

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

**A RESOLUTION** awarding a twenty-four month contract with one twenty-four month option to extend for the furnishing of property advisory services in connection with the Board of Equalization, under the terms and conditions of Request for Proposals No. 44-12, to Abstract Appraisals of Kansas City, MO, at a cost to the County not to exceed \$7,500.00 for 2012.

**RESOLUTION #17908**, June 4, 2012

**INTRODUCED BY** Scott Burnett, County Legislator

WHEREAS, pursuant to section 9140., Jackson County Code, 1984, the Legislature may authorize a contract with one or more qualified experts to advise the Board of Equalization to assist with disputes between taxpayers and the County related to property appraisals; and,

WHEREAS, pursuant to section 9141., Jackson County Code, 1984, the Legislative Auditor has prepared a request for proposals (RFP) and the Director of Finance and Purchasing solicited formal written bids on RFP No. 44-12 for licensed property advisors; and,

WHEREAS, a total of sixty-five notifications were distributed and responses were from the following:

**BIDDER**

Abstract Appraisals  
Kansas City (Jackson County), MO

McCann Beatty Valuation and Consulting  
Kansas City (Jackson County), MO

Metropolitan Appraisals  
Kansas City (Jackson County), MO

WHEREAS, pursuant to section 9142. of the Jackson County Code, 1984, the selection committee consisting of the Finance and Audit Committee and the Director of Finance and Purchasing, with the aid of Legislative Auditor, has reviewed the proposals and has recommended the retention of Abstract Appraisals of Kansas City, MO, under the terms and conditions of RFP No. 44-12, as the lowest and best proposal meeting specifications; now therefore,

BE IT RESOLVED by the County Legislature of Jackson County, Missouri, that the County Executive be and hereby is authorized to execute an agreement with Abstract Appraisals of Kansas City, MO, at a cost to the County not to exceed \$7,500.00 annually, in a form to be approved by the County Counselor; and,

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

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

APPROVED AS TO FORM:

[Signature]  
Chief Deputy County Counselor

[Signature]  
County Counselor

Certificate of Passage

I hereby certify that the attached resolution, Resolution #17908 of June 4, 2012, was duly passed on June 4, 2012 by the Jackson County Legislature. The votes thereon were as follows:

Yeas 9

Nays 0

Abstaining 0

Absent 0

6/4/12  
Date

[Signature]  
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: 045 0301 56080  
ACCOUNT TITLE: Assessment Fund  
Legislative Auditor  
Other Professional Services  
NOT TO EXCEED: \$7,500.00

Funding for future years is subject to annual appropriation.

5/30/12  
Date

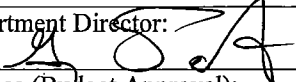
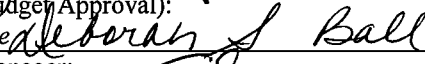
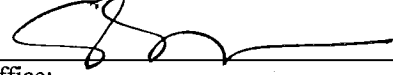
[Signature], Asst  
Director of Finance and Purchasing

# REQUEST FOR LEGISLATIVE ACTION

Completed by County Counselor's Office:

Res/Ord No.: 17908  
 Sponsor(s): Scott Burnett  
 Date: June 4, 2012

<b>SUBJECT</b>	Action Requested <input checked="" type="checkbox"/> Resolution <input type="checkbox"/> Ordinance  Project/Title: <u>Awarding a Twenty-Four Month Contract, with a Twenty-Four Month Option to Extend, for Property Advisor Services for the Board of Equalization to Abstract Appraisals of Kansas City, Missouri under the Terms and Conditions of Request for Proposal No. 44-12, at an aggregate cost to the County not to exceed \$7,500.00 annually.</u>										
<b>BUDGET INFORMATION</b> <i>To be completed By Requesting Department and Finance</i>	<table border="1" data-bbox="324 598 1429 787"> <tr> <td>Amount authorized by this legislation this fiscal year:</td> <td>\$7,500.00</td> </tr> <tr> <td>Amount previously authorized this fiscal year:</td> <td>\$</td> </tr> <tr> <td>Total amount authorized after this legislative action:</td> <td>\$7,500.00</td> </tr> <tr> <td>Amount budgeted for this item * (including transfers):</td> <td>\$</td> </tr> <tr> <td>Source of funding (name of fund) and account code number: 045-0301-56080 Assessment Fund, Legislative Auditor, Other Professional Services</td> <td>\$7,500.00</td> </tr> </table> <p>* If account includes additional funds for other expenses, total budgeted in the account is: \$</p> <p><b>OTHER FINANCIAL INFORMATION:</b></p> <p><input type="checkbox"/> No budget impact (no fiscal note required)  <input type="checkbox"/> Term and Supply Contract (funds approved in the annual budget); estimated value and use of contract:                  Department: Estimated Use: \$</p> <p>Prior Year Budget (if applicable):                  Prior Year Actual Amount Spent (if applicable):</p>	Amount authorized by this legislation this fiscal year:	\$7,500.00	Amount previously authorized this fiscal year:	\$	Total amount authorized after this legislative action:	\$7,500.00	Amount budgeted for this item * (including transfers):	\$	Source of funding (name of fund) and account code number: 045-0301-56080 Assessment Fund, Legislative Auditor, Other Professional Services	\$7,500.00
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<b>PRIOR LEGISLATION</b>	Prior ordinances and (date): Prior resolutions and (date): 16662. June 16, 2008										
<b>CONTACT INFORMATION</b>	RLA drafted by (name, title, & phone): Barbara Casamento, Purchasing Supervisor, 881-3253										
<b>REQUEST SUMMARY</b>	Jackson County's Board of Equalization requires the services of Missouri Licensed Property Advisors to assist with disputes between taxpayers and the County on property appraisals. The Purchasing Department issued Request for Proposal No. 44-12 in response to those requirements.  A total of sixty-five notifications were distributed and three responses were received and evaluated as follows:  <table data-bbox="324 1417 1331 1522"> <tr> <td>Abstract Appraisals of Kansas City, MO</td> <td>\$75.00 per hour</td> </tr> <tr> <td>McCann Beatty Valuation and Consulting of Kansas City, MO</td> <td>\$75.00 per hour</td> </tr> <tr> <td>Metropolitan Appraisals of Kansas City, MO</td> <td>\$65.00 per hour</td> </tr> </table> <p>Pursuant to Section 1054.6 of the Jackson County Code, the Director of Finance and Purchasing recommends the award of a Contract for the furnishing of Property Advisor Services for the Board of Equalization to Abstract Appraisals of Kansas City, Missouri under the terms and conditions of Request for Proposal No. 44-12 as the lowest and best proposal received meeting specifications.</p> <p>The availability of funds for future periods is subject to annual appropriations.</p>	Abstract Appraisals of Kansas City, MO	\$75.00 per hour	McCann Beatty Valuation and Consulting of Kansas City, MO	\$75.00 per hour	Metropolitan Appraisals of Kansas City, MO	\$65.00 per hour				
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<b>CLEARANCE</b>	<input checked="" type="checkbox"/> Tax Clearance Completed (Purchasing & Department) <input type="checkbox"/> Business License Verified (Purchasing & Department) N/A <input checked="" type="checkbox"/> Chapter 6 Compliance - Affirmative Action/Prevailing Wage (County Auditor's Office)										
<b>ATTACHMENTS</b>	The Abstract of Bids, an Award Recommendation Memorandum from Mr. Gary Panethiere, County Auditor and the pertinent pages of Abstract Appraisals proposal documents.										

REVIEW	Department Director: 	Date: 5/25/12
	Finance (Budget Approval): If applicable  Deborah S. Ball	Date: 5-29-12
	Division Manager: 	Date: 5/29/12
	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.









## COUNTY LEGISLATURE JACKSON COUNTY, MISSOURI

OFFICE OF THE COUNTY AUDITOR

GARY PANETHIERE, AUDITOR

[auditor@jacksongov.org](mailto:auditor@jacksongov.org)

(816) 881-3310

(816) 881-3340 Fax

JACKSON COUNTY COURTHOUSE  
415 E. 12TH STREET, 2ND FLOOR  
KANSAS CITY, MISSOURI 64106  
[www.jacksongov.org](http://www.jacksongov.org)

### MEMORANDUM

MAY 22 '12 AM 10:44

TO: Barbara Casamento - Senior Buyer - Purchasing

FROM: Gary Panethiere – County Auditor *GP*

DATE: May 22, 2012

SUBJ: BOE Selection Committee Recommendation & RLA Information

The Legislature awards 2 contracts for advisors to the Board of Equalization. Mr. Fred Jones currently serves as advisor for properties mainly in the western part of the County and C. Charles Franklin serves as advisor for properties mainly in the eastern part of the County, through June 1, 2014 . The contract with Mr. Jones is expiring soon and we have solicited and received 3 proposals to fill this vacancy. They are:

1. Gail McCann Beatty @McCann Beatty Valuation & Consulting
2. David H. Markus@ Metropolitan Appraisal Company
3. Fred Jones @ Abstract Appraisals LLC

According to Jackson County Code 9142, the Selection Committee consists of Troy Thomas and members of the Finance & Audit Committee.

While each proposer has their strengths and weaknesses, I have recommended Mr. Fred Jones @ Abstract Appraisals LLC, because of his previous appraisal work experience and service to the Board of Equalization. At the Jackson County Legislative Meeting on Monday, May 21, 2012, the BOE Selection committee members affirmed this recommendation. Below I have outlined some wording for use on the RLA:

This would appoint Mr. Fred Jones @ Abstract Appraisals LLC to a two year term as a B.O.E. Advisor. This will also have an option for a two year renewal per RFP 44-12.

If I can provide any further information or analysis, please don't hesitate to give me a call.

Jackson County, Missouri  
BOE APPLICATION 2012

1. Name	Fred Jones	Title:	Appraiser
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2. Company Name:	<del>Abstract</del> Abstract Appraisals
Company Address:	P.O. Box 24641
Company City, State and Zip Code:	Kansas City, MO 64112

3. Business Phone:	816-517-3869	4. Fax Number:	816-523-2550	5. Email Address:	AbstractAppraisals@jco.mo.gov
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6. Home Address:	1478 E. 78th St
City, State and Zip Code:	KCMO 64131

7. Home Phone:	816-523-6099
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8. Are you a Missouri licensed or certified appraiser?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
9. Do you own real or personal property in Jackson County, MO?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
10. Are your Jackson County, Mo real property and personal property taxes paid?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No

11. Compensation Rate Proposed for 2012 and 2013	\$ 75.00	Per Hour
12. Compensation Rate Proposed for 2014 and 2014	\$ 75.00	Per Hour