



Office of
Mary Jo Spino
Clerk of the County Legislature

Jackson County Missouri

JOURNAL

County Legislature

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

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

Monday, March 18, 2024

3:00 PM

Ninth Regular Meeting

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

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

1 ROLL CALL

Present 8 - Jeanie Lauer, Jalen Anderson, Donna Peyton, Manuel Abarca IV, Venessa Huskey, Charlie Franklin, DaRon McGee and Sean E. Smith

Excused 1 - Megan L. Marshall

2 THE PLEDGE OF ALLEGIANCE

Recited.

3 APPROVAL OF THE JOURNAL OF THE PREVIOUS MEETING

A motion was made by Sean E. Smith, seconded by Venessa Huskey to approve the journal of the previous meeting held on March 11, 2024. The motion passed by a voice vote.

4 HEARINGS

Dan Wehmuller, JCDC Partners, LLC, and Jeff Jenkins, J.E. Dunn, gave an update on the Detention Center Project. The project remains on schedule and on budget. The project will be substantially completed by December 2025, and operational by February 2026. With the approval of the Component Packages 2B and 2C the Legislature has committed 95% of the guaranteed maximum price (GMP). This has allowed them to move forward on the site with construction activities. They have now concluded the design phase of the project. They have reviewed the construction documents with the user groups and gotten their input on how users would like to see ideal optimization and efficiency. The team will now finalize the construction documents for bid. The site work has shifted away from earth settlement and grading. There are now significant footings and underground utility conduits in place. The Legislature has the opportunity to visit the site. The team is also developing social media posts and is keeping the general public informed about the progress of the project.

Manual Abarca IV, County Legislator, asked about the challenges to keeping the project to prevailing wage for both fabrication and batch plants. Mr. Wehmuller said the design-build agreement that was established under the prior legislature was reviewed by the legal department and County compliance. It was drafted to meet the Missouri labor standards and comply with the state statutes regarding prevailing wages. He said he believes the question is one of defining what is onsite versus offsite and what are the adjacencies. The batch plant and fabrication yard at the time of the agreement were considered offsite. The resolution that the Legislature put forth recently provides additional direction and the team has identified procedures to put them into compliance. It is a work in progress.

Mr. Abarca said he believes this defines the batch plant in such a way that it does not comply with prevailing wage. He believed it was the position of the Legislature and the Administration that people be paid prevailing wages. Mr. Abarca said he believes the County should stop construction on the Detention Center. He is overwhelmingly disappointed in the efforts.

Dan Wehmuller said he is not stating what anyone should or should not be paid. County Compliance is the party responsible for monitoring and interpreting design build processes. Monitoring the compliance is outside the scope of JCDC Partners. The interpretation was made in good faith.

Jeff Jenkins said they are not trying to avoid paying prevailing wage. The resolution by the Legislature clarified information. They are in the process of complying with the resolution and state statute.

Jalen Anderson, County Legislator, asked about the meaning of paying workers prevailing wage and what is the timeline for that process. Mr. Jenkins said the work at the Detention Center property has always been prevailing wage or above. The question came up with the pre-fabrication facility and where that falls in the prevailing wage order. Reconciliation is with the pre-cast model. Mr. Jenkins said they are going back to reconcile anyone who did not get paid at the rate determined to be prevailing wage. He hopes this to be completed by the end of the week. Mr. Anderson asked for an email confirming when it is completed.

Donna Peyton, County Legislator, said they are anticipating prevailing wage to be rectified by the end of the week. She asked if the auditors would have the wage reports they need by that time. Mr. Jenkins said he would be sure wage reports are included.

Ms. Peyton asked about unions doing cross-union work. Mr. Jenkins said there are two things at play. First, Missouri prevailing wage statute does not require all union labor. He said 99% of the workers at the prefab facility are

union workers. They have unionized the pre-fabrication plant.

Sean E. Smith, County Legislator, asked if they could characterize the wage gap they will need to reconcile. Mr. Jenkins said the prevailing wage for a unionized worker is higher. Mr. Jenkins said they need to make additional analysis because it may not be that big of a gap.

Mr. Abarca asked if there will be requests for more funds for the Detention Center Project. Troy Schulte, County Administrator, said currently they remain within the GMP. If there continue to be additional asks, that may change.

5 COMMUNICATIONS WITH AND REPORTS OF THE COUNTY EXECUTIVE

Frank White, Jr., was not present. The Administration had no report.

Sean E. Smith asked about the long lines and concerns with individual personal property tax customers at the Historic Truman Courthouse. Troy Schulte said they have added additional staff and hope to restart IPP services at the Downtown Kansas City Courthouse May 1. The Recorder of Deeds office has been moved to increase capacity at the Truman Courthouse. They hope to offer Saturday hours through April, but that will depend on staff from Collections, Assessment, and the Sheriff's office to be available to work on Saturdays.

Manuel Abarca asked about the reassessment data he had previously requested. Mr. Schulte said he had those reports and invited Mr. Abarca to review those with him.

Mr. Abarca asked what the emergency relief fund is. Mr. Schulte said the County has a 3% mandatory contingency that is required by state law. A true emergency would likely come from undesignated funds.

Mr. Abarca asked about the possibility of leveraging American Rescue Plan Funds (ARPA) for gun violence prevention. Caleb Clifford, Chief of Staff, said he has no updates but affirms that the County Executive is committed to working with the Legislature for the expenditure of ARPA funds.

6 PERFECTION OF PROPOSED ORDINANCES AND REPORTS OF COMMITTEE

[5836](#)

AN ORDINANCE appropriating \$975,000.00 from the undesignated fund balance of the 2024 County Improvement Fund to cover the cost of renovations and accessibility to the Family Court Division of the 16th Judicial Circuit Court.

(Justice and Law Enforcement Committee - 1st. Perfection)

7 FINAL PASSAGE OF PROPOSED ORDINANCES

None.

8 RESOLUTIONS IN COMMITTEE

[21519](#) A RESOLUTION authorizing the County Executive or the Chairman of the Legislature to sell the County-owned property located at 1300 Washington Street, Kansas City, MO 64105 via the competitive bidding process.

(Land Use Committee - 6th. Meeting)

[21536](#) A RESOLUTION approving the 2024-2025 Jackson County Assessment and Equalization Maintenance Plan.

(Finance and Audit Committee - 4th. Meeting)

[21537](#) A RESOLUTION expressing the intent of the Legislature to direct the Chief Lobbyist to advocate to the Missouri General Assembly in support of greater local controls for Jackson County.

(Inter-Governmental Affairs Committee - 4th. Meeting)

A motion was made by Sean Smith, seconded by Jalen Anderson to waive the reading of Resolutions #21537, #21538, #21540, #21546, #21552, #21553, #21554, #21562, and #21572. The motion passed by a voice vote.

[21538](#) A RESOLUTION expressing the intent of the Legislature to direct the Chief Lobbyist to advocate in support of trans rights to the Missouri General Assembly.

(Inter-Governmental Affairs Committee - 4th. Meeting)

[21540](#) A RESOLUTION expressing the intent of the Legislature to direct the Chief Lobbyist to advocate to the Missouri General Assembly in opposition to House Bills 2367, 2470, and 2523.

(Inter-Governmental Affairs Committee - 4th. Meeting)

[21546](#) A RESOLUTION expressing the intent of the Legislature to direct the Chief Lobbyist to advocate to the Missouri General Assembly in support of maintaining a fair and equitable citizen initiative petition process.

(Inter-Governmental Affairs Committee - 4th. Meeting)

[21552](#) A RESOLUTION expressing the intent of the Legislature to direct the Chief Lobbyist to advocate to the Missouri General Assembly in support of Blair's Law and greater local gun control for Jackson County.

(Inter-Governmental Affairs Committee - 3rd. Meeting)

- [21553](#) A RESOLUTION expressing the intent of the Legislature to direct the Chief Lobbyist to advocate to the Missouri General Assembly in support of the County Assessor being an elected position in Jackson County.
(Inter-Governmental Affairs Committee - 3rd. Meeting)
- [21554](#) A RESOLUTION expressing the intent of the Legislature to direct the Chief Lobbyist to advocate to the Missouri General Assembly in support of the Missouri Nondiscrimination Act in Jackson County.
(Inter-Governmental Affairs Committee - 3rd. Meeting)
- [21562](#) A RESOLUTION expressing the intent of the Legislature to direct the Chief Lobbyist to advocate to the Missouri General Assembly in support of reproductive rights and funding for family planning clinics.
(Inter-Governmental Affairs Committee - 2nd. Meeting)
- [21571](#) A RESOLUTION authorizing the County Executive to execute an Intergovernmental Agreement with the Mid-America Regional Council Solid Waste Management District to provide access to the regional household hazardous waste centers for the residents of the unincorporated areas of Jackson County, at an actual cost to the County in the amount of \$26,795.00.
(Inter-Governmental Affairs Committee - 1st. Meeting)
- A motion was made by Sean Smith, seconded by Jalen Anderson to waive the reading of Resolutions #21571. The motion passed by a voice vote.
- [21572](#) A RESOLUTION expressing the intent of the Legislature to direct the Chief Lobbyist to advocate to the Missouri General Assembly in support of House Joint Resolution 135.
(Inter-Governmental Affairs Committee - 1st. Meeting)
- Manuel Abarca, County Legislator, asked about the lobbyist who was scheduled to give a report at the legislative meeting today. Jeanie Lauer replied that the lobbyist is rescheduled to present at the legislative meeting on March 25, 2024.
- [21573](#) Land Use Committee moved to adopt. Consent Agenda.
- [21574](#) Land Use Committee moved to adopt. Consent Agenda.
- [21575](#) Legislature As A Whole moved to adopt.
- Manuel Abarca IV objected to the Consent Agenda.
- A motion was made by Charlie Franklin, seconded by Sean E. Smith, to adopt Resolution #21575, authorizing a twelve-month extension to an existing term and supply contract for the furnishing of broker and consulting

services for the County's employee group health, life, and dental insurance for use Countywide to CBIZ Benefits of Kansas City, MO, under the terms and conditions of Request for Proposals 42-21.

Jalen Anderson inquired about the objection to the consent agenda. Manuel Abarca IV said he has had multiple employees inform his office that they are not satisfied with CBIZ process in the last few years leading to benefits being offered that are not in the best interests of the individuals. He does not think rushing to adopt this is helpful. He thinks this is something that needs to be taken seriously. He recommends this be held.

Jalen Anderson said he hopes that rather than killing this resolution that the Legislature will take the time to understand what changes may need to happen.

Manuel Abarca IV said the survey conducted by the Human Resources Department will be released this week. He believes it is important to review the survey results before moving forward with this resolution.

Sean E. Smith said the Finance and Audit Committee had a report that there is some urgency on this matter. If the Legislature does not move forward with approving an extension to the Agreement with CBIZ, the County will not have a consultant available to help with the bid process for the employee benefits programs. This is a time sensitive issue. He is not sure if holding this is in the best interest of this process.

A motion was made by Manuel Abarca IV, seconded by Jalen Anderson to hold Resolution #21575. The motion passed by a roll call vote:

Yes: 5 - Jalen Anderson, Donna Peyton, Manuel Abarca IV, Venessa Huskey, DaRon McGee

No: 3 - Charlie Franklin, Jeanie Lauer, Sean E. Smith

Excused: 1 - Megan L. Marshall

Resolution #21575 is now before the Legislature as a Whole.

[21576](#)

Budget Committee moved to adopt. Consent Agenda.

[21577](#)

A RESOLUTION transferring \$981,003.00 within the 2024 General Fund and authorizing the Director of Finance and Purchasing to issue checks in the total amount of \$981,003.00 to cover costs incurred in connection with the April 2, 2024, special election.

(Finance and Audit Committee - 1st. Meeting)

[21578](#)

Land Use Committee moved to adopt. Consent Agenda.

[21579](#)

Legislature As A Whole moved to adopt.

Manuel Abarca objected to the Consent agenda.

Discussion.

A motion was made by Charlie Franklin, seconded by DaRon McGee to adopt Resolution #21579, authorizing the Director of Finance and Purchasing to issue a check to the permanent members of the Jackson County Board of Equalization as a retention stipend in the total amount of \$16,000.00.

A motion was made by Manuel Abarca IV, seconded by Sean E. Smith to hold Resolution #21579. The motion passed by a roll call vote: Yes: 5 - Jalen Anderson, Manuel Abarca IV, Venessa Huskey, DaRon McGee, Sean E. Smith No: 3 - Donna Peyton, Charlie Franklin, Jeanie Lauer Excused: 1 - Megan L. Marshall

Resolution #21579 is now before the Legislature As A Whole.

9 CONSENT AGENDA

[21573](#)

A RESOLUTION awarding a contract for the purchase of eight pontoon boats for use by the Parks + Rec Department to LSK Lebanon, Inc., of Lebanon, MO under the terms and conditions of State of Missouri Contract No. CC232078005, an existing, competitively bid government contract, at an actual cost to the County in the amount of \$267,232.00.

(ADOPTED)

[21574](#)

A RESOLUTION awarding a special event lease agreement for the leasing of golf cars for use by the Parks + Rec Department to M&M Golf Cars of Lee's Summit, MO, at an actual cost to the County in the amount of \$3,900.00.

(ADOPTED)

[21576](#)

A RESOLUTION authorizing the County Executive to execute Cooperative Agreements with certain agencies that provide services and assistance to victims of domestic violence, at an aggregate cost to the County not to exceed \$148,295.00.

(ADOPTED)

[21578](#)

A RESOLUTION awarding a contract for the furnishing of greens landscape equipment for the Fred Arbanas Golf Course for use by the Parks + Rec Department to John Deere & Company of Cary, NC, under the terms and conditions of Sourcewell Contract No. 031121-DAC, an existing, competitively bid government contract, at an actual cost to the County in the amount of \$807,408.36, and declaring certain existing equipment as surplus personal property and authorizing its disposal by way of trade-in.

(ADOPTED)

Resolutions #21573, #21574, #21576 and #21578 were moved to the Consent Agenda for adoption.

A motion was made by Donna Peyton, seconded by Sean E. Smith, to approve the Consent Agenda. The motion passed by a roll call vote:

Yes: 8 - Jeanie Lauer, Jalen Anderson, Donna Peyton, Manuel Abarca IV, Venessa Huskey, Charlie Franklin, DaRon McGee and Sean E. Smith

Excused: 1 - Megan L. Marshall

10 INTRODUCTION OF PROPOSED ORDINANCES AND ASSIGNMENT TO COMMITTEE

None.

11 INTRODUCTION OF PROPOSED RESOLUTIONS AND ASSIGNMENT TO COMMITTEE

[21580](#)

Awarding twenty-four-month term and supply contracts, with one twelve-month option to extend, for the furnishing of towing services for use by various County departments to Brad's Towing & Recovery, LLC of Smithville, MO, E.W. Transport of Kansas City, MO, Independence Specialty Towing, LLC of Independence, MO, Lazer-Pipes Services, Inc. of Grandview, MO, and Santa Fe Tow of Blue Springs, MO, under the terms and conditions of Invitation to Bid No. 23-085.

(Assigned to the Public Works Committee.)

[21581](#)

Awarding twelve-month term and supply contracts, with one twelve-month option to extend, for park site furnishings for use by the Parks + Rec Department to Fry & Associates of Kansas City, MO, and Global Equipment Company Inc. of Port Washington, NY, under the terms and conditions of invitation to Bid No. 23-088.

(Assigned to the Land Use Committee.)

[21582](#) Awarding a twelve-month term and supply contract, with one twelve-month option to extend, for lawn mower tractor maintenance and repair of John Deere equipment for use by the various County departments to Ag-Power of Centerview, MO, as a sole source purchase.

(Assigned to the Public Works Committee.)

[21583](#) Transferring \$150,000.00 within the 2024 Anti-Crime Sales Tax Fund to fully fund the Jackson County Sheriff's Office's 2024 Law Enforcement School Based Initiative.

(Assigned to the Anti-Crime Committee.)

[21584](#) Awarding a twenty-four-month term and supply contract, with one twelve-month option to extend, for the furnishing of fencing installation and repair services for use by the Parks + Rec Department to Guier Fencing of Blue Springs, Missouri, under the terms and conditions of Invitation to Bid No. 24-006.

(Assigned to the Land Use Committee.)

[21585](#) Awarding a thirty-six-month term and supply contract, with two twelve-month options to extend, for the furnishing of elevator maintenance and as needed repairs for use by the Public Works Department to KONE Inc. of Moline, IL, under the terms and conditions of Request for Proposals No. 23-055.

(Assigned to the Public Works Committee.)

[21586](#) Authorizing the Director of Finance and Purchasing to issue a check in the amount of \$5,000.00 to the KC Repertory Theatre, for sponsorship of its 60th Anniversary Gala to be held April 5, 2024, in Kansas City, MO.

(Assigned to the Finance and Audit Committee.)

A motion was made by Venessa Huskey, seconded by Manuel Abarca IV, to adopt Resolution #21586 authorizing the Director of Finance and Purchasing to issue a check in the amount of \$5,000.00 to the KC Repertory Theatre, for sponsorship of its 60th Anniversary Gala to be held April 5, 2024, in Kansas City, MO.

Jeanie Lauer, County Legislator, said there are questions about these funds.

Whitney Miller, Chief Deputy County Counselor, said there is a motion to adopt because this is a resolution. Unless there is a motion to hold, there needs to be a vote on the motion to adopt. A motion to hold would send the resolution to committee.

Jeanie Lauer, County Legislator, relinquished the chair to Sean E. Smith.

A motion was made by Jeanie Lauer, seconded by Jalen Anderson, to hold Resolution #21586.

Discussion.

Jalen Anderson asked about this funding amount. He asked for background information on the request. Ms. Lauer stated that a Legislator's aide made a request to her for sponsorship of a table at this gala event to be paid out of the Legislature as a Whole budget for the purpose of personal use to allow this Legislator to invite guests to the event. Ms. Lauer said this is not the purpose of funds allocated to the Legislature as a Whole budget line. Such request should be made from a Legislator's own district budget line. Since this request was denied, it was taken to the Administration in a roundabout way, which makes it a Jackson County sponsored event. Manuel Abarca IV said to be clear this was a Legislator asking for this sponsorship as Legislature as a Whole. He encourages the Legislature to support organizations like the KC Rep. Donna Peyton said, as she understands it, that \$5,000.00 has been requested as a sponsorship for the KC Repertory Theatre. She was not aware if this was outside procedures in the past. She asked if this is setting a new precedent. She said, for example, she and Legislator Smith sponsored a table at the Black Archives event out of their district budgets. Charlie Franklin, County Legislator, asked if they wanted to start a precedent in which Legislators ask for sponsorships of their organizations to be paid from the Legislature as Whole budget line.

The motion to hold passed by a roll call vote:

Yes: 8 - Jalen Anderson, Donna Peyton, Manuel Abarca IV, Venessa Huskey, Charlie Franklin, DaRon McGee, Jeanie Lauer, and Sean E. Smith

Excused: 1 - Megan L. Marshall

Resolution #21586 was assigned to the Finance and Audit Committee.

[21587](#)

A motion was made by Venessa Huskey, seconded by Jalen Anderson, to adopt Resolution #21587, recognizing the KC Repertory Theatre on the occasion of its 60th Anniversary. The motion passed by a roll call vote:

Yes: 8 - Jeanie Lauer, Jalen Anderson, Donna Peyton, Manuel Abarca IV, Venessa Huskey, Charlie Franklin, DaRon McGee and Sean E. Smith

Excused: 1 - Megan L. Marshall

(ADOPTED)

- [21588](#) Awarding twenty-four-month term and supply contracts, with one twelve-month option to extend, for the furnishing of general contracting services for use by various County departments to Hartline Construction, LLC, of Kansas City, MO, Lytle Construction, Inc., of Lee's Summit, MO, Tailor Made Exteriors of Lee's Summit, MO, and Universal Construction Company, Inc. of Kansas City, KS, under the terms and conditions of Invitation to Bid No. 23-082.
(Assigned to the Finance and Audit Committee.)
- [21589](#) Authorizing the County Executive to execute a Participation Agreement with the Missouri Department of Health and Senior Services related to its summer food service program, with costs to be reimbursed to the County.
(Assigned to the Inter-Governmental Affairs Committee.)
- [21590](#) Amending Rule 7 of the Rules of the Legislature relating to the Sergeant at Arms.

(WITHDRAWN BY SEAN E. SMITH. CONCURRED BY JALEN ANDERSON AND DARON MCGEE.)
- [21591](#) Awarding a contract for the furnishing and installation of audio-visual equipment at the Eastern Jackson County Courthouse for use by the County Legislature to Harvest AV Solutions of Kansas City MO, under the terms and conditions set forth in Circuit Court of Jackson County, Missouri Contract No. 2353-19-25, an existing government contract, at an actual cost to the County not to exceed \$62,934.00.
(Assigned to the Finance and Audit Committee.)

12 COUNTY EXECUTIVE ORDERS

None.

13 UNFINISHED BUSINESS

None.

14 NEW BUSINESS

Donna Peyton said she was concerned that she and Legislator Abarca were unaware that the Inter-Governmental Affairs Committee was canceled because the Chief Lobbyist was not going to be available to present this week under hearings. As a Legislature they strive to work with one another and be in communication with each other. She encourages everyone to keep their committee members informed and up to date on the committee meeting schedule.

Jeanie Lauer directed the Clerk of the County Legislature to excuse the absence of Jalen Anderson for the March 11, 2024 legislative meeting and to excuse the absence of Megan L. Marshall for the March 18, 2024 legislative meeting

Jalen Anderson expressed his sincere thanks to everyone who checked on him while he was out sick. He said Legislator McGee went above and beyond with his assistance.

15 ADJOURNMENT

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

Meeting adjourned until Monday, March 25, 2024 at 3:00 P.M. at the Jackson County Courthouse, 415 E. 12th Street, Kansas City, Missouri, 2nd Floor, Legislative Assembly Area.