

**IN THE COUNTY LEGISLATURE OF JACKSON COUNTY, MISSOURI**

**A RESOLUTION** authorizing payment to certain property owners, in an aggregate amount not to exceed \$122,034.55, for the acquisition of right-of-way and temporary construction easements, and compensation for related damages in connection with the Lee's Summit Road Improvements Project, No. 3122.

**RESOLUTION #17824**, February 27, 2012

**INTRODUCED BY** Bob Spence, County Legislator

WHEREAS, by Resolution 16911, dated May 18, 2009, the Legislature did authorize the Director of Public Works to execute a Memorandum of Understanding with the cities of Kansas City, Missouri and Lee's Summit, Missouri, in connection to improvements to Lee's Summit Road between 40 Highway and Anderson Road; and,

WHEREAS, the Public Works Department is in the process of acquiring the needed right-of-ways, temporary construction easements, and estimating the related damages to property owners for the project; and,

WHEREAS, the Director of Public Works has made offers to and negotiated for six acquisitions, listed below:

<u>OWNER(S)</u>	<u>TRACT(S)</u>	<u>PRICE</u>
John P. & Karen S. Alexander	LS – 32 & LS – 33	\$10,590.00
Keith A. Shields	LS – 35	\$ 5,403.00
Clarence B. & Helen R. Locke	LS – 38	\$21,087.00
Carla Beth & Miguel A. Moreira	LS – 42	\$13,013.55
Pleasant Grove Bible Church	LS – 44 & LS – 45	\$21,941.00
Larry D. & Anita M. Pribyl	LS – 53 & LS – 54	\$50,000.00


and,

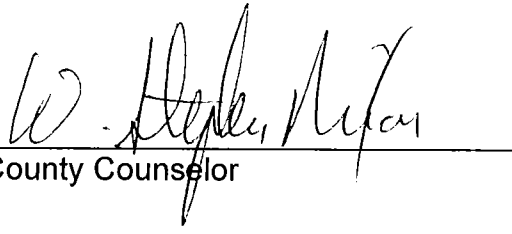
WHEREAS, the Director of Public Works recommends payment to these property owners in an aggregate amount of \$122,034.55 for the necessary right-of-ways, temporary construction easements, and related damages in furtherance of the Lee's Summit Road Improvement Project; now therefore,

BE IT RESOLVED by the County Legislature of Jackson County, Missouri, that the Director of Finance and Purchasing be and hereby is directed to issue checks to the property owners listed above, in the amounts indicated, for a total aggregate amount not to exceed \$122,034.55, in consideration for easements, right-of-way conveyances, and compensation for damages to property, pursuant to the specific direction of the County Counselor.

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

APPROVED AS TO FORM:

  
Senior Deputy County Counselor

  
County Counselor

Certificate of Passage

I hereby certify that the attached resolution, Resolution #17824 of February 27, 2012 was duly passed on March 5, 2012 by the Jackson County Legislature. The votes thereon were as follows:


Yeas 9

Nays 0

Abstaining 0

Absent 0

3.7.12  
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: 004 1507 58040  
ACCOUNT TITLE: Road and Bridge Fund  
PW Special Projects  
Roads & Highways  
NOT TO EXCEED: \$122,035.00

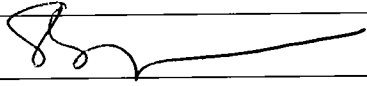
February 22, 2012  
Date

  
Director of Finance and Purchasing

**REQUEST FOR LEGISLATIVE ACTION**

Completed by County Counselor's Office:  
 Res/Ord No.: 17824  
 Sponsor(s): Bob Spence  
 Date: February 27, 2012

SUBJECT	Action Requested <input checked="" type="checkbox"/> Resolution <input type="checkbox"/> Ordinance  Project/Title: <u>Lee's Summit Road [40 Hwy to Anderson Lane] Project #3122</u>										
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>\$122,034.55</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>\$122,034.55</td> </tr> <tr> <td>Amount budgeted for this item * (including transfers):</td> <td>\$122,034.55</td> </tr> <tr> <td>Source of funding (name of fund) and account code number; FROM / TO</td> <td>004-1507-58040</td> </tr> </table> <p>* If account includes additional funds for other expenses, total budgeted in the account is: \$361,000.00          OTHER FINANCIAL INFORMATION:  <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: \$          Prior Year Budget (if applicable):          Prior Year Actual Amount Spent (if applicable):</p>	Amount authorized by this legislation this fiscal year:	\$122,034.55	Amount previously authorized this fiscal year:	\$0	Total amount authorized after this legislative action:	\$122,034.55	Amount budgeted for this item * (including transfers):	\$122,034.55	Source of funding (name of fund) and account code number; FROM / TO	004-1507-58040
Amount authorized by this legislation this fiscal year:	\$122,034.55										
Amount previously authorized this fiscal year:	\$0										
Total amount authorized after this legislative action:	\$122,034.55										
Amount budgeted for this item * (including transfers):	\$122,034.55										
Source of funding (name of fund) and account code number; FROM / TO	004-1507-58040										
PRIOR LEGISLATION	Prior ordinances and (date): <u>NONE</u> Prior resolutions and (date): <u>R#116911 5/18/09</u>										
CONTACT INFORMATION	RLA drafted by (name, title, & phone): <u>Fred Hawley, Realty Specialist 881-4491</u>										
REQUEST SUMMARY	<p>The County entered into a memo of understanding with Kansas City, and Lees Summit to improve sections of Lees summit Road. The County is responsible for the section from 40 Highway to south of Anderson Drive. The project is in the right of way acquisition process. Of the forty-one total tracts to be acquired, thirteen have been acquired (three by donation and ten by payment requiring a five-day review). An additional six acquisitions would be authorized by this RLA.</p> <p>Using the standard negotiation criteria, the Public Works Department has made offers to and negotiated for 6 tracts. The offers to the 6 were based on appraisals, either by outside appraiser or by Staff. The offer per square foot of right of way varies due to size of parent tract and other features. The most costly acquisition is on Tracts 53 and 54 which involves a house to be demolished and loss of access to the house.</p> <p>Public Works requests a resolution authorizing payment to the following property owners as negotiated for right of way, easements and damages as a part of the Project.</p> <p style="text-align: right;">John P. and Karen S. Alexander – Tracts LS-32 &amp; LS-33 – \$ 10,590.00          Keith A. Shields – Tract LS-35 – \$ 5,403.00          Clarence B. and Helen R. Locke – Tract LS-38 – \$ 21,087.00          Carla Beth &amp; Miguel A. Moreira – Tract LS-42 – \$ 13,013.55          Pleasant Grove Bible Church – Tracts LS-44 &amp; LS-45 – \$ 21,941.00          Larry D. and Anita M. Pribyl – Tracts LS-53 &amp; LS-54 – \$ <u>50,000.00</u>  <b>\$ 122,034.55</b></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	Accepted Offers of Compensation (6)										
REVIEW	<table border="1"> <tr> <td>Department Director: Jerry A. Page, P.E.</td> <td>Date:</td> </tr> <tr> <td>Finance (Budget Approval): <u>Robert A. Ball</u></td> <td>Date: <u>2-17-12</u></td> </tr> </table>	Department Director: Jerry A. Page, P.E.	Date:	Finance (Budget Approval): <u>Robert A. Ball</u>	Date: <u>2-17-12</u>						
Department Director: Jerry A. Page, P.E.	Date:										
Finance (Budget Approval): <u>Robert A. Ball</u>	Date: <u>2-17-12</u>										

<i>If applicable</i>		
Division Manager:		Date: 8/20/12
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.

### Fiscal Note:

This expenditure was included in the Annual Budget.

PC# \_\_\_\_\_

Date: January 19, 2011

RES # 17824

<u>Department / Division</u>	<u>Character/Description</u>	<u>Not to Exceed</u>
<b>Special Road and Bridge - 004</b>		
1507 - Special Projects	58040 - Roads and Highways	122,035
_____	_____	_____
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<b>Total - Fund 004</b>		122,035

*Debra A Ball* 2-17-12  
Budgeting



## JACKSON COUNTY PUBLIC WORKS DEPARTMENT

### ADMINISTRATIVE OFFICES

303 W. Walnut  
 Independence, MO 64050  
 (816) 881-4530  
 (816) 881-4448 Fax

### ENVIRONMENTAL HEALTH

308 W. Kansas  
 Independence, MO 64050  
 (816) 881-4530  
 (816) 881-1650 Fax

### ROAD MAINTENANCE DIVISION

34900 E. Old U.S. 40 Hwy  
 P.O. Box 160  
 Grain Valley, MO 64029  
 (816) 847-7050  
 (816) 847-7051 Fax

## Offer of Compensation

Federal Project No. STP-3301 (454)  
 Jackson County Project No. 3122  
 Project Tract No. LS-32  
 And Project Tract No. LS-33  
 Jackson County Parcel No. 34-920-05-18-00-0-00-000  
 And 34-430-11-40-00-0-00-000

JOHN P & KAREN S. ALEXANDER  
 5103 LEE'S SUMMIT RD  
 KANSAS CITY, MO 64136

Dear Alexanders:

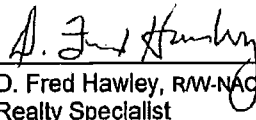
In this revised offer, we will address driveway access, trees, and your mail box. In addition, the Temporary Construction Easement payments have been increased to reflect a two and a half year period.

Based on fair market value of such real property as determined by a payment estimate, compensation for any interest you or any other parties have in this real estate is as follows:

<b>TRACT 32</b>	
FENCE – Remove & Replace with Temporary // Remove & Replace with Permanent	\$ 6,530.90
2,434 SF TCE @ \$1.10 per SF x 10% x 2.5 years =	\$ 670.00
<hr/>	
<b>TRACT 33</b>	
FENCE – Remove & Replace with Temporary // Remove & Replace with Permanent	\$ 3,259.10
474.6 SF TCE @ \$1.10 per SF x 10% x 2.5 years =	\$ 130.00
<hr/>	
<b>TOTAL</b>	<b>\$ 10,590.00</b>

Compensation for loss of existing fencing requires that you contract for the work, and that you coordinate the removal of existing fence and installation of temporary fence prior to our commencement of work [estimated for late Fall, 2012] on the project. During the project, you will have access to one of your driveways at all times. Your mail box will be relocated by the contractor at the direction of the USPS. All trees marked for removal are in the existing Right of Way, and loss is not compensable (see attached). One tall cedar-like tree [ marked "A" ] is labeled "DND" (do not disturb) and should survive; but if it does not survive (due to soil or root disturbance) for 16 months after completion of the project, you will be compensated \$500.00 at that time.

Respectfully yours,

  
 D. Fred Hawley, RW-NAC  
 Realty Specialist

12-15-2011  
 DATE

All forms of offer of compensation are subject to approvals of the Jackson County Legislature, and the Director of Public Works. Your signed acceptance, below, will initiate the approval and payment process. This offer will expire 30 days from the above date. For tax liability information, please consult a tax professional.

Acceptance

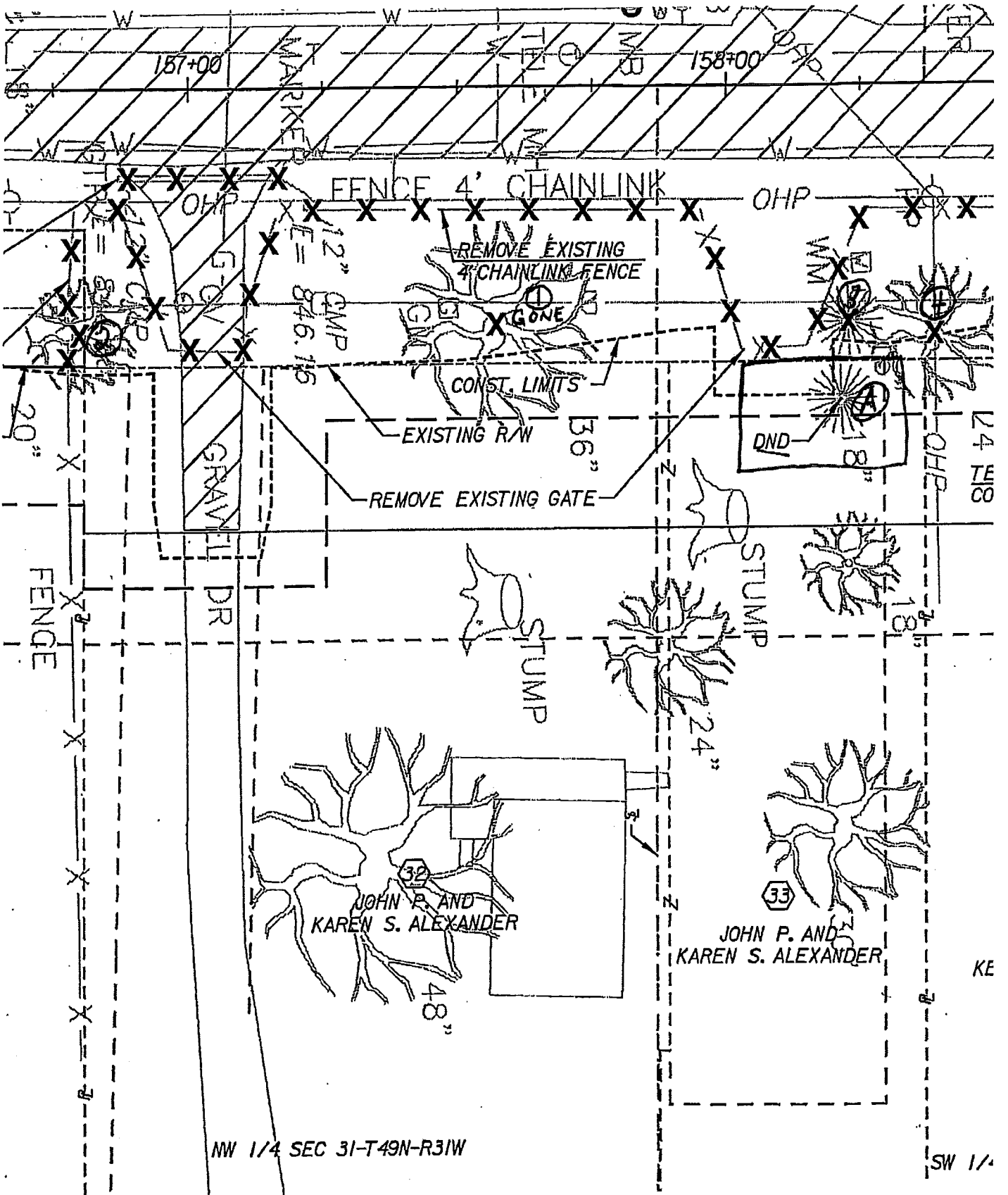
Rejection

  
 JOHN P ALEXANDER

12/20/11  
 Date

  
 KAREN ALEXANDER

12-20-11  
 Date







## JACKSON COUNTY PUBLIC WORKS DEPARTMENT

**ADMINISTRATIVE OFFICES**  
 303 W. Walnut  
 Independence, MO 64050  
 (816) 881-4530  
 (816) 881-4448 Fax

**ENVIRONMENTAL HEALTH**  
 308 W. Kansas  
 Independence, MO 64050  
 (816) 881-4530  
 (816) 881-1650 Fax

**ROAD MAINTENANCE DIVISION**  
 34900 E. Old U.S. 40 Hwy  
 P.O. Box 160  
 Grain Valley, MO 64029  
 (816) 847-7050  
 (816) 847-7051 Fax

### Offer of Compensation

Federal Project No. STP-3301 (454)  
 Jackson County Project No. 3122  
 Project Tract No. LS-35  
 Jackson County Parcel No. 34-920-05-18-00-0-00-000

KEITH A. SHIELDS  
 5031 LEE'S SUMMIT RD  
 KANSAS CITY, MO 64136

Dear Mr. Shields:

As you know, Jackson County is managing a construction program for improvement on the above-subject project. It will be necessary to acquire certain real property rights, more particularly described by the attached tract drawing and in the conveyance instruments being submitted to you for your consideration.

Based on fair market value of such real property as determined by a payment estimate, compensation for any interest you or any other parties have in this real estate is as follows:

FENCE - Remove & Replace with Temporary // Remove & Replace with Permanent	=	\$ 4,880.00
949 Sq Ft Temporary Construction Easement @ \$1.15 per SF x 10% x 2.5 years	=	\$ 272.84
<b>TOTAL [rounded]</b>		<b>\$ 5,153.00</b>

For tax liability information, please consult a tax professional. *4' GATE 250.00*  
*\$5,403.00 JH*

Compensation for loss of existing fencing requires that you contract for the work, and that you coordinate the removal of existing fence and installation of temporary fence prior to our commencement of work [estimated for late Fall, 2012] on the project.

Respectfully yours,

*D. Fred Hawley*  
 D. Fred Hawley, R/W-NAC  
 Realty Specialist

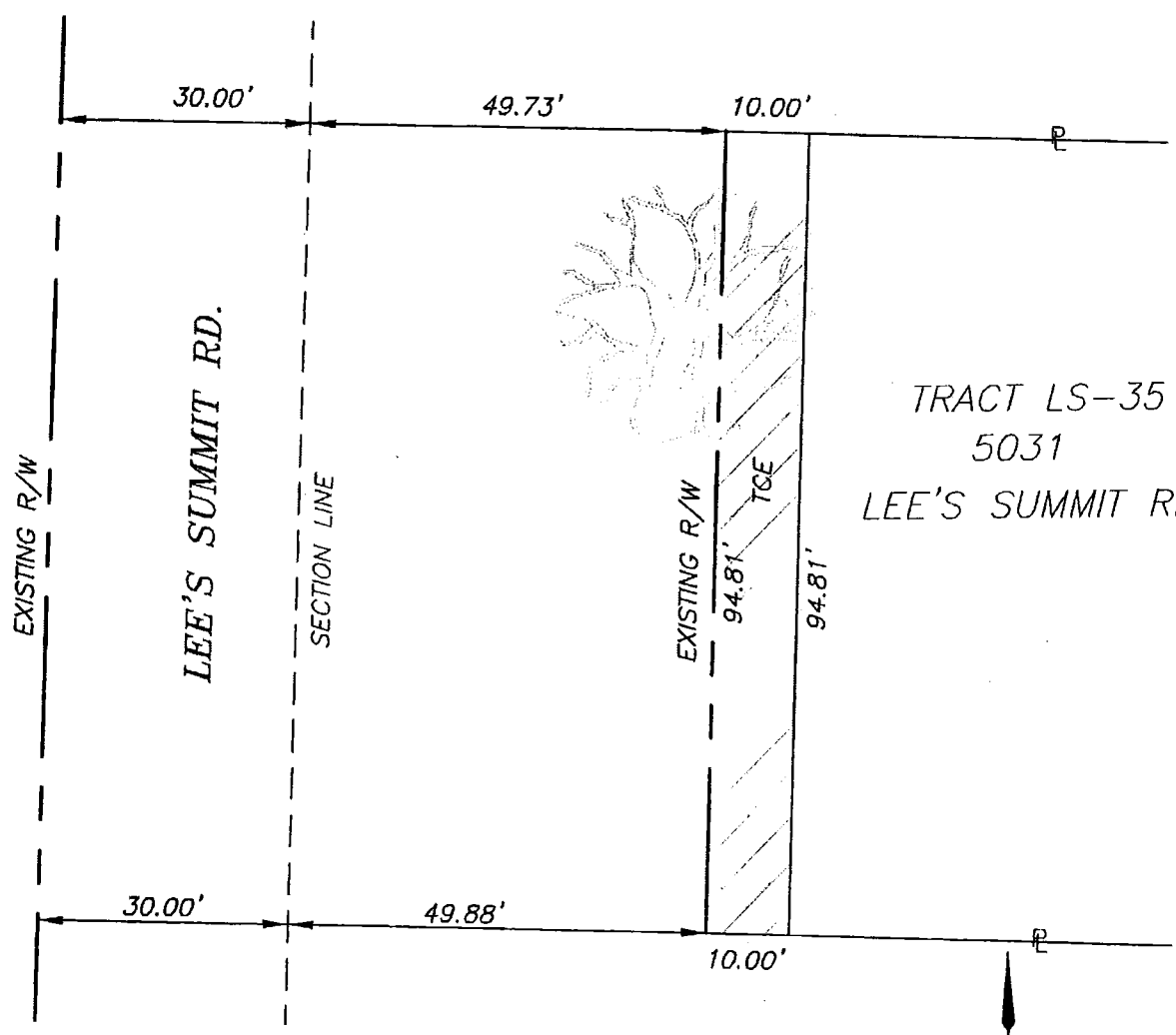
12-20-2011  
 DATE

All forms of offer of compensation are subject to approvals of the Jackson County Legislature, and the Director of Public Works. Your signed acceptance, below, will initiate the approval and payment process. This offer will expire 30 days from the above date.

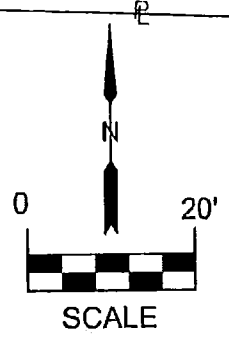
Acceptance                       Rejection

*Keith A. Shields*  
 KEITH A. SHIELDS

12-21-11  
 Date







TRACT LS-35  
5031  
LEE'S SUMMIT RD



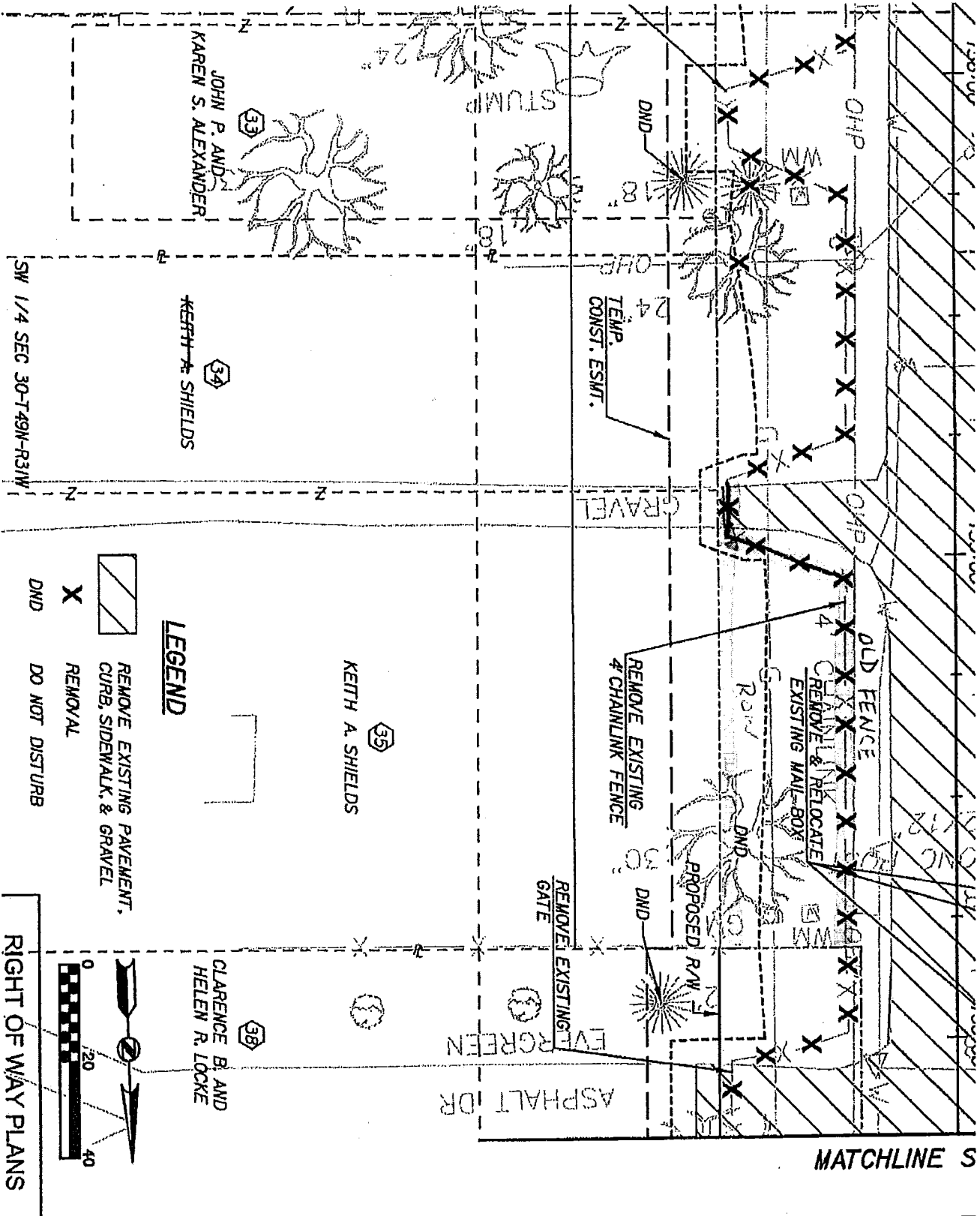
AREAS - TRACT 35		
TOTAL TRACT	-	SF
NEW RIGHT-OF-WAY	0.00	SF
TEMP. CONSTRUCTION EASEMENT	948.1	SF
PERMANENT DRAINAGE EASEMENT	0.00	SF
REMAINING TRACT	-	SF

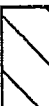


**LEGEND:**

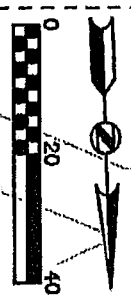
-  DENOTES NEW RIGHT-OF-WAY
-  DENOTES TEMPORARY CONSTRUCTION EASEMENT
-  DENOTES PERMANENT DRAINAGE EASEMENT
-  DENOTES PROPERTY LINE

**TREKK**  
DESIGN GROUP, LLC

LEE'S SUMMIT ROAD  
JACKSON COUNTY PROJ. NO. 3122  
FED. PROJECT NO. 3301(454)  
TRACT NO. LS-35  
PARCEL NO. 34-430-11-35  
DATE: 6/27/2011  
SHEET NO.



- LEGEND**
-  REMOVE EXISTING PAVEMENT, CURB, SIDEWALK, & GRAVEL
  -  REMOVAL
  -  DO NOT DISTURB



RIGHT OF WAY PLANS

JOHN P. AND  
KAREN S. ALEXANDER

KEITH A. SHIELDS

KEITH A. SHIELDS

CLARENCE B. AND  
HELEN R. LOCKE

MATCHLINE S

LEES SUMMIT ROAD  
FEDERAL AID PROJECT NO. STP-3301 (454)

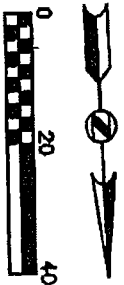
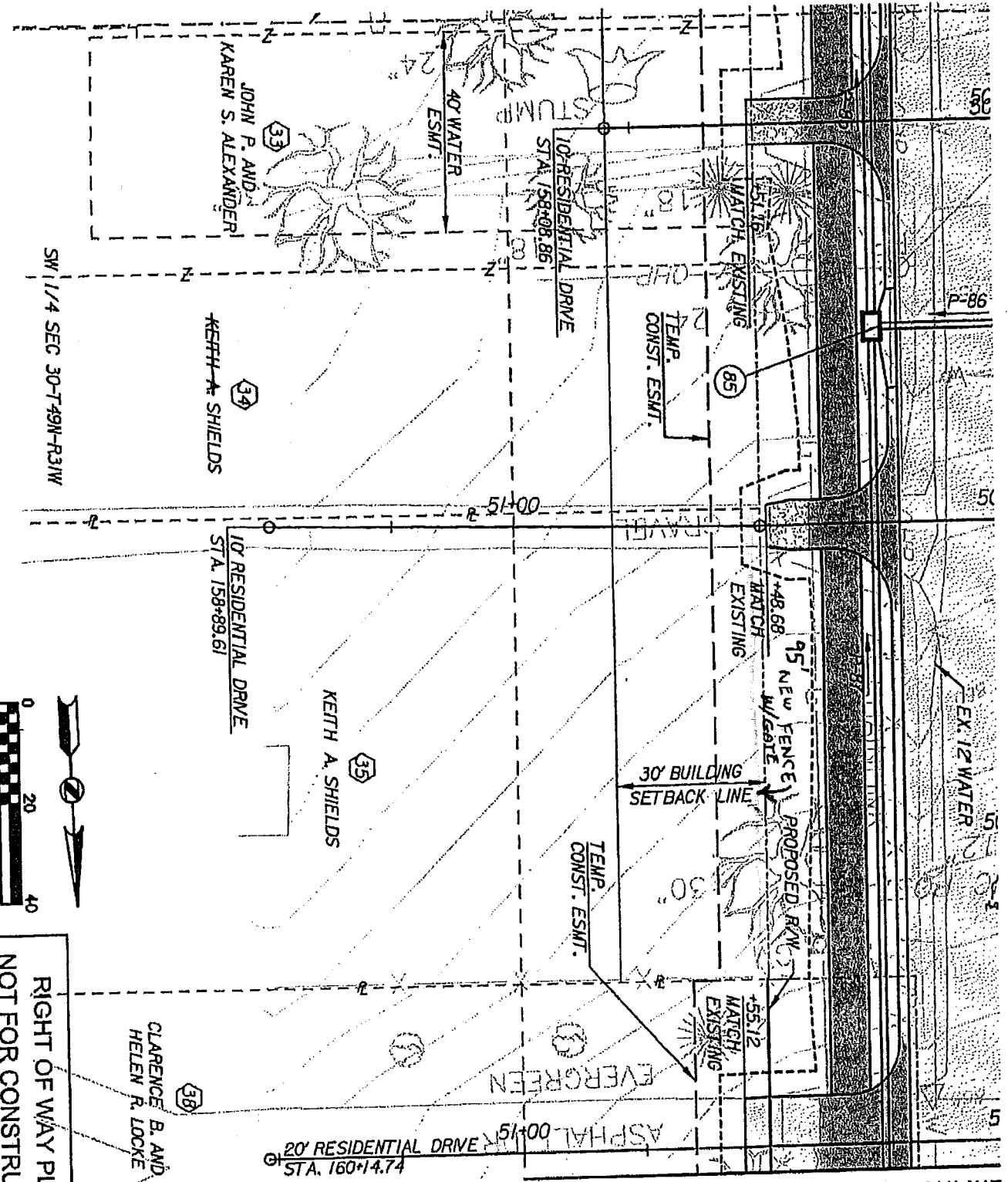
LEE'S SUMMIT RD DEMOLITION PLAN  
STA. 154+60 TO STA. 160+20

PREPARED BY:



PROJ. NO.: 49917  
DATE: JUNE 2011  
DESIGNED BY: SAH  
DRAWN BY: RAM  
CHECKED BY: JSH

SHEET NO.



RIGHT OF WAY PLANS  
NOT FOR CONSTRUCTION

MATCHLINE

SHEET NO. 43 OF 65	<b>LEES SUMMIT ROAD</b> FEDERAL AID PROJECT NO. STP-3301 (454)	PREPARED BY:
	<b>LEE'S SUMMIT RD PLAN</b> STA. 154+60 TO STA. 160+20	
PROJ. NO.: 49917 DATE: JUNE 2011 DESIGNED BY: SAH DRAWN BY: RAM CHECKED BY: JSH		

TEMP. 4' FENCE

TRACT 35



# Hulver Fencing

5013 Hulver Road  
Concordia, MO 64020  
660-463-7030 (fax) 660-463-4011

Ike-660-909-1282  
Troy-816-405-2116

## Invoice

**Customer**

Name Keith Shields

Address 5031 Lee Summit Road

City Kansas City, MO State MO ZIP \_\_\_\_\_

Phone 816-446-8022

Date 8/5/2011

\_\_\_\_\_

\_\_\_\_\_

Qty	Description	Unit Price	TOTAL
	Bld Proposal #1 <u>Temporary Fence</u>		
<u>95</u>	feet of 4' chain link	\$12.00	<u>1,140.00</u>
<del>204</del>			<del>\$2,412.00</del>
1	DD 16' gate	\$500.00	\$500.00
<del>1</del>	<del>4' gate</del>	<del>\$250.00</del>	<del>\$250.00</del>
1	tear out and dispose of old fence	\$400.00	\$400.00
			<u>2,040.00</u>

**Payment Details**

Cash

Check

Credit Card #VALUE!

Name \_\_\_\_\_

CC # \_\_\_\_\_

Expires \_\_\_\_\_

SubTotal \$3,562.00

Prepaid \_\_\_\_\_

TOTAL \$3,562.00

\$ 2,040.00

Office Use Only

Please make checks payable to Hulver Fencing.

Thank You, Ike and Troy

TRACT 35

5' FENCE  
PERM. 4' FENCE



# Hulver Fencing

5013 Hulver Road  
Concordia, MO 64020  
660-463-7030 (fax) 660-463-4011

Ike-660-909-1282  
Troy-816-405-2116

## Invoice

**Customer**

Name Keith Shields

Address 5031 Lee Summit Road

City Kansas City, MO State MO ZIP \_\_\_\_\_

Phone 816-446-8022

Date 8/5/2011

\_\_\_\_\_

\_\_\_\_\_

Qty	Description	Unit Price	TOTAL
	Bid Proposal #2 <u>Permanent Fence</u>		
<del>230</del> 95	feet of 5' chain link 4'	12.00	1,140.00
2	16' DD 5' tall gates 4'	<del>\$46.00</del>	<del>\$92.00</del>
1	concrete	500. <del>\$800.00</del>	<del>\$800.00</del> 1,000.
1	tear out and dispose of temp fence	\$300.00	\$300.00
		\$400.00	\$400.00
SubTotal			\$2,840.00
Prepaid			<del>\$5,580.00</del>
TOTAL			\$2,840.00

**Payment Details**

Cash

Check

Credit Card #VALUE!

Name \_\_\_\_\_

CC # \_\_\_\_\_

Expires \_\_\_\_\_

Office Use Only

\_\_\_\_\_

\_\_\_\_\_

Please make checks payable to Hulver Fencing.

Thank You, Ike and Troy



JACKSON COUNTY PUBLIC WORKS DEPARTMENT

TO JOHN MC  
1/5/2012

ADMINISTRATIVE OFFICES  
303 W. Walnut  
Independence, MO 64050  
(816) 881-4530  
(816) 881-4448 Fax

ENVIRONMENTAL HEALTH  
308 W. Kansas  
Independence, MO 64050  
(816) 881-4530  
(816) 881-1650 Fax

ROAD MAINTENANCE DIVISION  
34900 E. Old U.S. 40 Hwy  
P.O. Box 160  
Grain Valley, MO 64029  
(816) 847-7050  
(816) 847-7051 Fax

Offer of Compensation

Federal Project No. STP-3301 (454)  
Jackson County Project No. 3122  
Project Tract No. LS-38  
Jackson County Parcel No. 34-430-11-09-00-0-00-000

CLARENCE B. AND HELEN R. LOCKE  
5019 LEE'S SUMMIT RD  
KANSAS CITY, MO 64136

Dear Lockes:

As you know, Jackson County is managing a construction program for improvement on the above-subject project. It will be necessary to acquire certain real property rights, more particularly described by the attached tract drawing and in the conveyance instruments being submitted to you for your consideration.

Based on fair market value of such real property as determined by a payment estimate, compensation for any interest you or any other parties have in this real estate is as follows:

FENCE - Remove & Replace with Temporary // Remove & Replace with Permanent	=	\$ 15,330.00
5,117 Sq Ft Right of Way @ \$1.00 per Sq Ft	=	\$ 5,117.00
2,559 Sq Ft Temporary Construction Easement @ \$1.00 per SF x 10% x 2.5 yrs.	=	\$ 640.00
TOTAL		\$ 21,087.00

For tax liability information, please consult a tax professional.

Compensation for loss of existing fencing requires that you contract for the work, and that you coordinate the removal of existing fence and installation of temporary fence prior to our commencement of work [estimated for late Fall, 2012] on the project. Trees circled in blue on the attached drawing will be removed at your request. The placement of your fence should be on your side of the new Right of Way, and any other location must be coordinated with the City of Kansas City and / or utility companies using that area.

Respectfully yours,

D. Fred Hawley  
D. Fred Hawley, RW-NAC  
Realty Specialist

12/22/2011  
DATE

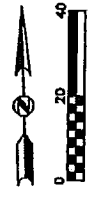
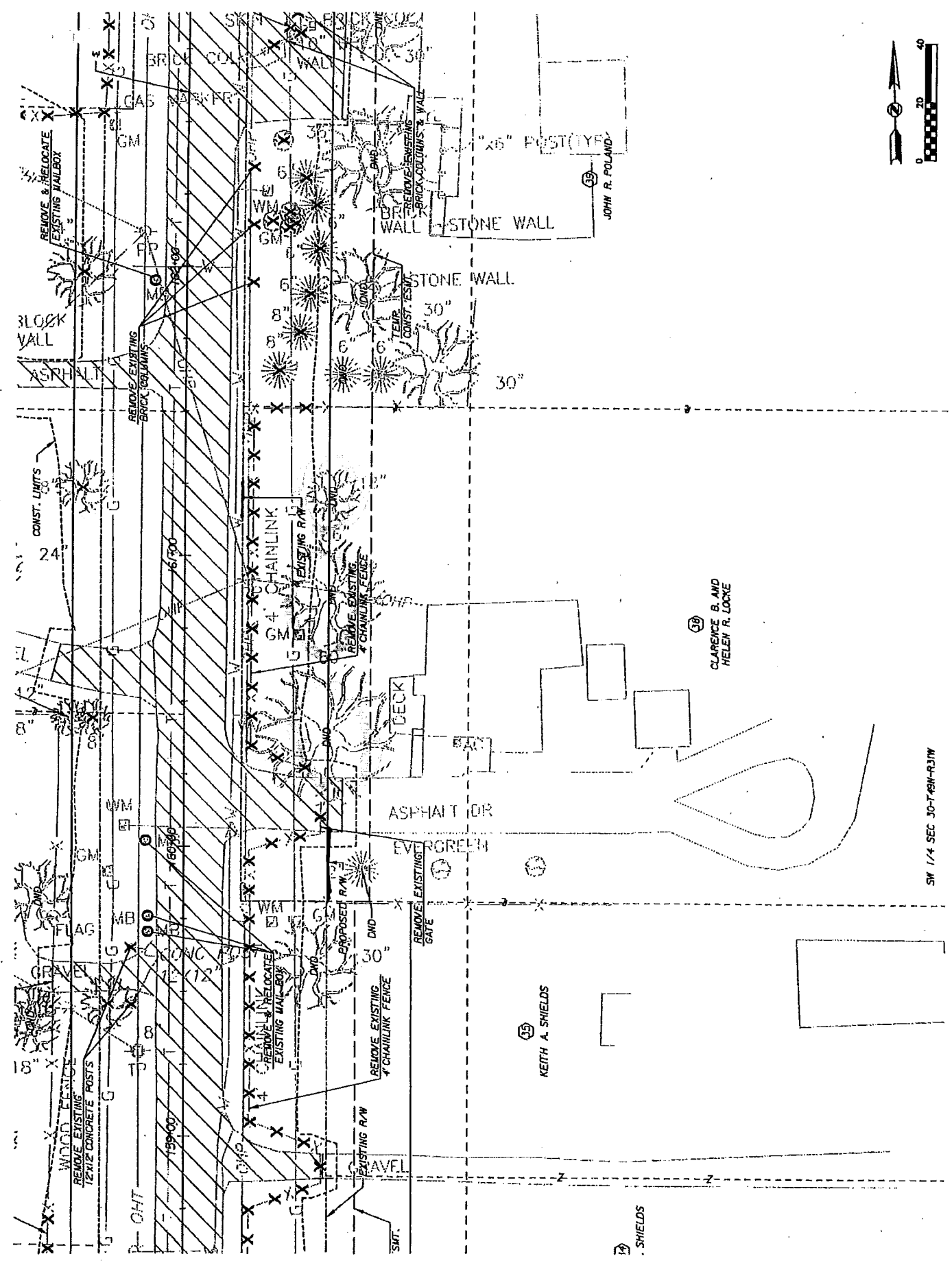
All forms of offer of compensation are subject to approvals of the Jackson County Legislature, and the Director of Public Works. Your signed acceptance, below, will initiate the approval and payment process. This offer will expire 30 days from the above date.

Acceptance

Rejection

Clarence B Locke 1/5/2012  
CLARENCE B. LOCKE Date

\_\_\_\_\_  
HELEN R. LOCKE Date



SW 1/4 SEC 30-T48N-R31W





JACKSON COUNTY PUBLIC WORKS DEPARTMENT

TO JOHN  
12/30/2011

ADMINISTRATIVE OFFICES  
303 W. Walnut  
Independence, MO 64050  
(816) 881-4530  
(816) 881-4448 Fax

ENVIRONMENTAL HEALTH  
308 W. Kansas  
Independence, MO 64050  
(816) 881-4530  
(816) 881-1650 Fax

ROAI  
3490  
P.O. 1  
Grain.  
(816) 847-7050  
(816) 847-7051 Fax

Offer of Compensation

Federal Project No. STP-3301 (454)  
Jackson County Project No. 3122  
Project Tract No. LS-42  
Jackson County Parcel No. 34-430-11-06-00-0-00-000

CARLA BETH & MIGUEL A MOREIRA  
5003 LEE'S SUMMIT RD  
KANSAS CITY, MO 64136

Dear Moreiras:

As you know, Jackson County, is managing a construction program for improvement on the above-subject project. It will be necessary to acquire certain real property rights, more particularly described in the tract drawing and conveyance instrument that are being submitted to you for your consideration.

Based on fair market value of such real property, as determined by a payment estimate, compensation for damages, property rights taken, and any interest you or any other parties have in this real estate is as follows:

6,038.5 SF Right Of Way @ \$1.00 per SF	=	\$ 6,038.50
Heritage Value (Bateman Family 56 years).	=	\$ 3,020.00
Potential Loss of Tree at station 164-00 / offset 65' Rt	=	\$ 2,640.00
2,171.1 SF Permanent Wall Easement @ \$1.00 per SF x 50%	=	\$ 1,085.55
2,295.0 SF Temporary Construction Easement @ \$1.00 per SF x 10%	=	\$ 229.50
TOTAL		\$ 13,013.55

In addition to payment, and as a part of this agreement, Jackson County will meet the requested specifications (6" concrete w/rebar) for the new driveway approach. Furthermore, one tree at the Southwest corner of the property will be removed per your request. Trees marked "DND" on the plan sheet will be protected from harm with orange construction fencing in a 30' radius.

Respectfully yours,

*D. Fred Hawley*  
D. Fred Hawley, R/W-NAC  
Realty Specialist

12/30/2011  
Date

All forms of offer of compensation are subject to approvals of the Jackson County Legislature, and the Director of Public Works.

Your signed acceptance, below, will initiate the approval and payment process, and constitutes an agreement to execute the necessary conveyance documents. This offer will expire 30 days from the above date.

Acceptance

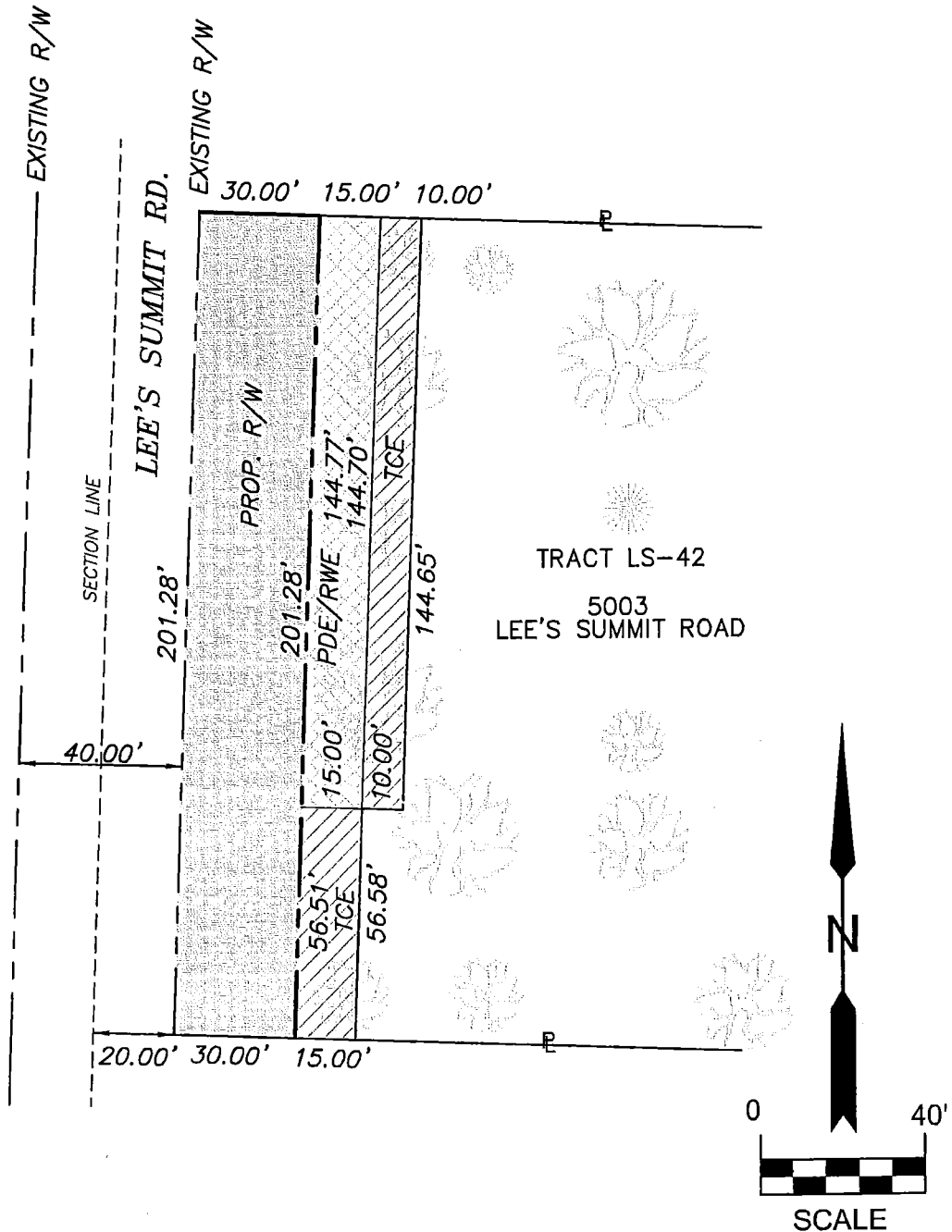
Rejection

*Carla Beth Moreira*  
CARLA BETH MOREIRA

12-30-11  
Date





MIGUEL A MOREIRA

Date



AREAS-TRACT 42	
TOTAL TRACT	66479.1 SF
NEW RIGHT-OF-WAY	6038.5 SF
TEMP. CONSTRUCTION EASEMENT	2295.0 SF
PERMANENT DRAINAGE/WALL ESMT	2171.1 SF
REMAINING TRACT	60440.6 SF

**LEGEND:**

-  DENOTES NEW RIGHT-OF-WAY
-  DENOTES TEMPORARY CONSTRUCTION EASEMENT
-  DENOTES PERMANENT DRAINAGE/WALL EASEMENT
-  DENOTES PROPERTY LINE

**TREKK**  
DESIGN GROUP, LLC

LEE'S SUMMIT ROAD  
 JACKSON COUNTY PROJ. NO. 3122  
 FED. PROJECT NO. 3301(454)  
 TRACT NO. LS-42  
 PARCEL NO. 34-430-11-06  
 DATE: 6/24/2011  
 SHEET NO.



# JACKSON COUNTY PUBLIC WORKS DEPARTMENT

**ADMINISTRATIVE OFFICES**  
 303 W. Walnut  
 Independence, MO 64050  
 (816) 881-4530  
 (816) 881-4448 Fax

**ENVIRONMENTAL HEALTH**  
 308 W. Kansas  
 Independence, MO 64050  
 (816) 881-4530  
 (816) 881-1650 Fax

**ROAD MAINTENANCE DIVISION**  
 34900 E. Old U.S. 40 Hwy  
 P.O. Box 160  
 Grain Valley, MO 64029  
 (816) 847-7050  
 (816) 847-7051 Fax

## Offer of Compensation

Federal Project No. STP-3301 (454)  
 Jackson County Project No. 3122  
 Project Tract No. LS-44 and LS-45  
 Jackson County Parcel No. 33-640-05-45-00-0-00-000  
 And 33-640-05-46-00-0-00-000

Pleasant Grove Bible Church  
 4916 Lee's Summit Road  
 Kansas City, MO 64136

Dear Members:

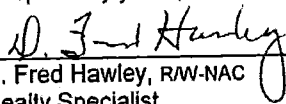
We accept your counter offer of \$21,940.50 [ \$21,941 rounded ] and have listed the increase as "Administrative Settlement."

Based on fair market value of such real property as determined by a payment estimate, and an administrative settlement, compensation for any interest you or any other parties have in this real estate is as follows:

<b>Tract 44</b>			
Replace white vinyl picket fence and install temporary fence [inflation adj. 5%]		=	\$ 3,702
3,301 SF Right of Way @ \$0.50 per SF		=	\$ 1,651
300 SF Permanent Drainage Easement @ \$0.50 x 50%		=	\$ 75
3,816 SF Temporary Construction Easement @ \$0.50 x 10%		=	\$ 191
<b>Tract 45</b>			
Irrigation Replacement [inflation adj. 5%]		=	\$ 1,943
SIGN - Relocate [inflation adj. 5%]		=	\$ 10,143
Replacement Landscaping [inflation adj. 5%]		=	\$ 1,561
2,093 SF Right of Way @ \$0.50 per SF		=	\$ 1,047
1,963 SF Temporary Construction Easement @ \$0.50 x 10%		=	\$ 98
<b>ADDITIONAL ADMINISTRATIVE SETTLEMENT</b>		=	\$ 1,530
	<b>TOTAL</b>		\$ 21,941

Compensation for existing fence, temporary fence, and sign requires that you contract for the removal and/or replacement, and that you coordinate same prior to commencement of construction [Fall of 2012]. Furthermore, the parking lot curb on Tract 44 will be moved 2' West to accommodate the picket fence; and safety rail on the top of the retaining wall on Tract 45 will be black.

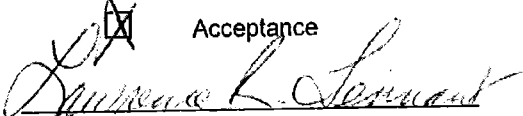
Respectfully yours,

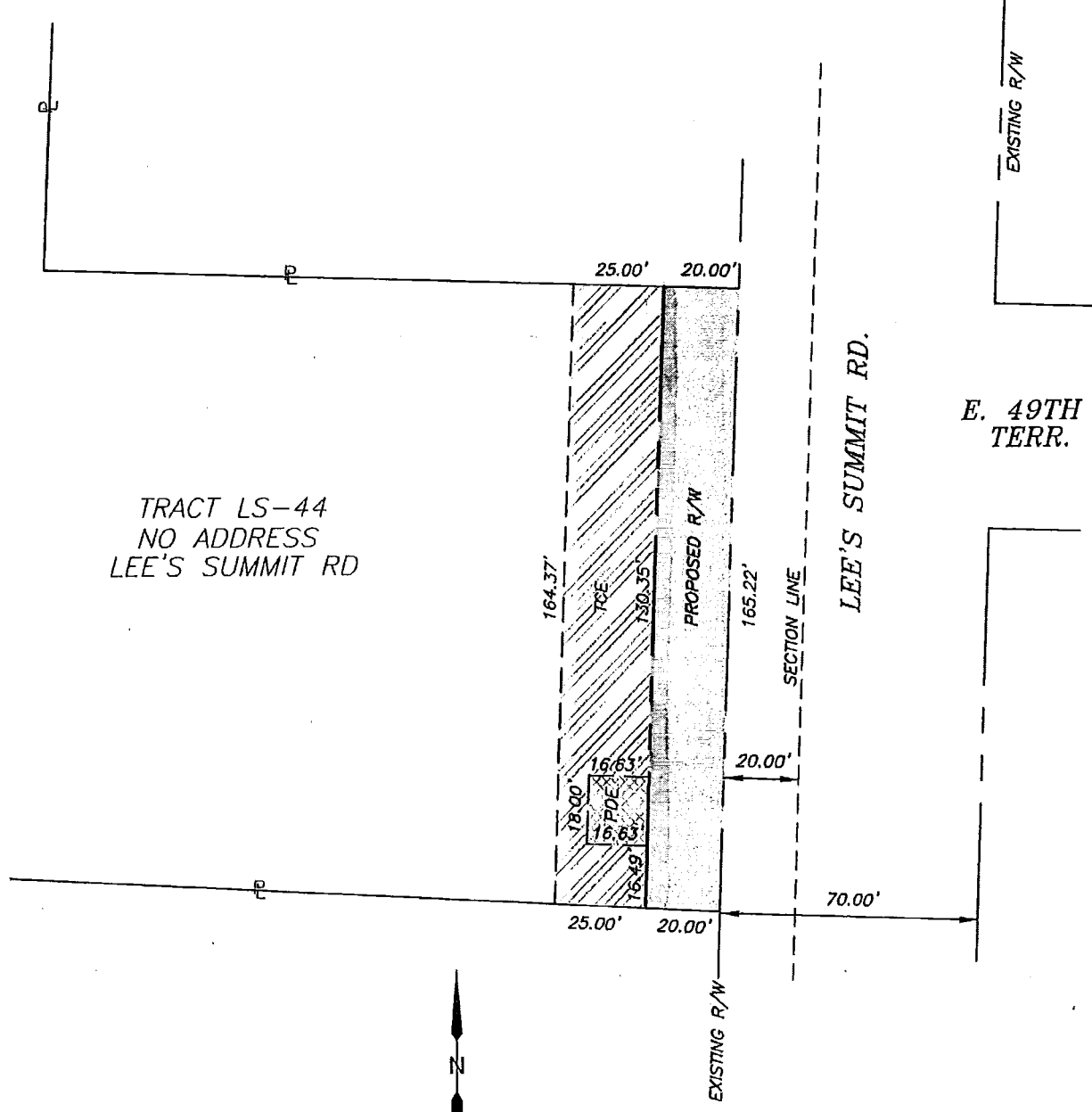
  
 D. Fred Hawley, RW-NAC  
 Realty Specialist

12/29/2011  
 DATE

All terms of the offer of compensation are subject to approvals of the Jackson County Legislature, and the Director of Jackson County Public Works. This offer expires 30 days from the date above. Your signed acceptance, below, will initiate the approval and payment process, and constitutes an agreement to execute the necessary conveyance documents.

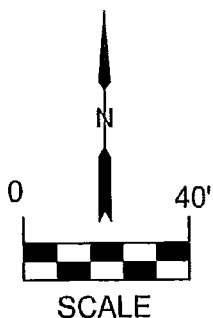
Acceptance  Rejection

 12/29/2011  
 Rev. Lawrence Tennant, Pastor Date







TRACT LS-44  
NO ADDRESS  
LEE'S SUMMIT RD

E. 49TH  
TERR.

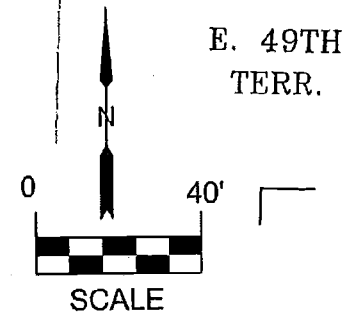
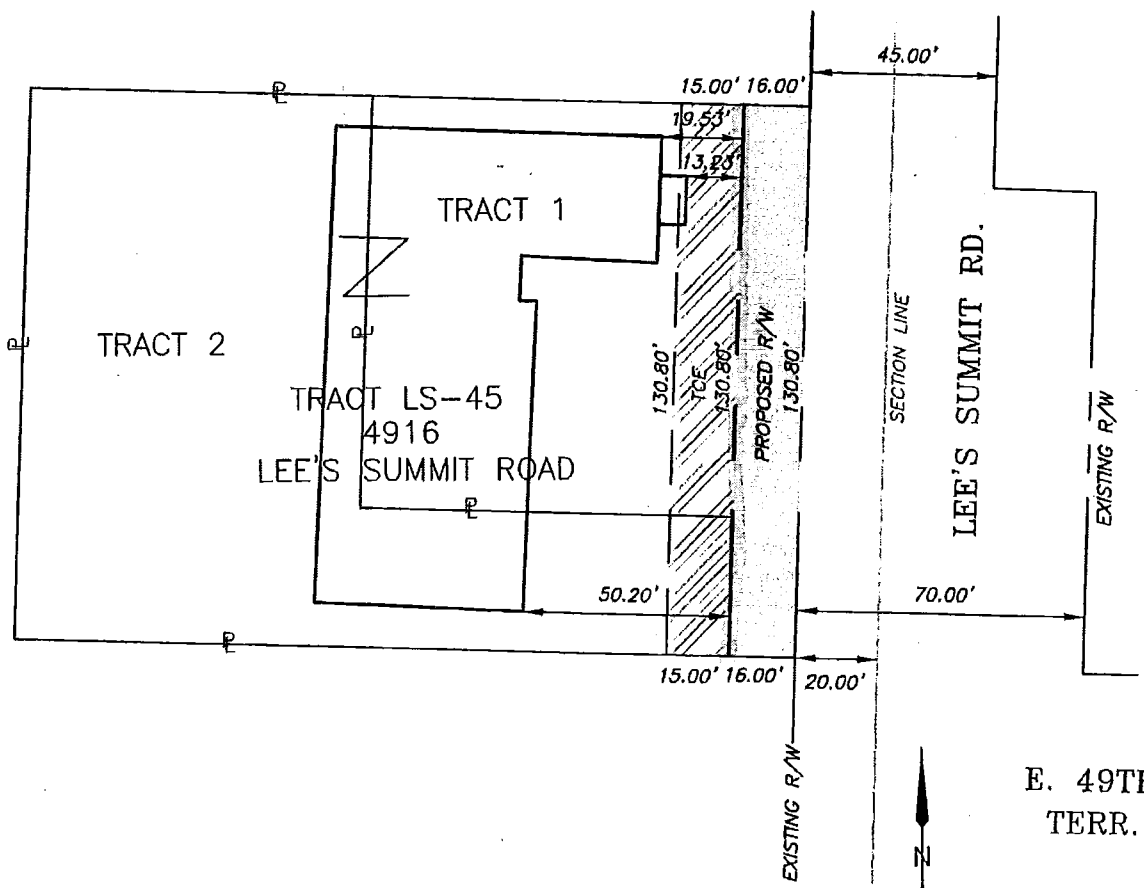


AREAS - TRACT 44	
TOTAL TRACT	396128.4 SF
NEW RIGHT-OF-WAY	3300.6 SF
TEMP. CONSTRUCTION EASEMENT	3815.8 SF
PERMANENT DRAINAGE EASEMENT	299.3 SF
REMAINING TRACT	392827.8 SF

- LEGEND:**
-  DENOTES NEW RIGHT-OF-WAY
  -  DENOTES TEMPORARY CONSTRUCTION EASEMENT
  -  DENOTES PERMANENT DRAINAGE EASEMENT
  -  DENOTES PROPERTY LINE



LEE'S SUMMIT ROAD  
JACKSON COUNTY PROJ. NO. 3122  
FED. PROJECT NO. 3301(454)  
TRACT NO. LS-44  
PARCEL NO. 33-640-05-45  
DATE: 6/28/2011  
SHEET NO.



AREAS - TRACT 45		
TOTAL TRACT	24669.6	SF
NEW RIGHT-OF-WAY	2092.9	SF
TEMP. CONSTRUCTION EASEMENT	1962.1	SF
PERMANENT DRAINAGE EASEMENT	0.00	SF
REMAINING TRACT	22576.7	SF

- LEGEND:**
- DENOTES NEW RIGHT-OF-WAY
  - DENOTES TEMPORARY CONSTRUCTION EASEMENT
  - DENOTES PERMANENT DRAINAGE EASEMENT
  - DENOTES PROPERTY LINE

**TREKK**  
DESIGN GROUP, LLC

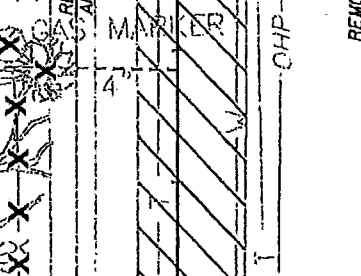
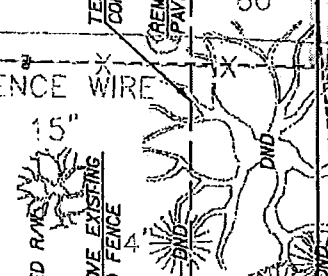
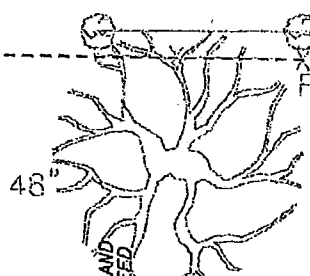
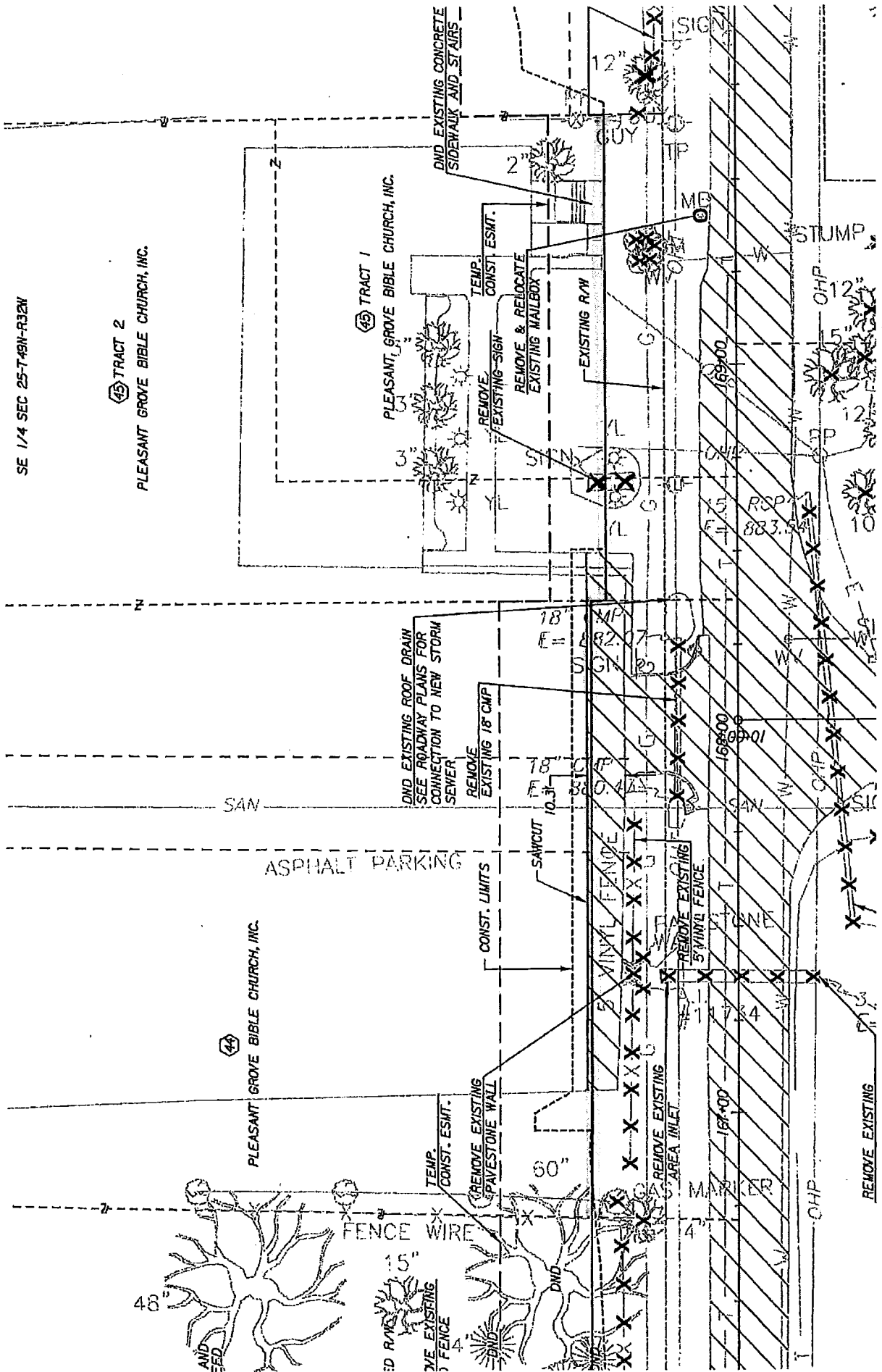
LEE'S SUMMIT ROAD  
 JACKSON COUNTY PROJ. NO. 3122  
 FED. PROJECT NO. 3301(454)  
 TRACT NO. LS-45  
 PARCEL NO. 33-640-05-46  
 DATE: 6/22/2011  
 SHEET NO.

SE 1/4 SEC 25-T-49N-R32W

45 TRACT 2  
PLEASANT GROVE BIBLE CHURCH, INC.

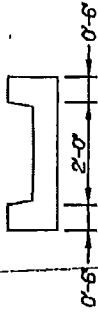
45 TRACT 1  
PLEASANT GROVE BIBLE CHURCH, INC.

44  
PLEASANT GROVE BIBLE CHURCH, INC.



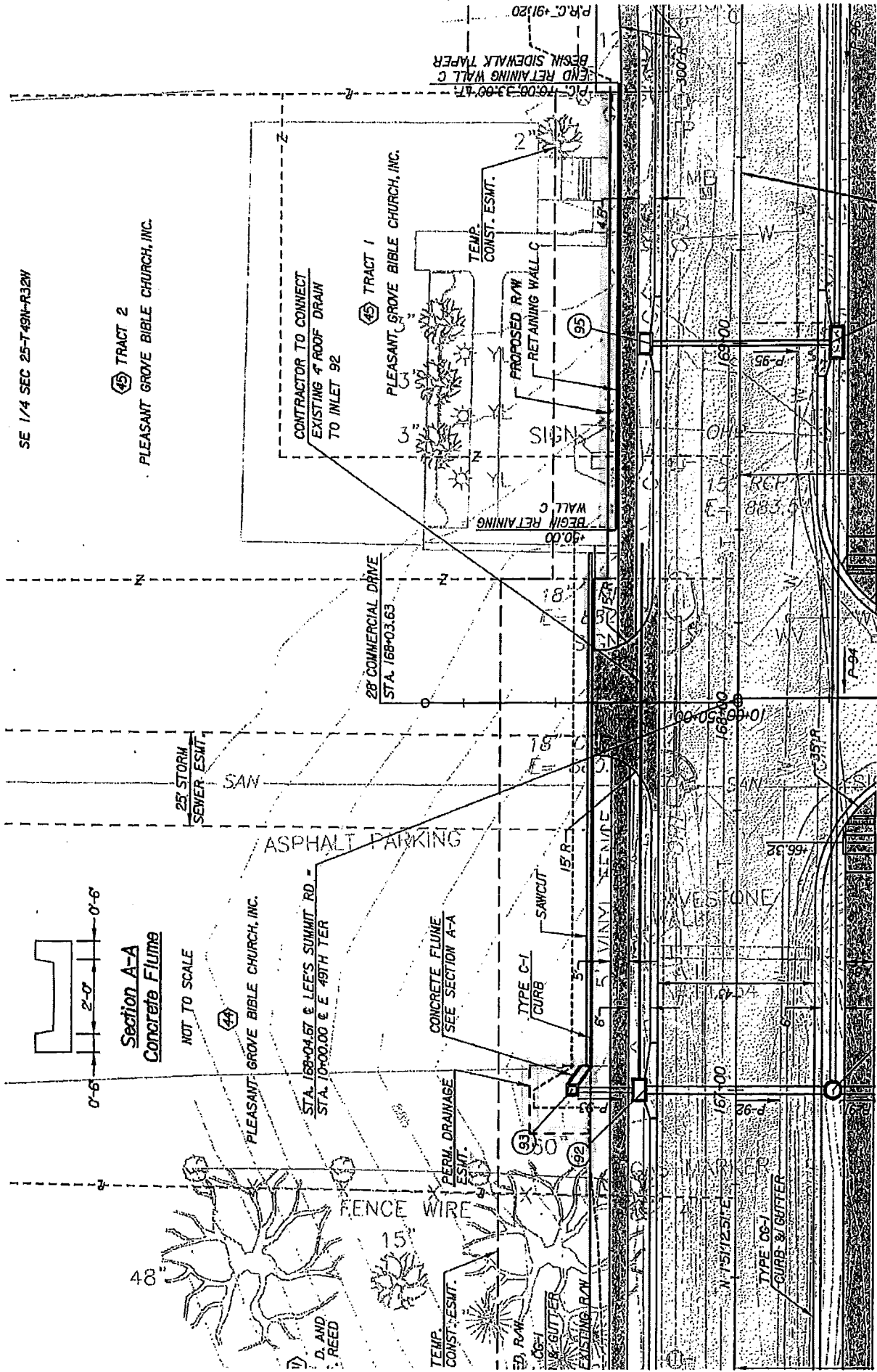
SE 1/4 SEC 25-T49N-R32W

TRACT 2  
PLEASANT GROVE BIBLE CHURCH, INC.



Section A-A  
Concrete Flume

NOT TO SCALE



CONTRACTOR TO CONNECT  
EXISTING 4" ROOF DRAIN  
TO INLET 92

TRACT 1  
PLEASANT GROVE BIBLE CHURCH, INC.

28' COMMERCIAL DRIVE  
STA. 168+03.63

ASPHALT PARKING

PLEASANT GROVE BIBLE CHURCH, INC.

STA. 168-04.67 & LEE'S SUMMIT RD. -  
STA. 10+00.00 & E 49TH TER

FENCE WIRE

CONCRETE FLUME  
SEE SECTION A-A

TYPE C-1  
CURB

SAWCUT

PERM. DRAINAGE  
ESMT.

TEMP. CONST. ESMT.

EXISTING R/W  
GUTTER

TYPE 06-J  
CURB & GUTTER

TEMP. CONST. ESMT.

PROPOSED R/W  
RETAINING WALL C

BEGIN RETAINING  
WALL C

40.00

END RETAINING WALL C  
BEGIN SIDEWALK TAPER  
P.L.C. 168+03.3-00.47  
P.R.C. 168+03.3-00.47

TYPE 06-J  
CURB & GUTTER

N. 15 1/2" DRIVE

15' R.

10+66.50-00

15' R.

15' R.

15' R.

15' R.

15' R.

P-95

P-95

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# JACKSON COUNTY PUBLIC WORKS DEPARTMENT

**ADMINISTRATIVE OFFICES**  
303 W. Walnut  
Independence, MO 64050  
(816) 881-4530  
(816) 881-4448 Fax

**ENVIRONMENTAL HEALTH**  
308 W. Kansas  
Independence, MO 64050  
(816) 881-4530  
(816) 881-1650 Fax

**ROAD MAINTENANCE DIVISION**  
34900 E. Old U.S. 40 Hwy  
P.O. Box 160  
Grain Valley, MO 64029  
(816) 847-7050  
(816) 847-7051 Fax

## Offer of Compensation

Federal Project No. STP-3301 (454)  
Lee's Summit Road, Project No. 3122  
Project Tract No. LS-53  
Jackson County Parcel No. 34-430-03-35-02-0-00-000  
Project Tract No. LS-54  
Jackson County Parcel No. 34-430-03-35-01-0-00-000

DR. LARRY D & ANITA M PRIBYL  
4813 LEE'S SUMMIT RD  
KANSAS CITY, MO 64136

Dear Pribyls:

In this revised Offer of Compensation, we are accepting your second counter offer, subject to approvals of the Jackson County Legislature, and the Director of Jackson County Public Works.

Based on fair market value of such real property as determined by a payment estimate, compensation for any interest you or any other parties have in this real estate is as follows:

### Project Tract No. LS-53

1,800.0 SF Right Of Way @ \$.60	=	\$ 1,080.00
10,800.0 SF Temporary Construction Easement @ \$.60 x 10%	=	\$ 648.00
ADMINISTRATIVE SETTLEMENT	=	\$ 39,807.52

### Project Tract No. LS-54

963 SF Right Of Way @ \$.60	=	\$ 577.80
5,778 SF Temporary Construction Easement @ \$.60 x 10%	=	\$ 346.68
In addition to above compensation, the County agrees to pay you to move the four electric lamps and two stone monuments per quotations attached.	=	\$ 7,540.00
<b>TOTAL</b>		<b>\$ 50,000.00</b>

For tax liability information, please consult a tax professional.

Respectfully yours,

D. Fred Hawley      12-7-2011  
D. Fred Hawley, RW-NAC      Date  
Realty Specialist

All terms of the offer of compensation are subject to withdrawal after thirty days, and approvals of the Jackson County Legislature, and the Director of Jackson County Public Works.

Acceptance       Rejection

Your signed acceptance, below, will initiate the approval and payment process, and constitutes an agreement to execute the necessary conveyance documents.

Larry D Pribyl      12/8/2011      Anita M. Pribyl      12-8-11  
LARRY D PRIBYL      Date      ANITA M PRIBYL      Date





# JACKSON COUNTY PUBLIC WORKS DEPARTMENT

**ADMINISTRATIVE OFFICES**  
 303 W. Walnut  
 Independence, MO 64050  
 (816) 881-4530  
 (816) 881-4448 Fax

**ENVIRONMENTAL HEALTH**  
 308 W. Kansas  
 Independence, MO 64050  
 (816) 881-4530  
 (816) 881-1650 Fax

**ROAD MAINTENANCE DIVISION**  
 34900 E. Old U.S. 40 Hwy  
 P.O. Box 160  
 Grain Valley, MO 64029  
 (816) 847-7050  
 (816) 847-7051 Fax

## Offer of Compensation

Federal Project No. STP-3301 (454)  
 Lee's Summit Road, Project No. 3122  
 Project Tract No. LS-53  
 Jackson County Parcel No. 34-430-03-35-02-0-00-000  
 Project Tract No. LS-54  
 Jackson County Parcel No. 34-430-03-35-01-0-00-000

DR. LARRY D & ANITA M PRIBYL  
 4813 LEE'S SUMMIT RD  
 KANSAS CITY, MO 64136

Dear Pribyls:

In this revised Offer of Compensation, we are offering to pay the value of the house.

Based on fair market value of such real property as determined by a payment estimate, compensation for any interest you or any other parties have in this real estate is as follows:

**Project Tract No. LS-53**

1,800.0 SF Right Of Way @ \$.60	=	\$ 1,080.00
10,800.0 SF Temporary Construction Easement @ \$.60 x 10%	=	\$ 648.00
ADMINISTRATIVE SETTLEMENT	=	\$ 37,672.00

**Project Tract No. LS-54**

963 SF Right Of Way @ \$.60	=	\$ 577.80
5,778 SF Temporary Construction Easement @ \$.60 x 10%	=	\$ 346.68
In addition to above compensation, the County agrees to pay you to move the four electric lamps and two stone monuments per quotations attached.	=	\$ 7,540.00
<b>TOTAL</b>		<b>\$ 47,864.48</b>

For tax liability information, please consult a tax professional.

Respectfully yours,

D. Fred Hawley                      12-6-11  
 D. Fred Hawley, RW-NAC              Date  
 Realty Specialist

All terms of the offer of compensation are subject to withdrawal after thirty days, and approvals of the Jackson County Legislature, and the Director of Jackson County Public Works.

Acceptance                       Rejection

Your signed acceptance, below, will initiate the approval and payment process, and constitutes an agreement to execute the necessary conveyance documents.

Larry D Pribyl                      12-6-11                      \_\_\_\_\_  
 LARRY D PRIBYL                      Date                      ANITA M PRIBYL                      Date

**JACKSON COUNTY PUBLIC WORKS  
PROPERTY NEGOTIATIONS  
ADMINISTRATIVE SETTLEMENT  
SUMMARY**

Federal Project No. STP-3301 (454)  
Lee's Summit Road, Project No. 3122  
Project Tract No. LS-53  
Jackson County Parcel No. 34-430-03-35-02-0-00-000

OWNER:  
DR. LARRY D & ANITA M PRIBYL  
4813 LEE'S SUMMIT RD  
KANSAS CITY, MO 64136

► Negotiations for the above referenced tract are progressing. The property owner has countered the County's approved offer of \$ 1,728 [and moving the parking area to the South of the house] with \$ 53,824.

► The owner's counter offer reflected the following concerns

Traffic on the improved roadway will travel very close to the house and will be hazardous to occupants rendering it unacceptable for rental, and he requests that we pay for the loss of use.

► The following factors are considered to be justification for the settlement below.

Traffic on the improved roadway will travel within 30 feet of the house and will be hazardous to occupants.

At condemnation, this would constitute a "homestead taking" and would increase the payments by 25%.

Reduction in curb appeal and saleability.

Changes the character of the property.

---

LAST APPROVED OFFER	\$ 1,728
---------------------	----------

---

COMPARABLE SALES (attached) SUPPORT THE FOLLOWING:

\$41,000 less land value [\$6,970] = \$34,030 less market adj. [\$10%] = \$30,627 plus demo exp. [\$6,000] = \$36,627

IN ADDITION, MOVING EXPENSES FOR THE RENTER = \$1,045

**TOTAL = \$ 37,672**

---

ADMINISTRATIVE SETTLEMENT	\$ 37,672
---------------------------	-----------

PROPOSED SETTLEMENT	\$ 39,400
---------------------	-----------

RECOMMENDED BY

Fred Hawley  
Fred Hawley, Realty Specialist

DATE

12-5-2011

APPROVED BY

Earl Newill  
Earl Newill, P. E., Deputy Director

DATE

12-5-2011



# JACKSON COUNTY PUBLIC WORKS DEPARTMENT

COPY

**ADMINISTRATIVE OFFICES**  
303 W. Walnut  
Independence, MO 64050  
(816) 881-4530  
(816) 881-4448 Fax

**ENVIRONMENTAL HEALTH**  
308 W. Kansas  
Independence, MO 64050  
(816) 881-4530  
(816) 881-1650 Fax

**ROAD MAINTENANCE DIVISION**  
34900 E. Old U.S. 40 Hwy  
P.O. Box 160  
Grain Valley, MO 64029  
(816) 847-7050  
(816) 847-7051 Fax

## Offer of Compensation

Federal Project No. STP-3301 (454)  
Lee's Summit Road, Project No. 3122  
Project Tract No. LS-53  
Jackson County Parcel No. 34-430-03-35-02-0-00-000  
Project Tract No. LS-54  
Jackson County Parcel No. 34-430-03-35-01-0-00-000

DR. LARRY D & ANITA M PRIBYL  
4813 LEE'S SUMMIT RD  
KANSAS CITY, MO 64136

COPY

Dear Pribyls:

As you know, Jackson County is managing a construction program on the above subject project. It will be necessary to acquire certain real property rights from your property, more particularly described by the attached tract drawing and in the conveyance instruments being submitted to you for your consideration.

Based on fair market value of such real property as determined by a payment estimate, compensation for any interest you or any other parties have in this real estate is as follows:

### Project Tract No. LS-53

1,800.0 SF ROW @ \$.60	=	\$ 1,080.00
10,800.0 SF TCE @ \$.60 x 10%	=	\$ 648.00
In addition to above compensation, the County agrees to move the parking area to the South side of the house per attached drawing "B," and move the electric lamp post.		

### Project Tract No. LS-54

963 SF ROW @ \$.60	=	\$ 577.80
5,778 SF TCE @ \$.60 x 10%	=	\$ 346.68
In addition to above compensation, the County agrees to pay you to move the four electric lamps and two stone monuments per quotations attached.		
<b>TOTAL</b>		<b>\$ 10,192.48</b>

For tax liability information, please consult a tax professional.

Respectfully yours,

D. Fred Hawley, RW-NAC  
Realty Specialist

10-12-11  
Date

All terms of the offer of compensation are subject to withdrawal after thirty days, and approvals of the Jackson County Legislature, and the Director of Jackson County Public Works.

Acceptance

Rejection

Your signed acceptance, below, will initiate the approval and payment process, and constitutes an agreement to execute the necessary conveyance documents.

LARRY D. PRIBYL

10-12-11  
Date

ANITA M PRIBYL

Date



# JACKSON COUNTY PUBLIC WORKS DEPARTMENT

**ADMINISTRATIVE OFFICES**  
 303 W. Walnut  
 Independence, MO 64050  
 (816) 881-4530  
 (816) 881-4448 Fax

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 308 W. Kansas  
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**ROAD MAINTENANCE DIVISION**  
 34900 E. Old U.S. 40 Hwy  
 P.O. Box 160  
 Grain Valley, MO 64029  
 (816) 847-7050  
 (816) 847-7051 Fax

## Offer of Compensation

Federal Project No. STP-3301 (454)  
 Lee's Summit Road, Project No. 3122  
 Project Tract No. LS-53  
 Jackson County Parcel No. 34-430-03-35-02-0-00-000  
 Project Tract No. LS-54  
 Jackson County Parcel No. 34-430-03-35-01-0-00-000

DR. LARRY D & ANITA M PRIBYL  
 4813 LEE'S SUMMIT RD  
 KANSAS CITY, MO 64136

Dear Pribyls:

As you know, Jackson County is managing a construction program on the above subject project. It will be necessary to acquire certain real property rights from your property, more particularly described by the attached tract drawing and in the conveyance instruments being submitted to you for your consideration.

Based on fair market value of such real property as determined by a payment estimate, compensation for any interest you or any other parties have in this real estate is as follows:

**Project Tract No. LS-53**

1,800.0 SF ROW @ \$.60	=	\$ 1,080.00
10,800.0 SF TCE @ \$.60 x 10%	=	\$ 648.00
In addition to above compensation, the County agrees to move the parking area to the South side of the house per attached drawing "B," and move the electric lamp post.		

**Project Tract No. LS-54**

963 SF ROW @ \$.60	=	\$ 577.80
5,778 SF TCE @ \$.60 x 10%	=	\$ 346.68
In addition to above compensation, the County agrees to pay you to move the four electric lamps and two stone monuments per quotations attached.		
<b>TOTAL</b>		<b>\$ 9,692.48</b>

For tax liability information, please consult a tax professional.

Respectfully yours,

D. Fred Hawley      10-12-11  
 D. Fred Hawley, RW-NAC      Date  
 Realty Specialist

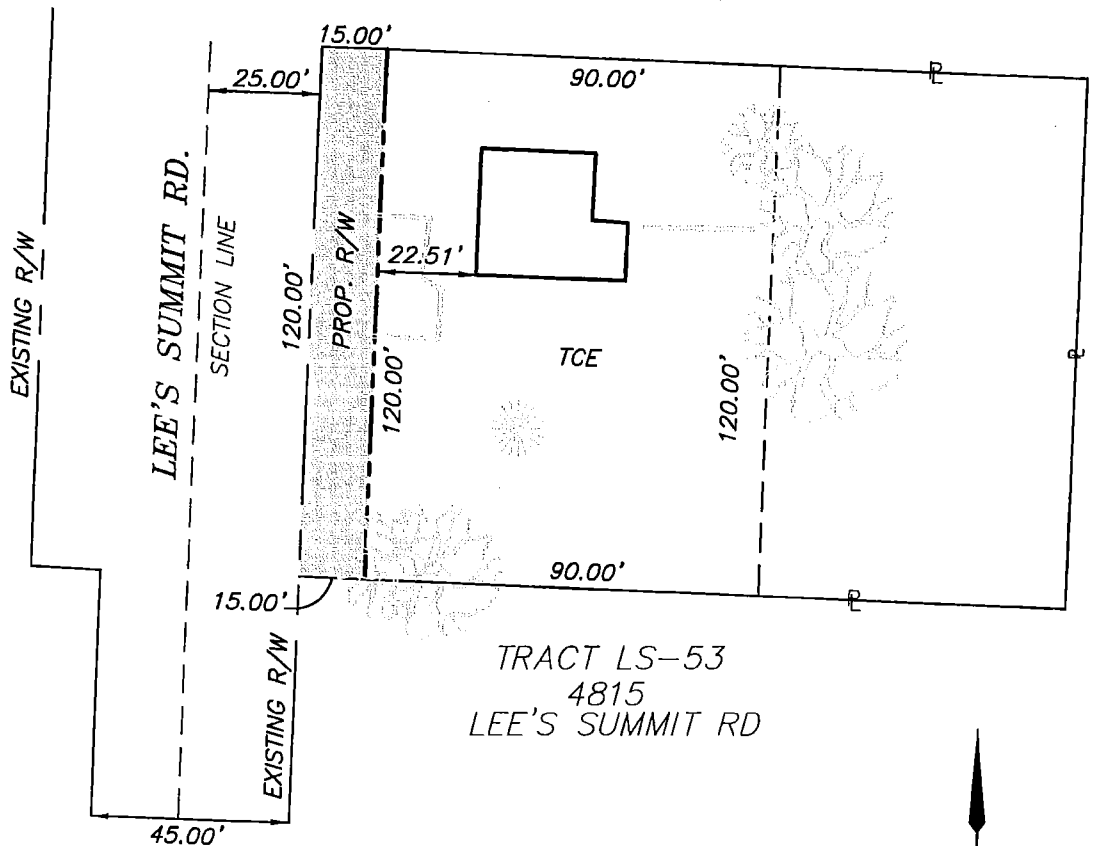
All terms of the offer of compensation are subject to withdrawal after thirty days, and approvals of the Jackson County Legislature, and the Director of Jackson County Public Works.

Acceptance

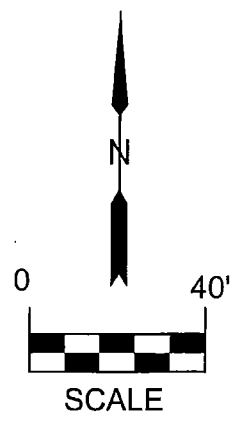
Rejection

Your signed acceptance, below, will initiate the approval and payment process, and constitutes an agreement to execute the necessary conveyance documents.

LARRY D PRIBYL      10-12-11      \_\_\_\_\_      \_\_\_\_\_  
 LARRY D PRIBYL      Date      ANITA M PRIBYL      Date



TRACT LS-53  
4815  
LEE'S SUMMIT RD



AREAS - TRACT 53		
TOTAL TRACT	21000.0	SF
NEW RIGHT-OF-WAY	1800.0	SF
TEMP. CONSTRUCTION EASEMENT	10800.0	SF
PERMANENT DRAINAGE EASEMENT	0.0	SF
REMAINING TRACT	19200.0	SF

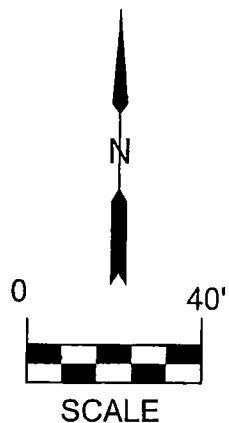
- LEGEND:**
- DENOTES NEW RIGHT-OF-WAY
  - DENOTES TEMPORARY CONSTRUCTION EASEMENT
  - DENOTES PERMANENT DRAINAGE EASEMENT
  - DENOTES PROPERTY LINE



LEE'S SUMMIT ROAD  
JACKSON COUNTY PROJ. NO. 3122  
FED. PROJECT NO. 3301(454)  
TRACT NO. LS-53  
PARCEL NO. 34-430-03-35-02  
DATE: 6/24/2011  
SHEET NO.



AREAS - TRACT 54	
TOTAL TRACT	213661.4 SF
NEW RIGHT-OF-WAY	962.8 SF
TEMP. CONSTRUCTION EASEMENT	5777.1 SF
PERMANENT DRAINAGE EASEMENT	0.00 SF
REMAINING TRACT	212698.6 SF



**LEGEND:**

- DENOTES NEW RIGHT-OF-WAY
- DENOTES TEMPORARY CONSTRUCTION EASEMENT
- DENOTES PERMANENT DRAINAGE EASEMENT
- DENOTES PROPERTY LINE



LEE'S SUMMIT ROAD  
 JACKSON COUNTY PROJ. NO. 3122  
 FED. PROJECT NO. 3301(454)  
 TRACT NO. LS-54  
 PARCEL NO. 34-430-03-35-01  
 DATE: 6/24/2011  
 SHEET NO.