



Office of
Mary Jo Spino
Clerk of the County Legislature

Jackson County Missouri

JOURNAL

County Legislature

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

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

Monday, May 23, 2022

10:00 AM

Twenty-first Regular Meeting

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

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

1 ROLL CALL

Present 7 - Jalen Anderson, Crystal Williams, Tony Miller, Scott Burnett, Ronald E. Finley, Dan Tarwater III and Jeanie Lauer

2 THE PLEDGE OF ALLEGIANCE

Recited.

3 APPROVAL OF THE JOURNAL OF THE PREVIOUS MEETING

A motion was made by Dan Tarwater III, seconded by Theresa Cass Galvin to approve the journal of the previous meeting held on May 16, 2022. The motion passed by a voice vote.

4 HEARINGS

Rick Davidson, Project Executive for JCDC Partners, LLC, introduced Babette Macy, Communication Director, and Dan Wehmuller, Project Coordinator, to address some of the communications and project specifics of the JCDC plan. Rick Davidson presented a PowerPoint regarding the role, benefits, and accomplishments of the owner's representative services. A copy of Mr. Davidson's presentation and his handouts are available under the Meeting Details for the May 23, 2022, Legislative meeting located at <https://jacksonco.legistar.com/MeetingDetail.aspx?ID=978350&GUID=9C9A4806-E20F-4625-AC66-477A8568DEB6&Options>.

Dan Tarwater III, County Legislator, said that the issues related to a \$250 million jail project is foreign to him. He asked about the design-build process in which the builder has a fixed cost. He asked what happens if the builder later says it cannot complete the project for the quoted price. He asked if the builder could come back on the County, or if this will be part of

what the owner's representative will handle. Rick Davidson said these are extraordinary times with regard to contract pricing, shortages, and supplies. These will all have impacts. JCDC will protect the integrity of the project, no matter what it takes to get the goal accomplished. They will hold the contractor's feet to the fire, but there are always alternative ways to get the project finished. Risk assessment means JCDC will show the Legislature how to mitigate that risk. Every project will have risks whether it is cost overruns, or items that may be in specifications that can no longer be obtained because of shortages, so there will be alternatives brought forward to JCDC, who will then bring it to the Legislature.

Dan Tarwater III asked the difference between a construction manager and a project manager. Mr. Davidson said JCDC has a number of construction managers that will be doing oversight on the project on a daily basis. They will continue to work with Public Works, the Administration, and the Legislature.

Jeanie Lauer, County Legislator, said when J.E. Dunn presented information last week, they made the statement "the budget is the budget." Mr. Davidson's comment that there could be adjustments causes her some concern. Mr. Davidson said the budget is the budget. There is an absolute cost cap to the project, though schedule and resources may change.

Jeanie Lauer said the communication piece is important to her and she appreciates the communication plan and regular briefings. On May 10, Budget Chair Theresa Cass Galvin asked for a budget line item breakdown. Mr. Davidson said they do not have a line item breakdown of costs, but a breakdown by category. Ms. Lauer said she still wants a report of that cost breakdown. Ms. Lauer asked about the procurement piece that is being taken over by J.E. Dunn. Mr. Davidson said there are many parts that will be coordinated between JCDC and J.E. Dunn and they will assist the Sheriff's Office and user groups to decide what will be purchased. Ms. Lauer said she had received emails from a contractor with MySmartPlans. They expressed concern about not being included in the bid process. She has concerns with a bidder approaching a legislator directly. She is concerned that JCDC did not take care of these concerns.

Crystal Williams, County Legislator, said her concern is having a mental health component included in the project. She hopes there will be beds available outside of the detention center to provide care for those in the system because of mental health issues. Mr. Davidson said there have been many conversations regarding the mental health piece. It is a

complex issue. There is a component of this jail regarding how to deal with people having mental health issues. This is a broader issue that is both a City and a County issue. This will require a deflection center to deal with people who have a mental health crisis but who have not been charged with a major crime. Babette Macy said JCDC has had a number of conversations with officials from the City of Kansas City, but have failed to gain a coalition of parties to partner on the jail project. These discussions are ongoing. JCDC will continue to engage in conversations with City officials and would appreciate Ms. Williams input on those conversations. Ms. Williams said the public engagement piece is more than having conversations, but asking our partners for input on number of beds and size, rather than just coming from an industry perspective. She said she is sensitive to this issue and is happy to work with council members on the topic.

Tony Miller, County Legislator, said he has frequently brought up his concerns with how the County handles behavioral health cases compared with Johnson County, Kansas. He would be interested in how this plan will address that need. There could be a reduced security step down community treatment center that could be on-site.

Babette Macy said Theresa Cass Galvin, as the Legislature's representative on the Steering Committee, has stated these concerns regarding behavioral health and mental health issues. The concerns were all included as part of the vision for the project. The design team that was selected will include the mental health and behavioral health component. Tony Miller said he wants to know that the County will do something different, and he will continue to bring up these issues.

Jalen Anderson, County Legislator, asked why it took the Legislature voting down the resolution for JCDC to come forward with comprehensive information. Mr. Davidson said he doesn't have a good answer for that. He takes complete responsibility. They made an assumption the Legislature understood everything going on in the background. That was a mistake and he apologized. Mr. Anderson said he believes the problem is with information staying within the Steering Committee and not making it to the Legislature. He said it is a problem that the Legislature does not receive information from JCDC until the moment it is set for a vote. He said it would put him at ease to get information prior to a vote.

Mr. Anderson asked about the conversations with area elected officials. Ms. Macy said the City of Kansas City and the City of Independence are the largest communities to be impacted by the detention center. These

cities did not want to engage in a partnership. But if JCDC had paused and waited for a response from potential partners, it would have caused delays. Rick Davidson said many of these contacts were engaged to discuss and assess the needs in the community.

Mr. Anderson asked about meetings with the Lantinx and the Asian Pacific Islander community because of the large Samoan population in the area. Ms. Macy said during COVID many conversations were with community organizations, rather than individuals. It is their intent to go out in the community again to speak in person now that the design-build team has been selected. If County Legislators would like to participate with any of the groups on the list, she would entertain they join JCDC, Axiom and J.E. Dunn. Ms. Macy said they are open to whatever level of feedback makes sense to the Legislature.

Theresa Cass Galvin, County Legislature, said she appreciates the work JCDC put into their presentation. She said it is easy to think someone knows every part of a project, when in fact, they may not have a full understanding. She said perhaps some of the onus is on the Legislature and they should have asked questions earlier.

Bryan Covinsky, County Counselor, explained the process of reconsideration of Resolution #20937.

Ronald E. Finley, County Legislator, said he is not impressed. He does not think they have taken their duty serious enough. He thinks the cost is too high and the site selection was too expensive. He believes JCDC could have provided the scope and timeline information sooner. He said the County Legislature has received push back from the community regarding the site location. Then he learned that certain minority contractors are no longer involved in the project which is offensive to him. JCDC showing up occasionally when they could have provided more detail is offensive to him. He said they have a right to expect an overall plan for a regional facility. If JCDC received a definite no or a stall, that should have been disclosed so the Legislature could make the best decision. He said his disappointment is clear. Jackson County has paid too much money to get to this point. Mr. Davidson said he is happy to sit with Mr. Finley to respond and discuss these issues.

A motion was made by Tony Miller, seconded by Scott Burnett to reconsider Resolution #20937. The motion passed by a roll call vote:

Yes: 8 - Charlie Franklin, Theresa Cass Galvin, Jalen Anderson, Crystal Williams, Tony Miller, Scott Burnett, Dan Tarwater III, and Jeanie

Lauer

No: 1 - Ronald E. Finley

Jalen Anderson asked Rick Davidson for a promise to work with the Legislature on a more one-on-one basis. Mr. Davidson said yes, they make the commitment and promise to do so as often and with as much detail as the Legislature requests. Mr. Anderson asked the Administration and the Public Works Director if they also make the commitment to keep the Legislature informed. Troy Schulte, County Administrator, said there will be weekly reports as part of the communication's package provided by JCDC Partners and J.E. Dunn. He said they will schedule status updates for the second Monday of each month beginning June 13 at which time they can also address any issues that arise.

Dan Tarwater III asked if June 1 is still the start date for J.E. Dunn. Mr. Schulte said they have a contract under review by Mr. Hardwick before the County Executive can sign it. The County has a notice to proceed on June 1 for J.E. Dunn.

A motion was made by Theresa Cass Galvin, seconded by Scott Burnett to adopt Resolution #20937, authorizing additional component services as provided in the approved Master Agreement for Owner's Representative Services for the Jackson County Criminal Justice System with JCDC Partners, LLC, of Kansas City, MO, and initiating Components 4.3, and 5.0 of the Master Agreement, at an additional cost to the County not to exceed \$4,392,512.00. The motion passed by a roll call vote:

Yes: 8 - Charlie Franklin, Theresa Cass Galvin, Jalen Anderson, Crystal Williams, Tony Miller, Scott Burnett, Dan Tarwater III, and Jeanie Lauer

No: 1 - Ronald E. Finley

Jeanie Lauer asked the representatives to start with a base-line point on how many beds, mental health and other components.

Jalen Anderson suggested they take up the offer from Troy Schulte to receive reports on the second Monday of each month. The Legislature agreed.

Crystal Williams said when JCDC is negotiating with elected officials from Kansas City, she represents those officials and they also represent her. She said perhaps engaging County Legislators in the conversations may break a stalemate.

Frank White, Jr., County Executive, thanked JCDC Partners for their presentation today. He also thanked the County Legislature for recognizing that building a facility of this size will require oversight. With regard to partnering with the City, he said negotiations are the responsibility of the Administration, not JCDC Partners. The Administration has not had conversations with Kansas City regarding partnership on this project. He said this is a jail for Jackson County, and we need to remember the last contract with the City and how the City did not cooperate on the issue of per diem. The City has a tough decision to make on how they move forward and will need to approach Jackson County with a proposal. He said the Legislature and Administration have a responsibility to Jackson County constituents. He said the County needs to be careful not to overextend itself financially on an annual basis with this facility. The Administration has not been privy to discussions with Kansas City. He made it clear that this is a county facility even though a regional jail would be nice.

6 PERFECTION OF PROPOSED ORDINANCES AND REPORTS OF COMMITTEE

[5624](#) Budget Committee moved to perfect.

Dan Tarwater III objected to the Consent Agenda.

[5624](#) A motion was made by Dan Tarwater III, seconded by Scott Burnett to perfect Ordinance #5624. The motion passed by a voice vote.

(PERFECTED)

[5624](#) A motion was made by Dan Tarwater III, seconded by Scott Burnett, to adopt Ordinance #5624, transferring \$15,382.00 within the 2022 Anti-Crime Sales Tax Fund, appropriating \$84,727.00 from the undesignated fund balance of the 2022 Grant Fund, and authorizing an extension to the Victims of Crime Act Grant for use by the Prosecuting Attorney's Office's Victim Services Program. The motion passed by a roll call vote:

Yes: 8 - Charlie Franklin, Jalen Anderson, Crystal Williams, Tony Miller,
Scott Burnett, Ronald E. Finley, Dan Tarwater III and Jeanie Lauer

Absent: 1 - Theresa Cass Galvin

(ADOPTED)

7 FINAL PASSAGE OF PROPOSED ORDINANCES

[5623](#) Consent Agenda.

8 RESOLUTIONS IN COMMITTEE

[20945](#) A motion was made by Theresa Cass Galvin, seconded by Dan Tarwater III, to approve the Budget Committee Amendment dated May 23, 2022 for Resolution #20945, to delete the account number and title "56830 - Contingency" and insert the account number and title "55010 - Regular Salaries" in the body on page 1 and the fiscal note on page 2. The motion passed by a voice vote. Consent Agenda.

(ADOPTED)

[20951](#) Finance and Audit Committee moved to adopt. Consent Agenda.

[20952](#) Justice and Law Enforcement Committee moved to adopt. Consent Agenda.

A motion was made by Scott Burnett, seconded by Tony Miller, to waive the reading of Resolution #20953. The motion passed by a voice vote.

[20953](#) Public Works Committee moved to adopt. Consent Agenda.

[20954](#) Finance and Audit Committee moved to adopt. Consent Agenda.

9 CONSENT AGENDA

[5623](#) AN ORDINANCE amending subsection 1503.14, Jackson County Code, 1984, relating to the Employees' Pension Plan.

(ADOPTED)

[20945](#) A RESOLUTION transferring \$30,000.00 within the 2022 Assessment Fund to provide for temporary staffing services for use by the Assessment Department.

(ADOPTED)

[20951](#) A RESOLUTION awarding a twelve-month term and supply contract with one twelve-month option to extend for the furnishing of lawn maintenance equipment and small engine replacement, parts, and services for use by various County departments to Lawn & Leisure of Lee's Summit, MO, under the terms and conditions of Invitation to Bid No. 29-22.

(ADOPTED)

[20952](#) A RESOLUTION awarding a three-year contract for the furnishing of jail and records management and computer-aided dispatch hardware and software for use by the Sheriff's Office to CentralSquare Technologies, LLC, of Lake Mary, FL, under the terms and conditions of Request for Proposals No. 52-21, at an actual cost to the County in the amount of \$1,545,805.96.

(ADOPTED)

[20953](#) A RESOLUTION awarding a twelve-month term and supply contract with one twelve-month option to extend for guardrail installation and repairs for use by the Public Works Department to James H. Drew Corporation of Sedalia, MO, under the terms and conditions of City of Lee's Summit Contract No. 2018-036/4R, an existing competitively-bid government contract.

(ADOPTED)

[20954](#) A RESOLUTION awarding a contract for annual software maintenance for use by the Recorder of Deeds Department to Aumentum Technologies of Niagara Falls, NY, at an actual cost to the County in the amount of \$87,980.00, as a sole source purchase.

(ADOPTED)

Ordinance #5623 and Resolutions #20945, #20951, #20952, #20953, and #20954 were moved to the Consent Agenda for adoption.

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

Yes: 8 - Charlie Franklin, Jalen Anderson, Crystal Williams, Tony Miller, Scott Burnett, Ronald E. Finley, Dan Tarwater III and Jeanie Lauer

Absent: 1 - Theresa Cass Galvin

10 INTRODUCTION OF PROPOSED ORDINANCES AND ASSIGNMENT TO COMMITTEE

None.

11 INTRODUCTION OF PROPOSED RESOLUTIONS AND ASSIGNMENT TO COMMITTEE

[20956](#) Awarding a contract for the furnishing of five SUVs for use by the Sheriff's Office to Landmark Dodge of Independence, MO, under the terms and conditions of State of Missouri Contract No. CC220022002, a cooperatively bid government contract for government entities state-wide, at an actual cost to the County in the amount of \$164,565.00.

(Assigned to the Justice and Law Enforcement Committee.)

[20957](#)

A motion was made by Tony Miller, seconded by Dan Tarwater III, to adopt Resolution #20957, awarding a twelve-month term and supply contract with one twelve-month option to extend for the furnishing of mowing, lawncare, and landscaping services for use by various County departments to Eyedead Lawn Care of Olathe, KS, under the terms and conditions of Invitation to Bid No. 34-22. The motion passed by a roll call vote:

Yes: 8 - Charlie Franklin, Jalen Anderson, Crystal Williams, Tony Miller, Scott Burnett, Ronald E. Finley, Dan Tarwater III and Jeanie Lauer

Absent: 1 - Theresa Cass Galvin

(ADOPTED)

[20958](#)

Authorizing the County Executive to execute a Quit Claim Deed in favor of Jackson County, relating to the construction of the Jackson County Detention Center, at no cost to the County.

(Assigned to the Public Works Committee.)

[20959](#)

Awarding a contract for the furnishing of two compact track loaders for use by the Parks + Rec Department to Clark Equipment of West Fargo, ND, under the terms and conditions of Missouri NASPO Construction Contract No. CC190249002, an existing competitively bid government contract, at an actual cost to the County in the amount of \$140,994.00.

(Assigned to the Finance and Audit Committee.)

[20960](#)

Transferring \$56,784.00 within the 2022 General Fund to pay the costs of necessary information technology operations and consulting services to be provided by an existing County term and supply vendor.

(Assigned to the Budget Committee.)

[20961](#)

Awarding a contract for the furnishing of appointment management software for use by various County departments to Q-Less Software of Pasadena, CA, as a sole source purchase, at an actual cost to the County in the amount of \$34,860.00.

(Assigned to the Finance and Audit Committee.)

[20962](#)

Awarding a twelve-month term and supply contract with one twelve-month option to extend for the furnishing of transportation and security services for use by the Department of Corrections to Homeland Security Protective Service of Kansas City, MO, under the terms and conditions of Request for Proposals No. 30-22.

(Assigned to the Justice and Law Enforcement Committee.)

12 COUNTY EXECUTIVE ORDERS[22-12](#)

Pursuant to chapter 82 of the Jackson County Code, I hereby make the following appointment to the Jackson County Community Children's Services Fund Board of Directors:

Judy Morgan is appointed as a District 4 member to fill the vacancy occasioned by the resignation of Rhonda Holman for a new term to expire March 31, 2025. A copy of Ms. Morgan's resume is attached.

13 UNFINISHED BUSINESS

Jalen Anderson followed up on his request for information regarding discussions with the Kansas City Royals on the relocation of the baseball team to a downtown stadium. Caleb Clifford said there are no active conversations right now between Jackson County and the team. The team is reaching out to members of this body and the community for direction and discussion. Mr. Clifford said he cannot speak to specific statements but there are benefits and drawbacks to different sites. He said they have been asked for feedback regarding locations and thoughts about the stadiums but there is no centralized opinion regarding that discussion.

Jalen Anderson read a letter from Tracy Rice thanking everyone who helped with the clean up day in Blue Summit held last Saturday. Ms. Rice specifically recognized legislators Charlie Franklin, Tony Miller, and Jalen Anderson, James Evans, Road and Bridge Administrator, Shaun Jack with the Facilities Management Department as well as legislative aides Karen Baker, Jane Cavanaugh, Georgia Sanders and Winifred Jamieson. Tony Miller thanked the Public Works Department and the Administration for their support of this event.

Tony Miller asked for an update on the demolition of the old Stark School. Barbara Casamento said there will be a bid opening on Tuesday, May 24. She reported there were approximately 10 vendors at the pre-bid including minority and women-owned businesses. She said the Stark School headstone will be saved and preserved as requested. Mr. Anderson thanked Brian Gaddie for all his help with this matter. Mr. Miller said the community would love to see a community center on the site.

Charlie Franklin, County Legislator, expressed his thanks to Public Works on the removal of the plexiglass in the Kansas City Legislative Assembly Area.

Dan Tarwater III asked for an update on the health care broker bid process. He said he would also like to see an extension to the agreement for the

financial services advisor and asked Bryan Covinsky to prepare legislation.

14 NEW BUSINESS

None.

15 ADJOURNMENT

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

Meeting adjourned until Monday, June 6, 2022 at 10:00 A.M. at the Jackson County Courthouse, 415 E. 12th Street, Kansas City, Missouri, 2nd Floor, Legislative Assembly Area.

The County Legislature will not meet the week of May 30th in observance of the Memorial Day Holiday.