00-0-00-000
RICHADSON RANCH LLC
416 NE BITTER CREEK RD
LEES SUMMIT, MO 64086

53-940-12-54-01-0-00-000
CUMBERLAND PROP INC
317 SW MARKET ST
LEES SUMMIT, MO 64063

53-940-12-65-00-0-00-000
SULLIVAN PATRICK S & ABRAH N
810 N BURNLEY ROAD
LEES SUMMIT, MO 64086

53-940-12-64-00-0-00-000
BANKS PATRICK & DEBORAH L
2605 NE OLD PAINT RD
LEES SUMMIT, MO 64086

53-940-12-63-00-0-00-000
RYAN THOMAS A & ADAIRE K 2609 NE
OLD PAINT RD
LEES SUMMIT, MO 64086

53-940-12-62-00-0-00-000
RIEKHOF AARON T & DEBORAH K
2615 E OLD PAINT RD
LEES SUMMIT, MO 64086

53-940-12-61-00-0-00-000
MORTON JASON & MORTON DEXTER L
& PAMELA
1001 SW WHISTLE DR
LEES SUMMIT, MO 64082

53-940-12-60-00-0-00-000
KRAUSE RYAN J & DANA L
2625 NE OLD PAINT RD
LEES SUMMIT, MO 64086

53-940-12-59-00-0-00-000
LANGLE JOHN M III & HOLLI
2648 NE HORSESHOE DR
LEES SUMMIT, MO 64086



**JACKSON COUNTY, MISSOURI
APPLICATION FOR CHANGE OF ZONING**

APPLICANT INFORMATION:

1. Application must be filed with the Jackson County Planning and Development Division, 303 W. Walnut, Independence, Missouri 64050 by the date on the Plan Commission Calendar.
 2. Application must be typed or printed in a legible manner.
 3. All applicable sections must be completed. If you need more space to provide information, please use separate 8 1/2"x11" paper, reference the application number and attach it to the application. Incomplete applications will not be accepted and will be returned to the applicant.
 4. Attach application for subdivision approval, consistent with the requirements of UDC Section 24003.10, as may be required.
 5. The filing fee (non-refundable) must accompany application.
(Check payable to: Manager of Finance)
\$350.00 – Change of Zoning to Residential
\$500.00 – Change of Zoning to Commercial or Industrial
-

TO BE COMPLETED BY OFFICE PERSONNEL ONLY:

Rezoning Case Number RZ-2016-526
 Date filed 12-7-15 Date of hearing 1-21-16
 Date advertised 1-6-15 Date property owners notified 1-6-15
 Date signs posted 1-6-15
Hearings: Heard by PC Date 1-21-16 Decision _____
 Heard by _____ Date _____ Decision _____
 Heard by _____ Date _____ Decision _____

BEGIN APPLICATION HERE:

1. **Data on Applicant(s) and Owner(s):**
 - a. Applicant(s) Name: Aaron + Elizabeth Cochran
 Address: 10704 NE Blackwell Rd
Lee's Summit, MO 64086
 Phone: 816-914-5564 / 816-210-8642
 - b. Owner(s) Name: Aaron + Elizabeth Cochran
 Address: 10704 NE Blackwell Rd, Lees Summit, MO 64086
 Phone: 816-914-5564
 - c. Agent(s) Name: NA

Address: _____

Phone: _____

d. Applicant's interest in Property: Owner

2. General location (Road Name) South West corner of Chipman + Blackwell

3. Present Zoning AG Requested Zoning RS

4. AREA (sq. ft. / acres) 77907.79 / 1.78

5. Legal Description of Property: (Write Below or Attached 9)
Richardson Estates Lot 12 (EX PT IN ROW)

6. Present Use of Property: Single Family Residence

7. Proposed Use of Property: Single Family Residence

8. Proposed Time Schedule for Development: 5-16 to 5-17

9. What effect will your proposed development have on the surrounding properties?

Nothing

10. Is any portion of the property within the established flood plain as shown on the FEMA Flood Boundary Map? No

If so, will any improvements be made to the property which will increase or decrease the elevation? NA

11. Describe the source/method which provides the following services, and what effect the development will have on same:

a. Water Lees Summit No Effect

b. Sewage disposal Septic No Effect

c. Electricity KCP&L No Effect

d. Fire and Police protection Prairie Township No Effect

12. Describe existing road width and condition: 24' Wide Two Lane Average to Good Cond

13. What effect will proposed development have on existing road and traffic conditions? *No Effect*

14. Are any state, federal, or other public agencies approvals or permits required for the proposed development? *No*

If so, describe giving dates of application and status (include permit numbers and copies of same, if issued): *NA*

Verification: I (We) hereby certify that all of the foregoing statements contained in any papers and/or plans submitted herewith are true to the best of my (our) knowledge and belief.

Signature		Date	
Property Owner(s)	<u><i>A.C. Cochran</i></u>		<u>12-4-15</u>
	<u><i>Elizabeth Cochran</i></u>		<u>12/4/15</u>
Applicant(s):	<u><i>A.C. Cochran</i></u>		<u>12-4-15</u>
	<u><i>Elizabeth Cochran</i></u>		<u>12/4/15</u>
Contract Purchaser(s):	<u><i>A.C. Cochran</i></u>		<u>12-4-15</u>
	<u><i>Elizabeth Cochran</i></u>		<u>12/4/15</u>

STATE OF Missouri
COUNTY OF Jackson

On this 4th day of December, in the year of 2015, before me the undersigned notary public, personally appeared Aaron Cochran and Elizabeth Cochran

known to me to be the person(s) whose names(s) is/are subscribed to the within instrument and acknowledged that he/she/they executed the same for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.

Notary Public Kim Buckley

Commission Expires May 30, 2017



KIM BUCKLEY
My Commission Expires
May 30, 2017
Jackson County
Commission #13451289

Ord. 4820

1 inch = 50 feet



© 2015 Google

Google

NE BLACKWELL RD

NE BLACKWELL RD





I 123880

820

Ord. 4820

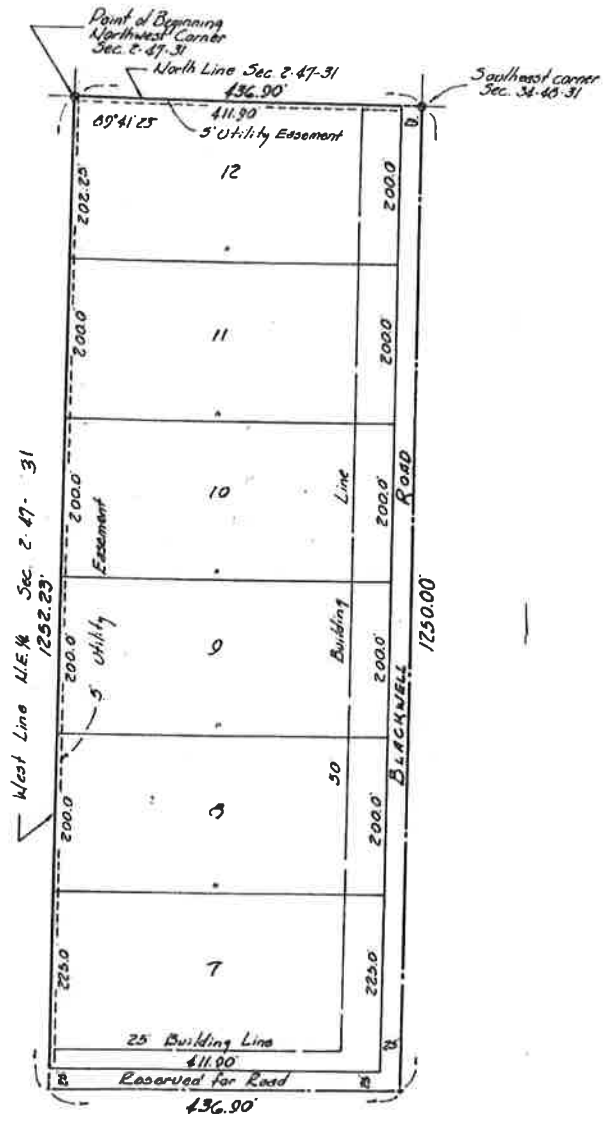
RICHARDSON PLATES
JACKSON COUNTY, MISSOURI

07-24-03 BOOK 32 PAGE 58

STATE OF MISSOURI
JACKSON COUNTY
RECEIVED FOR RECORD

1972 JUL 21 AM 9 07.7

SHIRLEY AUSTIN
REGISTERED SURVEYOR
BY



DESCRIPTION
 ALL THAT PART OF THE EASTWEST QUARTER OF SECTION 2, TOWNSHIP 47, RANGE 21, JACKSON COUNTY, MISSOURI DESCRIBED AS FOLLOWS BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 2, THENCE EAST ALONG THE NORTH LINE OF SAID SECTION 2, 436.90 FEET TO THE SOUTHWEST CORNER OF SECTION 11, TOWNSHIP 47, RANGE 21 THENCE SOUTH PARALLEL TO THE WEST LINE OF SAID SECTION 2, 1252.23 FEET THENCE WEST, 411.90 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 2, THENCE NORTH, 1252.23 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING.

THE UNDERSIGNED PROPRIETORS OF THE ABOVE DESCRIBED TRACT OF LAND HAVE CAUSED THE SAME TO BE SURVEYED IN THE MANNER SHOWN ON THIS PLAT AND THE SURVEYOR SHALL HEREAFTER BE KNOWN AS A REGISTERED SURVEYOR.

STREETS
 THE STREETS AND ROADWAYS SHOWN ON THIS PLAT AND NOT HERETOFORE DEDICATED TO PUBLIC USE AS THOROUGHFARES ARE HEREBY SO DEDICATED.

EASEMENTS
 IN WITNESS WHEREOF I, JACKSON COUNTY, MISSOURI, TO LOCATE, CONFIRM AND MAINTAIN OR AUTHORIZE THE LOCATION, CONSTRUCTION AND MAINTENANCE OF EASEMENTS, WATER, GAS AND SEWER LINES, DITCHES, AND DRAIN OR ALL OR ANY OF THEM, OVER, UNDER, AND ALONG THE STRIPS OF LAND HEREBY DESCRIBED ON THIS PLAT IS HEREBY GRANTED.

IN WITNESS WHEREOF WE HAVE HEREIN SET OUR HANDS THIS 20TH DAY OF JUNE 1972.

Noel Richardson *Edman Richardson*

STATE OF MISSOURI
 COUNTY OF JACKSON

ON THIS 20TH DAY OF JUNE 1972, BEFORE ME PERSONALLY APPEARED NOEL RICHARDSON AND EDEMAN RICHARDSON, HUSBAND AND WIFE, TO BE TO ME THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND THEY ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS THEIR FREE ACT AND DEED.

IN WITNESS WHEREOF I HAVE HERETO SET MY HAND AND AFFIRED MY OFFICIAL SEAL AT MY OFFICE IN JACKSON COUNTY, MISSOURI, THE DAY AND YEAR ABOVE WRITTEN.

Dean A. Heston

TO BE FILED FOR JACKSON COUNTY, MISSOURI
 BY REGISTERED CLERK Dec. 6, 1978

APPROVED:
 AS TO ROADS AND STREETS
 JACKSON COUNTY HIGHWAY ENGINEER

BY *Harvey D. Jones*
 DATED 7-17-72

APPROVED:
 JACKSON COUNTY CLERK

BY *Dean A. Heston*
 DATED 7-20-72

APPROVED:
 AS TO THE LINES AND PLATS SHOWN
 ON THIS PLAT AND PLATS THEREON
 BY *Shirley Austin*
 DATED 7/19/72

SURVEYED AND PLATTED BY:
 NEMO CITY ENGINEERS, INC.

I HEREBY CERTIFY THE DETAILS OF THIS PLAT TO BE CORRECT THIS 20TH DAY OF JUNE 1972.

BY *Willie D. Paul*

REG. 20, COM. ON 10, L.S. 1225

IN THE COUNTY LEGISLATURE OF JACKSON COUNTY, MISSOURI

AN ORDINANCE amending the zoning districts established pursuant to the Unified Development Code by changing a certain 5.04 ± acre tract from District AG (Agricultural) to District RR (Residential Ranchette).

ORDINANCE NO. 4821, February 8, 2016

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

Section 1. The Zoning Order of Jackson County, Missouri, and the official maps which are a part thereof, are amended by changing the boundaries of the "AG" (Agricultural) District and the "RR" (Residential Ranchette) District, so that there will be transferred from District AG to District RR a tract of land commonly known as 12704 S. Harris Road, Lee's Summit, MO 64086, and specifically described as follows:

Description: Part Section 13, Township 47, Range 31, in Jackson County, Missouri described as follows:

Beginning at the Northeast corner of the Southeast Quarter of said Section 13; thence South 01°58'18" West along the east line thereof a distance of 330.02 feet; thence North 87°20'40" West a distance of 705.00 feet; thence North 01°58'18" East a distance of 330.02 feet to the North line of said Southeast Quarter; thence South 87°20'40" East along said North line a distance of 705.00 feet to the Point of Beginning. Except part in Harris Road.

Section 2. The Legislature, pursuant to the application of the James and Mary McCoy (RZ-2016-527), requesting the amendment embodied in this Ordinance and with notice that the Jackson County Plan Commission voted 6 to 0 to recommend APPROVAL of this application after a public hearing on January 21, 2016, does adopt this Ordinance

pursuant to the Jackson County Charter authorizing the Legislature to exercise legislative power pertaining to planning and zoning.

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

APPROVED AS TO FORM:


Chief Deputy County Counselor


County Counselor

I hereby certify that the attached Ordinance, Ordinance No. 4821 introduced on February 8, 2016, was duly passed on _____, 2016 by the Jackson County Legislature. The votes thereon were as follows:

Yeas _____

Nays _____

Abstaining _____

Absent _____

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

Date

Mary Jo Spino, Clerk of Legislature

I hereby approve the attached Ordinance No. 4821.

Date

Frank White, Jr., County Executive



REQUEST FOR LEGISLATIVE ACTION

Completed by County Counselor's Office:

Res/Ord No.: 4821

Sponsor(s): None

Date: February 8, 2016

SUBJECT	Action Requested <input type="checkbox"/> Resolution <input checked="" type="checkbox"/> Ordinance Project/Title: <u>James E & Mary M McCoy Case No. RZ-2016-527</u>																			
BUDGET INFORMATION <i>To be completed By Requesting Department and Finance</i>	<table border="1" data-bbox="315 495 1195 806"> <tr> <td>Amount authorized by this legislation this fiscal year:</td> <td></td> <td>\$</td> </tr> <tr> <td>Amount previously authorized this fiscal year:</td> <td></td> <td>\$</td> </tr> <tr> <td>Total amount authorized after this legislative action:</td> <td></td> <td>\$</td> </tr> <tr> <td>Amount budgeted for this item * (including transfers):</td> <td></td> <td>\$</td> </tr> <tr> <td>Source of funding (name of fund) and account code number; FROM / TO</td> <td>FROM ACCT</td> <td></td> </tr> <tr> <td></td> <td>TO ACCT</td> <td></td> </tr> </table> <p>* If account includes additional funds for other expenses, total budgeted in the account is: \$</p> OTHER FINANCIAL INFORMATION: <input checked="" type="checkbox"/> No budget impact (no fiscal note required) <input type="checkbox"/> Term and Supply Contract (funds approved in the annual budget); estimated value and use of contract: Department: Estimated Use: \$ Prior Year Budget (if applicable): Prior Year Actual Amount Spent (if APPLICABLE):		Amount authorized by this legislation this fiscal year:		\$	Amount previously authorized this fiscal year:		\$	Total amount authorized after this legislative action:		\$	Amount budgeted for this item * (including transfers):		\$	Source of funding (name of fund) and account code number; FROM / TO	FROM ACCT			TO ACCT	
Amount authorized by this legislation this fiscal year:		\$																		
Amount previously authorized this fiscal year:		\$																		
Total amount authorized after this legislative action:		\$																		
Amount budgeted for this item * (including transfers):		\$																		
Source of funding (name of fund) and account code number; FROM / TO	FROM ACCT																			
	TO ACCT																			
PRIOR LEGISLATION	Prior ordinances and (date): Prior resolutions and (date):																			
CONTACT INFORMATION	RLA drafted by Randy Diehl, Administrator, Development Division, 881-4577																			
REQUEST SUMMARY	Requesting a change of zoning from District AG (Agricultural) on 5.04 ± acres to District RR (Residential Ranchette). The 5.04 ± acres are located in Section 13, Township 47, range 31, in Jackson County, Missouri, aka 12704 S Harris Road, and specifically described on Attachment to RLA-1. Staff recommends approval because the change in zoning is consistent with the intent and purpose of the County Plan and complies with the Unified Development Code requirements. The Jackson County Plan Commission voted 6 to 0 to recommend <u>APPROVAL</u> to the County Legislature.																			
CLEARANCE	<input type="checkbox"/> Tax Clearance Completed (Purchasing & Department) <input type="checkbox"/> Business License Verified (Purchasing & Department) <input type="checkbox"/> Chapter 6 Compliance - Affirmative Action/Prevailing Wage (County Auditor's Office)																			
ATTACHMENTS	See Attachment to RLA-2																			
REVIEW	Department Director:  Brian D. Gaddie, P.E. Director of Public Works	Date: 1/26/2016																		
	Finance (Budget Approval): <i>If applicable</i>	Date:																		
	Division Manager: 	Date: 2/1/16																		

County Counselor's Office:

Date:

Fiscal Information (to be verified by Budget Office in Finance Department)

- This expenditure was included in the annual budget.
- Funds for this were encumbered from the _____ Fund in _____.
- There is a balance otherwise unencumbered to the credit of the appropriation to which the expenditure is chargeable and there is a cash balance otherwise unencumbered in the treasury to the credit of the fund from which payment is to be made each sufficient to provide for the obligation herein authorized.
- Funds sufficient for this expenditure will be/were appropriated by Ordinance # _____
- Funds sufficient for this appropriation are available from the source indicated below.

Account Number:	Account Title:	Amount Not to Exceed:

- This award is made on a need basis and does not obligate Jackson County to pay any specific amount. The availability of funds for specific purchases will, of necessity, be determined as each using agency places its order.
- This legislative action does not impact the County financially and does not require Finance/Budget approval.

ATTACHMENT TO RLA-2:

Attachments

Plan Commission Public Hearing Summary from January 21, 2016

Location Map

Staff Report

Affidavit of Publication in Independence Examiner

Names/Addresses of Surrounding Property Owners

Copy of letter to said property owners

Map showing current zoning district in area

County Code Chapter 240 – Unified Development Code

County Master Plan – “Strategy for the Future”

Application

Pictures of Property

Preliminary plat of Gemini View

RZ-2016-527

ATTACHMENT TO RLA 1:

Description:

Part Section 13, Township 47, Range 31, in Jackson County, Missouri described as follows:

Beginning at the Northeast corner of the Southeast Quarter of said Section 13; thence South $01^{\circ}58'18''$ West along the east line thereof a distance of 330.02 feet; thence North $87^{\circ}20'40''$ West a distance of 705.00 feet; thence North $01^{\circ}58'18''$ East a distance of 330.02 feet to the North line of said Southeast Quarter; thence South $87^{\circ}20'40''$ East along said North line a distance of 705.00 feet to the Point of Beginning. Except part in Harris Road.

Randy Diehl gave the staff report:

Applicant: James E & Mary M McCoy

Location: 12704 S Harris Road

Area: 5.04 ± acres

Request: Change of zoning from District AG (Agricultural) to District RR (Residential Ranchette)

Purpose: Applicant is requesting the change in zoning in order to plat 5.04 acres into a one lot subdivision.

Current Land Use and Zoning in the Area:

The zoning in the immediate area is Agricultural with the majority of the land use being single family residences. Property sizes within the area range from 1.5 acres to larger acreage tracts. A few of the larger tracts appear to be used for agricultural purposes. There are 7 subdivisions, containing lots 1.5 to 3 acres in size, along Harris Road that were created prior to the Unified Development Code (UDC) in 1995. They remain within District AG (Agricultural).

Blue Bell Acres a one lot subdivision was rezoned to District RE and platted in 2002. Aimee Lane Estates contains 5 lots was rezoned and platted in 2001 to District RE.

Trophy Estates is a 54 lot development. It was developed prior to the UDC. There have been 6 lots rezoned to District RS.

The applicant is requesting to rezone and plat the front 5 acres into a one lot subdivision to be known as Gemini View. The remaining acreage in the back, 4.73 acres, will be bought and absorbed by the adjacent property owner.

County Plan:

The County Plan Development Diagram illustrates this area within the Urban Development Tier (UDT).

The Residential Ranchette (RR) is appropriate for the Urban Development Tier.

Recommendation:

This request for rezoning is consistent with the intent and purpose of the County Plan.

Staff recommends APPROVAL of RZ-2016-527

Respectfully submitted,

Jackson County Public Works
Development Division
Randy Diehl, Administrator

Mr. Antey:

Are there any questions for Randy?

Mr. Antey: The original is how big?

Mr. Diehl: 10 acres. 5 acres will be platted and the rear 4.73 acres are to be sold to the adjacent neighbor.

Mr. Antey: My only question is that we are creating a tract smaller than 10 acres.

Mr. Diehl: Yes, you can create an agricultural tract less than five acres. Unless it is joined with another AG zoned property, there are limitations to what you can do with it. We had a similar case a few months ago that the remaining ground, less than 10 acres was resurveyed into a tract larger than 10 acres. The Unified Development Code allows for the creation of such tracts. However, it can be only for agricultural purposes. Until it comes into compliance, there can be no improvements permitted on it.

Mr. Tarpley: Is land locked then right?

Mr. Diehl: If it's not absorbed it could be land locked.

Mr. Crawford: If we approve this and the deal falls through, it's a land locked piece of ground.

Mr. Diehl: If the applicant retains ownership of the non-conforming five acre piece, it is technically a "rear land" piece of property. It benefits by having access from an adjacent tract by the same owner. Once it is sold to someone who is not an adjacent owner, then it becomes a "land locked" piece of ground.

Mr. Haley: The access doesn't change?

Mr. Diehl: No, the driveway runs with the future lot.

Mr. Crawford: Is there an easement for the 10 acre tracts to the South?

Mr. Diehl: There is an ingress/egress for the 10 acre tracts. It's a shared driveway that has an ingress/egress overlay for all the tracts.

Mr. Crawford: It's not public?

Mr. Diehl: No.

Is there anyone who is in favor of this application?

Jim and Margie McCoy, (Applicants) 12704 S. Harris Road. We presently we own the 10 acres. Last summer we attempted to sell to house and acreage, but we are having some difficulty selling 10 acres. Dr. White, who bought the 80 acres to the South and West of us, is building the house and desired to buy five acres from us. He wants a buffer. He doesn't anyone else building there. We decided it would be easier to sell our property with 5 acres instead of the 10.

Is there anyone else who is in favor of this application?

Is there anyone who is opposed or has questions regarding this application?

Motion to take under advisement.

Mr. Gibler moved to take under advisement. Mr. Haley seconded.

Motion to approve.

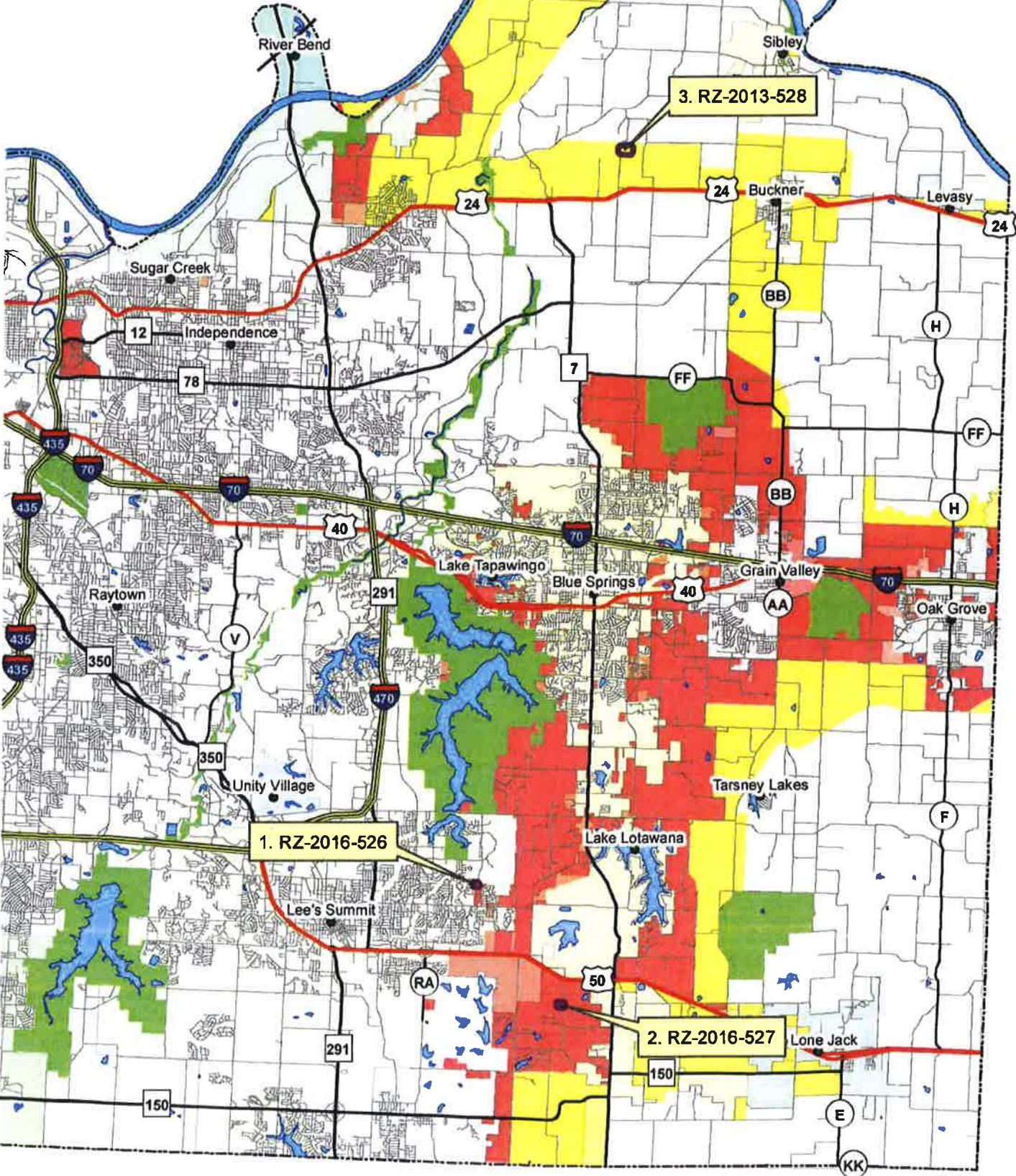
Mr. Antey: I think all questions have been answered.

Mrs. Mershon motioned to approve RZ-2016-527. Mr. Crawford seconded.

Mr. Tarpley	Approve
Mr. Gibler	Approve
Mr. Haley	Approve
Mr. Crawford	Approve
Mrs. Mershon	Approve
Chairman Antey	Approve

Motion Carried 6 – 0.

Jackson County Plan Commission
January 21, 2016
Agenda Location Map



STAFF REPORT

PLAN COMMISSION

January 21, 2016

RE: RZ-2016-527

Applicant: James E & Mary M McCoy

Location: 12704 S Harris Road

Area: 5.04 ± acres

Request: Change of zoning from District AG (Agricultural) to District RR (Residential Ranchette)

Purpose: Applicant is requesting the change in zoning in order to plat 5.04 acres into a one lot subdivision.

Current Land Use and Zoning In the Area:

The zoning in the immediate area is Agricultural with the majority of the land use being single family residences. Property sizes within the area range from 1.5 acres to larger acreage tracts. A few of the larger tracts appear to be used for agricultural purposes. There are 7 subdivisions, containing lots 1.5 to 3 acres in size, along Harris Road that were created prior to the Unified Development Code (UDC) in 1995. They remain within District AG (Agricultural).

Blue Bell Acres a one lot subdivision was rezoned to District RE and platted in 2002. Aimee Lane Estates contains 5 lots was rezoned and platted in 2001 to District RE.

Trophy Estates is a 54 lot development. It was developed prior to the UDC. There have been 6 lots rezoned to District RS.

The applicant is requesting to rezone and plat the front 5 acres into a one lot subdivision to be known as Gemini View. The remaining acreage in the back, 4.73 acres, will be bought and absorbed by the adjacent property owner.

County Plan:

The County Plan Development Diagram illustrates this area within the Urban Development Tier (UDT).

The Residential Suburban District (RR) is appropriate for the Urban Development Tier.

Recommendation:

This request for rezoning is consistent with the intent and purpose of the County Plan.

Staff recommends APPROVAL of RZ-2016-527

Respectfully submitted,

Jackson County Public Works
Development Division
Randy Diehl, Administrator

Plan Commission
January 21, 2016
RZ-2016-527

Applicants / Property Owners:

60-700-04-07
James E & Mary M McCoy
12704 S. Harris Rd
Lee's Summit MO 64086

Certified Mail – Return Receipt
Property Owners within 185 feet

60-700-01-04-03-1-00-000
GILLIG LARRY T & KATHY A
12600 HARRIS RD
LEES SUMMIT, MO 64086

59-900-02-06-00-0-00-000KNISLEY
TULEY WILLIAM N & MYRNA J
12613 S HARRIS RD
LEES SUMMIT, MO 64086

59-900-03-02-00-0-00-000COX
VIETS OTTO & DAWN
12707 S HARRIS RD
GREENWOOD, MO 64034

59-900-03-06-00-0-00-000
JAEGERS KEVIN & KRISTIANNE
12713 S HARRIS RD
GREENWOOD, MO 64034

60-700-04-76-00-0-00-000
WHITE WILLIAM L & LISA A
312 NW ROCKWOOD CRT
LEES SUMMIT, MO 64081

60-700-04-71-00-0-00-000
WHITE WILLIAM L & LISA A

Ord. 4821

AG

RE

AG

12713

S HARRIS RD

12808

12704

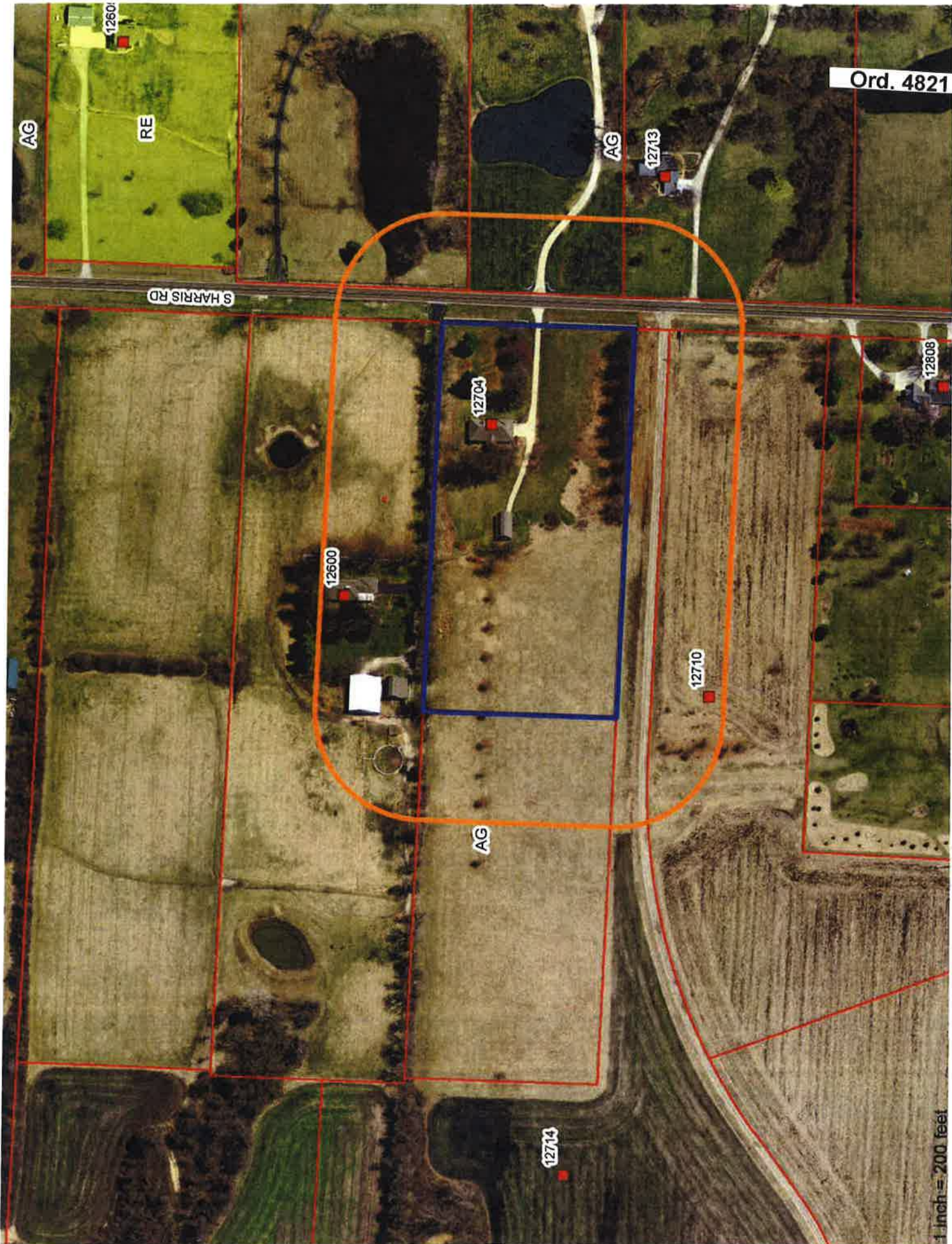
12600

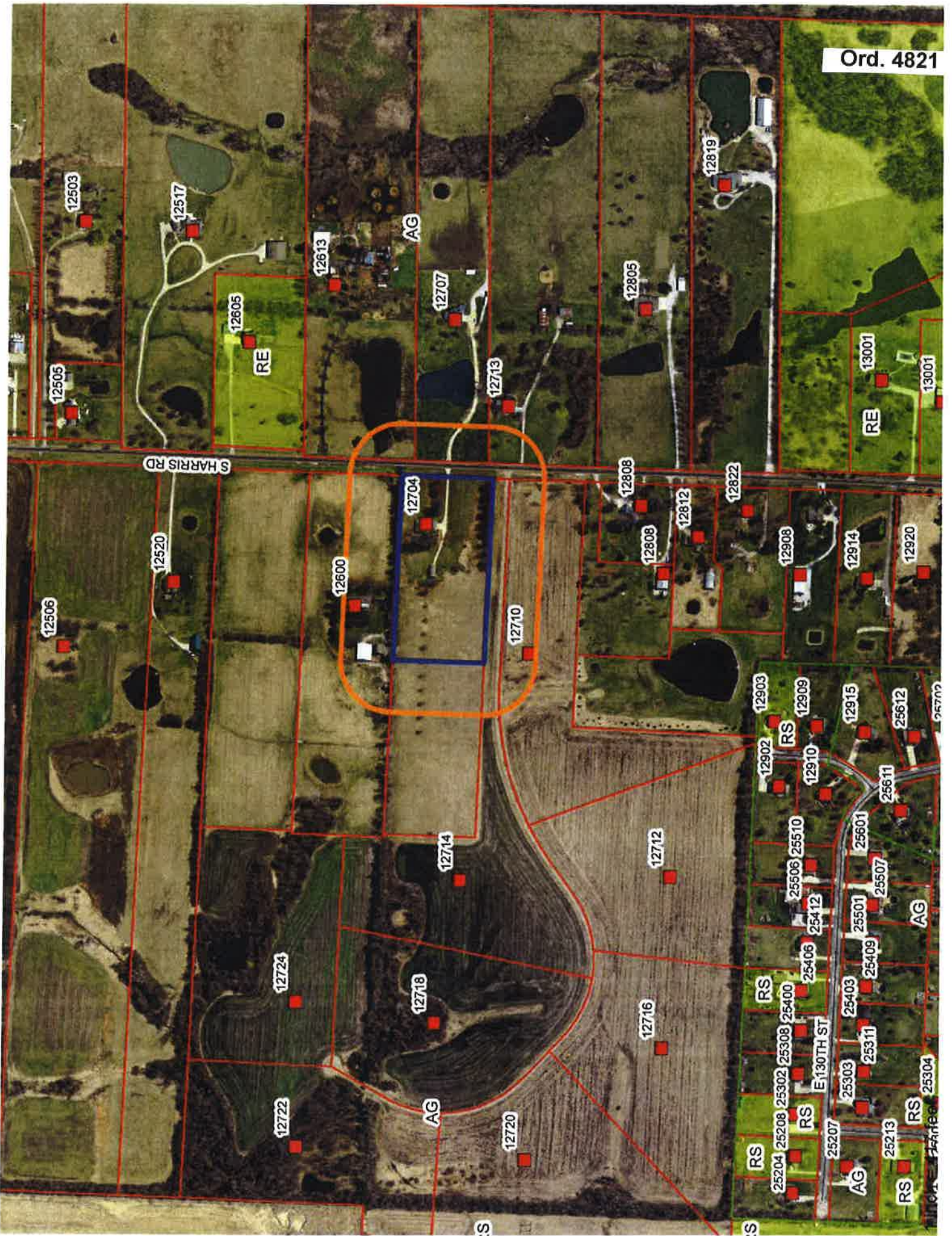
12710

AG

12714

1 inch = 200 feet





JACKSON COUNTY, MISSOURI
APPLICATION FOR CHANGE OF ZONING

APPLICANT INFORMATION:

1. Application must be filed with the Jackson County Planning and Development Division, 303 W. Walnut, Independence, Missouri 64050 by the date on the Plan Commission Calendar.
2. Application must be typed or printed in a legible manner.
3. All applicable sections must be completed. If you need more space to provide information, please use separate 8 1/2"x11" paper, reference the application number and attach it to the application. Incomplete applications will not be accepted and will be returned to the applicant.
4. Attach application for subdivision approval, consistent with the requirements of UDC Section 24003.10, as may be required.
5. The filing fee (non-refundable) must accompany application.
(Check payable to: Manager of Finance)
\$350.00 – Change of Zoning to Residential
\$500.00 – Change of Zoning to Commercial or Industrial

TO BE COMPLETED BY OFFICE PERSONNEL ONLY:

Rezoning Case Number RZ- 2016-527

Date filed 12-16-15 Date of hearing 1-21-16

Date advertised 1-6-15 Date property owners notified 1-6-15

Date signs posted 1-6-15

Hearings: Heard by PC Date 1-21-16 Decision _____

Heard by _____ Date _____ Decision _____

Heard by _____ Date _____ Decision _____

BEGIN APPLICATION HERE:

1. Data on Applicant(s) and Owner(s):
 - a. Applicant(s) Name: JAMES E. & MARY M. MCCOY
Address: 12704 HARRIS RD, LEGGS SUMMIT, MO 64086

Phone: _____
 - b. Owner(s) Name: SAME AS ABOVE
Address: _____
Phone: _____
 - c. Agent(s) Name: _____

Address: _____

Phone: _____

- d. Applicant's interest in Property: OWNER
2. General location (Road Name) HARRIS ROAD ± 2,800 FEET SOUTH OF 50 HIGHWAY
3. Present Zoning AG Requested Zoning RR
4. AREA (sq. ft. / acres) 10.07 ACRES
5. Legal Description of Property: (Write Below or Attached 9)
ATTACHED
6. Present Use of Property: HOME SITE
7. Proposed Use of Property: HOME SITE
8. Proposed Time Schedule for Development: NO DEVELOPMENT TO TAKE PLACE
9. What effect will your proposed development have on the surrounding properties?
NONE
10. Is any portion of the property within the established flood plain as shown on the FEMA Flood Boundary Map? NO
If so, will any improvements be made to the property which will increase or decrease the elevation? _____
11. Describe the source/method which provides the following services, and what effect the development will have on same:
- a. Water LEE'S SUMMIT
- b. Sewage disposal SEPTIC
- c. Electricity KCP&L
- d. Fire and Police protection PRAIRIE
12. Describe existing road width and condition: PAVED ROAD IN GOOD CONDITION

13. What effect will proposed development have on existing road and traffic conditions? NONE, NO NEW HOME SITES BEING ADDED

14. Are any state, federal, or other public agencies approvals or permits required for the proposed development? NO

If so, describe giving dates of application and status (include permit numbers and copies of same, if issued):

Verification: I (We) hereby certify that all of the foregoing statements contained in any papers and/or plans submitted herewith are true to the best of my (our) knowledge and belief.

Signature

Date

Property Owner(s)

James E. McCoy
Mary M. McCoy

12/16/15

12/16/15

Applicant(s):

James E. McCoy
Mary M. McCoy

12/16/15

12/16/15

Contract Purchaser(s):

STATE OF Missouri
COUNTY OF Jackson

On this 16th day of Dec, in the year of 2015, before me the undersigned notary public, personally appeared Mary and James McCoy

known to me to be the person(s) whose names(s) is/are subscribed to the within instrument and acknowledged that he/she/they executed the same for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.

Notary Public

Pamela VanMeter

Commission Expires

2/5/18



IN THE COUNTY LEGISLATURE OF JACKSON COUNTY, MISSOURI

AN ORDINANCE amending the zoning districts established pursuant to the Unified Development Code by changing a certain 11.04 ± acre tract from District AG (Agricultural) to District RE (Residential Estates).

ORDINANCE NO. 4822, February 8, 2016

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

Section 1. The Zoning Order of Jackson County, Missouri, and the official maps which are a part thereof, are amended by changing the boundaries of the "AG" (Agricultural) District and the "RE" (Residential Estates) District, so that there will be transferred from District AG to District RE a tract of land commonly known as 2819 N. Elsea Smith Road, Buckner, MO, and specifically described as follows:

Description: Part Section 18, Township 50, Range 30, in Jackson County, Missouri described as follows:

Beginning at a point 189.24 feet North of the Southwest Corner of the Northwest Quarter of the Northeast Quarter of said Section 18; thence North along the West line of said Quarter Quarter, 387.24 feet; thence East parallel to the South line of said Quarter Quarter, 660 feet; thence North parallel to the West line of said Quarter Quarter, 116.52 feet; thence East parallel to the South line of said Quarter Quarter, 449 feet; thence South 503.76 feet; thence West 1109 feet to the point of beginning.

Section 2. The Legislature, pursuant to the application of the Aaron Jackson and Kayli Naudet-Jackson (RZ-2016-528), requesting the amendment embodied in this Ordinance and with notice that the Jackson County Plan Commission voted 6 to 0 to recommend APPROVAL of this application after a public hearing on January 21, 2016, does adopt this Ordinance pursuant to the Jackson County Charter authorizing the Legislature to exercise legislative power pertaining to planning and zoning.

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

APPROVED AS TO FORM:



Chief Deputy County Counselor



County Counselor

I hereby certify that the attached Ordinance, Ordinance No. 4822 introduced on February 8, 2016, was duly passed on _____, 2016 by the Jackson County Legislature. The votes thereon were as follows:

Yeas _____

Nays _____

Abstaining _____

Absent _____

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

Date

Mary Jo Spino, Clerk of Legislature

I hereby approve the attached Ordinance No. 4822.

Date

Frank White, Jr., County Executive



REQUEST FOR LEGISLATIVE ACTION

Completed by County Counselor's Office:

~~Res~~/Ord No.: 4822

Sponsor(s): None

Date: February 8, 2016

SUBJECT	Action Requested <input type="checkbox"/> Resolution <input checked="" type="checkbox"/> Ordinance Project/Title: <u>Aaron Jackson & Kayli Naudet-Jackson Case No. RZ-2016-528</u>											
BUDGET INFORMATION <i>To be completed By Requesting Department and Finance</i>	<table border="1" data-bbox="310 495 1190 810"> <tr> <td>Amount authorized by this legislation this fiscal year:</td> <td>\$</td> </tr> <tr> <td>Amount previously authorized this fiscal year:</td> <td>\$</td> </tr> <tr> <td>Total amount authorized after this legislative action:</td> <td>\$</td> </tr> <tr> <td>Amount budgeted for this item * (including transfers):</td> <td>\$</td> </tr> <tr> <td>Source of funding (name of fund) and account code number; FROM / TO</td> <td>FROM ACCT TO ACCT</td> </tr> </table> <p>* If account includes additional funds for other expenses, total budgeted in the account is: \$</p> OTHER FINANCIAL INFORMATION: <input checked="" type="checkbox"/> No budget impact (no fiscal note required) <input type="checkbox"/> Term and Supply Contract (funds approved in the annual budget); estimated value and use of contract: Department: _____ Estimated Use: \$ _____ Prior Year Budget (if applicable): _____ Prior Year Actual Amount Spent (if applicable): _____		Amount authorized by this legislation this fiscal year:	\$	Amount previously authorized this fiscal year:	\$	Total amount authorized after this legislative action:	\$	Amount budgeted for this item * (including transfers):	\$	Source of funding (name of fund) and account code number; FROM / TO	FROM ACCT TO ACCT
Amount authorized by this legislation this fiscal year:	\$											
Amount previously authorized this fiscal year:	\$											
Total amount authorized after this legislative action:	\$											
Amount budgeted for this item * (including transfers):	\$											
Source of funding (name of fund) and account code number; FROM / TO	FROM ACCT TO ACCT											
PRIOR LEGISLATION	Prior ordinances and (date): _____ Prior resolutions and (date): _____											
CONTACT INFORMATION	RLA drafted by Randy Diehl, Administrator, Development Division, 881-4577											
REQUEST SUMMARY	Requesting a change of zoning from District AG (Agricultural) on 11.04 ± acres to District RE (Residential Estates). The 11.04 ± acres are described located with Section 18, Township 50, Range 30, in Jackson County, Missouri, aka 2819 N. Elsea Smith Road, and specifically described on Attachment to RLA-1. Staff recommends approval because the change in zoning is consistent with the intent and purpose of the County Plan and complies with the Unified Development Code requirements. The Jackson County Plan Commission voted 6 to 0 to recommend <u>APPROVAL</u> to the County Legislature.											
CLEARANCE	<input type="checkbox"/> Tax Clearance Completed (Purchasing & Department) <input type="checkbox"/> Business License Verified (Purchasing & Department) <input type="checkbox"/> Chapter 6 Compliance - Affirmative Action/Prevailing Wage (County Auditor's Office)											
ATTACHMENTS	See Attachment to RLA-2											
REVIEW	Department Director:  Brian D. Gaddie, P.E. Director of Public Works Finance (Budget Approval): <i>If applicable</i> Division Manager: 	Date: 1/28/2016 Date: Date: 2/1/16										

County Counselor's Office:

Date:

Fiscal Information (to be verified by Budget Office in Finance Department)

- This expenditure was included in the annual budget.
- Funds for this were encumbered from the _____ Fund in _____.
- There is a balance otherwise unencumbered to the credit of the appropriation to which the expenditure is chargeable and there is a cash balance otherwise unencumbered in the treasury to the credit of the fund from which payment is to be made each sufficient to provide for the obligation herein authorized.
- Funds sufficient for this expenditure will be/were appropriated by Ordinance # _____
- Funds sufficient for this appropriation are available from the source indicated below.

Account Number:	Account Title:	Amount Not to Exceed:

- This award is made on a need basis and does not obligate Jackson County to pay any specific amount. The availability of funds for specific purchases will, of necessity, be determined as each using agency places its order.
- This legislative action does not impact the County financially and does not require Finance/Budget approval.

ATTACHMENT TO RLA-2:

Attachments

Plan Commission Public Hearing Summary from January 21, 2016

Location Map

Staff Report

Affidavit of Publication in Independence Examiner

Names/Addresses of Surrounding Property Owners

Copy of letter to said property owners

Map showing current zoning district in area

County Code Chapter 240 – Unified Development Code

County Master Plan – “Strategy for the Future”

Application

Pictures of Property

Preliminary Plat of Naudet-Jackson Subdivision

RZ-2016-528

ATTACHMENT TO RLA 1:

Description:

Part Section 18, Township 50, Range 30, in Jackson County, Missouri described as follows:

Beginning at a point 189.24 feet North of the Southwest Corner of the Northwest Quarter of the Northeast Quarter of said Section 18; thence North along the West line of said Quarter Quarter, 387.24 feet; thence East parallel to the South line of said Quarter Quarter, 660 feet; thence North parallel to the West line of said Quarter Quarter, 116.52 feet; thence East parallel to the South line of said Quarter Quarter, 449 feet; thence South 503.76 feet; thence West 1109 feet to the point of beginning.

Randy Diehl gave the staff report:

Applicant: Aaron Jackson & Kayli Naudet-Jackson
Location: 2819 N. Elsea Smith Road
Area: 11.04 ± acres
Request: Change of zoning from District AG (Agricultural) to District RE (Residential Estates)
Purpose: Applicant is requesting the change in zoning in divide the property into two lots.

Current Land Use and Zoning in the Area:

The zoning in the immediate area is Agricultural with the majority of the land use being single family residences. Property sizes within the area range from less than an acre to larger acreage tracts.

To the North is Steen Acres, a two lot subdivision, created in 1973. Lot 1 is approximately 4.20 acres and Lot 2 is .75 acres in size. To the East along Hoover Road is Allen's Garden, a two lot subdivision, created in 1981. Both lots are 1.25 acres in size. Villines Acres created in 1978, W R Kepler Estates created in 1992. Lot sizes are less than five acres in size. These subdivisions were created prior to the Unified Development Code (UDC) in 1995 and therefore are with District AG (Agricultural). There are a couple of tracts approximately 1 acre or less along Elsea Smith Road that contain a single family residence.

County Plan:

The County Plan Development Diagram illustrates this area within the Suburban Development Tier (SDT). Prior to 2013, this area was in the Rural Development Tier (RDT) and the minimum lot size was 5 acres. With the adaptation of the amended comprehensive plan, "Building A Vision Together", in 2012, this area is now within the Suburban Development Tier (SDT) with the minimum lot size being 3 acres.

The Residential Estates (RE) is appropriate for the Suburban Development Tier.

Recommendation:

This request for rezoning is consistent with the intent and purpose of the County Plan.

Staff recommends APPROVAL of RZ-2016-528

Respectfully submitted,

Jackson County Public Works
Development Division
Randy Diehl, Administrator

Are there any questions for Randy?

Mr. Tarpley: What the existing use of the property?

Mr. Diehl: A single family residence.

Mr. Tarpley: And the pond?

Mr. Diehl: It's a stock pond not a potty pond.

Is there anyone who is in favor of this application?

Aaron Jackson (Applicant), 2819 N. Elsea Smith Road:

We are dividing it so my brother in law can build a home. He is getting married in June. My in-laws live around the corner. My folks live down the road.

Is there anyone else who is in favor of this application?

Is there anyone who is opposed or has questions regarding this application?

Henry Luther, 2803 N. Elsea Smith Road: I own 11.6 acres to the South of this property. I've never been contacted by them to ask if I was or was not in favor of this. I'd like to know where the house is going to sit and which way the drainage is going to be off the house itself. I had a well down by the lower pond and I have a stock pond. I'm concerned about the drainage because my house sits about four and half feet lower on the road. I'm concerned about the size of the house that's going to be setting there.

Mr. Tarpley: How far is your house from the North boundary line?

Mr. Luther: About 42 feet.

Mr. Tarpley: Randy what's the width of the new lot?

Mr. Diehl: 190 feet.

Mr. Tarpley: More than likely it would be in the middle.

Mr. Luther: Is there going to be a road to the rear end of the property?

Mr. Diehl: There will be no public improvements built like a road. Just their driveway.

Mr. Luther: There is no way they can development but this one tract of land? Because the application says Residential Estates?

Mr. Diehl: That's just name of the zoning classification. There can be one or multiple lots for the zoning.

Mr. Luther: I was concerned if they could development back there.

Mr. Diehl: One house per lot.

Mr. Luther: What about the 8 acre lot?

Mr. Diehl: That lot has the existing house. They cannot subdivide any further. There is not enough road frontage. As for a flag lot, they are not allowed in the Suburban Development Tier.

Is there anyone who is opposed or has questions regarding this application?

Joe Diaz, 2808 N. Elsea Smith Road, There's a lot a congestion here now. I have to took both directions all the time. That's my concern. I don't know where they are going to put their driveway. They never came to us and asked us about doing something here.

Mr. Antey: This is this forum to bring it out to the public.

Mr. Diaz: He never came to us to ask "guys, we want to do this". We value our property. We moved out her thinking that it would remain this way. Otherwise we would have stayed in the community we were in.

Mr. Tarpley: What's the current use of your property?

Mr. Diaz: My residence is zoned residential and agricultural zoned land.

Mr. Tarpley: Any row crops.

Mr. Diaz: No, just chickens. Nothing else. I don't want anyone coming out and saying you can't have those.

Mr. Diehl: You are actually zoned all Agricultural. Your Land Use, as determined by the assessor, splits that into residential and agricultural.

Mr. Diaz: We wants to stay a farming community. If a guy wants to come in later and development my property, that's valuable.

Mr. Crawford: How long had you been there?

Mr. Diaz: 15 years.

Mr. Crawford: So, 15 years before that was somebody that left the way you do. And 15 years before that, the same. So where are we, as a board, supposed to stop at?

Mr. Diaz: Well, can can't stop border wars.

Mr. Antey: We have to look at the Unified Development Code and the surrounding area.

Mr. Diaz: I know down the back side of us, they never came to me or Henry and asked if they could development these one acre lots back there. I guess they didn't have to ask us. I sympathize with him, but I don't want anyone living close to me.

Mr. Tarpley: We're only talking about one house.

Mr. Diaz: One becomes two houses.

Mr. Tarpley: Not in this case.

Mr. Antey: Like you said, if you sold your property, that guy might want to chop it up into lots. Things do change and evolve.

Mr. Tarpley: You could chop yours into three lots.

Mrs. Mershon: Randy. Where would the driveway be on this new lot.

Mr. Diehl: We still need to perform the site distance for that lot. There is a formula for that. When we posted the sign, there is a field entrance here (on Lot 1). The driveway may be restricted to the lower part of the lot.

Mr. Tarpley: How close could the house be built on the new lot?

Mr. Diehl: The side setbacks for District RE are 15 feet, and a 30 foot setback on the front and rear. The side setbacks for District RE are 15 feet, and a 30 foot setback on the front and rear.

Mr. Jackson: The house should sit on the front portion of the lot. The rear portion will remain pasture.

Motion to take under advisement.

Mr. Tarpley moved to take under advisement. Mr. Haley seconded.

Mr. Tarpley: I think we put some of the concerns to rest. The line of sight for the driveway. One house sounds like it will be an improvement to the neighborhood.

Mr. Antey: I was also assuming that the driveway might be across from the other. That'll be reviewed with site distance.

Mr. Crawford: This will be a stick built house not a pre-manufactured house, I assume.

Mr. Tarpley: The County doesn't allow mobile homes.

Mr. Antey: We can't mandate what type of house it's going to be.

Mr. Diehl: We don't have anything in the Code that says they can or can't. Whether or not they wanted to move a mobile home in.

Voice from audience: So what you're saying.....

Mr. Antey: All the discussion comes from this side of the table since we are under advisement. If we have concerns and more questions, we can reopen the public hearing.

A pre-fab home is not any different from stick built home or anything like that. They still will have to get a building permit from the County. The County's not going to impose any restrictions on what can be built there other than if falls under County guidelines. If they wanted to put restrictions when he sold that off and that would be a civil matter and they could delineate how many square feet is can or can't be. They can delineate the appearance of the house. Put that's not part of that plan here.

Mr. Diehl: Private restrictions we do not enforce.

Mr. Crawford: I entertain that we reopen the public hearing.

Mr. Tarpley: I second that.

Mr. Antey: All in favor of coming out of advisement?

Unanimous "Aye"

Mr. Antey: We are out of advisement. If the applicant would come forward. The question is to what kind of house you'll be building.

Mr. Jackson: It will be a stick build home. About 1800 to 2000 square feet.

Mr. Crawford: Motion to take under advisement. Mr. Tarpley seconded.

Motion to approve.

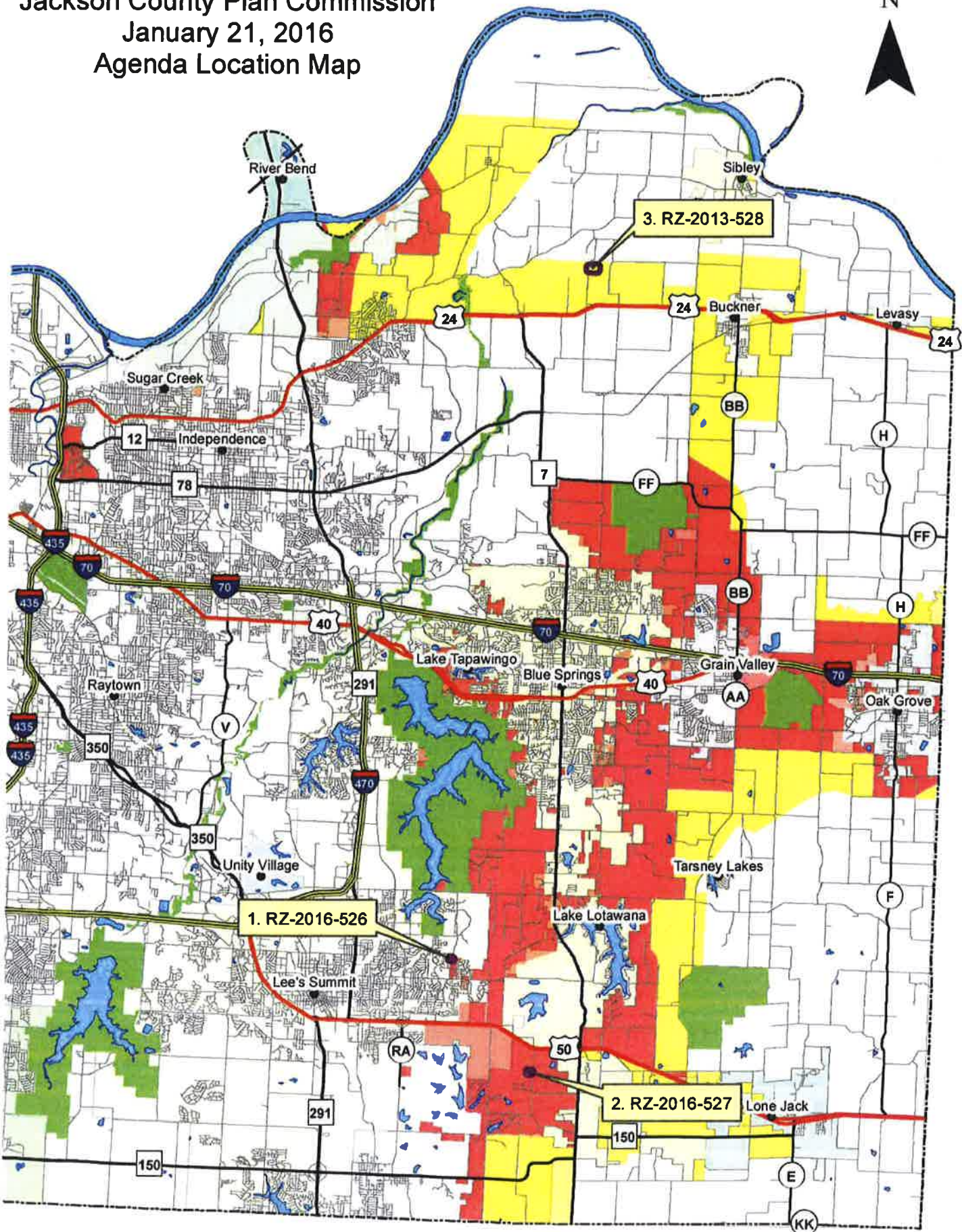
Mr. Tarpley moved to approve RZ-2016-526. Mr. Crawford seconded.

Mr. Tarpley	Approve
Mr. Gibler	Approve
Mr. Haley	Approve
Mr. Crawford	Approve
Mrs. Mershon	Approve
Chairman Antey	Approve

Motion Carried 6 – 0.

Jackson County Plan Commission January 21, 2016 Agenda Location Map

N



STAFF REPORT

PLAN COMMISSION
January 21, 2016

RE: RZ-2016-528

Applicant: Aaron Jackson & Kayli Naudet-Jackson

Location: 2819 N. Elsea Smith Road

Area: 11.04 ± acres

Request: Change of zoning from District AG (Agricultural) to District RE (Residential Estates)

Purpose: Applicant is requesting the change in zoning in divide the property into two lots.

Current Land Use and Zoning in the Area:

The zoning in the immediate area is Agricultural with the majority of the land use being single family residences. Property sizes within the area range from less than an acre to larger acreage tracts.

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The Residential Estates (RE) is appropriate for the Suburban Development Tier.

Recommendation:

This request for rezoning is consistent with the intent and purpose of the County Plan.

Staff recommends APPROVAL of RZ-2016-528

Respectfully submitted,

Jackson County Public Works
Development Division
Randy Diehl, Administrator

Plan Commission
January 21, 2016
RZ-2016-528

Applicants / Property Owners:

08-900-01-14
Aaron Jackson
Kayli Naudet-Jackson
2819 N Elsea Smith Road
Buckner, MO 64016

Certified Mail – Return Receipt
Property Owners within 300 feet

08-900-01-13-00-0-00-000
ASHLAND CHRIS & MELANIE
2901 N ELSEA SMITH RD
BUCKNER, MO 64016

08-900-01-12-00-0-00-000
ROSE SHIRLEY A
2905 N ELSEA SMITH RD
BUCKNER, MO 64016

08-900-01-41-00-0-00-000
BEDSWORTH SHERRY
2913 N ELSEA SMITH RD
BUCKNER, MO 64016

08-900-01-42-00-0-00-000
BEDSWORTH SHERRY

08-900-01-39-00-0-00-000
STATHAM CHARLES FREDERICK II
27800 E US 24 HWY
BUCKNER, MO 64016

08-900-01-36-00-0-00-000
MCCORMICK BRENT L
26301 BUNDSCHU RD
INDEPENDENCE, MO 64056

08-900-01-31-00-0-00-000
KELLY PATSY L & DAVID E
2804 N HOOVER RD
BUCKNER, MO 64016

08-900-01-27-00-0-00-000
GAULT BRADLEY C & JERI R
2722 N HOOVER RD
BUCKNER, MO 64016

08-900-01-15-00-0-00-000
LUTHER HENRY B TRUSTEE
2803 N ELSEA SMITH RD
BUCKNER, MO 64016

08-900-02-06-01-0-00-000
SMITH GERALD I & MARY M
2726 N ELSEA SMITH RD
BUCKNER, MO 64016

08-900-02-12-00-0-00-000
DIAZ JOE A & BETTY M
2808 N ELSEA SMITH RD
BUCKNER MO 64016

08-900-02-14-00-0-00-000
DENTON JULIE L & ROGER L
2824 N ELSEA SMITH RD
BUCKNER MO 64016

08-900-02-13-02-0-00-000
HULETT KURT B & JOYCE A
2904 N ELSEA SMITH RD
BUCKNER, MO 64016

JACKSON COUNTY, MISSOURI
APPLICATION FOR CHANGE OF ZONING

APPLICANT INFORMATION:

1. Application must be filed with the Jackson County Planning and Development Division, 303 W. Walnut, Independence, Missouri 64050 by the date on the Plan Commission Calendar.
2. Application must be typed or printed in a legible manner.
3. All applicable sections must be completed. If you need more space to provide information, please use separate 8 1/2"x11" paper, reference the application number and attach it to the application. Incomplete applications will not be accepted and will be returned to the applicant.
4. Attach application for subdivision approval, consistent with the requirements of UDC Section 24003.10, as may be required.
5. The filing fee (non-refundable) must accompany application.
(Check payable to: Manager of Finance)
\$350.00 – Change of Zoning to Residential
\$500.00 – Change of Zoning to Commercial or Industrial

TO BE COMPLETED BY OFFICE PERSONNEL ONLY:

Rezoning Case Number RZ- 2016-528

Date filed 12-21-15 Date of hearing 1-21-16

Date advertised 1-6-15 Date property owners notified 1-6-15

Date signs posted 1-6-15

Hearings: Heard by PC Date 1-21-16 Decision _____

Heard by _____ Date _____ Decision _____

Heard by _____ Date _____ Decision _____

BEGIN APPLICATION HERE:

1. Data on Applicant(s) and Owner(s):

- a. Applicant(s) Name: Aaron Jackson & Kayli Naudet-Jackson
Address: 2819 N. Elsea Smith Road
Buckner MO 65016
Phone: 816-588-0603
- b. Owner(s) Name: same as above
Address: _____
Phone: _____
- c. Agent(s) Name: Toth & Associates

Address: 830 E. Primrose, Ste. 200, Springfield MO 65807

Phone: 417-888-0645

d. Applicant's interest in Property: Owner/Developer

2. General location (Road Name) 2819 N. Elsea Smith Road

3. Present Zoning AG - Agricultural District Requested Zoning RE - Residential Estate District

4. AREA (sq. ft. / acres) 480,879 sq.ft. / 11.04 acres

5. Legal Description of Property: (Write Below or Attached 9)

see attached

6. Present Use of Property: Residential

7. Proposed Use of Property: Residential

8. Proposed Time Schedule for Development: 2016

9. What effect will your proposed development have on the surrounding properties?

Addition of one residential property within a residential neighborhood

10. Is any portion of the property within the established flood plain as shown on the FEMA Flood Boundary Map? No

If so, will any improvements be made to the property which will increase or decrease the elevation? _____

11. Describe the source/method which provides the following services, and what effect the development will have on same:

a. Water Well / Water District 16

b. Sewage disposal Septic System

c. Electricity Kansas City Power & Light Company

d. Fire and Police protection Fort Osage

12. Describe existing road width and condition: 60' right-of-way with a two-lane asphalt road

13. What effect will proposed development have on existing road and traffic conditions? Addition of driveway entrance to accommodate Lot 2

14. Are any state, federal, or other public agencies approvals or permits required for the proposed development? Possible DNR permit for well and septic to service Lot 2

If so, describe giving dates of application and status (include permit numbers and copies of same, if issued): _____

Verification: I (We) hereby certify that all of the foregoing statements contained in any papers and/or plans submitted herewith are true to the best of my (our) knowledge and belief.

Signature

Date

Property Owner(s)

Aaron Jackson Kayli Naudet Jackson
A 22 Kayli Naudet Jackson

12/31/15

Applicant(s):

Aaron Jackson Kayli Naudet Jackson
A 22 Kayli Naudet Jackson

12/31/15

Contract Purchaser(s):

STATE OF

Missouri

COUNTY OF

Jackson

On this 31 day of December, in the year of 2015, before me the undersigned notary public, personally appeared

known to me to be the person(s) whose names(s) is/are subscribed to the within instrument and acknowledged that he/she/they executed the same for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.

Notary Public

[Signature]

Commission Expires

4-15-19



AMY KEISTER
My Commission Expires
April 15, 2019
Jackson County
Commission #15834850

Verification: I (We) hereby certify that all of the foregoing statements contained in any papers and/or plans submitted herewith are true to the best of my (our) knowledge and belief.

Signature	Date
Property Owner(s) _____	_____
Applicant(s): <u>Carl E. Burnett</u>	<u>12-22-2015</u>
Contract Purchaser(s): _____	_____

STATE OF MISSOURI
COUNTY OF GREENE

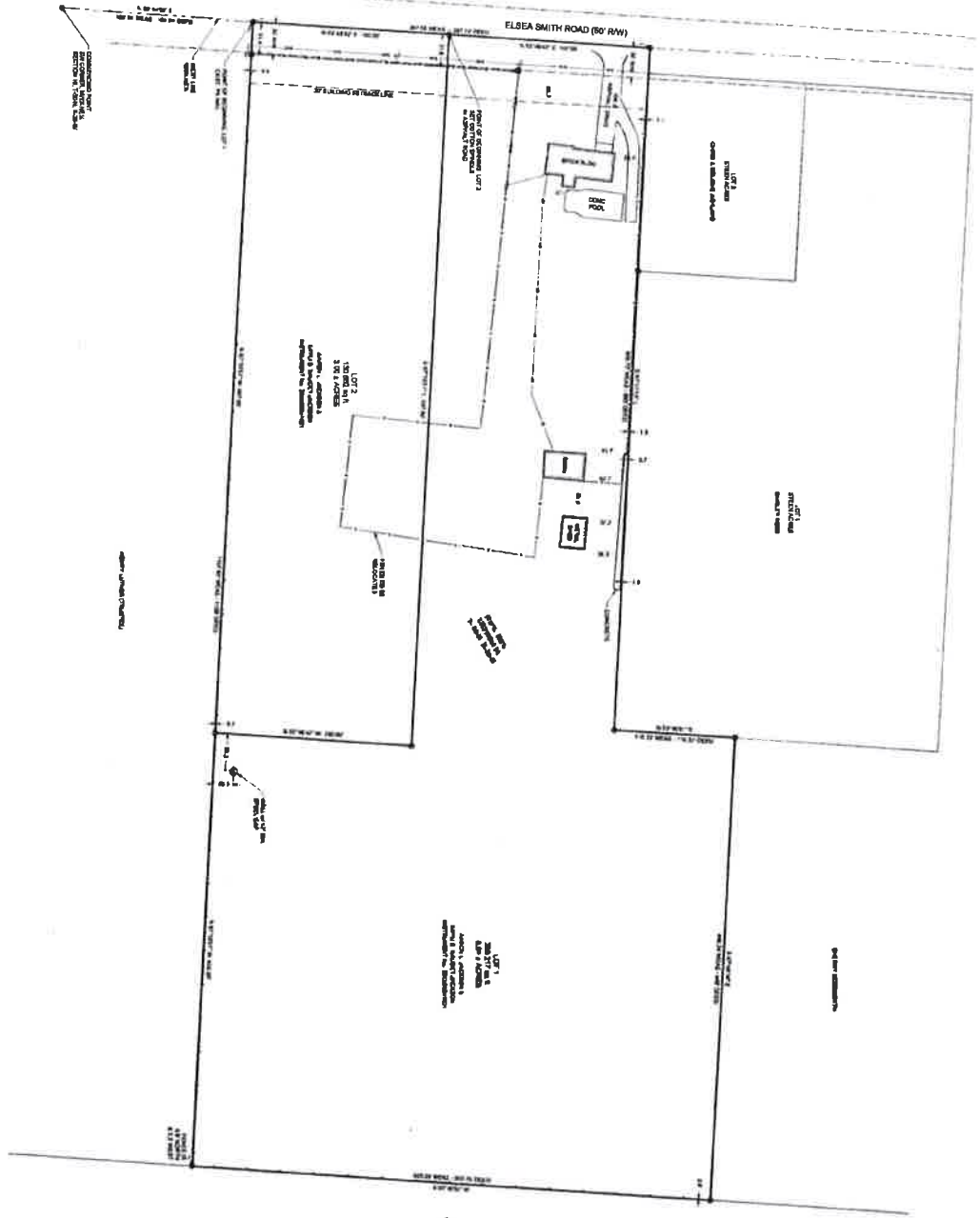
On this 22 day of DECEMBER, in the year of 2015, before me the undersigned notary public, personally appeared CARL E BURNETT

known to me to be the person(s) whose names(s) is/are subscribed to the within instrument and acknowledged that he/she/they executed the same for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.

Notary Public Carol Russell Commission Expires 05.27.2017





DEVELOPMENT DATA
Plat 001 of 2024, Jackson County, Missouri
Recorded at 11:11 AM on 10/10/2024
Recorder's Office, Jackson County, Missouri

LEGEND

—	Property Boundary
- - -	Easement Boundary
...	Utility Easement
○	Well
□	Pool
○	Corner
□	Structure
○	Survey Station
○	Section Corner



SURVEYOR'S NOTES

The following notes are to be read in connection with the above plat and should be given effect thereto as if they were a part thereof. The survey was made by the undersigned on or about the 10th day of October, 2024, for the purpose of dividing the above described land into five (5) lots, as shown on the above plat. The survey was made by the undersigned on or about the 10th day of October, 2024, for the purpose of dividing the above described land into five (5) lots, as shown on the above plat. The survey was made by the undersigned on or about the 10th day of October, 2024, for the purpose of dividing the above described land into five (5) lots, as shown on the above plat.

SURVEYOR'S CERTIFICATE

I, CARL E. EISENHYT, a duly licensed and registered Professional Land Surveyor in the State of Missouri, do hereby certify that the above plat was prepared by me or under my direct supervision and that I am a duly qualified and licensed Professional Land Surveyor in the State of Missouri. The above plat was prepared and recorded in accordance with the laws and regulations of the State of Missouri, and I am a duly qualified and licensed Professional Land Surveyor in the State of Missouri.

DESCRIPTION

LOT 1: 0.40 ACRES
LOT 2: 0.30 ACRES
LOT 3: 0.25 ACRES
LOT 4: 0.25 ACRES
LOT 5: 0.25 ACRES

ELSEA SMITH ROAD (80' RW)

NAUDET-JACKSON SUBDIVISION
2818 N. ELSEA SMITH ROAD, BUCKNER, JACKSON COUNTY, MISSOURI 64016
AARON L. JACKSON & KAYLI D. NAUDET-JACKSON
MINOR SUBDIVISION - PRELIMINARY PLAT

A TO H
A REALTY GROUP
L.L. BARNETT
200 W. 15TH ST.
JACKSON, MISSOURI 64021
816.733.8888
www.llbarnett.com

CDM	DATE	REVISION
CEB		
LS 1M		
11 - 107		



DATE	REVISION



1 inch = 167 feet

IN THE COUNTY LEGISLATURE OF JACKSON COUNTY, MISSOURI

AN ORDINANCE appropriating \$37,274.00 from the undesignated fund balance of the 2016 Park Fund in acceptance of easement and processing fees from Tri-County Water Authority, and authorizing the County Executive to execute Permanent and Temporary Construction Easements in favor of Tri-County Water Authority.

ORDINANCE NO. 4823, February 8, 2016

INTRODUCED BY Tony Miller, County Legislator

WHEREAS, Tri-County Water Authority needs to replace a section of an existing water main located on Fleming Park property along Colbern Road; and,

WHEREAS, the new water line through the park will be directionally drilled underground and will result in minimal disturbance to park usage; and,

WHEREAS, the Director of Parks and Recreation has recommended that the County grant the attached Temporary and Permanent Easements in favor of the Tri-County Water Authority ("Authority") for this project; and,

WHEREAS, the Authority has agreed to pay the County easement and processing fees required by the County Code, totaling \$37,273.60, and

WHEREAS, these funds are to be used for park improvements and projects; and,

WHEREAS, an appropriation is needed to place the funds in the appropriate spending

account; now therefore,

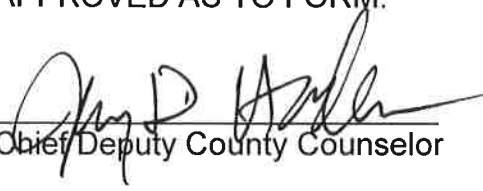
BE IT ORDAINED by the County Legislature of Jackson County, Missouri, that the following appropriation from the undesignated fund balance of the 2016 Park Fund be and hereby is made:

<u>DEPARTMENT/DIVISION</u>	<u>CHARACTER/DESCRIPTION</u>	<u>FROM</u>	<u>TO</u>
Park Fund Construction Services			
003-9999	47020 - Increase Revenue	\$37,274	
003-2810	Undesignated Fund Balance		\$37,274
003-2810	Undesignated Fund Balance	\$37,274	
003-1608	58060 – Other Improvements		\$37,274

BE IT FURTHER ORDAINED by the County Legislature of Jackson County, Missouri, that the attached Temporary and Permanent Easements are hereby approved and that the County Executive is hereby authorized to execute on behalf of the County the attached Easements and any other documents necessary to give effect to this Ordinance.

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

APPROVED AS TO FORM:


Chief Deputy County Counselor


County Counselor

I hereby certify that the attached Ordinance, Ordinance No. 4823 of February 8, 2016, was duly passed on _____, 2016 by the Jackson County Legislature. The votes thereon were as follows:

Yeas _____

Nays _____

Abstaining _____

Absents _____

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

Date

Mary Jo Spino, Clerk of Legislature

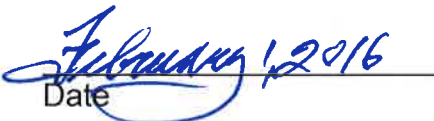
I hereby approve the attached Ordinance No. 4823.

Date

Frank White, Jr., County Executive

Funds sufficient for this appropriation are available from the source indicated below.

ACCOUNT NUMBER: 003 2810
ACCOUNT TITLE: Park Fund
Undesignated Fund Balance
NOT TO EXCEED: \$37,274.00


Date


Director of Finance and Purchasing

Memorandum

Date: January 19, 2016

To: Legislative Committee

From: Michele Newman, Director of Parks + Rec

Sub: Permanent and Temporary Construction Easements to K. C. Water Services Department in the Blue River Parkway

Tri-County Water Authority is requesting passage of a Resolution approving two Permanent and Temporary Construction Easements to install a 16" water line on Lake Jacomo property along Colbern Road.

Background:

- Tri-County Water Authority wishes to obtain Permanent and Temporary Easements to install a new 16" water line on Lake Jacomo property along the north side of Colbern Road.
- The line is located in an area not readily accessible to the public and will not have a negative impact to park usage.
- The line will be directionally drilled underground and will have minimal impact to the surface.
- They are requesting two permanent easements totaling 2.02 acres (88,184 sq. feet).
- The easements will not have a negative impact on public use of Lake Jacomo property.
- Tri-County Water Authority has agreed to pay the \$0.40/square foot easement fee, (\$35,273.60) and the \$2,000.00 easement processing fee.
- Easement fees will be appropriated to account 003-1608-8060; Park Fund Construction Services and other improvements.

Please let me know if any additional information is required. I would be most happy to meet with you prior to the next Committee meeting to answer any remaining questions.

FLEMING PARK LAKE JACOMO

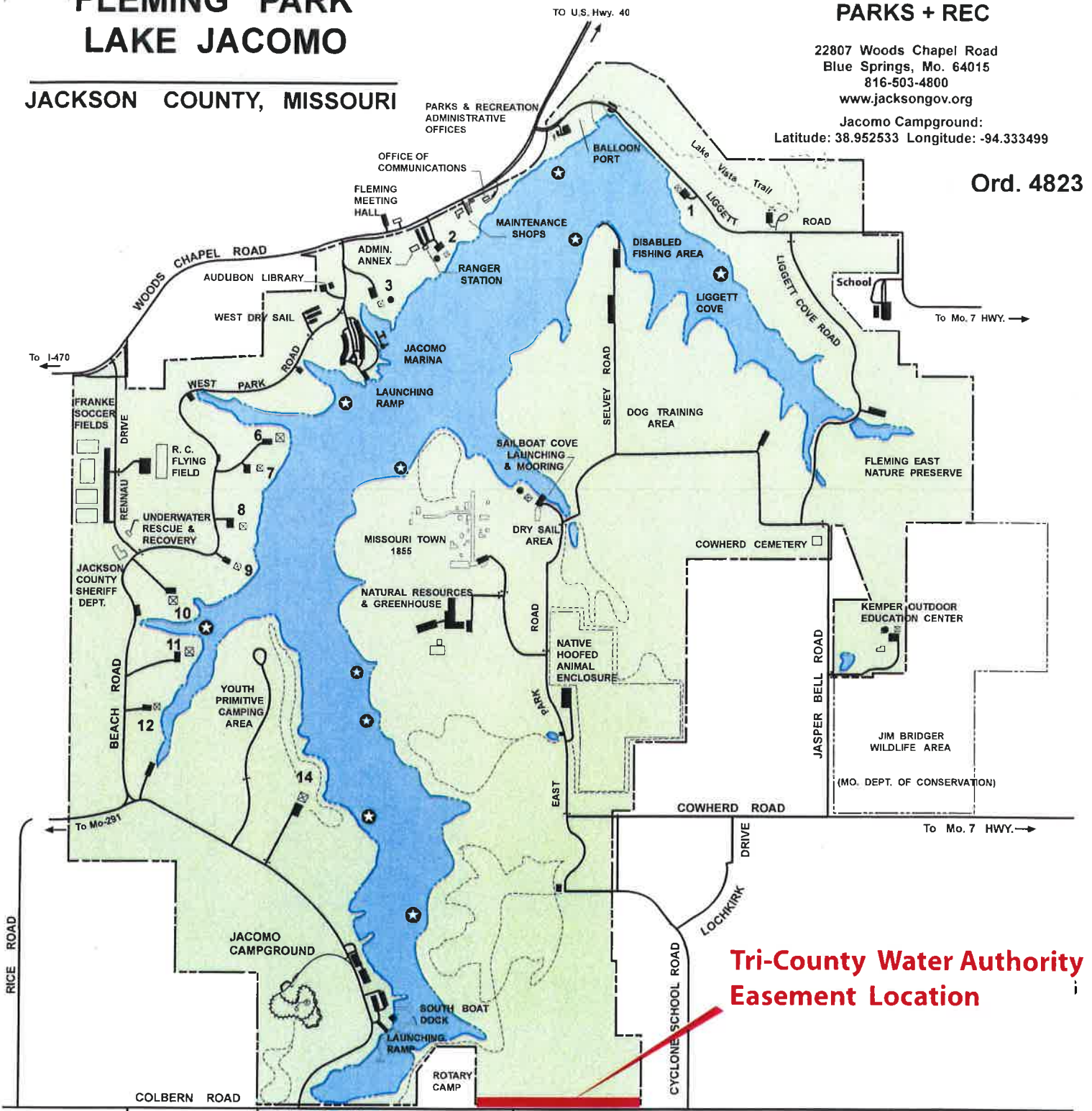
JACKSON COUNTY, MISSOURI

JACKSON COUNTY PARKS + REC

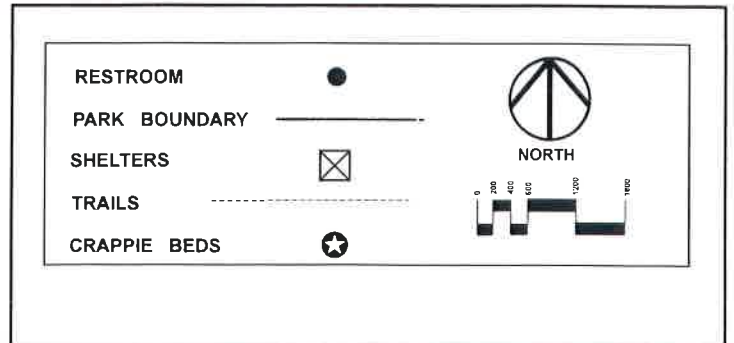
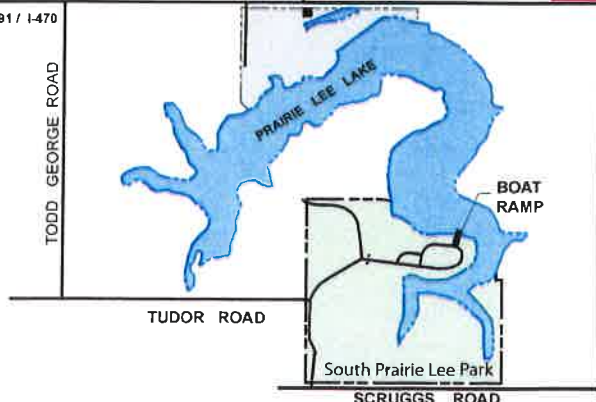
22807 Woods Chapel Road
Blue Springs, Mo. 64015
816-503-4800
www.jacksongov.org

Jacomo Campground:
Latitude: 38.952533 Longitude: -94.333499

Ord. 4823



**Tri-County Water Authority
Easement Location**



Right of Way Associates

Appraisals • Acquisitions • Consultation • Negotiations

Ord. 4823

October 9, 2015

Mr. John Johnson
Jackson County Parks
22807 Woods Chapel Road
Blue Springs, MO 64015

Re: Tri-County Water Authority
Proposed Water Line Extension
Tyer Road to Byars Road
Tract – 128 & 129

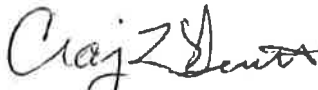
Dear Mr. Johnson:

Right of Way Associates has been retained to acquire the easements necessary for the above referenced project. I visited with Mr. Welke several months ago regarding the information necessary to obtain easements on County property. The easements are to accommodate a 16" water line. One easement parallels Colbern Road and the other runs north and south from the north right of way line of Colbern road northerly for a distance of 475 feet.

This is a formal request on behalf of Tri-County Water Authority for the grant of easements as described in the attached documents. If there is any other information that you need, please contact me at 816-746-9727.

Thank you for your cooperation in this matter.

Very truly yours,



Craig L. Bennett
Right of Way Associates

WATER LINE EASEMENT

Ord. 4823

This Easement is hereby given this _____ day of _____, 2015, by the undersigned, **Jackson County, Missouri**, hereinafter referred to as Grantor(s), to **Tri-County Water Authority**, herein after referred to as Grantee.

Mailing address of said first named Grantee is 28405 East Blue Valley Road, Independence, MO 64058.

Grantor(s), for and in consideration of the sum of Ten and NO/100 Dollars (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, do hereby grant, bargain, sell, convey and confirm unto the said Grantee, a perpetual easement with the right to survey, construct, operate, maintain, inspect, replace and remove pipelines, and appurtenances thereto, as may be required by the Grantee from time to time, through, over and under a strip of land across the Grantors' land situated in Jackson County, State of Missouri and described as follows:

Permanent Easement

All that part of the Northwest Quarter of Section 26, Township 48 North, Range 31 West, Jackson County, Missouri, more particularly described as follows:

Commencing at the southwest corner of the Northwest Quarter of said Section 26, thence N02°27'19"E, along the west line thereof, 60.00 feet to the north right of way line of Colbern Road and the Point of Beginning; thence continue N02°27'19"E, along said west line, 465.00 feet; thence departing said west line, S87°32'41"E, 30.00 feet; thence S02°27'19"W, 123.72 feet; thence S87°32'41"E, 25.00 feet; thence S02°27'19"W, 196.05 feet; thence S45°39'55"E, 176.99 feet; thence S88°10'52"E, 1611.66 feet to a point 844.20 feet west of the east line of the Northwest Quarter of said Section 26; thence S02°08'03"W 25.00 feet to the north right of way line of Colbern Road; thence N88°10'52"W, 1798.59 feet to the Point of Beginning.

Temporary Easement

All that part of the Northwest Quarter of Section 26, Township 48 North, Range 31 West, Jackson County, Missouri, more particularly described as follows:

Parcel 128

Commencing at the southwest corner of the Northwest Quarter of said Section 26, thence N02°27'19"E, along the west line thereof, 525.00 feet; thence departing said west line, S87°32'41"E, 30.00 feet; thence S02°27'19"W, 123.72 feet; thence S87°32'41"E, 25.00 feet; thence S02°27'19"W, 196.05 feet; thence S45°39'55"E, 162.19 feet to the Point of Beginning; thence S88°10'52"E, 1622.62 feet to a point 844.20 feet west of the east line of the Northwest Quarter of said Section 26; thence S02°08'03"W 10.00 feet; thence N88°10'52"W, 1611.66 feet; thence N45°39'55"W, 14.80 feet to the Point of Beginning.

The temporary easement expires one year after completion of construction of the initial water line.

Grantee shall have the right to use and maintain said pipeline(s) and appurtenances and of affording its officers, agents, employees and persons under contract with it, the right to enter upon said premises and strip of land for the purposes of surveying, excavating for, laying one or more pipes and appurtenances of appropriate size, constructing, operating, repairing, relaying one or more pipes and appurtenances of appropriate size, constructing, operating, repairing, relaying one or more pipes and appurtenances of appropriate size and maintaining said pipeline(s) and appurtenances, and for the further purpose of enabling the said Grantee to do any and all convenient things incident to such construction, operation, repairing and maintaining of said pipeline(s) and appurtenances.

This easement granted to Grantee shall be for the sole purpose of water transmission main and no other purpose.

Grantee shall have and hold same with all rights and appurtenances belonging unto it, until the use of the perpetual easement is relinquished or abandoned, including, the right of ingress and egress to and from the perpetual easement from the adjacent roadway, the right to clear and trim trees, overhanging branches, roots, brush and other obstructions in the perpetual easement; the right to place within the perpetual easement, pipeline(s) and appurtenances thereto; and the right to install route markers, temporary or permanent gates in fences crossing the perpetual easement. On completion of construction and/or maintenance, all fences, gates, sod and other surface areas affected by operations will be restored to their original or better condition. All damages to crops caused by the construction and maintenance of such pipeline shall be compensated to Grantors, or their heirs and assigns.

The Grantee covenant to maintain the pipeline(s) and appurtenances in good repair so that no unreasonable damage will result from its use to the land of the Grantor. Further, Grantors reserve the right to use and enjoy their interests in the perpetual easement area insofar as the exercise thereof does not endanger or interfere with the construction, operation and maintenance of said pipeline(s) and appurtenances; and included in this reservation is the right of ordinary cultivation of crops.

The line shall be buried to a depth of at least forty-two inches (42").

Grantor(s) warrant that they are the owners of the land herein conveyed and have the right to make this conveyance and receive the payment therefor, and Grantor(s) covenant that Grantee may quietly enjoy the premises for the uses herein stated.

The terms, conditions and provisions of this Easement shall extend to and be binding upon the heirs, executors, administrators, personal representatives, successors and assigns of the parties hereto.

Signed and executed this _____ day of _____, 2015.

Representative, Jackson County, Missouri

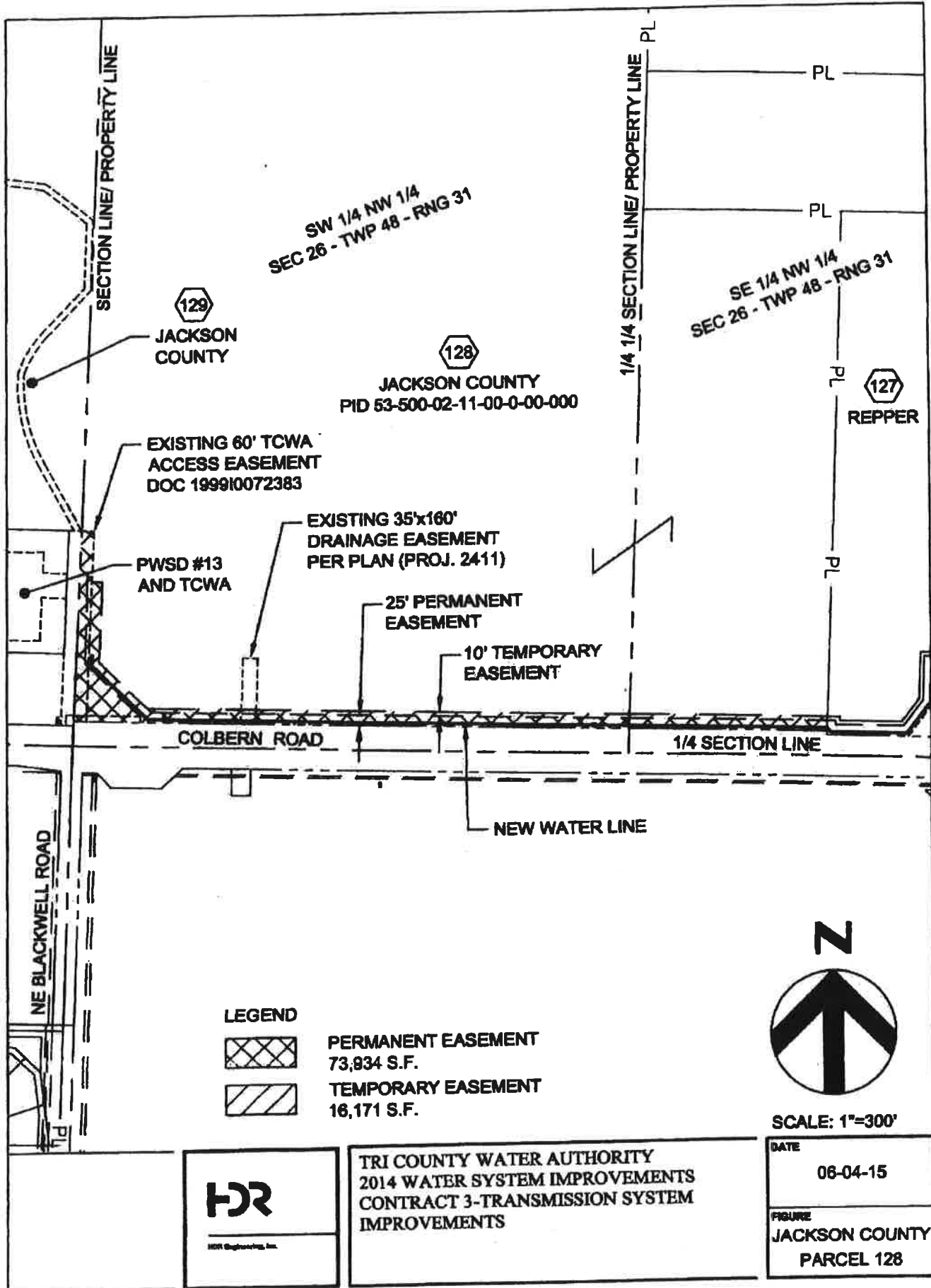
STATE OF MISSOURI)
) ss.
COUNTY OF JACKSON)

On this _____ day of _____, 2015, before me, a notary public, personally appeared _____ of Jackson County, Missouri, to be known as the person(s) in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

Notary Public

My term expires: _____



LEGEND



PERMANENT EASEMENT
73,934 S.F.



TEMPORARY EASEMENT
16,171 S.F.



SCALE: 1"=300'



HDR Engineering, Inc.

TRI COUNTY WATER AUTHORITY
2014 WATER SYSTEM IMPROVEMENTS
CONTRACT 3-TRANSMISSION SYSTEM
IMPROVEMENTS

DATE

06-04-15

FIGURE

JACKSON COUNTY
PARCEL 128

WATER LINE EASEMENT

Ord. 4823

This Easement is hereby given this _____ day of _____, 2015, by the undersigned, **Jackson County, Missouri**, hereinafter referred to as Grantor(s), to **Tri-County Water Authority**, herein after referred to as Grantee.

Mailing address of said first named Grantee is 28405 East Blue Valley Road, Independence, MO 64058.

Grantor(s), for and in consideration of the sum of Ten and NO/100 Dollars (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, do hereby grant, bargain, sell, convey and confirm unto the said Grantee, a perpetual easement with the right to survey, construct, operate, maintain, inspect, replace and remove pipelines, and appurtenances thereto, as may be required by the Grantee from time to time, through, over and under a strip of land across the Grantors' land situated in Jackson County, State of Missouri and described as follows:

Permanent Easement

All that part of the Northeast Quarter of Section 27, Township 48 North, Range 31 West, Jackson County, Missouri, more particularly described as follows:

Commencing at the southeast corner of the Northeast Quarter of said Section 27, thence N02°27'19"E, along the east line thereof, 50.00 feet to the north right of way line of Colbern Road and the Point of Beginning; thence continue N02°27'19"E, along said east line, 475.00 feet; thence departing said east line, N87°32'41"W, 30.00 feet; thence S02°27'19"W, 475.00 feet to the north right of way line of Colbern Road; thence S87°32'41"E, 30.00 feet to the Point of Beginning.

Temporary Easement

None.

Grantee shall have the right to use and maintain said pipeline(s) and appurtenances and of affording its officers, agents, employees and persons under contract with it, the right to enter

upon said premises and strip of land for the purposes of surveying, excavating for, laying one or more pipes and appurtenances of appropriate size, constructing, operating, repairing, relaying one or more pipes and appurtenances of appropriate size, constructing, operating, repairing, relaying one or more pipes and appurtenances of appropriate size and maintaining said pipeline(s) and appurtenances, and for the further purpose of enabling the said Grantee to do any and all convenient things incident to such construction, operation, repairing and maintaining of said pipeline(s) and appurtenances.

This easement granted to Grantee shall be for the sole purpose of water transmission main and no other purpose.

Grantee shall have and hold same with all rights and appurtenances belonging unto it, until the use of the perpetual easement is relinquished or abandoned, including, the right of ingress and egress to and from the perpetual easement from the adjacent roadway, the right to clear and trim trees, overhanging branches, roots, brush and other obstructions in the perpetual easement; the right to place within the perpetual easement, pipeline(s) and appurtenances thereto; and the right to install route markers, temporary or permanent gates in fences crossing the perpetual easement. On completion of construction and/or maintenance, all fences, gates, sod and other surface areas affected by operations will be restored to their original or better condition. All damages to crops caused by the construction and maintenance of such pipeline shall be compensated to Grantors, or their heirs and assigns.

The Grantee covenant to maintain the pipeline(s) and appurtenances in good repair so that no unreasonable damage will result from its use to the land of the Grantor. Further, Grantors reserve the right to use and enjoy their interests in the perpetual easement area insofar as the exercise thereof does not endanger or interfere with the construction, operation and maintenance of said pipeline(s) and appurtenances; and included in this reservation is the right of ordinary cultivation of crops.

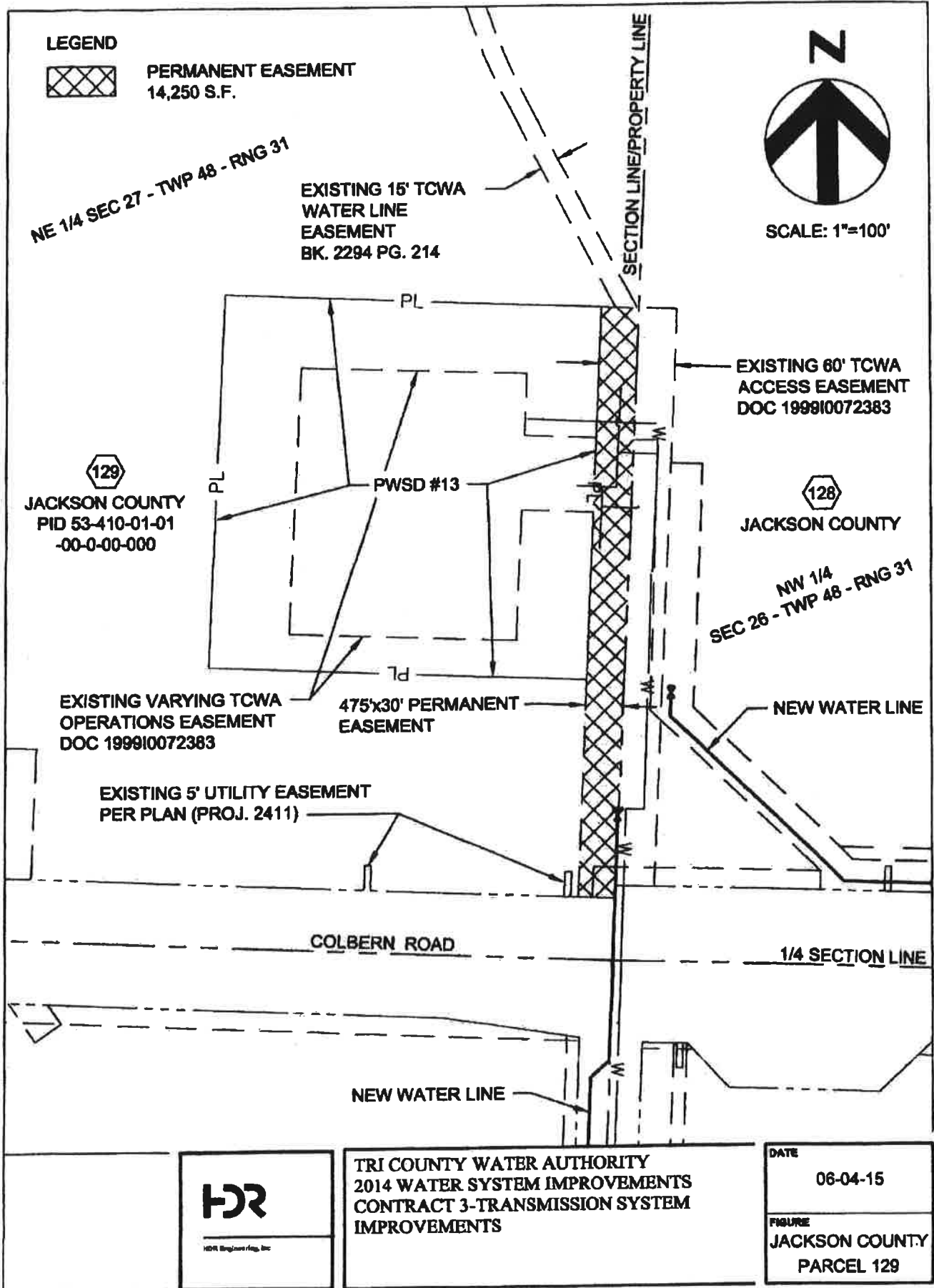
The line shall be buried to a depth of at least forty-two inches (42").

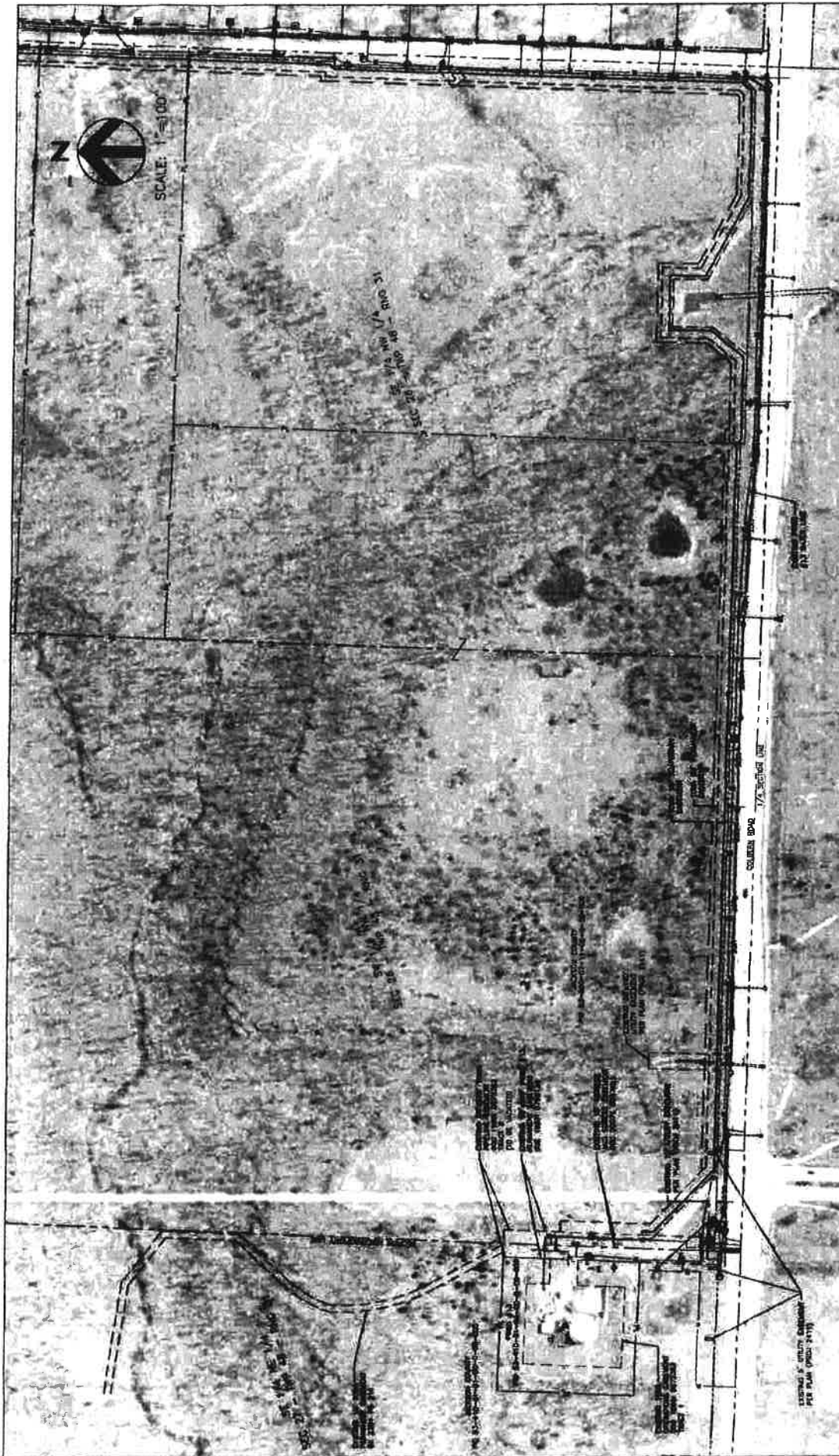
Grantor(s) warrant that they are the owners of the land herein conveyed and have the right to make this conveyance and receive the payment therefor, and Grantor(s) covenant that Grantee may quietly enjoy the premises for the uses herein stated.

The terms, conditions and provisions of this Easement shall extend to and be binding upon the heirs, executors, administrators, personal representatives, successors and assigns of the parties hereto.

Signed and executed this _____ day of _____, 2015.

Representative, Jackson County, Missouri





DATE 06-11-15
 NUMBER 1 OF 1

TRI COUNTY WATER AUTHORITY
 2014 WATER SYSTEM IMPROVEMENTS
 CONTRACT 3A
 TRANSMISSION PIPELINES
 JACKSON COUNTY

THE INFORMATION CONTAINED ON
 THIS DRAWING IS THE PROPERTY OF
 THE TRI COUNTY WATER AUTHORITY
 AND IS NOT TO BE REPRODUCED
 OR TRANSMITTED IN ANY FORM
 OR BY ANY MEANS, ELECTRONIC
 OR MECHANICAL, INCLUDING
 PHOTOCOPYING, RECORDING, OR
 BY ANY INFORMATION STORAGE
 AND RETRIEVAL SYSTEM, WITHOUT
 THE WRITTEN PERMISSION OF
 THE TRI COUNTY WATER AUTHORITY



ISSUED & UTILITY DEPARTMENT
 PER PLAN (PUCO 1471)

REQUEST FOR LEGISLATIVE ACTION

Completed by County Counselor's Office:

Res/Ord No.: 4823

Sponsor(s): Tony Miller

Date: February 8, 2016

SUBJECT	<p>Action Requested <input type="checkbox"/> Resolution <input checked="" type="checkbox"/> Ordinance</p> <p>Project/Title: <u>Permanent and Temporary Easements for Tri-County Water Authority along Colbern Road at Lake Jacomo and appropriation of \$37,273.60 easement fees to account 003-1608-58060.</u></p>																		
BUDGET INFORMATION <i>To be completed By Requesting Department and Finance</i>	<table border="1" style="width: 100%;"> <tr> <td>Amount authorized by this legislation this fiscal year:</td> <td style="text-align: right;">\$ 37,273.60</td> </tr> <tr> <td>Amount previously authorized this fiscal year:</td> <td style="text-align: right;">\$</td> </tr> <tr> <td>Total amount authorized after this legislative action:</td> <td style="text-align: right;">\$ 37,273.60</td> </tr> <tr> <td>Amount budgeted for this item * (including transfers):</td> <td style="text-align: right;">\$</td> </tr> <tr> <td>Source of funding (name of fund) and account code number;</td> <td></td> </tr> <tr> <td>FROM : 003-9999-47020 Park Fund – Sale of Fixed Assets</td> <td style="text-align: right;">\$ 37,273.60</td> </tr> <tr> <td>TO : 003-2810 Park Fund – Undesignated Fund Balance</td> <td style="text-align: right;">\$37,273.60</td> </tr> <tr> <td>FROM : 003-2810 Park Fund – Undesignated Fund Balance</td> <td style="text-align: right;">\$37,273.60</td> </tr> <tr> <td>TO : 1608-58060 - Park Fund – Maintenance & Operations and other improvements</td> <td style="text-align: right;">\$37,273.60</td> </tr> </table> <p>* If account includes additional funds for other expenses, total budgeted in the account is: \$</p> <p>OTHER FINANCIAL INFORMATION:</p> <p><input type="checkbox"/> No budget impact (no fiscal note required) <input type="checkbox"/> Term and Supply Contract (funds approved in the annual budget); estimated value and use of contract: Department: Estimated Use: \$</p> <p>Prior Year Budget (if applicable): Prior Year Actual Amount Spent (if applicable):</p>	Amount authorized by this legislation this fiscal year:	\$ 37,273.60	Amount previously authorized this fiscal year:	\$	Total amount authorized after this legislative action:	\$ 37,273.60	Amount budgeted for this item * (including transfers):	\$	Source of funding (name of fund) and account code number;		FROM : 003-9999-47020 Park Fund – Sale of Fixed Assets	\$ 37,273.60	TO : 003-2810 Park Fund – Undesignated Fund Balance	\$37,273.60	FROM : 003-2810 Park Fund – Undesignated Fund Balance	\$37,273.60	TO : 1608-58060 - Park Fund – Maintenance & Operations and other improvements	\$37,273.60
Amount authorized by this legislation this fiscal year:	\$ 37,273.60																		
Amount previously authorized this fiscal year:	\$																		
Total amount authorized after this legislative action:	\$ 37,273.60																		
Amount budgeted for this item * (including transfers):	\$																		
Source of funding (name of fund) and account code number;																			
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TO : 1608-58060 - Park Fund – Maintenance & Operations and other improvements	\$37,273.60																		
PRIOR LEGISLATION	<p>Prior ordinances and (date): None Prior resolutions and (date): None</p>																		
CONTACT INFORMATION	<p>RLA drafted by (name, title, & phone): Bruce Wilke, Landscape Architect 503-4802</p>																		
REQUEST SUMMARY	<p>We are requesting that the County Executive be authorized to execute the attached Permanent and Temporary Construction Easements to allow Tri-County Water Authority to install a new 16" water line on Lake Jacomo property along Colbern Road. The new line is to upgrade service by supplying additional water to PWSD #13. The new line through the park will be directionally drilled underground and therefore will cause minimal disturbance above ground. The line is located in an area not readily accessible to the public and will not have a negative impact to park usage. Park staff therefore has no objection to granting the easements. Tri-County Water Authority has agreed to pay the \$0.40/square foot easement fee, (\$35,273.60) and the \$2,000.00 easement processing fee. We further request the fees from this action be accepted and appropriated into account 003-1608-58060.</p>																		
CLEARANCE	<p><input type="checkbox"/> Tax Clearance Completed (Purchasing & Department) <input type="checkbox"/> Business License Verified (Purchasing & Department) <input type="checkbox"/> Chapter 6 Compliance - Affirmative Action/Prevailing Wage (County Auditor's Office)</p>																		
ATTACHMENTS	<p>Easement Request letter, Easement drawings, Easement Documents</p>																		

REVIEW	Department Director: <i>Michele [Signature]</i>	Date: <i>1-21-16</i>
	Finance (Budget Approval): <i>If applicable</i>	Date: <i>1-27-16</i>
	Division Manager: <i>[Signature]</i>	Date: <i>2/1/16</i>
	County Counselor's Office:	Date:

Fiscal Information (to be verified by Budget Office in Finance Department)

- This expenditure was included in the annual budget.
- Funds for this were encumbered from the _____ Fund in ____.
- There is a balance otherwise unencumbered to the credit of the appropriation to which the expenditure is chargeable and there is a cash balance otherwise unencumbered in the treasury to the credit of the fund from which payment is to be made each sufficient to provide for the obligation herein authorized.
- Funds sufficient for this expenditure will be/were appropriated by Ordinance #
- Funds sufficient for this appropriation are available from the source indicated below.

Account Number:	Account Title:	Amount Not to Exceed:
003-1608-58060	Park Fund Construction Services and other improvements	\$37,273.60

- This award is made on a need basis and does not obligate Jackson County to pay any specific amount. The availability of funds for specific purchases will, of necessity, be determined as each using agency places its order.
- This legislative action does not impact the County financially and does not require Finance/Budget approval.

IN THE COUNTY LEGISLATURE OF JACKSON COUNTY, MISSOURI

AN ORDINANCE appropriating \$34,909.00 from the undesignated fund balance of the 2016 Special Road and Bridge Fund and awarding a contract for the furnishing of a Ford F-250 Pickup Truck for use by the Sheriff's Office to Joe Machens Ford Lincoln of Columbia, MO, at a cost to the County not to exceed \$34,909.00, under the terms and conditions set forth in the Missouri Department of Transportation Contract No. 3-141204TV, an existing government contract.

ORDINANCE NO. 4824, February 8, 2016

INTRODUCED BY Alfred Jordan, County Legislator

WHEREAS, the Sheriff's Office desires to purchase a Ford F-250 Pickup Truck to add to its fleet of vehicles; and,

WHEREAS, the Director of Finance and Purchasing recommends the award of a contract for the furnishing of this vehicle to Joe Machens Ford Lincoln of Columbia, MO, at a cost to the County not to exceed \$34,909.00, under the terms and conditions set forth in the Missouri Department of Transportation Contract No. 3-141204TV, an existing government contract; and,

WHEREAS, of the total amount needed for this purchase, the Sheriff desires to use \$21,579.81 in funds received from Affiliated Auctioneers, representing the proceeds from surplus vehicles sold at auction on October 24, 2015; and,

WHEREAS, the remaining funds needed had been designated for this purchase in the Sheriff's Office's 2015 budget and will be reappropriated for use in 2016; now therefore,

BE IT ORDAINED by the County Legislature of Jackson County, Missouri, that the following appropriation from the undesignated fund balance of the 2016 Special Road and Bridge Fund be and hereby is made:

<u>DEPARTMENT/DIVISION</u>	<u>CHARACTER/DESCRIPTION</u>	<u>FROM</u>	<u>TO</u>
Special Road and Bridge Fund Sheriff			
004-9999	47020 – Sale of Fixed Assets	\$21,580	
004-2810	Undesignated Fund Balance		\$21,580
004-2810	Undesignated Fund Balance	\$34,909	
004-4201	58120 – Automobiles		\$34,909

and,

BE IT FURTHER ORDAINED by the County Legislature of Jackson County, Missouri, that the purchase be made as recommended by the Director of Finance and Purchasing, and that the Director be and hereby is authorized to execute for the County any documents necessary to the accomplishment of the award; and,

BE IT FURTHER ORDAINED that the Director of Finance and Purchasing is authorized to make all payments, including final payment on the contract.

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

APPROVED AS TO FORM:



Chief Deputy County Counselor



County Counselor

I hereby certify that the attached Ordinance, Ordinance No. 4824 introduced on February 8, 2016, was duly passed on _____, 2016 by the Jackson County Legislature. The votes thereon were as follows:

Yeas _____

Nays _____

Abstaining _____

Absent _____

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

Date

Mary Jo Spino, Clerk of Legislature

I hereby approve the attached Ordinance No. 4824.

Date

Frank White, Jr., County Executive

Funds sufficient for this appropriation are available from the source indicated below.

ACCOUNT NUMBER: 004 2810
ACCOUNT TITLE: Special Road and Bridge Fund
Undesignated Fund Balance
NOT TO EXCEED: \$34,909.00

There is a balance otherwise unencumbered to the credit of the appropriation to which the expenditure is chargeable and there is a cash balance otherwise unencumbered in the treasury to the credit of the fund from which payment is to be made each sufficient to provide for the obligation herein authorized.

ACCOUNT NUMBER: 004 4201 58120
ACCOUNT TITLE: Special Road and Bridge Fund
Sheriff's Office
Automobiles
NOT TO EXCEED: \$34,909.00

February 1, 2016
Date

[Signature]
Director of Finance and Purchasing

REQUEST FOR LEGISLATIVE ACTION


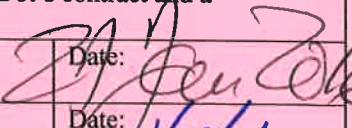
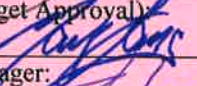

Completed by County Counselor's Office:

Res/Ord No.: 4824

Sponsor(s): Alfred Jordan

Date: February 8, 2016

SUBJECT	<p>Action Requested <input type="checkbox"/> Resolution <input checked="" type="checkbox"/> Ordinance</p> <p>Project/Title: <u>Authorizing the supplemental appropriation of Surplus Auction Proceeds, appropriating \$13,329.19 from the 2015 Undesignated Fund Balance of the Special Road and Bridge Fund and authorizing the purchase of a truck for the Sheriff's Office from Joe Machens Ford Lincoln of Columbia, MO under the terms and conditions set forth in the Missouri Department of Transportation (MoDot) Contract No. 3-141204TV as an existing government contract.</u></p>																										
BUDGET INFORMATION <i>To be completed By Requesting Department and Finance</i>	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>Amount authorized by this legislation this fiscal year:</td> <td style="text-align: right;">\$34,909.00</td> </tr> <tr> <td>Amount previously authorized this fiscal year:</td> <td></td> </tr> <tr> <td>Total amount authorized after this legislative action:</td> <td style="text-align: right;">\$34,909.00</td> </tr> <tr> <td>Amount budgeted for this item * (including transfers):</td> <td></td> </tr> <tr> <td>Source of funding (name of fund) and account code number:</td> <td></td> </tr> <tr> <td>FROM:</td> <td></td> </tr> <tr> <td>004-9999-47020 Road & Bridge Fund, Sale of Fixed Assets</td> <td style="text-align: right;">\$21,579.81</td> </tr> <tr> <td>TO:</td> <td></td> </tr> <tr> <td>004-2810 Road & Bridge Fund, Undesignated Balance</td> <td style="text-align: right;">\$21,579.81</td> </tr> <tr> <td>FROM:</td> <td></td> </tr> <tr> <td>004-2810 Road & Bridge Fund, Undesignated Balance</td> <td style="text-align: right;">\$34,909.00</td> </tr> <tr> <td>TO:</td> <td></td> </tr> <tr> <td>004-4201-58120 Road & Bridge Fund, Sheriff's, Vehicles</td> <td style="text-align: right;">\$34,909.00</td> </tr> </table> <p>* If account includes additional funds for other expenses, total budgeted in the account is: \$</p> <p>OTHER FINANCIAL INFORMATION:</p> <p><input type="checkbox"/> No budget impact (no fiscal note required) <input type="checkbox"/> Term and Supply Contract (funds approved in the annual budget); estimated value and use of contract: Department: Estimated Use: \$</p> <p>Prior Year Budget (if applicable): Prior Year Actual Amount Spent (if applicable):</p>	Amount authorized by this legislation this fiscal year:	\$34,909.00	Amount previously authorized this fiscal year:		Total amount authorized after this legislative action:	\$34,909.00	Amount budgeted for this item * (including transfers):		Source of funding (name of fund) and account code number:		FROM:		004-9999-47020 Road & Bridge Fund, Sale of Fixed Assets	\$21,579.81	TO:		004-2810 Road & Bridge Fund, Undesignated Balance	\$21,579.81	FROM:		004-2810 Road & Bridge Fund, Undesignated Balance	\$34,909.00	TO:		004-4201-58120 Road & Bridge Fund, Sheriff's, Vehicles	\$34,909.00
Amount authorized by this legislation this fiscal year:	\$34,909.00																										
Amount previously authorized this fiscal year:																											
Total amount authorized after this legislative action:	\$34,909.00																										
Amount budgeted for this item * (including transfers):																											
Source of funding (name of fund) and account code number:																											
FROM:																											
004-9999-47020 Road & Bridge Fund, Sale of Fixed Assets	\$21,579.81																										
TO:																											
004-2810 Road & Bridge Fund, Undesignated Balance	\$21,579.81																										
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TO:																											
004-4201-58120 Road & Bridge Fund, Sheriff's, Vehicles	\$34,909.00																										
PRIOR LEGISLATION	<p>Prior ordinances and (date): Prior resolutions and (date):</p>																										
CONTACT INFORMATION	<p>RLA drafted by (name, title, & phone): Barbara Casamento, Purchasing Supervisor, 881-3253</p>																										
REQUEST SUMMARY	<p>The Sheriff's Office surplused vehicles from its fleet on October 24, 2015 through Affiliated Auctioneers. The proceeds totaled \$21,579.81, net of commissions and expenses. The Sheriff's Office would like to appropriate and transfer these funds along with \$13,329.19 from the Undesignated Fund Balance of the Road and Bridge Fund to purchase a Ford F250 Truck in the amount of \$34,909.00.</p> <p>Pursuant to Section 1030.4 of the Jackson County Code, the Director of Finance and Purchasing recommends the purchase of a Ford F250 Truck from Joe Machens Ford Lincoln of Columbia, MO under the terms and conditions set forth in the Missouri Department of Transportation (MoDot) Contract No. 3-141204TV, an existing government contract. The Director of Finance and Purchasing recommends the purchase be made under this contract due to higher volume discounts offered to larger government entities.</p> <p>The Director of Finance and Purchasing also requests the appropriation and transfer of funds as follows:</p>																										

		FROM:	TO:
	004-9999-47020 Road & Bridge Fund, Sale of Fixed Assets	\$21,579.81	
	004-2810 Road & Bridge, Undesignated Fund Balance		\$21,579.81
	004-2810 Road & Bridge, Undesignated Fund Balance	\$34,909.00	
	004-4201-58120 Road & Bridge, Sheriff's, Vehicles		\$34,909.00
CLEARANCE	<input type="checkbox"/> Tax Clearance Completed (Purchasing & Department) N/A <input type="checkbox"/> Business License Verified (Purchasing & Department) N/A <input checked="" type="checkbox"/> Chapter 6 Compliance - Affirmative Action/Prevailing Wage (County Auditor's Office)		
ATTACHMENTS	Auction Statement, Quote from Joe Machens Ford Lincoln, pertinent pages of MoDot's contract and a memorandum from Capt. David Epperson of the Sheriff's Office.		
REVIEW	Department Director:		Date: 
	Finance (Budget Approval) If applicable:		Date: 1/28/16
	Division Manager:		Date: 2/1/16
	County Counselor's Office:		Date:

Jessica Johnson

Ord. 4812

From: Marc deRome
Sent: Thursday, November 5, 2015 12:26 PM
To: Jessica Johnson
Subject: Auction Check Proceeds

Hi Jessica,

I noticed that the total selling expenses of \$1366.63 were not deducted from your totals at the top of the Auction check backup. I pro-rated these below and these amounts are what the departments can appropriate. I already notified Dianne Kimzey but have not mentioned anything to the Sheriff's Office. Based on this, it looks like they can appropriate \$21,579.81.

Check Total \$ 55,835.22

	Sales Net of Commissions	% of Total	Less Expenses	Total to Appropriate
Sheriff 4201	22,108.00	38.6%	528.19	21,579.81
Parks ESS 1614	30,811.50	53.9%	736.13	30,075.37
Parks Marina 1653	3,922.75	6.9%	93.72	3,829.03
Other	359.60	0.6%	8.59	351.01
	<u>57,201.85</u>		<u>1,366.63</u>	<u>55,835.22</u>
			Ties to Check Total	

Please let me know if you have any questions.

Thanks!
 Marc



1911 W. Worley • Columbia, MO 65203 • (573) 445-4411 • (800) 745-4454 • www.machens.com

October 6, 2015

Contract # 3-141204TV

Jackson County

Subject: Joe Machens Order on a 2016 Ford F250, Crew Cab, 4x4, Item 6

To: Whom it May Concern;

As per the order on a 2016 Ford F250, Joe Machens Ford proposes the following. The 2016 Ford F250 includes the factory standard options. This proposed unit also has the standard options from the state contract and others as noted below.

Item #6 Price – Dealer Code – Option, Included Equipment

\$26,940 – W2B – 2016 Ford F250	LH & RH Manual Mirrors
Crew Cab	All Season Tires plus spare
4 Wheel Drive	Standard GVWR
6.2L V8 Gas Engine	4 wheels disc brakes – ABS
Standard Rear Axle	Cruise control and Tilt
Automatic Transmission 6 speed	Vinyl Flooring & Vinyl Seats
Air Conditioning	Long Bed – 8'

Optional equipment from state contract (Price – Dealer Code – Option):

\$6,900 – 6C/99T – 6.7L Diesel Engine
\$942 – 6F/90L – Power Equipment Group
\$75 – 473 – Snow Plow Prep Pkg
(-\$178) – 6J/156 – Short Bed - 6.5' in lieu of 8' Bed
\$230 – 6L/52B – Trailer Brake Controller (Factory)
\$0 – Exterior: Black
\$0 – Delivery

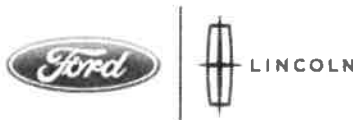
Total**\$34,909**

Joe Machens Ford appreciates your business and we look forward to servicing your needs in the future. Any questions should be directed to Kelly Sells, Fleet Department Manager.

Thanks,



Kelly Sells
 Fleet Manager
 Joe Machens Ford
 573-445-4411
 ksells@machens.com





105 West Capitol Avenue
P.O. Box 270
Jefferson City, Missouri 65102

Missouri Department of Transportation
David B. Nichols, Director

573.751.2551
Fax: 573.751.6555
1.888.ASK MODOT (275.6636)

January 22, 2015

Joe Machens Ford, Inc.
1911 West Worley
Columbia, MO 65203
Attention: Kelly Sells

Re: Bid Tabulation – Award Notice for 3-141204TV Medium Duty Vehicles

To Whom It May Concern:

All bid pricing has been received and reviewed. Notice is hereby given that Joe Machens Ford, Inc. has been awarded a contract for Request for Bid 3-141204TV Medium Duty Vehicles. This is a multiple award bid and several vendors have been awarded a contract. These prices will be good through the 2015 model year.

The tabulation results are available on MoDOT's web site:

<http://www.modot.org/business/surplus/Fleet%20Buyers%20Web%20Page/LightDutyTrucks.htm>

If you have questions or need additional information, you can reach me at 573-522-4404.

Sincerely,

Tom Veasman
Senior General Services Specialist



Our mission is to provide a world-class transportation experience that delights our customers and promotes a prosperous Missouri.

www.modot.org



Printed on recycled

ITEM # 6 - New standard equipped 2015 or Newer Model 4WD Crew Cab 3/4 Ton Pickup.

ACCEPTABLE MAKES AND MODELS:

- W2B Standard Ford F-250 with 172" Wheelbase, Cab to Axle 56"
- Standard Chevrolet 2500 with 167" Wheelbase, Cab to Axle 56"
- Standard Dodge 2500 with 168" Wheelbase, Cab to Axle 56"

All units bid must contain the following options:

- 996 1. Standard, minimum V8 fuel-injected gasoline engine (Size 6.2L Horsepower 385)
- 2. Manufacturer's standard rear end axle ratio (Ratio: 3.73)
- 3. Automatic Transmission (Speeds 6)
- 4. Air conditioning
- 5. LH & RH manual mirrors
- 512 6. Tires:(4) manufacturer's standard all season, plus full size spare and wheel (Size LT245/75R17E BSW A/S)
- 7. Minimum 8,600 lbs. GVWR
- 8. Heavy-duty (Type III) trailer package to include receiver hitch
- 172 9. 8' Bed
- 525 10. Brakes, 4-wheel anti-lock braking system (ABS)
- 11. Speed control and tilt wheel
- AS 12. Rubber Flooring
- 13. Vinyl seats
- 14. 3 sets of keys

DEALER COMPLETE:

2015 MAKE Ford MODEL F250 GVWR 10,000 EACH \$ 26,940
 FUEL CAPACITY 35g.gas OIL CAPACITY 7qt.gas IS THIS ENGINE E-85 COMPATIBLE? Yes
37.5g.diesel 13qt.diesel
 BUMPER TO BUMPER WARRANTY 3yrs. or 36,000 mi.
 POWERTRAIN WARRANTY 5yrs. or 60,000 mi; Diesel components = 5yrs or 100,000 mi.
 EXTENDED WARRANTY Call For options

OPTIONAL EQUIPMENT PRICES, Item # 6

Indicate the additional cost or deduction for the below listed options, which should include all required options and special equipment.

- Option 6A. Heavy-duty manual transmission in lieu of automatic transmission EACH \$ N/A
- 84853 Option 6B. Exterior color to be Federal Standard #595B "Highway Yellow" EACH \$ 700
- 99T Option 6C. Standard diesel engine in lieu of gasoline engine (state size/horsepower) EACH \$ 6,900
 SIZE 6.7L HORSEPOWER 440
- 98F Option 6D. CNG engine in lieu of gasoline engine (provide the following information) EACH \$ 11,200*
 ENGINE: SIZE 6.2L HP 385 MAKE Ford MODEL F-250/ Westport
 TRANSMISSION: MAKE Ford MODEL 6 speed automatic
 CNG TANK: 9 GGE CAPACITY 23 TANK LOCATION In Bed (Bi-fuel)
- 188 Option 6E. 2 Full length cab steps or running boards. SET \$ 316
 (One on drivers side, one on passenger side)
- 90L Option 6F. Power windows and power door locks EACH \$ 942

* See page MACH1 for more options & pricing on CNG.
 ** See page KNAP3 For more options & pricing w/ Knapheide.

- 91M
62D
58S Option 6G. Bluetooth Capability, Incl. Steering Wheel Controls, & CD Player EACH \$ 546
- Option 6H. Optional Rear Axle Ratio Axle Ratio EACH \$ N/A
- X3E
X3H Option 6I. Limited Slip Rear Axle Axle Ratio 3.73 - Gas EACH \$ 333
- 156 Option 6J. 6 1/2 foot bed in lieu of 8 foot bed EACH \$ <-178> (Deduct)
- 855/
Knop Option 6K. Commercial grade spray on bed lining to be applied on floors, sides, front, tailgate and top of rail. EACH \$ 400 - Pick-up
655.00 - Knop bed.
- 528/
Knop Option 6L. Electric Trailer Brake Controller EACH \$ 230 - Factory
175.00 - Aff. Market
- 660/
Knop Option 6M. Bed delete (cab and chassis with spare wheel and tire, and no receiver hitch) EACH \$ 2200 - Factory (CNG)
510.00 (Deduct) - Knop
- Option 6N.1 Mounted 8' platform body meeting Specification E1320SRW EACH \$ 2,195.00
MAKE Knopheide MODEL PVMXT 838C
- Option 6N.2 Mounted 8' aluminum platform body meeting Specification E1320SRW (Minimum 1" aluminum extruded floor instead of steel) EACH \$ 5,095.00
MAKE Alum Line MODEL Alum 8X80
- Option 6O. Permanently installed bulkhead to fit truck application (Minimum requirement to top of cab) EACH \$ 575.00
- Option 6P. Mounted standard utility tool body. Acceptable makes and models are: EACH \$ 5,395.00
Knopheide 696J Stahl CHALLENGER II 96VVS - 48.5
Reading Classic II 98A S.W. RKI -L5680
Omaha 96V RKI L5780 (for Dodge)
- Body to include flush mounted LED tail, stop, turn, backup and clearance lights as required per FMVSS 108 standards. Unit must include a tread plate step bumper with pintle hook recess
MAKE Knopheide MODEL 69651
- Option 6Q. Mounted fiberglass composite utility tool body. Acceptable makes and models are: EACH \$ N/A
Brand FX Composite Service Body (Model 56LS)
- Body to include flush mounted LED tail, stop, turn, backup and clearance lights as required per FMVSS 108 standards. Unit must include a tread plate step bumper with pintle hook recess
- Option 6R. Utility tool body 3 section, tempered steel telescopic sliding roof and two-piece rigid aluminum endgate cover to protect cargo area from weather and theft EACH \$ 2,225.00
- Option 6S. Heavy duty, Class V (2-1/2" square tube) receiver trailer hitch. Includes an adapter to reduce to 2" (Class III/IV) and a seven-wire RV style trailer plug (needed if ordering bed delete, Option 6K) EACH \$ 385.00

Please indicate below the percent (%) discount off Manufacturer's Suggested Retail Prices (MSRP) for all vehicle options available in your data book or pricing guides.

% discount off MSRP for all Data Book or Pricing Guide Options: - % Discount 10

Delivery will be made approximately 80-110* days after receipt of order.

* Subject to delays, change, please call.

OFFICE OF JACKSON COUNTY, MISSOURI
SHERIFF
INTER-OFFICE MEMORANDUM

TO: Barbara Casamento

FROM: Captain David Epperson

DATE: 12/30/2015

SUBJECT: Request appropriation of funds from 4201-004-58120 (2015 budget)

Ms. Casamento,

I am submitting this memorandum to request funds from the above listed 2015 funding line be transferred to the same funding line in 2016 for the completion of a purchase.

The Sheriff's Office purposely held monies in our Road and Bridge Fund, in the automobile line, to purchase a 2016 Truck from Machens of Columbia Missouri using the State bid. This money was to be added to money from an auction, of other Sheriff's Office assets, to be used for the purchase. Due to unforeseen circumstances the appropriation of the funds from the auction has been delayed.

As previously illustrated we respectfully request the funds be forwarded from the 2015 budget to the 2016 to complete the purchase.

IN THE COUNTY LEGISLATURE OF JACKSON COUNTY, MISSOURI

A RESOLUTION transferring \$3,000.00 within the 2016 Park Enterprise Fund and authorizing the Director of Finance and Purchasing to issue a check in the amount of \$3,000.00 to the Tour of Kansas City Bicycle Festival for the 2016 Tour of Kansas City Bicycle event.

RESOLUTION NO. 19068, February 8, 2016

INTRODUCED BY Tony Miller, County Legislator

WHEREAS, the Tour of Kansas City Bicycle Festival, an event to promote bicycling, trails, good health, and fitness for County residents, has submitted a request for sponsorship in the amount of \$3,000.00; and,

WHEREAS, this three-day event to be held June 4 - 5, 2016, includes bicycle races, rides, and a community festival, and will focus a part of the event on the future potential of the old Rock Island Railroad conversion to trail and commuter rail lines along the corridor; and,

WHEREAS, this sponsorship allows Jackson County the opportunity to support healthful living as well as transportation alternatives within the County; and,

WHEREAS, additionally, Jackson County's sponsorship will partially defray the costs of youth participants who would not otherwise be able to participate; and,

WHEREAS, in exchange for its sponsorship, Jackson County will receive advertising and recognition in the event program, website, and social media; and,

WHEREAS, participation in the Tour of Kansas City event is in the best interest of the health, safety, and welfare of the citizens of Jackson County; and,

WHEREAS, a transfer is necessary to place the sponsorship funds in the appropriate account; now therefore,

BE IT RESOLVED by the County Legislature of Jackson County, Missouri, that the following transfer within the 2016 Park Enterprise Fund be and hereby are made:

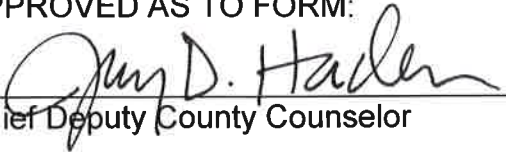
<u>DEPARTMENT/DIVISION</u>	<u>CHARACTER/DESCRIPTION</u>	<u>FROM</u>	<u>TO</u>
Park Enterprise Fund Economic Development			
300-1220	56710 – Dues & Memberships	\$3,000	
300-1220	56210 – Advertising		\$3,000

and,

BE IT FURTHER RESOLVED by the County Legislature of Jackson County, Missouri, that the Director of Finance and Purchasing be and hereby is authorized to issue a check to the Tour of Kansas City in the amount of \$3,000.00.

Effective Date: This Resolution shall be effective immediately upon its passage by a majority of the Legislature.

APPROVED AS TO FORM:


Chief Deputy County Counselor


County Counselor

Certificate of Passage

I hereby certify that the attached resolution, Resolution No. of February 8, 2016, was duly passed on _____, 2016 by the Jackson County Legislature. The votes thereon were as follows:

Yeas _____

Nays _____

Abstaining _____

Absent _____

Date

Mary Jo Spino, Clerk of Legislature

Funds sufficient for this transfer are available from the sources indicated below.

ACCOUNT NUMBER: 300 1220 56710
ACCOUNT TITLE: Park Enterprise Fund
Economic Development
Dues & Memberships
NOT TO EXCEED: \$3,000.00

There is a balance otherwise unencumbered to the credit of the appropriation to which the expenditure is chargeable and there is a cash balance otherwise unencumbered in the treasury to the credit of the fund from which payment is to be made each sufficient to provide for the obligation herein authorized.

ACCOUNT NUMBER: 300 1220 56210
ACCOUNT TITLE: Park Enterprise Fund
Economic Development
Advertising
NOT TO EXCEED: \$3,000.00


Date


Director of Finance and Purchasing

REQUEST FOR LEGISLATIVE ACTION




Completed by County Counselor's Office:

Res/Ord No.: 19068

Sponsor(s): Tony Miller

Date: February 8, 2016

<p>SUBJECT</p>	<p>Action Requested <input checked="" type="checkbox"/> Resolution <input type="checkbox"/> Ordinance</p> <p>Project/Title: <u>A resolution transferring \$3,000.00 within the Park Enterprise Fund and authorizing the Director of Finance and Purchasing to issue a check in the amount of \$3,000.00 to the Tour of Kansas City Bicycle Festival, for the 2016 Tour of Kansas City Bicycle event.</u></p>														
<p>BUDGET INFORMATION <i>To be completed By Requesting Department and Finance</i></p>	<table border="1" data-bbox="318 594 1198 940"> <tr> <td>Amount authorized by this legislation this fiscal year:</td> <td>\$3,000</td> </tr> <tr> <td>Amount previously authorized this fiscal year:</td> <td>\$0</td> </tr> <tr> <td>Total amount authorized after this legislative action:</td> <td>\$3,000</td> </tr> <tr> <td>Amount budgeted for this item * (including transfers):</td> <td>\$3000</td> </tr> <tr> <td>Source of funding (name of fund) and account code number;</td> <td></td> </tr> <tr> <td>From: 300-1220-56710</td> <td>\$3,000</td> </tr> <tr> <td>To: 300-1220-56210</td> <td>\$3,000</td> </tr> </table> <p>* If account includes additional funds for other expenses, total budgeted in the account is: \$</p> <p>OTHER FINANCIAL INFORMATION:</p> <p><input type="checkbox"/> No budget impact (no fiscal note required) <input type="checkbox"/> Term and Supply Contract (funds approved in the annual budget); estimated value and use of contract: Department: _____ Estimated Use: \$ _____</p> <p>Prior Year Budget (if applicable): \$3,000 Prior Year Actual Amount Spent (if applicable): _____</p>	Amount authorized by this legislation this fiscal year:	\$3,000	Amount previously authorized this fiscal year:	\$0	Total amount authorized after this legislative action:	\$3,000	Amount budgeted for this item * (including transfers):	\$3000	Source of funding (name of fund) and account code number;		From: 300-1220-56710	\$3,000	To: 300-1220-56210	\$3,000
Amount authorized by this legislation this fiscal year:	\$3,000														
Amount previously authorized this fiscal year:	\$0														
Total amount authorized after this legislative action:	\$3,000														
Amount budgeted for this item * (including transfers):	\$3000														
Source of funding (name of fund) and account code number;															
From: 300-1220-56710	\$3,000														
To: 300-1220-56210	\$3,000														
<p>PRIOR LEGISLATION</p>	<p>Prior ordinances and (date): Prior resolutions and (date): Res. 18453 March 24, 2014; Res. 18839 March 28, 2015</p>														
<p>CONTACT INFORMATION</p>	<p>RLA drafted by (name, title, & phone): Jim Malle, Development Incentive Administrator, 816-881-3247</p>														
<p>REQUEST SUMMARY</p>	<p>Funds needed to provide support for the Tour of Kansas City Bicycle Event of 2016, which promotes bicycling, trails, exercise, fitness, and good health for County residents. The Tour of Kansas City Bicycle Festival submitted a request for monetary support and sponsorship. This two day event, to be held June 4 – 5, includes races, rides, and a community festival as well as focusing part of the event on the Rock Island Railroad conversion to a trail and commuter line, a Jackson County priority.</p>														
<p>CLEARANCE</p>	<p><input type="checkbox"/> Tax Clearance Completed (Purchasing & Department) <input type="checkbox"/> Business License Verified (Purchasing & Department) <input type="checkbox"/> Chapter 6 Compliance - Affirmative Action/Prevailing Wage (County Auditor's Office)</p>														
<p>ATTACHMENTS</p>															

REVIEW	Department Director: 	Date: 1.25.15
	Finance (Budget Approval): <i>If applicable</i> 	Date: 1.26.16
	Division Manager: 	Date: 2/1/16
	County Counselor's Office:	Date:

Fiscal Information (to be verified by Budget Office in Finance Department)

- This expenditure was included in the annual budget.
- Funds for this were encumbered from the _____ Fund in _____.
- There is a balance otherwise unencumbered to the credit of the appropriation to which the expenditure is chargeable and there is a cash balance otherwise unencumbered in the treasury to the credit of the fund from which payment is to be made each sufficient to provide for the obligation herein authorized.
- Funds sufficient for this expenditure will be/were appropriated by Ordinance # _____
- Funds sufficient for this appropriation are available from the source indicated below.

Account Number:	Account Title:	Amount Not to Exceed:

- This award is made on a need basis and does not obligate Jackson County to pay any specific amount. The availability of funds for specific purchases will, of necessity, be determined as each using agency places its order.
- This legislative action does not impact the County financially and does not require Finance/Budget approval.



**MAKING MISSOURI A BETTER PLACE TO
WALK AND RIDE A BICYCLE!**

1709 MISSOURI BLVD, STE. C #200
JEFFERSON CITY, MO 65109

**MOBIKEFED.ORG/
FOUNDATION**

EXECUTIVE DIRECTOR:

Brent Hugh
director@
mobikfed.org

BOARD OF DIRECTORS:

Michael Hennies, St Louis
 Jan Neitzert, Jefferson City
 Wesley Ridgeway, St Louis
 Rachel Ruhlen, Columbia
 Paul Sidwell, Kansas City
 Joseph Tarrisi, St Louis
 Laura Vie, Columbia
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 Virginia Blaine, Farmington
 Kim Cella, Citizens for Modern Transit,
 St Louis
 Andy Clements, St Joseph
 Joe Ferguson, Washington
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 Matt Hartman, SpokedSTL, St Louis
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 Jeff Huff, West Plains
 Steve Johnson, MO River Communities,
 Columbia
 Karla Parkh Khalsa, Kansas City
 Matt Maher, Prologue Cycling,
 Independence
 Steve Marquardt, Nevada
 Brian McIntire, Podiatric Stress,
 Farmington, MO
 Christopher McNeese, A&B Cycles,
 Springfield
 Martin Meyer, Hannibal
 Becky Nace, Blue Springs
 Ralph Pfrommer, Trailnet, St Louis
 Dave Schieffer, Kansas City
 Fred Schmidt, Columbia
 Kim Shafer, Natl Park Service
 Paul Sidwell, Kansas City
 Sean Staggs, Kansas City
 BJ Taylor, Kansas City
 Alex Tellek, Kirksville
 Ion Thomas, Columbia
 Annette Triplett, PadNet, Columbia
 Patrick Tuttle, Joplin
 Patrick Van Der Tuin, St Louis BWorks
 Patty Vinyard, St. Louis
 Mac Vorce, Warsaw
 Mike Weiss, Big Shark Bicycle Co., St.
 Louis
 Pam Wennerberg, Ballwin
 Robin White, Augusta
 Steva White, Kansas City Metro Bicycle
 Club
 Mitchell Williams, Kansas City
 Matthew Wyczalkowski, SafeTGA, St.
 Louis
 Caroline Zukoski, St. Louis

January 21st, 2016

To: Economic Development Office, ATTN: John Sweeney
Jackson County, Missouri

INVOICE

2016 Tour of Kansas City – Event Costs

\$3000.00

GOLD LEVEL SPONSOR BENEFITS

- County logo on the web site and all print promotional materials
- Banners at events with sponsor logo/information (banners provided by sponsor)
- Opportunity for 20x10 tent/display area at each event e.g. Gran Fondo, Brew Fest, All Race Days (suggested: Rock Island corridor-related display)
- Opportunity to host a Gran Fondo SAG Stop with displays and information about County activities (would require volunteers to man rest stop and pass out food/water to riders as they come through).
- Announced from event stage throughout each event day
- Social media & web site articles/announcements with sponsor's message 1-2x per month through event date

Please make checks payable to Missouri Foundation for Bicycling and Walking, and send to:

Missouri Foundation for Bicycling and Walking
 208 W. 19th St.
 Kansas City, MO 64108

Thank you,

Brent Hugh

Brent Hugh
Executive Director

Tour of Kansas City 2015-2016 Economic Impact Analysis



2015 Participants: Participant-Days and Daily Direct Spend Amounts

- 2000 Spectator-days - \$62.02/day
- 324 Paid Participant-days (Metro area) - \$102.65/day
- 234 Paid Participant-days (Outside metro area but less than 100 miles) - \$242.30/day
- 1242 Paid Participant-days (Greater than 100 miles) - \$264.07/day

Total 2015 Direct Spend Amount by Participants and Spectators: \$542,000

Total 2015 Economic Impact: \$930,000 (including direct, indirect, and induced spending)

82% of 2015 Paid Participants are from outside of the Kansas City metro area. 71% of the total Direct Spend Amount is from Paid Participants from outside the metro area.

2016 Participants: Participant-Days and Daily Direct Spend Projections

With robust participation in marketing, promotion, and event logistics for the 2016 event, continuation of higher status of the races on state and national race calendars, continuation of races to the national youth Road Development Race Series, and continuation of our promotion of the races as the first in the U.S. to have women's purses higher than men's, we believe we can increase paid participation in the event by 33% for 2016.

With your help, the 2016 could look like this:

- 2660 Spectator-days - \$62.02/day
- 431 Paid Participant-days (Metro area) - \$102.65/day
- 311 Paid Participant-days (Outside metro area but less than 100 miles) - \$242.30/day
- 1652 Paid Participant-days (Greater than 100 miles) - \$264.07/day

Total estimated 2016 Direct Spend Amount by Participants and Spectators: \$721,000

Total 2016 Economic Impact: \$1,235,000 (including direct, indirect, and induced spending)

Your support to help promote and market this event to help us create a nationally prominent weekend bicycle festival event in Kansas City will help make this growth happen.

Sources:

#1. Daily Direct Spend Amounts for local, non-local, and distant participants: 2009 Tour of Missouri - Economic Impact and Spectator Research, David Porthouse and Alexander Eisenbies, IFM North America.

The source surveyed Tour of Missouri 2009 spectators about their daily direct spend amounts. We chose this event as our comparable because of the close similarity between the participants and demographics of this event and the Tour of Kansas City event, plus the careful and thorough participant study that was conducted on event participants. Tour of Missouri compiled detailed economic impact reports in 2007, 2008, and 2009. The reports were compiled by two different companies. All three reports arrived at similar daily Direct Spend amounts.

The source surveyed participant daily direct spend in the areas of lodging, food and beverage, shopping souvenirs, ground transportation, and other. The Daily Spend amounts given above are the total of all of those amounts in each category. To the daily direct spend amounts documented by that research, we have added \$40.63 average daily Tour of Kansas City event registration fees that participants in paid events must pay.

#2. Direct Spend to Total Economic Impact Multiplier: Economic Impact Analysis of Sports Facilities and Events: Eleven Sources of Misapplication John L. Crompton. *Journal of Sport Management*. 1995. 9. 14-35. <http://agrifecdn.tamu.edu/cromptonrpts/files/2011/06/Full-Text100.pdf>

The source documents "Sales and Household Income Multipliers for an Event in a Large City." Sales multipliers for the total of direct, indirect, and induced sales for the spending areas for the categories of spending recorded in Source #1 range from 1.51 to 2.00. For this report we have used the average multiplier value for all categories of spending documented in the Direct Spend amounts in Source #1, plus the "Admission Fees" multiplier, which gives an overall multiplier of 1.71 for Sales Direct Spend to Sales Total amounts .



IN THE COUNTY LEGISLATURE OF JACKSON COUNTY, MISSOURI

A RESOLUTION authorizing the County Executive to execute an Intergovernmental Cooperative Agreement with the Mid-America Regional Council (MARC) Solid Waste Management District to provide access to the Regional Household Hazardous Waste Centers for the residents of the unincorporated county, at a cost to the County not to exceed \$23,244.00.

RESOLUTION NO. 19069, February 8, 2016

INTRODUCED BY Scott Burnett, County Legislator

WHEREAS, Cass, Clay, Jackson, Platte, and Ray Counties and the City of Kansas City have formed the MARC Solid Waste Management District (SWMD) pursuant to Missouri statute; and,

WHEREAS, the City of Kansas City, Missouri, and the City of Lee's Summit, Missouri, each operate a permanent household hazardous waste (HHW) facility and have agreed to make these HHW collection facilities available for the citizens of the participating members of the SWMD; and,

WHEREAS, Jackson County has participated in the regional HHW collection program since its inception in 1997; and,

WHEREAS, the regional HHW program allows the residents of unincorporated Jackson County to utilize the Kansas City and Lee's Summit permanent facilities when disposing of household hazardous wastes; now therefore,

BE IT RESOLVED by the Legislature of Jackson County, Missouri, that the County Executive be and hereby is authorized to execute an agreement with the MARC Solid Waste Management District, in a form to be approved by the County Counselor, to participate in the Regional Household Hazardous Waste Centers, at a cost to the County not to exceed \$23,244.00; and,

BE IT FURTHER RESOLVED that the Director of Finance and Purchasing be and hereby is authorized to make all payments, including final payment on the Agreement.

Effective Date: This Resolution shall be effective immediately upon its passage by a majority of the Legislature.

APPROVED AS TO FORM:



Chief Deputy County Counselor



County Counselor

Certificate of Passage

I hereby certify that the attached resolution, Resolution No. 19069 of February 8, 2016, was duly passed on _____, 2016 by the Jackson County Legislature. The votes thereon were as follows:

Yeas _____

Nays _____

Abstaining _____

Absent _____

Date

Mary Jo Spino, Clerk of Legislature

There is a balance otherwise unencumbered to the credit of the appropriation to which the expenditure is chargeable and there is a cash balance otherwise unencumbered in the treasury to the credit of the fund from which payment is to be made each sufficient to provide for the obligation herein authorized.

ACCOUNT NUMBER: 002 1503 56790
ACCOUNT TITLE: Health Fund
Environmental Health
Other Contractual Services
NOT TO EXCEED: \$23,244.00



Date



Director of Finance and Purchasing

REQUEST FOR LEGISLATIVE ACTION

Completed by County Counselor's Office:
 Res/Ord No.: 19069
 Sponsor(s): Scott Burnett
 Date: February 8, 2016

SUBJECT	<p>Action Requested <input checked="" type="checkbox"/> Resolution <input type="checkbox"/> Ordinance</p> <p>Project/Title: Authorize County Executive to execute an agreement with MARC Solid Waste Management District relating to the Regional Household Hazardous Waste Program.</p>										
BUDGET INFORMATION <i>To be completed By Requesting Department and Finance</i>	<table border="1" data-bbox="342 537 1182 894"> <tr> <td>Amount authorized by this legislation this fiscal year:</td> <td>\$23,244.00</td> </tr> <tr> <td>Amount previously authorized this fiscal year:</td> <td>\$0</td> </tr> <tr> <td>Total amount authorized after this legislative action:</td> <td>\$23,244.00</td> </tr> <tr> <td>Amount budgeted for this item * (including transfers):</td> <td>\$23,244.00</td> </tr> <tr> <td>Source of funding (name of fund) and account code number; FROM / TO</td> <td>FROM ACCT 002-1503-56790 Other Contractual Services TO ACCT</td> </tr> </table> <p>* If account includes additional funds for other expenses, total budgeted in the account is: \$</p> <p>OTHER FINANCIAL INFORMATION:</p> <p><input type="checkbox"/> No budget impact (no fiscal note required) <input type="checkbox"/> Term and Supply Contract (funds approved in the annual budget); estimated value and use of contract: Department: Estimated Use: \$</p> <p>Prior Year Budget (if applicable): \$23,244.00 Prior Year Actual Amount Spent (if applicable): \$23,244.00</p>	Amount authorized by this legislation this fiscal year:	\$23,244.00	Amount previously authorized this fiscal year:	\$0	Total amount authorized after this legislative action:	\$23,244.00	Amount budgeted for this item * (including transfers):	\$23,244.00	Source of funding (name of fund) and account code number; FROM / TO	FROM ACCT 002-1503-56790 Other Contractual Services TO ACCT
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Amount budgeted for this item * (including transfers):	\$23,244.00										
Source of funding (name of fund) and account code number; FROM / TO	FROM ACCT 002-1503-56790 Other Contractual Services TO ACCT										
PRIOR LEGISLATION	<p>Prior ordinances and (date):</p> <p>Prior resolutions and (date): #18756 – 4-13-15 #18409- 3/3/14 #18085- 2/13/2013 #17766- 1/9/2012 #17482- 2/14/2011</p>										
CONTACT INFORMATION	<p>RLA drafted by (name, title, & phone): Deb Sees, Environmental Health Administrator, 816-847-7070</p>										
REQUEST SUMMARY	<p>WHEREAS, Cass, Clay, Jackson, Platte and Ray Counties and the City of Kansas City have formed the MARC Solid Waste Management District (SWMD) pursuant to Missouri State Statutes.</p> <p>WHEREAS, the City of Kansas City, Missouri and the City of Lee's Summit, Missouri each operate a permanent Household Hazardous Facility and have agreed to make the HHW collection facilities available for participating members to the SWMD.</p> <p>SUMMARY: The Environmental Health Division of the Public Works has participated in the Regional HHW program for the previous 15 years. The Regional HHW Program allows the residents of unincorporated Jackson County to utilize the Kansas City and Lee's Summit permanent facilities when disposing of household hazardous waste as well as the dozen or so mobile events held throughout the metro area. The county will work to successfully and safely dispose of various household waste materials. The staff of MARC, along with the MARC Solid Waste Management Districts participating communities provide for the size, type and selection of</p>										

	the mobile events. THEREFORE, the County Executive is authorized to execute an agreement with the MARC Solid Waste Management District to participate in the Regional Household Hazardous Waste Center and at a cost not to exceed \$23,244 in 2015.								
CLEARANCE	<input type="checkbox"/> Tax Clearance Completed (Purchasing & Department) <input type="checkbox"/> Business License Verified (Purchasing & Department) <input type="checkbox"/> Chapter 6 Compliance - Affirmative Action/Prevailing Wage (County Auditor's Office)								
ATTACHMENTS	Copy of agreement								
REVIEW	<table border="1"> <tr> <td>Department Director: Brian Gaddie, PE</td> <td>Date: 1.25.16</td> </tr> <tr> <td>Finance (Budget Approval): <i>If applicable</i></td> <td>Date: 1/25/16</td> </tr> <tr> <td>Division Manager:</td> <td>Date: 2/1/16</td> </tr> <tr> <td>County Counselor's Office:</td> <td>Date:</td> </tr> </table>	Department Director: Brian Gaddie, PE	Date: 1.25.16	Finance (Budget Approval): <i>If applicable</i>	Date: 1/25/16	Division Manager:	Date: 2/1/16	County Counselor's Office:	Date:
Department Director: Brian Gaddie, PE	Date: 1.25.16								
Finance (Budget Approval): <i>If applicable</i>	Date: 1/25/16								
Division Manager:	Date: 2/1/16								
County Counselor's Office:	Date:								

Fiscal Information (to be verified by Budget Office in Finance Department)

- This expenditure was included in the annual budget.
- Funds for this were encumbered from the _____ Fund in _____.
- There is a balance otherwise unencumbered to the credit of the appropriation to which the expenditure is chargeable and there is a cash balance otherwise unencumbered in the treasury to the credit of the fund from which payment is to be made each sufficient to provide for the obligation herein authorized.
- Funds sufficient for this expenditure will be/were appropriated by Ordinance # _____
- Funds sufficient for this appropriation are available from the source indicated below.

Account Number:	Account Title:	Amount Not to Exceed:
██████████	██████████	██████████

- This award is made on a need basis and does not obligate Jackson County to pay any specific amount. The availability of funds for specific purchases will, of necessity, be determined as each using agency places its order.
- This legislative action does not impact the County financially and does not require Finance/Budget approval.

**Intergovernmental Agreement between the
MARC Solid Waste Management District and
Unincorporated Jackson County, Missouri relating to the
Regional Household Hazardous Waste Collection Program**

This Agreement is entered into pursuant to Missouri Revised Statutes Section 70.210 *et seq.*

Whereas, Cass, Clay, Jackson, Platte, and Ray Counties and the City of Kansas City have formed the MARC Solid Waste Management District (SWMD) pursuant to Sections 260.300 through 260.345 of the Revised Statutes of Missouri (1986 & Cum. Supp. 1990) and the members of the SWMD include most cities within the member counties; and

Whereas the City of Kansas City, Missouri (Kansas City) operates a permanent Household Hazardous Waste facility located at 4707 Deramus, Kansas City, Missouri, and operates outreach sites for collection of Household Hazardous Waste (HHW) at various locations and on various dates; and

Whereas, the City of Lee's Summit, Missouri operates a permanent Household Hazardous Waste Facility located at 2101 S.E. Hamblen Road, Lee's Summit; and

Whereas, Kansas City and Lee's Summit have made these HHW collection facilities available for use by members of the SWMD and the SWMD, Kansas City and Lee's Summit have agreed to create a regional household hazardous waste program for the benefit of all members of the SWMD; and

Whereas, Unincorporated Jackson County, Missouri (sometimes referred to in this Agreement as the "Participating Member") intends to participate in the Regional HHW Collection Program;

Therefore, the SWMD and the Participating Member agree that participation in the Regional HHW Collection Program shall be on the following terms and conditions:

I Definitions

Household Hazardous Waste (HHW) shall mean waste that would be classified as hazardous waste by 40 CFR 261.20 through 261.35 but that is exempt under 40 CFR 261.4 (b) (1) (made applicable in Missouri by 10 CSR 25-4.261) because it is generated by households. Examples include paint products, household cleaners, automotive fluids, pesticides, batteries, and similar materials. A determination of whether any material meets this definition shall be made by Kansas City.

II Effective Date

Unincorporated Jackson County, Missouri agrees to participate in the Regional HHW Collection Program for a one-year period beginning on January 1, 2016.

III Termination

A. Budget Limitations. This Agreement and all obligations of the Participating Member and the SWMD arising therefrom shall be subject to any limitation imposed by budget law. The parties represent that they have within their respective budgets sufficient funds to discharge the obligations and duties assumed and sufficient funds for the purpose of maintaining this Agreement. This Agreement shall be deemed to terminate by operation of law on the date of expiration of funding.

B. Termination of regional program. If the regional household hazardous waste program is terminated prior to the expiration of this Agreement, the SWMD shall refund the amount paid by the participating member, less the cost of services provided prior to termination of the regional program. The cost of services shall be assessed at seventy-five dollars (\$75.00) for each vehicle belonging to a resident of the participating member that has been served prior to the termination of the program, not to exceed the amount paid by the participating member.

C. Each participating member will be required to notify the SWMD, Kansas City and Lee's Summit in writing of its intention to renew the annual agreement for the following year no later than December 15. In the event that notification is not provided in advance or the final decision is made to not rejoin the program for the upcoming year, the participating member is responsible for any costs incurred by Kansas City and/or Lee's Summit to serve residents after December 31. Kansas City and SWMD reserve the right to invoice the member city or county for any waste disposal costs incurred as a result of late notification.

IV *Duties of Participating Member*

A. *Fees.* Unincorporated Jackson County, Missouri agrees to pay the sum of **\$23,244.00** to participate in the 2016 Regional HHW Collection Program for the period from January 1 to December 31. The program participation fee is based on a per capita rate of \$1.04 applied to 2010 census figures as shown in Attachment One. The fee may be adjusted if a participating member has more current census data. At least one-half of this amount shall be paid within thirty (30) days upon receiving the district invoice. Payment of any remaining balance shall be paid within the following six months.

B. *Payment.* The Participating Member shall be obligated for payment of the amount shown in Paragraph IV(A) irrespective of the participation of its citizens, or of any actual expenses incurred by the SWMD, Kansas City, or Lee's Summit attributable to the Participating Member, except in the event of termination of the regional program, as reflected in III(B) above. Payment by the Participating Member of the agreed upon amount shall not be contingent upon renewal of this Agreement or renewal of the Agreement between the SWMD and Kansas City or Lee's Summit.

Annual Renewal. The agreement between the SWMD and the Participating Member will be subject to renewal each year. To assure community information is included in the printed promotional material, agreements will be due no later than February 1, 2016. No pro ration of fees is applicable under this agreement.

C. *Contact Person.* The Participating Member agrees to notify the SWMD and Kansas City, on or before the date of this Agreement, of the name of an individual who will serve as its contact person with respect to the Regional HHW Collection Program.

V *Services Provided by the SWMD*

A. *Permanent Collection Facilities.* HHW collection services shall be provided by Kansas City and Lee's Summit pursuant to agreements entered into between the SWMD and Kansas City, and the SWMD and Lee's Summit. Pursuant to those agreements, residents of the Participating Member may deliver HHW, by appointment, if required, and during normal hours of operation, to the Kansas City permanent HHW facility and to the Lee's Summit permanent HHW facility.

B. *Outreach Collections.* Pursuant to the agreement between the SWMD and Kansas City, Kansas City has also agreed to provide contractor services for the collection of HHW at outreach collection sites throughout the SWMD area. Residents of the Participating Member will be able to deliver HHW to outreach collection sites, the dates and locations of which will be negotiated by the SWMD and Kansas City. If, at the request of a Participating Member, an outreach collection is held within its boundaries, the Participating Member agrees that Kansas City or the contractor shall have overall control of the collection activities but the Participating Member shall provide the following:

- adequate and safe sites with unobstructed public access;
- access to restroom facilities and drinking water
- adequate publicity of the date and location of the mobile collection;
- a means for the collection, removal and disposal of any wastes that do not meet the definition of hazardous waste;
- volunteers or workers to conduct traffic control, survey participating residents, stack latex paint and automotive batteries, and assist with non-hazardous waste removal and bulking of motor oil;

- means of limiting the vehicles to a number negotiated by Kansas City and the SWMD (estimated to be either 100, 200, 300, or 400 vehicles per outreach collection);
- a forklift and forklift operator available at the opening and closing of the event; and
- access to residents of any city or county that is also a participating member.

VI Reports

The SWMD will provide to the Participating Member quarterly reports on the operations of the Kansas City and Lee's Summit permanent facilities and on the operations of the outreach collections, based on information provided to the SWMD by Kansas City and Lee's Summit. The quarterly reports shall include the following information:

- Total number vehicles using each facility (permanent or mobile) on a quarterly basis;
- Number of vehicles from each participating member using the facility;
- An end-of-the-year summary report including waste composition and disposition.
- Each program year the district will provide brochures which include facility hours of operation, mobile event schedule, and contact information

VII. Insurance. The SWMD agrees that, pursuant to the terms of its Agreement with Kansas City, Kansas City shall maintain liability insurance related to the outreach collection sites under which the community where the site is located shall be named as an additional insured.

VIII Legal Jurisdiction

Nothing in this Agreement shall be construed as either limiting or extending the legal jurisdiction of the parties.

MARC Solid Waste Management District:

10/14/15 Date:

Chris Busse Chair

Participating Member:

_____ Date:

Please print name and title

**Intergovernmental Agreement between the
MARC Solid Waste Management District and
Unincorporated Jackson County, Missouri relating to the
Regional Household Hazardous Waste Collection Program**

This Agreement is entered into pursuant to Missouri Revised Statutes Section 70.210 *et seq.*

Whereas, Cass, Clay, Jackson, Platte, and Ray Counties and the City of Kansas City have formed the MARC Solid Waste Management District (SWMD) pursuant to Sections 260.300 through 260.345 of the Revised Statutes of Missouri (1986 & Cum. Supp. 1990) and the members of the SWMD include most cities within the member counties; and

Whereas the City of Kansas City, Missouri (Kansas City) operates a permanent Household Hazardous Waste facility located at 4707 Deramus, Kansas City, Missouri, and operates outreach sites for collection of Household Hazardous Waste (HHW) at various locations and on various dates; and

Whereas, the City of Lee's Summit, Missouri operates a permanent Household Hazardous Waste Facility located at 2101 S.E. Hamblen Road, Lee's Summit; and

Whereas, Kansas City and Lee's Summit have made these HHW collection facilities available for use by members of the SWMD and the SWMD, Kansas City and Lee's Summit have agreed to create a regional household hazardous waste program for the benefit of all members of the SWMD; and

Whereas, Unincorporated Jackson County, Missouri (sometimes referred to in this Agreement as the "Participating Member") intends to participate in the Regional HHW Collection Program;

Therefore, the SWMD and the Participating Member agree that participation in the Regional HHW Collection Program shall be on the following terms and conditions:

I Definitions

Household Hazardous Waste (HHW) shall mean waste that would be classified as hazardous waste by 40 CFR 261.20 through 261.35 but that is exempt under 40 CFR 261.4 (b) (1) (made applicable in Missouri by 10 CSR 25-4.261) because it is generated by households. Examples include paint products, household cleaners, automotive fluids, pesticides, batteries, and similar materials. A determination of whether any material meets this definition shall be made by Kansas City.

II Effective Date

Unincorporated Jackson County, Missouri agrees to participate in the Regional HHW Collection Program for a one-year period beginning on January 1, 2016.

III Termination

A. Budget Limitations. This Agreement and all obligations of the Participating Member and the SWMD arising therefrom shall be subject to any limitation imposed by budget law. The parties represent that they have within their respective budgets sufficient funds to discharge the obligations and duties assumed and sufficient funds for the purpose of maintaining this Agreement. This Agreement shall be deemed to terminate by operation of law on the date of expiration of funding.

B. Termination of regional program. If the regional household hazardous waste program is terminated prior to the expiration of this Agreement, the SWMD shall refund the amount paid by the participating member, less the cost of services provided prior to termination of the regional program. The cost of services shall be assessed at seventy-five dollars (\$75.00) for each vehicle belonging to a resident of the participating member that has been served prior to the termination of the program, not to exceed the amount paid by the participating member.

C. Each participating member will be required to notify the SWMD, Kansas City and Lee's Summit in writing of its intention to renew the annual agreement for the following year no later than December 15. In the event that notification is not provided in advance or the final decision is made to not rejoin the program for the upcoming year, the participating member is responsible for any costs incurred by Kansas City and/or Lee's Summit to serve residents after December 31. Kansas City and SWMD reserve the right to invoice the member city or county for any waste disposal costs incurred as a result of late notification.

IV *Duties of Participating Member*

A. *Fees.* Unincorporated Jackson County, Missouri agrees to pay the sum of **\$23,244.00** to participate in the 2016 Regional HHW Collection Program for the period from January 1 to December 31. The program participation fee is based on a per capita rate of \$1.04 applied to 2010 census figures as shown in Attachment One. The fee may be adjusted if a participating member has more current census data. At least one-half of this amount shall be paid within thirty (30) days upon receiving the district invoice. Payment of any remaining balance shall be paid within the following six months.

B. *Payment.* The Participating Member shall be obligated for payment of the amount shown in Paragraph IV(A) irrespective of the participation of its citizens, or of any actual expenses incurred by the SWMD, Kansas City, or Lee's Summit attributable to the Participating Member, except in the event of termination of the regional program, as reflected in III(B) above. Payment by the Participating Member of the agreed upon amount shall not be contingent upon renewal of this Agreement or renewal of the Agreement between the SWMD and Kansas City or Lee's Summit.

Annual Renewal. The agreement between the SWMD and the Participating Member will be subject to renewal each year. To assure community information is included in the printed promotional material, agreements will be due no later than February 1, 2016. No pro ration of fees is applicable under this agreement.

C. *Contact Person.* The Participating Member agrees to notify the SWMD and Kansas City, on or before the date of this Agreement, of the name of an individual who will serve as its contact person with respect to the Regional HHW Collection Program.

V *Services Provided by the SWMD*

A. *Permanent Collection Facilities.* HHW collection services shall be provided by Kansas City and Lee's Summit pursuant to agreements entered into between the SWMD and Kansas City, and the SWMD and Lee's Summit. Pursuant to those agreements, residents of the Participating Member may deliver HHW, by appointment, if required, and during normal hours of operation, to the Kansas City permanent HHW facility and to the Lee's Summit permanent HHW facility.

B. *Outreach Collections.* Pursuant to the agreement between the SWMD and Kansas City, Kansas City has also agreed to provide contractor services for the collection of HHW at outreach collection sites throughout the SWMD area. Residents of the Participating Member will be able to deliver HHW to outreach collection sites, the dates and locations of which will be negotiated by the SWMD and Kansas City. If, at the request of a Participating Member, an outreach collection is held within its boundaries, the Participating Member agrees that Kansas City or the contractor shall have overall control of the collection activities but the Participating Member shall provide the following:

- adequate and safe sites with unobstructed public access;
- access to restroom facilities and drinking water
- adequate publicity of the date and location of the mobile collection;
- a means for the collection, removal and disposal of any wastes that do not meet the definition of hazardous waste;
- volunteers or workers to conduct traffic control, survey participating residents, stack latex paint and automotive batteries, and assist with non-hazardous waste removal and bulking of motor oil;

- means of limiting the vehicles to a number negotiated by Kansas City and the SWMD (estimated to be either 100, 200, 300, or 400 vehicles per outreach collection);
- a forklift and forklift operator available at the opening and closing of the event; and
- access to residents of any city or county that is also a participating member.

VI Reports

The SWMD will provide to the Participating Member quarterly reports on the operations of the Kansas City and Lee's Summit permanent facilities and on the operations of the outreach collections, based on information provided to the SWMD by Kansas City and Lee's Summit. The quarterly reports shall include the following information:

- Total number vehicles using each facility (permanent or mobile) on a quarterly basis;
- Number of vehicles from each participating member using the facility;
- An end-of-the-year summary report including waste composition and disposition.
- Each program year the district will provide brochures which include facility hours of operation, mobile event schedule, and contact information

VII. Insurance. The SWMD agrees that, pursuant to the terms of its Agreement with Kansas City, Kansas City shall maintain liability insurance related to the outreach collection sites under which the community where the site is located shall be named as an additional insured.

VIII Legal Jurisdiction

Nothing in this Agreement shall be construed as either limiting or extending the legal jurisdiction of the parties.

MARC Solid Waste Management District:

10/14/15 Date:

Chris Busse Chair

Participating Member:

_____ Date:

Please print name and title

**Intergovernmental Agreement between the
MARC Solid Waste Management District and
Unincorporated Jackson County, Missouri relating to the
Regional Household Hazardous Waste Collection Program**

This Agreement is entered into pursuant to Missouri Revised Statutes Section 70.210 *et seq.*

Whereas, Cass, Clay, Jackson, Platte, and Ray Counties and the City of Kansas City have formed the MARC Solid Waste Management District (SWMD) pursuant to Sections 260.300 through 260.345 of the Revised Statutes of Missouri (1986 & Cum. Supp. 1990) and the members of the SWMD include most cities within the member counties; and

Whereas the City of Kansas City, Missouri (Kansas City) operates a permanent Household Hazardous Waste facility located at 4707 Deramus, Kansas City, Missouri, and operates outreach sites for collection of Household Hazardous Waste (HHW) at various locations and on various dates; and

Whereas, the City of Lee's Summit, Missouri operates a permanent Household Hazardous Waste Facility located at 2101 S.E. Hamblen Road, Lee's Summit; and

Whereas, Kansas City and Lee's Summit have made these HHW collection facilities available for use by members of the SWMD and the SWMD, Kansas City and Lee's Summit have agreed to create a regional household hazardous waste program for the benefit of all members of the SWMD; and

Whereas, Unincorporated Jackson County, Missouri (sometimes referred to in this Agreement as the "Participating Member") intends to participate in the Regional HHW Collection Program;

Therefore, the SWMD and the Participating Member agree that participation in the Regional HHW Collection Program shall be on the following terms and conditions:

I Definitions

Household Hazardous Waste (HHW) shall mean waste that would be classified as hazardous waste by 40 CFR 261.20 through 261.35 but that is exempt under 40 CFR 261.4 (b) (1) (made applicable in Missouri by 10 CSR 25-4.261) because it is generated by households. Examples include paint products, household cleaners, automotive fluids, pesticides, batteries, and similar materials. A determination of whether any material meets this definition shall be made by Kansas City.

II Effective Date

Unincorporated Jackson County, Missouri agrees to participate in the Regional HHW Collection Program for a one-year period beginning on January 1, 2016.

III Termination

A. Budget Limitations. This Agreement and all obligations of the Participating Member and the SWMD arising therefrom shall be subject to any limitation imposed by budget law. The parties represent that they have within their respective budgets sufficient funds to discharge the obligations and duties assumed and sufficient funds for the purpose of maintaining this Agreement. This Agreement shall be deemed to terminate by operation of law on the date of expiration of funding.

B. Termination of regional program. If the regional household hazardous waste program is terminated prior to the expiration of this Agreement, the SWMD shall refund the amount paid by the participating member, less the cost of services provided prior to termination of the regional program. The cost of services shall be assessed at seventy-five dollars (\$75.00) for each vehicle belonging to a resident of the participating member that has been served prior to the termination of the program, not to exceed the amount paid by the participating member.

C. Each participating member will be required to notify the SWMD, Kansas City and Lee's Summit in writing of its intention to renew the annual agreement for the following year no later than December 15. In the event that notification is not provided in advance or the final decision is made to not rejoin the program for the upcoming year, the participating member is responsible for any costs incurred by Kansas City and/or Lee's Summit to serve residents after December 31. Kansas City and SWMD reserve the right to invoice the member city or county for any waste disposal costs incurred as a result of late notification.

IV *Duties of Participating Member*

A. *Fees.* Unincorporated Jackson County, Missouri agrees to pay the sum of **\$23,244.00** to participate in the 2016 Regional HHW Collection Program for the period from January 1 to December 31. The program participation fee is based on a per capita rate of \$1.04 applied to 2010 census figures as shown in Attachment One. The fee may be adjusted if a participating member has more current census data. At least one-half of this amount shall be paid within thirty (30) days upon receiving the district invoice. Payment of any remaining balance shall be paid within the following six months.

B. *Payment.* The Participating Member shall be obligated for payment of the amount shown in Paragraph IV(A) irrespective of the participation of its citizens, or of any actual expenses incurred by the SWMD, Kansas City, or Lee's Summit attributable to the Participating Member, except in the event of termination of the regional program, as reflected in III(B) above. Payment by the Participating Member of the agreed upon amount shall not be contingent upon renewal of this Agreement or renewal of the Agreement between the SWMD and Kansas City or Lee's Summit.

Annual Renewal. The agreement between the SWMD and the Participating Member will be subject to renewal each year. To assure community information is included in the printed promotional material, agreements will be due no later than February 1, 2016. No pro ration of fees is applicable under this agreement.

C. *Contact Person.* The Participating Member agrees to notify the SWMD and Kansas City, on or before the date of this Agreement, of the name of an individual who will serve as its contact person with respect to the Regional HHW Collection Program.

V *Services Provided by the SWMD*

A. *Permanent Collection Facilities.* HHW collection services shall be provided by Kansas City and Lee's Summit pursuant to agreements entered into between the SWMD and Kansas City, and the SWMD and Lee's Summit. Pursuant to those agreements, residents of the Participating Member may deliver HHW, by appointment, if required, and during normal hours of operation, to the Kansas City permanent HHW facility and to the Lee's Summit permanent HHW facility.

B. *Outreach Collections.* Pursuant to the agreement between the SWMD and Kansas City, Kansas City has also agreed to provide contractor services for the collection of HHW at outreach collection sites throughout the SWMD area. Residents of the Participating Member will be able to deliver HHW to outreach collection sites, the dates and locations of which will be negotiated by the SWMD and Kansas City. If, at the request of a Participating Member, an outreach collection is held within its boundaries, the Participating Member agrees that Kansas City or the contractor shall have overall control of the collection activities but the Participating Member shall provide the following:

- adequate and safe sites with unobstructed public access;
- access to restroom facilities and drinking water
- adequate publicity of the date and location of the mobile collection;
- a means for the collection, removal and disposal of any wastes that do not meet the definition of hazardous waste;
- volunteers or workers to conduct traffic control, survey participating residents, stack latex paint and automotive batteries, and assist with non-hazardous waste removal and bulking of motor oil;

- means of limiting the vehicles to a number negotiated by Kansas City and the SWMD (estimated to be either 100, 200, 300, or 400 vehicles per outreach collection);
- a forklift and forklift operator available at the opening and closing of the event; and
- access to residents of any city or county that is also a participating member.

VI *Reports*

The SWMD will provide to the Participating Member quarterly reports on the operations of the Kansas City and Lee's Summit permanent facilities and on the operations of the outreach collections, based on information provided to the SWMD by Kansas City and Lee's Summit. The quarterly reports shall include the following information:

- Total number vehicles using each facility (permanent or mobile) on a quarterly basis;
- Number of vehicles from each participating member using the facility;
- An end-of-the-year summary report including waste composition and disposition.
- Each program year the district will provide brochures which include facility hours of operation, mobile event schedule, and contact information

VII. *Insurance.* The SWMD agrees that, pursuant to the terms of its Agreement with Kansas City, Kansas City shall maintain liability insurance related to the outreach collection sites under which the community where the site is located shall be named as an additional insured.

VIII *Legal Jurisdiction*

Nothing in this Agreement shall be construed as either limiting or extending the legal jurisdiction of the parties.

MARC Solid Waste Management District:

10/14/15 Date:

Chris Busse Chair

Participating Member:

_____ Date:

Please print name and title

**Intergovernmental Agreement between the
MARC Solid Waste Management District and
Unincorporated Jackson County, Missouri relating to the
Regional Household Hazardous Waste Collection Program**

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Whereas, Cass, Clay, Jackson, Platte, and Ray Counties and the City of Kansas City have formed the MARC Solid Waste Management District (SWMD) pursuant to Sections 260.300 through 260.345 of the Revised Statutes of Missouri (1986 & Cum. Supp. 1990) and the members of the SWMD include most cities within the member counties; and

Whereas the City of Kansas City, Missouri (Kansas City) operates a permanent Household Hazardous Waste facility located at 4707 Deramus, Kansas City, Missouri, and operates outreach sites for collection of Household Hazardous Waste (HHW) at various locations and on various dates; and

Whereas, the City of Lee's Summit, Missouri operates a permanent Household Hazardous Waste Facility located at 2101 S.E. Hamblen Road, Lee's Summit; and

Whereas, Kansas City and Lee's Summit have made these HHW collection facilities available for use by members of the SWMD and the SWMD, Kansas City and Lee's Summit have agreed to create a regional household hazardous waste program for the benefit of all members of the SWMD; and

Whereas, Unincorporated Jackson County, Missouri (sometimes referred to in this Agreement as the "Participating Member") intends to participate in the Regional HHW Collection Program;

Therefore, the SWMD and the Participating Member agree that participation in the Regional HHW Collection Program shall be on the following terms and conditions:

I Definitions

Household Hazardous Waste (HHW) shall mean waste that would be classified as hazardous waste by 40 CFR 261.20 through 261.35 but that is exempt under 40 CFR 261.4 (b) (1) (made applicable in Missouri by 10 CSR 25-4.261) because it is generated by households. Examples include paint products, household cleaners, automotive fluids, pesticides, batteries, and similar materials. A determination of whether any material meets this definition shall be made by Kansas City.

II Effective Date

Unincorporated Jackson County, Missouri agrees to participate in the Regional HHW Collection Program for a one-year period beginning on January 1, 2016.

III Termination

A. Budget Limitations. This Agreement and all obligations of the Participating Member and the SWMD arising therefrom shall be subject to any limitation imposed by budget law. The parties represent that they have within their respective budgets sufficient funds to discharge the obligations and duties assumed and sufficient funds for the purpose of maintaining this Agreement. This Agreement shall be deemed to terminate by operation of law on the date of expiration of funding.

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C. Each participating member will be required to notify the SWMD, Kansas City and Lee's Summit in writing of its intention to renew the annual agreement for the following year no later than December 15. In the event that notification is not provided in advance or the final decision is made to not rejoin the program for the upcoming year, the participating member is responsible for any costs incurred by Kansas City and/or Lee's Summit to serve residents after December 31. Kansas City and SWMD reserve the right to invoice the member city or county for any waste disposal costs incurred as a result of late notification.

IV *Duties of Participating Member*

A. *Fees.* Unincorporated Jackson County, Missouri agrees to pay the sum of **\$23,244.00** to participate in the 2016 Regional HHW Collection Program for the period from January 1 to December 31. The program participation fee is based on a per capita rate of \$1.04 applied to 2010 census figures as shown in Attachment One. The fee may be adjusted if a participating member has more current census data. At least one-half of this amount shall be paid within thirty (30) days upon receiving the district invoice. Payment of any remaining balance shall be paid within the following six months.

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Annual Renewal. The agreement between the SWMD and the Participating Member will be subject to renewal each year. To assure community information is included in the printed promotional material, agreements will be due no later than February 1, 2016. No pro ration of fees is applicable under this agreement.

C. *Contact Person.* The Participating Member agrees to notify the SWMD and Kansas City, on or before the date of this Agreement, of the name of an individual who will serve as its contact person with respect to the Regional HHW Collection Program.

V *Services Provided by the SWMD*

A. *Permanent Collection Facilities.* HHW collection services shall be provided by Kansas City and Lee's Summit pursuant to agreements entered into between the SWMD and Kansas City, and the SWMD and Lee's Summit. Pursuant to those agreements, residents of the Participating Member may deliver HHW, by appointment, if required, and during normal hours of operation, to the Kansas City permanent HHW facility and to the Lee's Summit permanent HHW facility.

B. *Outreach Collections.* Pursuant to the agreement between the SWMD and Kansas City, Kansas City has also agreed to provide contractor services for the collection of HHW at outreach collection sites throughout the SWMD area. Residents of the Participating Member will be able to deliver HHW to outreach collection sites, the dates and locations of which will be negotiated by the SWMD and Kansas City. If, at the request of a Participating Member, an outreach collection is held within its boundaries, the Participating Member agrees that Kansas City or the contractor shall have overall control of the collection activities but the Participating Member shall provide the following:

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- a forklift and forklift operator available at the opening and closing of the event; and
- access to residents of any city or county that is also a participating member.

VI *Reports*

The SWMD will provide to the Participating Member quarterly reports on the operations of the Kansas City and Lee's Summit permanent facilities and on the operations of the outreach collections, based on information provided to the SWMD by Kansas City and Lee's Summit. The quarterly reports shall include the following information:

- Total number vehicles using each facility (permanent or mobile) on a quarterly basis;
- Number of vehicles from each participating member using the facility;
- An end-of-the-year summary report including waste composition and disposition.
- Each program year the district will provide brochures which include facility hours of operation, mobile event schedule, and contact information

VII. *Insurance.* The SWMD agrees that, pursuant to the terms of its Agreement with Kansas City, Kansas City shall maintain liability insurance related to the outreach collection sites under which the community where the site is located shall be named as an additional insured.

VIII *Legal Jurisdiction*

Nothing in this Agreement shall be construed as either limiting or extending the legal jurisdiction of the parties.

MARC Solid Waste Management District:

10/14/15 Date:

Chris Busse Chair

Participating Member:

_____ Date:

Please print name and title

IN THE COUNTY LEGISLATURE OF JACKSON COUNTY, MISSOURI

A RESOLUTION authorizing the County Executive to execute an Intergovernmental Agreement with the Cities of Kansas City and Grandview, Missouri related to the relocation of the Kenneth Road Bridge.

RESOLUTION NO. 19070, February 8, 2016

INTRODUCED BY Dan Tarwater III, County Legislator

WHEREAS, the current Kenneth Road Bridge over the Blue River is a bailey bridge, a type of portable bridge, located at the western corporate limits of Jackson County and the City of Kansas City, Missouri, at the eastern city limits of Overland Park, Kansas, and adjacent to property owned by Loch Lloyd Country Club; and,

WHEREAS, the County loaned the bridge to the City of Kansas City in the early 1990's for use after a flood destroyed the previous bridge at that location; and,

WHEREAS, the Kenneth Road Bridge is in poor condition and will be dismantled this year for construction of a replacement bridge; and,

WHEREAS, by Resolution 18600, dated September 2, 2014, the Legislature did authorize the execution of an Interlocal Cooperative Agreement with the Cities of Kansas City, Missouri, Overland Park, KS, and Loch Lloyd Country Club in connection with the Kenneth Road Bridge Replacement Project; and,

WHEREAS, the City of Grandview, Missouri ("City") desires to use the obsolete

Kenneth Road Bridge on City-owned park property; and,

WHEREAS, the City of Grandview has made arrangements with the U.S. Army to dismantle and transport the bridge to its park; and,

WHEREAS, an Intergovernmental Agreement between the County, and the Cities of Grandview and Kansas City is an appropriate instrument to set out the rights and obligations of each party related to this transfer; now therefore,

BE IT RESOLVED by the County Legislature of Jackson County, Missouri, the County Executive be and hereby is authorized to execute an Intergovernmental Agreement between the County and the Cities of Grandview and Kansas City, Missouri, related to the transfer of the Kenneth Road Bridge, in a form to be approved by the County Counselor.

Effective Date: This Resolution shall be effective immediately upon its passage by a majority of the Legislature.

APPROVED AS TO FORM:



Chief Deputy County Counselor



County Counselor

Certificate of Passage

I hereby certify that the attached resolution, Resolution No. 19070 of February 8, 2016, was duly passed on _____, 2016 by the Jackson County Legislature. The votes thereon were as follows:

Yeas _____

Nays _____

Abstaining _____

Absent _____

Date

Mary Jo Spino, Clerk of Legislature

REQUEST FOR LEGISLATIVE ACTION


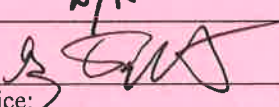

Completed by County Counselor's Office:

Resolution No.: 19070

Sponsor(s): Dan Tarwater III

Date: February 8, 2016

<p>SUBJECT</p>	<p>Action Requested <input checked="" type="checkbox"/> Resolution <input type="checkbox"/> Ordinance</p> <p>Project/Title: <u>Authorizing the County Executive to execute an agreement with Kansas City, Missouri and Grandview, Missouri to allow the transfer and relocation of the "Bailey Bridge" on Kenneth Road over the Blue River to Grandview, Missouri.</u></p>										
<p>BUDGET INFORMATION <i>To be completed By Requesting Department and Finance</i></p>	<table border="1"> <tr> <td>Amount authorized by this legislation this fiscal year:</td> <td>\$0</td> </tr> <tr> <td>Amount previously authorized this fiscal year:</td> <td>\$0</td> </tr> <tr> <td>Total amount authorized after this legislative action:</td> <td>\$0</td> </tr> <tr> <td>Amount budgeted for this item * (including transfers):</td> <td>\$0</td> </tr> <tr> <td>Source of funding (name of fund) and account code number; FROM / TO</td> <td>FROM ACCT TO ACCT</td> </tr> </table> <p>* If account includes additional funds for other expenses, total budgeted in the account is: \$</p> <p>OTHER FINANCIAL INFORMATION:</p> <p><input checked="" type="checkbox"/> No budget impact (no fiscal note required) <input type="checkbox"/> Term and Supply Contract (funds approved in the annual budget); estimated value and use of contract: Department: Estimated Use: \$</p> <p>Prior Year Budget (if applicable): Prior Year Actual Amount Spent (if applicable):</p>	Amount authorized by this legislation this fiscal year:	\$0	Amount previously authorized this fiscal year:	\$0	Total amount authorized after this legislative action:	\$0	Amount budgeted for this item * (including transfers):	\$0	Source of funding (name of fund) and account code number; FROM / TO	FROM ACCT TO ACCT
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Source of funding (name of fund) and account code number; FROM / TO	FROM ACCT TO ACCT										
<p>PRIOR LEGISLATION</p>	<p>Prior ordinances and (date):</p> <p>Prior resolutions and (date): 18600-9/2/2014</p>										
<p>CONTACT INFORMATION</p>	<p>RLA drafted by (name, title, & phone): Mark Trosen, Deputy COO ext. 11377</p>										
<p>REQUEST SUMMARY</p>	<p>Whereas, Jackson County loaned the Bailey Bridge to Kansas City, Missouri in the early '90s as an interim crossing of the Blue River following the removal of the previous bridge at that location due to a flood;</p> <p>Whereas, the Bailey Bridge is a one lane bridge that was to be used as a temporary crossing until such time as a new 2 lane bridge could be funded;</p> <p>Whereas, by Resolution 18600, the County executed an Interlocal Cooperative Agreement with the Cities of Kansas City, Missouri, Overland Park, Kansas, and Loch Lloyd Country Club to cost share the design and construction of a new bridge planned to be completed in 2017;</p> <p>Whereas, the Bailey Bridge will need to be dismantled in 2016;</p> <p>Whereas, the City of Grandview, Missouri can use the Bailey Bridge in a city park and have made an arrangement with the US Army to dismantle and transport the Bailey Bridge to the Grandview city park;</p>										

	<p>Whereas, Section 1137 of the Jackson County Code authorizes the County Legislature to transfer any obsolete or unusable property to any other governmental agency without compensation, regardless of the property's original acquisition cost;</p> <p>Whereas, the Director of Finance and Purchasing has declared the Bailey Bridge as obsolete and unusable county property;</p> <p>Therefore, Be it resolved by the County Legislature of Jackson County, Missouri that the County Executive be and hereby authorized to execute an agreement with Kansas City, Missouri and Grandview, Missouri to transfer the Bailey Bridge to Grandview, Missouri.</p>	
CLEARANCE	<input type="checkbox"/> Tax Clearance Completed (Purchasing & Department) <input type="checkbox"/> Business License Verified (Purchasing & Department) <input type="checkbox"/> Chapter 6 Compliance - Affirmative Action/Prevailing Wage (County Auditor's Office)	
ATTACHMENTS		
REVIEW	Department Director: 	Date: 2/1/16
	Finance (Budget Approval): <i>If applicable</i> N/A	Date:
	Division Manager: 	Date: 2/1/16
	County Counselor's Office: 	Date:

Fiscal Information (to be verified by Budget Office in Finance Department)

- This expenditure was included in the annual budget.
- Funds for this were encumbered from the _____ Fund in _____.
- There is a balance otherwise unencumbered to the credit of the appropriation to which the expenditure is chargeable and there is a cash balance otherwise unencumbered in the treasury to the credit of the fund from which payment is to be made each sufficient to provide for the obligation herein authorized.
- Funds sufficient for this expenditure will be/were appropriated by Ordinance # _____
- Funds sufficient for this appropriation are available from the source indicated below.

Account Number:	Account Title:	Amount Not to Exceed:

- This award is made on a need basis and does not obligate Jackson County to pay any specific amount. The availability of funds for specific purchases will, of necessity, be determined as each using agency places its order.
- This legislative action does not impact the County financially and does not require Finance/Budget approval.

IN THE COUNTY LEGISLATURE OF JACKSON COUNTY, MISSOURI

A RESOLUTION approving the 2016-2017 Jackson County Assessment and Equalization Maintenance Plan.

RESOLUTION NO. 19071, February 8, 2016

INTRODUCED BY Dennis Waits, County Legislator

WHEREAS, section 137.115 of the Revised Statutes of Missouri requires the County Assessor, or his equivalent in Jackson County, the Director of Assessment, to submit a two-year assessment and equalization maintenance plan to the Legislature; and,

WHEREAS, section 137.115 further requires review and approval of that plan by the Legislature; and,

WHEREAS, the Director of Assessment has submitted a two-year plan, a copy of which is attached hereto, in accordance with the requirements of section 137.115, and monies required for said plan for 2016 have been appropriated by the Legislature for deposit in the Assessment Fund, with funds for 2017 subject to appropriation; now therefore,

BE IT RESOLVED by the County Legislature of Jackson County, Missouri, that the attached two-year assessment and equalization maintenance plan for 2016-2017 submitted by the Director of Assessment is hereby approved as submitted.

Effective Date: This Resolution shall be effective immediately upon its passage by a majority of the Legislature.

APPROVED AS TO FORM:



Chief Deputy County Counselor



County Counselor

Certificate of Passage

I hereby certify that the attached resolution, Resolution No. 19071 of February 8, 2016, was duly passed on _____, 2016 by the Jackson County Legislature. The votes thereon were as follows:

Yeas _____

Nays _____

Abstaining _____

Absent _____

Date

Mary Jo Spino, Clerk of Legislature

REQUEST FOR LEGISLATIVE ACTION

Completed by County Counselor's Office:
 Res/Ord No.: 19071
 Sponsor(s): Dennis Waits
 Date: February 8, 2016

SUBJECT	Action Requested <input checked="" type="checkbox"/> Resolution <input type="checkbox"/> Ordinance Project/Title: 2016-2017 Jackson County Assessment and Equalization Maintenance Plan										
BUDGET INFORMATION <i>To be completed By Requesting Department and Finance</i>	<table border="1"> <tr> <td>Amount authorized by this legislation this fiscal year:</td> <td>\$0</td> </tr> <tr> <td>Amount previously authorized this fiscal year:</td> <td>\$0</td> </tr> <tr> <td>Total amount authorized after this legislative action:</td> <td>\$0</td> </tr> <tr> <td>Amount budgeted for this item * (including transfers):</td> <td>\$0</td> </tr> <tr> <td>Source of funding (name of fund) and account code number; FROM / TO</td> <td>FROM ACCT TO ACCT</td> </tr> </table> <p>* If account includes additional funds for other expenses, total budgeted in the account is: \$</p> <p>OTHER FINANCIAL INFORMATION:</p> <p><input checked="" type="checkbox"/> No budget impact (no fiscal note required) <input type="checkbox"/> Term and Supply Contract (funds approved in the annual budget); estimated value and use of contract: Department: Estimated Use: \$</p> <p>Prior Year Budget (if applicable): Prior Year Actual Amount Spent (if applicable):</p>	Amount authorized by this legislation this fiscal year:	\$0	Amount previously authorized this fiscal year:	\$0	Total amount authorized after this legislative action:	\$0	Amount budgeted for this item * (including transfers):	\$0	Source of funding (name of fund) and account code number; FROM / TO	FROM ACCT TO ACCT
Amount authorized by this legislation this fiscal year:	\$0										
Amount previously authorized this fiscal year:	\$0										
Total amount authorized after this legislative action:	\$0										
Amount budgeted for this item * (including transfers):	\$0										
Source of funding (name of fund) and account code number; FROM / TO	FROM ACCT TO ACCT										
PRIOR LEGISLATION	Prior ordinances and (date): Prior resolutions and (date): 18394- January 2014										
CONTACT INFORMATION	RLA drafted by (name, title, & phone): Carol Gordon, Office Administrator, (816) 881-3263										
REQUEST SUMMARY	<p>Section 137.115 of the Revised Statutes of Missouri requires the County Assessor or his equivalent in Jackson County, the Director of Assessment, to submit a two-year assessment and equalization maintenance plan to the Legislature and requires review and approval of that plan by the legislature.</p> <p>The Director of Assessment has submitted a two-year plan, a copy of which is attached hereto, in accordance with the requirements of section 137.115, and monies for said plan for 2016 have been appropriated by the Legislature for deposit in the Assessment Fund, with the funds for 2017 subject to appropriation.</p> <p>This RLA is requesting that the County Legislature approves the two-year assessment and equalization maintenance plan for 2016-2017 submitted by the Director of Assessment.</p>										

CLEARANCE	<input type="checkbox"/> Tax Clearance Completed (Purchasing & Department) <input type="checkbox"/> Business License Verified (Purchasing & Department) <input type="checkbox"/> Chapter 6 Compliance - Affirmative Action/Prevailing Wage (County Auditor's Office)	
ATTACHMENTS	2016-2017 Jackson County Assessment and Equalization Maintenance Plan	
REVIEW	Department Director: <i>Robert D. Murphy</i>	Date: <i>Feb. 2, 2016</i>
	Finance (Budget Approval): <i>If applicable</i>	Date:
	Division Manager: <i>[Signature]</i>	Date: <i>2-2-16</i> <i>2-2-16</i>
	County Counselor's Office:	Date:

Fiscal Information (to be verified by Budget Office in Finance Department)

- This expenditure was included in the annual budget.
- Funds for this were encumbered from the _____ Fund in _____.
- There is a balance otherwise unencumbered to the credit of the appropriation to which the expenditure is chargeable and there is a cash balance otherwise unencumbered in the treasury to the credit of the fund from which payment is to be made each sufficient to provide for the obligation herein authorized.
- Funds sufficient for this expenditure will be/were appropriated by Ordinance # _____
- Funds sufficient for this appropriation are available from the source indicated below.

Account Number:	Account Title:	Amount Not to Exceed:

- This award is made on a need basis and does not obligate Jackson County to pay any specific amount. The availability of funds for specific purchases will, of necessity, be determined as each using agency places its order.
- This legislative action does not impact the County financially and does not require Finance/Budget approval.

Honorable Missouri State Tax Commissioners:

December 30, 2015

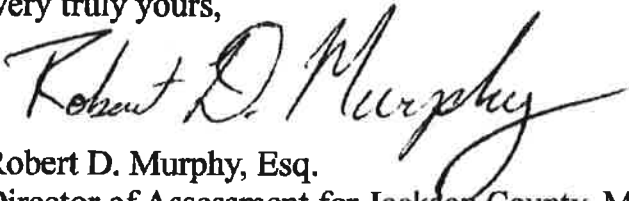
To follow you will find the Jackson County, Missouri, Assessment Department's 2016 – 2017 Maintenance Plan. The plan addresses all critical and key elements of the coming assessment cycle.

For the 2017 reassessment, all taxable real estate parcels in the County are subject to a physical inspection according to significant physical changes or increases in valuation greater than fifteen (15%) percent.

The residential and commercial units of the Department will review new construction, miscellaneous permits, demolitions, occupancy checks, and parcels effected by segregation and merger. In addition, the Jackson County, Missouri, Assessment Department will look at any review of assessments filed in the office for tax year 2016 and informal reviews of assessments filed for the tax year 2017.

The Jackson County, Missouri, Assessment Department will strive to accomplish the plan set forth while continually evaluating market changes. Please feel free to contact me at telephone number 816-881-3239 if you have any questions or concerns.

Very truly yours,

A handwritten signature in cursive script that reads "Robert D. Murphy". The signature is written in black ink and is positioned above the typed name and title.

Robert D. Murphy, Esq.
Director of Assessment for Jackson County, Missouri

Assessment Maintenance Plan

Jackson County

January 1, 2016 Through December 31, 2017

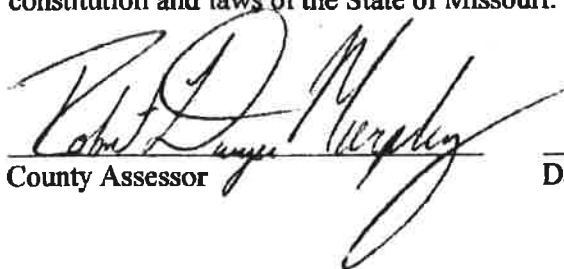
- I. MISSION STATEMENT and APPROVAL
- II. FUNCTIONS AND RESPONSIBILITIES
- III. CHARTS AND REPORTS
- IV. FORMS TO BE UTILIZED
- V. PLAN BUDGET

Mission Statement

The Jackson County Assessor and State Tax Commission shall strive to assess all property in a fair and uniform manner; shall strive to discover, list and assess all taxable property within the county; shall faithfully and impartially execute this assessment maintenance plan; shall develop assessments based on current market value as of the date of appraisal; shall promptly and efficiently respond to questions, complaints, and needs of taxpayers and assessment officers; and shall uphold the constitution and statutes of the State of Missouri.

2016-2017 Assessment Maintenance Plan

I, Robert Dwyer Murphy, the duly appointed Jackson County Assessor, submit the following assessment maintenance plan for the 2016-2017 assessment maintenance cycle. This plan contains the framework and all of the necessary elements to allow me to carry out my official duties as required by the constitution and laws of the State of Missouri.


County Assessor

Dec. 31, 2015
Date

2016-2017 Assessment Maintenance Plan Agreement and Approval

The parties to this plan, the County Assessor, the County Commission, and the State Tax Commission, agree to its specific terms as well as these general obligations:

The Assessor will assess all taxable property in the county uniformly and at the statutorily required percentage of market value for the respective property. The actions of the assessor and staff will comply with the requirements found in Article X, Section 3 of the state constitution, Chapters 53, 137, 138 and any other pertinent chapter of the Revised Statutes of Missouri.

The County will provide office facilities and the budgetary support, as set out in this agreement, to allow the Assessor and staff to carry out the terms of this agreement and the duties of the Assessor's Office.

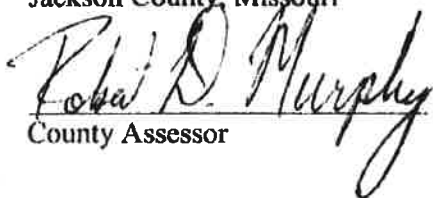
The State Tax Commission will provide technical assistance, including regular visits by the field representative, educational training, guidelines and other resources to aid the assessor in the execution of this plan. Further, in consideration for the Assessor supplying assessment services in compliance with the terms and obligations of this plan, the state will provide cost-share reimbursement funds to the extent specified in § 137.750, RSMo.

It is hereby affirmed by the County, that an Assessment Fund has been established, and that the general revenue funds required of this plan will be deposited into the Assessment Fund.

The undersigned approve this plan, submitted this 31st day of December, 2015.

Jackson County, Missouri

State Tax Commission of Missouri


County Assessor

31-Dec-2015
Dated

STC Chairman

Dated

STC Commissioner

Dated

STC Commissioner

Dated

Definitions

As used in this agreement the following words shall have the meaning attributed to them in this subsection:

1. The word "County" means Jackson County, Missouri.
2. The word "Commission" means the State Tax Commission of Missouri.
3. The words "Market Value" mean the most probable price in terms of money which a property will bring if exposed for sale on the open market for a reasonable length of time, providing there is a knowledgeable buyer and seller both aware of the uses to which a property is adapted and for which it is capable of being used. Used synonymously with True Value in Money.
4. For land used for agricultural purposes, the words "Market Value" or "True Value in Money" shall mean the value the land has for agricultural and horticultural use, which is based upon the land's productive capability as set out in Section 137.017 - 137.021.
5. The words "Project", "Plan", or "Agreement" shall mean the assessment maintenance plan.
6. The word "Ownership Maps or Mapping" means all ownership maps and related records which are prepared or compiled by the County under the guidelines of the original mapping contract or a more current mapping/GIS project.
7. The words "Replacement Cost New (RCN)" means the cost, including material, labor, and overhead, that would be incurred in constructing an improvement having the same utility to its owner as the improvement in question, without necessarily reproducing exactly any particular characteristic of the property.
8. The word "Depreciation" means the loss in value of an object, relative to its replacement cost new, whether the loss of value is caused by physical deterioration, economic obsolescence or functional obsolescence.
9. The words "Physical Deterioration" mean the loss of value caused by wear and tear.
10. The words "Economic Obsolescence" mean the loss in value of a property (relative to the cost of replacing it with a property of equal utility) that stems from factors external to the property.
11. The words "Functional Obsolescence" mean the loss in value of a property resulting from changes in tastes, preferences, technical innovations, or market standards.
12. The words "Submitting to Commission" for reports or PRC cards means mailing paper copies or emailing digital PDF or TIF files to localassistance@stc.mo.gov.
13. The words "Index Study" are synonymous with "Manual Level Study."

Real Property FUNCTIONS AND RESPONSIBILITIES

Job Title Comments		Responsibility
Director of Assessment Taxpayer Support	1.	Public information and public relations - on going.
GIS Department	2.	Update mylars/digitized maps, property record cards, work index cards, final alpha cards and/or other related forms. Complete on a quarterly or monthly basis. Ownership data will be maintained to within <u>three</u> months.
Commercial Department Residential Department Research Analyst	3.	Sales information. Obtain, verify and log sales information from all COV's ¹ . Copy corresponding PRC and file with the returned sale letter. Other sources may include certificates of value, real estate agents, appraisers, banks and savings & loans, etc. All sale information will be available for review and use by the Commission.
Commercial Department Residential Department Research Analyst	4.	Building Costs. Obtain and verify current building costs. The new construction log will be utilized to identify and locate new construction samples ² .
Commercial Department Residential Department Research Analyst	5.	Conduct sale analysis of <u>all</u> available sales. Studies will be conducted to determine the base rates for building costs, land values, and rates of depreciation-both physical and obsolescence.
Commercial Department Residential Department Research Analyst	A)	Building Cost Index for 2017. An index study/manual level study will be completed and submitted by June 30, 2016 to the Commission for their review and approval. The study will include PRC copies of all index samples.
Commercial Department Residential Department Research Analyst	B)	Depreciation studies will be completed and submitted to the Commission by June 30, 2016 for review and comment. In addition, studies will be conducted by neighborhood or other strata to identify obsolescence.
Commercial Department Residential Department Research Analyst	C)	Land value studies will be conducted by neighborhood and land rates will be established which when properly applied result in a fair and reasonable land value for parcels assessed at market value. These studies will be submitted to the Commission for review and comment by June 30, 2016.

Job Title Comments		Responsibility
Commercial Department Residential Department Research Analyst	6.	Complete interim untrended index study or preliminary manual level study, based on additional average quality, new construction, to be completed and submitted to the Commission by October 1, 2017.
Residential Department Research Analyst	7.	Sale Ratio Studies: Will be conducted by neighborhood or other strata. The object being to determine the relative level of assessment between the county's appraised value and the sale price of the sold property. Complete on a Quarterly basis and generate summary by neighborhood or strata, listing the number of sales, the low, high, mean, median and weighted mean ratios, C.O.D., P.R.D. and the time-frame of the sales used within the study.
Commercial Department Residential Department Research Analyst	8.	Recalculate all proposed 2017 land values and improvement costs, up to replacement cost new prior to conducting field review, to be completed by 03/31/2016.
Commercial Department Residential Department Research Analyst	9.	Conduct final field review. If your county's 2013 Residential and/or Commercial Ratio Study were out of compliance and having a median ratio from 80.00% to 89.99%, a narrative shall be attached to this 2016-2017 plan detailing specific action(s) in steps 9A – 9H to bring the county in compliance.
Commercial Department Residential Department Research Analyst	A)	Inspect ³ recently sold properties to establish bench marks. Update neighborhood sales analysis. Based on the updated neighborhood sale analysis, corrective actions will be outlined and implemented to ensure final 2017 values will reflect local market conditions. This would include adjusting index level/manual adjustment level, neighborhood factors, special units, condition adjustments, site improvement values, etc.
Commercial Department Residential Department	B)	Review, data collect, and photograph all new improvements and additions.
Commercial Department Residential Department	C)	Review changes resulting from mapping segregations and mergers.
Commercial Department Residential Department	D)	Verify ⁴ accuracy of all physical data, quality grades of improvements, subclassification of land and improvements. Property records will be updated to reflect changes or to correct errors. Take new photographs if none exists, or the

		improvement's condition has substantially changed.
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Job Title Comments		Responsibility
Commercial Department Residential Department	F)	Review land value and apply adjustments as needed.
Commercial Department Residential Department	F)	Assign depreciation to improvements. Depreciation will be assigned to reflect the physical condition and obsolescence applied (whether economic or functional) as needed, to ensure the final value reflects current local market conditions. Notes will be listed ⁵ on the PRC to explain any adjustments.
Residential Department	G)	Adjust agricultural land grades where required, changing the agricultural maps and property record cards accordingly. ⁶
Commercial Department Residential Department	H)	Update review date on property record card. ⁷
Commercial Department Residential Department	10.	Complete final calculations following field review, data entry and finalize your estimate of market value.
Commercial Department	11.	Income. Obtain and verify income and expense information for commercial property. Review records for 2014, 2015 and 2016. ⁸
Commercial Supervisor	12.	Develop appropriate capitalization rates for income producing properties and calculate their values by the income approach. ⁹
Director of Assessment Systems Administrator	14.	Prepare notices to taxpayers for increases in value, (by June 15th in 2017). ¹⁰
Appraisal Staff	15.	Conduct informal meetings with taxpayers, (complete by June 30th annually).
Appraisal Staff	16.	Prepare for and defend values at board of equalization annually.
Director of Assessment Systems Administrator	17.	Complete the real property assessment roll (by 7/01 annually).
Director of Assessment Research Analyst	18.	Submit electronic copy of assessment and appraisal data to Commission for ratio study (by 8/01 of odd numbered year).
Director of Assessment Research Analyst	19.	Provide electronic file of previous two years sales to Commission for ratio study (by 3/01 of even numbered year).

Personal Property FUNCTIONS AND RESPONSIBILITIES

Job Title Comments		Responsibility
Director of Assessment System Administrator	1.	Mail State Tax Commission approved personal property assessment forms by (2/1 annually).
Deputy Director Commercial Supervisor Business Personal Supervisor	2.	Process railroad and utility returns for appraisal of locally assessed property (by 4/20 annually).
Business Personal Staff System Administrator	3.	Process State Tax Commission approved personal property assessment forms
Director of Assessment System Administrator	4.	Prepare second notice to taxpayers whose assessment list has not been received (by 4/1 annually). Track and log late lists, penalties and waivers.
Director of Assessment	5.	Complete the personal property assessment roll (by 7/01 annually).
Additional Comments:		

CHARTS AND REPORTS

The following charts and reports have been recommended by the State Tax Commission. We intend to prepare and incorporate into the plan the selected charts and reports by the date shown.

Date Available		
7/31/2016 7/31/2017	A.	Parcel Count. All parcels, both taxable and exempt, including manufactured homes on leased land, REA's, CATV's, and other unmapped parcels where applicable.
1/1/2016	B.	Proposed budget through December 31, 2017.
1/1/2016	C.	Phase Chart through December 31, 2017.
1/1/2016	D.	Personnel Estimation Chart through December 31, 2017.
1/1/2016	E.	Employment Schedule through December 31, 2017.
1/1/2016	F.	Organization Chart to show overall responsibility and accountability.
1/1/2016	G.	Duties and responsibilities itemized for each personnel position.
1/1/2016	H.	A narrative description of all major phases, including standard procedures and assignments of responsibility.
3/31/2016	I.	A training outline for all personnel.
6/1/2016	J.	A detailed field manual for data collectors.
11/1/2016	K.	Abated property report. To be submitted by November 1, 2017.
3/31/2017	L.	Annual Computer Inventory. A summary of disk usage by system users, and anticipated maintenance costs expected for the year. To be submitted by March 31 each year.

FORMS TO BE UTILIZED

The following forms have been recommended for equalization and maintenance purposes by the State Tax Commission. We intend to incorporate the following forms into the plan and submit them by date shown.

Date Available		
1/31/2016	A.	COV's – see exhibit A
1/31/2016	B.	Income and expense forms
N/A	C.	Assessment change notice
1/31/2016	D.	Informal hearing forms
1/31/2016	E.	Board of equalization forms
1/31/2016	F.	Split tax statement forms
1/31/2016	G.	Statistical Analysis forms
1/31/2016	H.	Data verification forms for new construction
1/31/2016	I.	New construction log
1/31/2016	J.	Project control log to track different phases by map sheet
1/31/2016	K.	Map count log to track parcel counts by map sheet
1/31/2016 1/31/2017	L.	Real estate and personal property assessment roll pages
1/31/2016 1/31/2017	M.	Individual and business personal property lists
1/31/2016 1/31/2017	N.	Second notice for non-returned assessment list

NOTES:

¹COV equals Certificate of Value. See exhibit attached.

²We employ Marshall and Swift base rates modified and including local cost references.

³Desktop review and field review process.

⁴Ibid.

⁵In the CAMA record

⁶Ibid.

⁷Ibid.

⁸To include national and regional third party surveys and information collected during informal review and Board of Equalization processes, but without direct income and expense survey to each individual property owner.

⁹Ibid.

¹⁰Our practice is to notice all property owners of the 2017 value regardless of increase, decrease, or no change.

BUDGET SUMMARY

Revised: 01/29/2016

	Approved 2015	Requested 2016	Tentative 2017
Expenditure Summary			
Salaries	\$4,538,202.00	\$3,421,655.24	\$3,421,655.24
Office Supplies and Expenses	\$429,447.00	\$318,074.00	\$318,074.00
Training and Mileage	\$235,170.00	\$81,280.00	\$81,280.00
Other Costs	\$1,660,223.00	\$3,091,198.00	\$3,091,198.00
Equipment and Computer	\$371,014.00	\$340,385.00	\$340,385.00
TOTAL	\$7,234,056.00	\$7,252,592.24	\$7,252,592.24
Sources of Revenue			
County General Revenue	\$0.00		
Tax Collection Withholding	\$5,313,181.00	\$6,482,965.00	\$6,482,965.00
State Reimbursement	\$1,045,241.00	\$932,680.75	\$932,680.75
Other	\$0.00		
TOTAL	\$6,358,422.00	\$7,415,645.75	\$7,415,645.75
Expenditures by Quarter			
1st Quarter	\$1,808,514.00	\$1,813,148.06	\$1,813,148.06
2nd Quarter	\$1,808,514.00	\$1,813,148.06	\$1,813,148.06
3rd Quarter	\$1,808,514.00	\$1,813,148.06	\$1,813,148.06
4th Quarter	\$1,808,514.00	\$1,813,148.06	\$1,813,148.06
TOTAL	\$7,234,056.00	\$7,252,592.24	\$7,252,592.24
Current Parcel Count	296146	296541	296541
Cost per Parcel	\$24.43	\$24.46	\$24.46

As required by Chapter 137.750 RSMo, 1994 as amended, certain costs (computers, aerial photography, etc.) require Commission approval before such purchases are made in order to receive state reimbursement. Although allocated building and/or maintenance costs for county-owned property or other non-reimbursable costs may be contained within your plan they will not qualify for state reimbursement. The Commission will process quarterly reimbursement requests promptly when in compliance with the approved plan.

PERSONNEL ESTIMATION CALCULATIONS

County : Jackson

2016-2017

PHASE	NUMBER OF PARCELS	STANDARD LEVEL OF PRODUCTION	WORK DAYS REQUIRED	TOTAL WORK DAYS	PERSONS NEEDED
Change Notices	290,000	12946	22	20	1.12
Public Traffic	75,000	16	4,688	480	9.77
Processing Transfers					
Updating Maps/GIS Splits & Deletes	80,000	63	1,270	360	3.53
COV Processing	35,000	21	1,667	480	3.47
New Appraisal System, Data Entry					
Preliminary Calculations	260,600	100	2,606	280	9.31
Final Review	260,600	100	2,606	160	16.29
Final Calculations	260,600	100	2,606	120	21.72
Office Review	260,600	100	2,606	280	9.31
Data Entry, Real Estate	260,600	100	2,606	480	5.43
New Construction Review	7,000	27	259	320	0.81
Final Calculations, New Construction	7,000	27	259	260	1.00
Office Review New Construction	7,000	27	259	280	0.93
Data Entry, Real Estate - New Const.	7,000	27	259	480	0.54
Commercial Real Estate Review	25,000	51	490	240	2.04
Prepare & Mail P.P. Lists	320,000	1498	214	80	2.67
Process P.P. Lists	320,000	150	2,133	160	13.33
Data entry, Personal Property	320,000	150	2,133	160	13.33
Informal Hearings - Commercial	500	1	500	120	4.17
Board of Equalization - Commercial	1,800	3	600	100	6.00
Informal Hearings - Residential	11,000	15	733	140	5.24
Board of Equalization - Residential	13,000	16	813	100	8.13

Standard Level of Production

= Number of items that can be done by one worker in one day

Work Days Required

= Number of Parcels / Standard Level of Production

Total Work Days

= Number of work days available in a phase (from phase chart)

Persons Needed

= Work Days Required / Total Work Days

PERSONNEL ESTIMATION CALENDAR

County: Jackson

2016

PHASE	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Change Notices					1.12							
Public Traffic	9.77	9.77	9.77	9.77	9.77	9.77	9.77	9.77	9.77	9.77	9.77	9.77
Processing Transfers												
Updating Maps/GIS Splits & Deletes	3.53	3.53	3.53	3.53	3.53	3.53	3.53	3.53	3.53			
COV Processing	3.47	3.47	3.47	3.47	3.47	3.47	3.47	3.47	3.47	3.47	3.47	3.47
New Appraisal System, Data Entry												
Preliminary Calculations	9.31	9.31	9.31	9.31	9.31	9.31	9.31	9.31	9.31	9.31	9.31	9.31
Final Review								16.29	16.29	16.29	16.29	16.29
Final Calculations								21.72	21.72	21.72	21.72	21.72
Office Review	9.31	9.31	9.31	9.31	9.31	9.31	9.31	9.31	9.31	9.31	9.31	9.31
Data Entry, Real Estate	5.43	5.43	5.43	5.43	5.43	5.43	5.43	5.43	5.43	5.43	5.43	5.43
New Construction Review	0.81	0.81	0.81	0.81	0.81	0.81	0.81	0.81				
Final Calculations, New Construction								1.00	1.00	1.00	1.00	1.00
Office Review, New Construction	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93
Data Entry, Real Estate - New Const.	0.54	0.54	0.54	0.54	0.54	0.54	0.54	0.54	0.54	0.54	0.54	0.54
Commercial Real Estate Review	2.04	2.04	2.04	2.04	2.04	2.04			2.04	2.04	2.04	2.04
Prepare & Mail P.P. Lists	2.67											2.67
Process P.P. Lists		13.33	13.33	13.33	13.33							
Data Entry, Personal Property		13.33	13.33	13.33	13.33							
Review of Assessments- Residential	5.24	5.24	5.24	5.24	5.24							
Board of Equalization - Residential							8.13	8.13				
Informal Hearings - Commercial	4.17	4.17	4.17	4.17	4.17							
Board of Equalization - Commercial							6.00	6.00				
Total	57.22	81.21	81.21	81.21	82.33	45.14	57.23	74.52	83.34	79.31	79.81	82.48

- Standard Level of Production = Number of items that can be done by one worker in one day
- Work Days Required = Number of Parcels / Standard Level of Production
- Total Work Days = Number of work days available in a phase (from phase chart)
- Persons Needed = Work Days Required / Total Work Days

PERSONNEL ESTIMATION CALENDAR

County : Jackson

2017

PHASE	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Change Notices					1.12							
Public Traffic	9.77	9.77	9.77	9.77	9.77	9.77	9.77	9.77	9.77	9.77	9.77	9.77
Processing Transfers												
Updating Map/GIS Splits & Deletes	3.53	3.53	3.53	3.53	3.53	3.53	3.53	3.53	3.53			
COV Processing	3.47	3.47	3.47	3.47	3.47	3.47	3.47	3.47	3.47	3.47	3.47	3.47
New Appraisal System, Data Entry												
Preliminary Calculations	9.31	9.31										
Final Review	16.29	16.29										
Final Calculations	21.72	21.72										
Office Review	9.31	9.31										
Data Entry, Real Estate	5.43	5.43	5.43	5.43	5.43	5.43	5.43	5.43	5.43	5.43	5.43	5.43
New Construction Review	0.81	0.81	0.81	0.81	0.81	0.81	0.81	0.81				
Final Calculations, New Construction	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00				
Office Review, New Construction	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93				
Data Entry, Real Estate - New Const.	0.54	0.54	0.54	0.54	0.54	0.54	0.54	0.54	0.54	0.54	0.54	0.54
Commercial Real Estate Review	2.04	2.04										
Prepare & Mail P.P. Lists	2.67											2.67
Process P.P. Lists		13.33	13.33	13.33	13.33							
Data Entry, Personal Property		13.33	13.33	13.33	13.33							
Informal Hearings - Residential					5.24	5.24						
Board of Equalization - Residential							8.13	8.13	8.13			
Informal Hearings - Commercial							4.17					
Board of Equalization - Commercial							6.00	6.00	6.00			
Total	86.82	110.81	52.14	52.14	58.50	50.72	43.78	39.61	36.87	19.21	19.21	21.88

Standard Level of Production

= Number of items that can be done by one worker in one day

Work Days Required

= Number of Parcels / Standard Level of Production

Total Work Days

= Number of work days available in a phase (from phase chart)

Persons Needed

= Work Days Required / Total Work Days

Estimated Quarterly Budget
Year: 2016

Revised: 01/29/2016

Salaries	No.	Total Expenditures	No.	Jan-Feb-Mar		Apr-May-Jun		Jul-Aug-Sep		Oct-Nov-Dec	
				Expenditures	No.	Expenditures	No.	Expenditures	No.	Expenditures	No.
Assessor		\$107,429.80		\$26,857.45		\$26,857.45		\$26,857.45		\$26,857.45	
Deputy		\$177,173.52		\$44,293.38		\$44,293.38		\$44,293.38		\$44,293.38	
Chief Appraiser		\$212,167.72		\$53,041.93		\$53,041.93		\$53,041.93		\$53,041.93	
Review Appraiser		\$435,837.04		\$108,959.26		\$108,959.26		\$108,959.26		\$108,959.26	
Field Personnel		\$759,594.72		\$189,898.68		\$189,898.68		\$189,898.68		\$189,898.68	
Real Estate Clerks		\$754,700.44		\$188,675.11		\$188,675.11		\$188,675.11		\$188,675.11	
Personal Property Clerks		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	
Mapping Staff		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	
Benefits (Soc. Sec.)		\$187,208.00		\$46,802.00		\$46,802.00		\$46,802.00		\$46,802.00	
Health, Unemployment		\$451,604.00		\$112,901.00		\$112,901.00		\$112,901.00		\$112,901.00	
Work, Comp., Etc.		\$335,940.00		\$83,985.00		\$83,985.00		\$83,985.00		\$83,985.00	
Salary Subtotal	0	\$3,421,655.24	0	\$855,413.81	0	\$855,413.81	0	\$855,413.81	0	\$855,413.81	0

Office Supplies and Expenses

Appraisal Guides		\$2,500.00		\$625.00		\$625.00		\$625.00		\$625.00	
Assessment List		\$0.00									
Computer Supplies		\$0.00									
Film/Film Processing		\$0.00									
Mapping Supplies		\$0.00									
Office Supplies		\$18,000.00		\$4,500.00		\$4,500.00		\$4,500.00		\$4,500.00	
Photocopying supplies		\$25,000.00		\$6,250.00		\$6,250.00		\$6,250.00		\$6,250.00	
Printing Cost		\$6,000.00		\$1,500.00		\$1,500.00		\$1,500.00		\$1,500.00	
Stationery		\$0.00									
Other		\$5,000.00		\$1,250.00		\$1,250.00		\$1,250.00		\$1,250.00	
Postage		\$261,574.00		\$65,393.50		\$65,393.50		\$65,393.50		\$65,393.50	
Telephone		\$0.00									
Office Supply Subtotal		\$318,074.00		\$79,518.50		\$79,518.50		\$79,518.50		\$79,518.50	

Training and Mileage

School/Meetings:											
Assessor		\$28,800.00		\$7,200.00		\$7,200.00		\$7,200.00		\$7,200.00	
Staff		\$4,800.00		\$1,200.00		\$1,200.00		\$1,200.00		\$1,200.00	
Mileage:											
Assessor		\$9,600.00		\$2,400.00		\$2,400.00		\$2,400.00		\$2,400.00	
Staff		\$38,080.00		\$9,520.00		\$9,520.00		\$9,520.00		\$9,520.00	
Training and Mileage Subtotal		\$81,280.00		\$20,320.00		\$20,320.00		\$20,320.00		\$20,320.00	

Estimated Quarterly Budget

Year: 2016

County :

Other Costs	Total Expenditures	Jan-Feb-Mar Expenditures	Apr-May-Jun Expenditures	Jul-Aug-Sep Expenditures	Oct-Nov-Dec Expenditures
Contracts:					
Appraisal	\$431,669.00	\$107,917.25	\$107,917.25	\$107,917.25	\$107,917.25
Map Maintenance	\$610,820.00	\$152,705.00	\$152,705.00	\$152,705.00	\$152,705.00
Aerial Photography	\$0.00				
Other Expenses	\$2,048,709.00	\$512,177.25	\$512,177.25	\$512,177.25	\$512,177.25
Other Costs Subtotal	\$3,091,198.00	\$772,799.50	\$772,799.50	\$772,799.50	\$772,799.50

Equipment and Computer

Equipment:					
Purchases	\$0.00				
Maintenance	\$0.00				
Computer Expenses					
Hardware Purchases	\$5,000.00	\$1,250.00	\$1,250.00	\$1,250.00	\$1,250.00
Software Purchases	\$20,766.00	\$5,191.50	\$5,191.50	\$5,191.50	\$5,191.50
Maintenance - Hardware	\$0.00				
Maintenance - Software	\$314,619.00	\$78,654.75	\$78,654.75	\$78,654.75	\$78,654.75
Equipment and Computer Subtotal	\$340,385.00	\$85,096.25	\$85,096.25	\$85,096.25	\$85,096.25

Total Cost Summary

Total	Jan-Feb-Mar	Apr-May-Jun	Jul-Aug-Sep	Oct-Nov-Dec
Salary	\$3,421,655.24	\$855,413.81	\$855,413.81	\$855,413.81
Office Supplies	\$318,074.00	\$79,518.50	\$79,518.50	\$79,518.50
Training and Mileage	\$81,280.00	\$20,320.00	\$20,320.00	\$20,320.00
Other Costs	\$3,091,198.00	\$772,799.50	\$772,799.50	\$772,799.50
Equipment and Computer	\$340,385.00	\$85,096.25	\$85,096.25	\$85,096.25
Total all Costs	\$7,252,592.24	\$1,813,148.06	\$1,813,148.06	\$1,813,148.06

Sources of Revenue

Total	Jan-Feb-Mar	Apr-May-Jun	Jul-Aug-Sep	Oct-Nov-Dec
County General Revenue	\$0.00			
Tax Collection Withholding	\$6,482,965.00	\$1,620,741.25	\$1,620,741.25	\$1,620,741.25
State Reimbursement	\$932,680.75	\$233,170.00	\$233,170.00	\$233,170.00
Other	\$0.00			
Total all Revenue	\$7,415,645.75	\$1,853,911.25	\$1,853,911.25	\$1,853,911.25

Current Parcel Count	296,541
Cost per Parcel	\$24.46

Estimated Quarterly Budget
Year: 2017

Revised: 01/29/2016

Salaries	No.	Total Expenditures	Jan.-Feb-Mar		Apr-May-Jun		Jul-Aug-Sep		Oct-Nov-Dec	
			No.	Expenditures	No.	Expenditures	No.	Expenditures	No.	Expenditures
Assessor	0	\$107,429.80	0	\$26,857.45	0	\$26,857.45	0	\$26,857.45	0	\$26,857.45
Deputy	0	\$177,173.52	0	\$44,293.38	0	\$44,293.38	0	\$44,293.38	0	\$44,293.38
Chief Appraiser	0	\$212,167.72	0	\$53,041.93	0	\$53,041.93	0	\$53,041.93	0	\$53,041.93
Review Appraiser	0	\$435,837.04	0	\$108,959.26	0	\$108,959.26	0	\$108,959.26	0	\$108,959.26
Field Personnel	0	\$759,594.72	0	\$189,898.68	0	\$189,898.68	0	\$189,898.68	0	\$189,898.68
Real Estate Clerks	0	\$754,700.44	0	\$188,675.11	0	\$188,675.11	0	\$188,675.11	0	\$188,675.11
Personal Property Clerks	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00
Mapping Staff	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00
Benefits (Soc. Sec.)	0	\$187,208.00	0	\$46,802.00	0	\$46,802.00	0	\$46,802.00	0	\$46,802.00
Health, Unemployment	0	\$451,604.00	0	\$112,901.00	0	\$112,901.00	0	\$112,901.00	0	\$112,901.00
Work. Comp., Etc.	0	\$335,940.00	0	\$83,985.00	0	\$83,985.00	0	\$83,985.00	0	\$83,985.00
Salary Subtotal	0	\$3,421,655.24	0	\$855,413.81	0	\$855,413.81	0	\$855,413.81	0	\$855,413.81

Office Supplies and Expenses

Appraisal Guides	0	\$2,500.00	0	\$625.00	0	\$625.00	0	\$625.00	0	\$625.00
Assessment List	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00
Computer Supplies	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00
Film/Film Processing	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00
Mapping Supplies	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00
Office Supplies	0	\$18,000.00	0	\$4,500.00	0	\$4,500.00	0	\$4,500.00	0	\$4,500.00
Photocopying supplies	0	\$25,000.00	0	\$6,250.00	0	\$6,250.00	0	\$6,250.00	0	\$6,250.00
Printing Cost	0	\$6,000.00	0	\$1,500.00	0	\$1,500.00	0	\$1,500.00	0	\$1,500.00
Stationery	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00
Other	0	\$5,000.00	0	\$1,250.00	0	\$1,250.00	0	\$1,250.00	0	\$1,250.00
Postage	0	\$261,574.00	0	\$65,393.50	0	\$65,393.50	0	\$65,393.50	0	\$65,393.50
Telephone	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00
Office Supply Subtotal	0	\$318,074.00	0	\$79,518.50	0	\$79,518.50	0	\$79,518.50	0	\$79,518.50

Training and Mileage

School/Meetings:	0									
Assessor	0	\$28,800.00	0	\$7,200.00	0	\$7,200.00	0	\$7,200.00	0	\$7,200.00
Staff	0	\$4,800.00	0	\$1,200.00	0	\$1,200.00	0	\$1,200.00	0	\$1,200.00
Mileage:	0									
Assessor	0	\$9,600.00	0	\$2,400.00	0	\$2,400.00	0	\$2,400.00	0	\$2,400.00
Staff	0	\$38,080.00	0	\$9,520.00	0	\$9,520.00	0	\$9,520.00	0	\$9,520.00
Training and Mileage Subtotal	0	\$81,280.00	0	\$20,320.00	0	\$20,320.00	0	\$20,320.00	0	\$20,320.00

Estimated Quarterly Budget

Year: 2016

County :

Other Costs	Total Expenditures	Expenditures			Total Expenditures
		Jan-Feb-Mar	Apr-May-Jun	Jul-Aug-Sep	
Contracts:	0				
Appraisal	\$431,669.00	\$107,917.25	\$107,917.25	\$107,917.25	\$107,917.25
Map Maintenance	\$610,820.00	\$152,705.00	\$152,705.00	\$152,705.00	\$152,705.00
Aerial Photography	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Other Expenses	\$2,048,709.00	\$512,177.25	\$512,177.25	\$512,177.25	\$512,177.25
Other Costs Subtotal	\$3,091,198.00	\$772,799.50	\$772,799.50	\$772,799.50	\$772,799.50

Equipment and Computer

Equipment:					
Purchases	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Maintenance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Computer Expenses					
Hardware Purchases	\$5,000.00	\$1,250.00	\$1,250.00	\$1,250.00	\$1,250.00
Software Purchases	\$20,766.00	\$5,191.50	\$5,191.50	\$5,191.50	\$5,191.50
Maintenance - Hardware	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Maintenance - Software	\$314,619.00	\$78,654.75	\$78,654.75	\$78,654.75	\$78,654.75
Equipment and Computer Subtotal	\$340,385.00	\$85,096.25	\$85,096.25	\$85,096.25	\$85,096.25

Total Cost Summary

Total	Expenditures			Total
	Jan-Feb-Mar	Apr-May-Jun	Jul-Aug-Sep	
Salary	\$3,421,655.24	\$855,413.81	\$855,413.81	\$855,413.81
Office Supplies	\$318,074.00	\$79,518.50	\$79,518.50	\$79,518.50
Training and Mileage	\$81,280.00	\$20,320.00	\$20,320.00	\$20,320.00
Other Costs	\$3,091,198.00	\$772,799.50	\$772,799.50	\$772,799.50
Equipment and Computer	\$340,385.00	\$85,096.25	\$85,096.25	\$85,096.25
Total all Costs	\$7,252,592.24	\$1,813,148.06	\$1,813,148.06	\$1,813,148.06

Sources of Revenue

Cash Flow Analysis				
County General Revenue	\$0.00	\$0.00	\$0.00	\$0.00
Tax Collection Withholding	\$6,482,965.00	\$1,620,741.25	\$1,620,741.25	\$1,620,741.25
State Reimbursement	\$932,680.75	\$233,170.00	\$233,170.00	\$233,170.00
Other	\$0.00	\$0.00	\$0.00	\$0.00
Total all Revenue	\$7,415,645.75	\$1,853,911.25	\$1,853,911.25	\$1,853,911.25

Current Parcel Count	296,541
Cost per Parcel	\$24.46