



COUNTY LEGISLATURE JACKSON COUNTY, MISSOURI

MARY JO SPINO

415 East 12th Street
Kansas City, MO 64106

CLERK OF THE COUNTY LEGISLATURE

201 West Lexington, 2nd Floor
Independence, MO 64050

August 11, 2023 – August 17, 2023

8-11-2023 Friday

NO MEETINGS –

8-14-2023 Monday

NO HEALTH & ENVIRONMENT, LAND USE, PUBLIC WORKS, RULES, 911 OVERSIGHT, DIVERSITY, EQUITY, & INCLUSION, VETERANS, OR HOUSING & HOMELESSNESS COMMITTEE MEETINGS –

11:30 A.M. Justice & Law Enforcement Committee Meeting –
Jackson County Courthouse, 415 East 12th Street,
2nd Floor, Kansas City Legislative Assembly Area

11:40 A.M. Anti-Crime Committee Meeting –
Jackson County Courthouse, 415 East 12th Street,
2nd Floor, Kansas City Legislative Assembly Area

11:50 A.M. Finance & Audit Committee Meeting –
Jackson County Courthouse, 415 East 12th Street,
2nd Floor, Kansas City Legislative Assembly Area

12:05 P.M. Inter-Governmental Affairs Committee Meeting –
Jackson County Courthouse, 415 East 12th Street,
2nd Floor, Kansas City Legislative Assembly Area

12:20 P.M. Budget Committee Meeting –
Jackson County Courthouse, 415 East 12th Street,
2nd Floor, Kansas City Legislative Assembly Area

The Budget Committee will have a public hearing on Ordinance # 5774.

3:00 P.M. **LEGISLATIVE MEETING -**
Jackson County Courthouse, 415 East 12th Street,
2nd Floor, Kansas City Legislative Assembly Area

8-15-2023 Tuesday		NO MEETINGS –
8-16-2023 Wednesday		NO MEETINGS –
8-17-2023 Thursday	8:30 A.M.	Plan Commission Meeting – Historic Truman Courthouse, 112 W. Lexington Ave, 2 nd Floor, Independence, MO. Large Meeting Room
	10:00 A.M.	Pension Plan Board of Trustees Meeting – Hila “Dutch” Newman Legislative Conference Room 415 East 12 th Street, 2 nd Floor, Kansas City, MO
	5:15 P.M.	Ethics, Human Relations & Citizen Complaints Commission Meeting –Meeting will be held via Zoom. For more information contact, Anita Mackrel at amackrel@jacksongov.org

Persons with disabilities wishing to participate in the above meetings and who require reasonable accommodation may call the County Clerk’s Office at 881-3242 or 1-800-735-2466 (Missouri Relay). Forty-eight (48) hours’ notice is required. To put information on the Activity Calendar, please contact the County Clerk’s Office by NOON Wednesday of each week.

IN THE COUNTY LEGISLATURE OF JACKSON COUNTY, MISSOURI

AN ORDINANCE amending the zoning districts established pursuant to the Unified Development Code by rezoning a certain 10.00± acre tract from District AG (Agricultural) to District RR (Residential Ranchette).

ORDINANCE NO. 5775, August 14, 2023

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

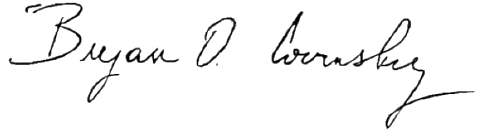
Section 1. The Zoning Order of Jackson County, Missouri, and the official maps which are a part thereof, are amended by changing the boundaries of the "AG" (Agricultural) and "RR" (Residential Ranchette) Districts, so that there will be transferred from District AG to District RR a tract of land located at 12924 S. Al Gossett Road in Jackson County, MO, legally described as follows:

Description: A tract of land described in Document number 2016E0085200, Jackson County Missouri, being part of the Southwest Quarter of the Southeast Quarter of Section 16, Township 47, Range 29, in Jackson County, Missouri, more particularly described as follows: Commencing at the Southeast corner of the Southeast Quarter of said Section 16; thence North 88 degrees 30 minutes 45 seconds West, along the South line of the Southeast quarter of the Southeast quarter, a distance of 1351.42 feet, to the Southeast corner of the Southwest quarter of the Southeast Quarter; thence North 02 degrees 15 minutes 42 seconds East, along the East line of said Quarter Quarter, a distance of 508.86 feet (509.86 feet deed), to the point of beginning; thence North 87 degrees 42 minutes 19 seconds West (South 89 degrees 43 minutes 47 seconds West deed), being parallel with the south line of said Quarter Quarter, a distance of 1349.93 feet, to a point on the West line of said Quarter Quarter; thence North 02 degrees 20 minutes 01 seconds East (North 00 degrees 08 minutes 28 seconds West deed), along said West line, a distance of 330.52 feet; thence south 87 degrees 42 minutes 19 seconds east (North 89 degrees 43 minutes 47 seconds East deed), being parallel with said south line of said Quarter Quarter, a distance of 1349.51 feet, to a point on said East line of said Quarter Quarter; thence South 02 degrees 15 minutes 42 seconds West (South 00 degrees 18 minutes 15 seconds East deed), along said east line, a distance of 330.52 feet, to the point of beginning

Section 2. The Legislature, pursuant to the application of Zachary & Brooke Schorr (RZ-2023-651), requesting the amendment embodied in this Ordinance and with notice that the Jackson County Plan Commission voted 6 to 0 to recommend APPROVAL of this application after a public hearing on July 20, 2023, does hereby adopt this Ordinance pursuant to the Jackson County Charter authorizing the Legislature to exercise legislative power pertaining to planning and zoning.

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

APPROVED AS TO FORM:



County Counselor

I hereby certify that the attached ordinance, Ordinance No. 5775 introduced on August 14, 2023, was duly passed on _____, 2023 by the Jackson County Legislature. The votes thereon were as follows:

Yeas _____

Nays _____

Abstaining _____

Absent _____

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

Date

Mary Jo Spino, Clerk of Legislature

I hereby approve the attached Ordinance No. 5775.

Date

Frank White, Jr., County Executive

Request for Legislative Action

Completed by County Counselor's Office			
Action Requested:	Ordinance	Res.Ord No.:	5775
Sponsor(s):		Legislature Meeting Date:	8/14/2023

Introduction
Action Items: ['Authorize']
Project/Title:
RZ-2023-651 – Zachary & Brooke Schorr

Request Summary
<p>Requesting a change of zoning from District AG (Agricultural) on 10.00 ± acres to District RR (Residential Ranchette). The purpose is to create two residential lots at 12924 S. Al Gossett Road.</p> <p>Staff recommends approval because the change in zoning is consistent with the intent and purpose of the County Plan and complies with the Unified Development Code requirements. The Jackson County Plan Commission held a public hearing on July 20, 2023, and accepted testimony pertaining to the rezoning request. There was no opposition to the request. The Plan Commission voted 6 to 0 to recommend <u>APPROVAL</u> to the County Legislature.</p>

Contact Information			
Department:	Public Works	Submitted Date:	7/25/2023
Name:	Randy D. Diehl	Email:	RDiehl@jacksongov.org
Title:	Development Administrator	Phone:	816-881-4577

Budget Information			
Amount authorized by this legislation this fiscal year:			\$ 0
Amount previously authorized this fiscal year:			\$ 0
Total amount authorized after this legislative action:			\$
Is it transferring fund?			No
Single Source Funding:			
Fund:	Department:	Line Item Account:	Amount:
			!Unexpected End of Formula

Request for Legislative Action

Prior Legislation	
Prior Ordinances	
Ordinance:	Ordinance date:
Prior Resolution	
Resolution:	Resolution date:

Purchasing	
Does this RLA include the purchase or lease of supplies, materials, equipment or services?	No
Chapter 10 Justification:	
Core 4 Tax Clearance Completed:	
Certificate of Foreign Corporation Received:	
Have all required attachments been included in this RLA?	

Compliance	
Certificate of Compliance	
Not Applicable	
Minority, Women and Veteran Owned Business Program	
Goals Not Applicable for following reason: Zoning change	
MBE:	.00%
WBE:	.00%
VBE:	.00%
Prevailing Wage	
Not Applicable	

Fiscal Information	
<ul style="list-style-type: none"> This legislative action does not impact the County financially and does not require Finance/Budget approval. 	

Request for Legislative Action

History

Submitted by Public Works requestor: Randy D. Diehl on 7/25/2023. Comments:

Approved by Department Approver Brian Gaddie on 7/25/2023 2:23:18 PM. Comments:

Not applicable by Purchasing Office Approver Barbara J. Casamento on 7/25/2023 3:24:56 PM. Comments:

Approved by Compliance Office Approver Jaime Guillen on 7/25/2023 4:26:05 PM. Comments:

Approved by Budget Office Approver David B. Moyer on 7/26/2023 9:17:05 AM. Comments:

Approved by Executive Office Approver Troy Schulte on 7/26/2023 10:56:56 AM. Comments:

Approved by Counselor's Office Approver Jamesia Manning on 8/10/2023 12:27:56 PM. Comments:

RZ-2023-651

ATTACHMENT 1: PROPERTY DESCRIPTION

Description:

A tract of land described in Document number 2016E0085200, Jackson County Missouri, being part of the Southwest Quarter of the Southeast Quarter of Section 16, Township 47, Range 29, in Jackson County, Missouri, more particularly described as follows: Commencing at the Southeast corner of the Southeast Quarter of said Section 16; thence North 88 degrees 30 minutes 45 seconds West, along the South line of the Southeast quarter of the Southeast quarter, a distance of 1351.42 feet, to the Southeast corner of the Southwest quarter of the Southeast Quarter; thence North 02 degrees 15 minutes 42 seconds East, along the East line of said Quarter Quarter, a distance of 508.86 feet (509.86 feet deed), to the point of beginning; thence North 87 degrees 42 minutes 19 seconds West (South 89 degrees 43 minutes 47 seconds West deed), being parallel with the south line of said Quarter Quarter, a distance of 1349.93 feet, to a point on the West line of said Quarter Quarter; thence North 02 degrees 20 minutes 01 seconds East (North 00 degrees 08 minutes 28 seconds West deed), along said West line, a distance of 330.52 feet; thence south 87 degrees 42 minutes 19 seconds east (North 89 degrees 43 minutes 47 seconds East deed), being parallel with said south line of said Quarter Quarter, a distance of 1349.51 feet, to a point on said East line of said Quarter Quarter; thence South 02 degrees 15 minutes 42 seconds West (South 00 degrees 18 minutes 15 seconds East deed), along said east line, a distance of 330.52 feet, to the point of beginning.

RZ-2023-651

ATTACHMENT 2: ZONING SUPPORT DOCUMENTATION

Attachments

Plan Commission Public Hearing Summary from July 20, 2023

Staff Report

Zoning map of surrounding area

Names and addresses of surrounding property owners

Letter to surrounding property owners

Application

Aerial of location

Preliminary Plat – Schorr Acres

Randy Diehl gave the staff report:

RE: RZ-2023-651

Applicant: Zachary & Brooke Schorr

Location: 12924 S. Al Gossett Road

Area: 10.00 ± acres

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

Purpose: The purpose is to create two single family residential lots.

Current Land Use and Zoning in the Area:

The zoning in the area is Agricultural. There are similar zonings in the area. Smaller lots were established prior to the adoption of the Unified Development Code in 1995.

The land use is single family residences on similar size or larger tracts.

The applicant is wishing to divide the acreage into two lots. One lot will contain the existing residence.

County Plan:

The County Plan Development Diagram illustrates this area within the Rural Development Tier (RDT).

Recommendation:

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

Staff recommends APPROVAL of RZ-2023-651.

Respectfully submitted,

Jackson County Public Works
Development Division
Randy Diehl, Administrator

Mr. Antey: What is the size of both lots?

Mr. Diehl: They are both about 5 acres.

Mr. Antey: *Are there any other questions for Randy?*

Mr. Crawford: What is this? (indicating on map)

Mr. Diehl: That is a RV that's parked on the property. To the north is the existing residence.

Mr. Antey: *Is the applicant here?*

Zach Schorr, 12924 S. Al Gossett Road

Mr. Antey: *Do you have anything to add to the report?*

Mr. Schorr: No.

Mr. Farrar: The one lot has someone living on it?

Mr. Schorr: Yes. I have a contract for the whole 10 acres. We are buying the back 5 acres first so we can build our new house. The house on the other 5 acres will be tore down later.

Mr. Lake: So, the entire 10 acres will be yours?

Mr. Schorr: Yes. We are just purchasing 5 acres at a time.

Mr. Antey: *Is there anyone else who is in favor of this application?*

There were none.

Mr. Antey: *Is there anyone who is opposed or has questions regarding this application?*

Cheryl Heltzel: 12919 S. Al Gossett Road. There is an existing house with someone living on it. There is a couple of RVs and another building under construction. I'm questioning septic and water. How is it being divided.

Mr. Diehl: Here is the proposed layout and the existing house (indicating on map).

Mr. Tarpley: That home will be torn down eventually.

Ms. Heltzel: I'm concerned about the lady living there if something is going to happen to her. I know she is being taken care of by one of the applicants. I wonder about perc tests.

Mr. Antey: Perc test or soil tests are required to be performed before a building permit for a dwelling can be issued.

Ms.Heltzel: I'm just trying to understand it all. There is a building under construction.

Mr. Antey: We'll talk to the applicant about that.

Applicant recalled:

Mr. Schorr: We are buying the back 5 acres first because of the arrangement with the occupant of the house. She gets to live there until she passes, moved or whatever. The building under construction is on the front 5 acres.

Mr. Diehl: That structure is permitted.

Mr. Antey: 10 acres tracts allow two dwellings.

Mr. Diehl: Yes, a main dwelling and a secondary dwelling are allowed. The existing home meets the criteria as the accessory. When it is razed, that leaves the building under construction as the main home.

Motion to take under advisement.

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

Discussion under advisement

Mr. Lake moved to approve. Mr. Tarpley seconded.

Mr. Tarpley	Approve
Mr. Lake	Approve
Mr. Farrar	Approve
Mr. Crawford	Approve
Ms. Ryerkerk	Approve
Chairman Antey	Approve

Motion Carried 6 – 0

STAFF REPORT

PLAN COMMISSION

July 20, 2023

RE: RZ-2023-651

Applicant: Zachary & Brooke Schorr

Location: 12924 S. Al Gossett Road

Area: 10.00 ± acres

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

Purpose: The purpose is to create two single family residential lots.

Current Land Use and Zoning in the Area:

The zoning in the area is Agricultural. There are similar zonings in the area. Smaller lots were established prior to the adoption of the Unified Development Code in 1995.

The land use is single family residences on similar size or larger tracts.

The applicant is wishing to divide the acreage into two lots. One lot will contain the existing residence.

County Plan:

The County Plan Development Diagram illustrates this area within the Rural Development Tier (RDT).

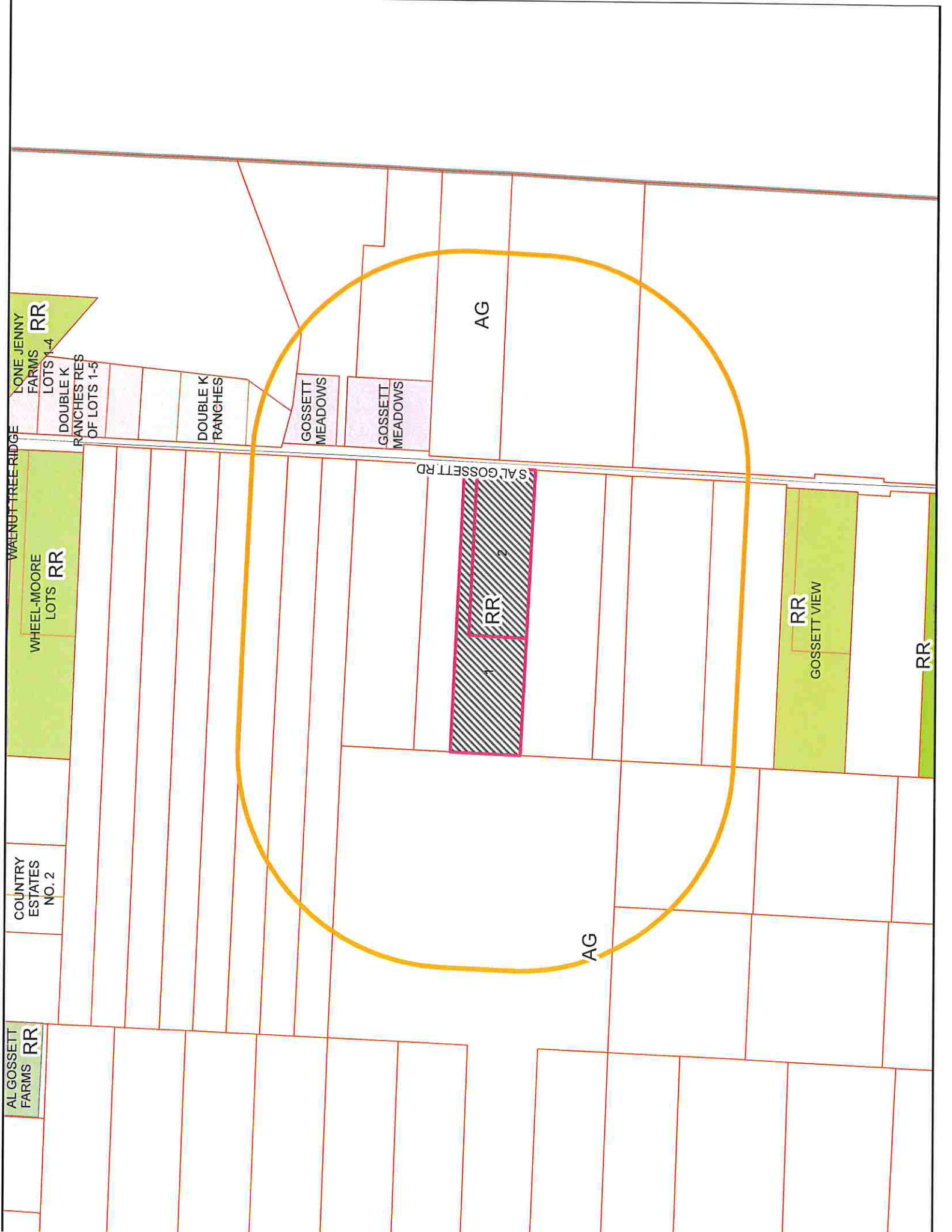
Recommendation:

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

Staff recommends APPROVAL of RZ-2023-651.

Respectfully submitted,

Jackson County Public Works
Development Division
Randy Diehl, Administrator



WALNUT TREE RIDGE
LONE JENNY FARMS RR
LOTS 1-4
DOUBLE K RANCHES RES OF LOTS 1-5

WHEEL-MOORE LOTS RR

COUNTRY ESTATES NO. 2

AL GOSSETT FARMS RR

DOUBLE K RANCHES

GOSSETT MEADOWS

GOSSETT MEADOWS

AG

S AL GOSSETT RD

RR
1 2

AG

RR
GOSSETT VIEW

RR

Plan Commission July 20, 2023

RZ-2023-651

Property Owners Within 1000 feet

Parcel	owner	address	city	state	zip
74-100-01-05-00-0-00-000	PULVERMACHER SARAH & BAUGHER ERIC	13118 S AL GOSSETT RD	LONE JACK	MO	64070
57-700-03-09-01-0-00-000	BATMAN GERALD L - TRUSTEE	PO BOX 47	LONE JACK	MO	64070
57-700-04-17-00-0-00-000	RICHARDS GORDON	9900 METCALF AVE	OVERLAND PARK	KS	66212
57-700-04-20-00-0-00-000	MARTIN JESSE A & TRACY M	13026 AL GOSSETT RD,	LONE JACK	MO	64070
57-700-04-21-03-2-00-000	BRONSON DAVID G & JO MARIE	PO BOX 225	LONE JACK	MO	64070
74-100-02-10-00-0-00-000	HOUSH DAVID & DAWN	39314 E US 50 HWY	LONE JACK	MO	64070
57-700-04-35-00-0-00-000	BRUNSON TERRY	12903 S AL GOSSETT RD	LONE JACK	MO	64070
57-700-04-34-00-0-00-000	HOFFMAN DOUG	12817 S AL GOSSETT RD	LONE JACK	MO	64070
57-700-04-12-00-0-00-000	PARMALEE DONALD R & PAMELA M	12920 S AL GOSSETT RD	LONE JACK	MO	64070
57-700-04-24-01-0-00-000	DADY CHRISTOPHER G & MELISSA C	PO BOX 181	OAK GROVE	MO	64075
57-700-04-31-00-0-00-000	GREENWOOD BUILDERS LLC	12807 S AL GOSSETT RD	LONE JACK	MO	64070
57-700-04-24-02-0-00-000	LAVOI CHAD T & FRY SHAWNA	709 OLD PAINT RD	RAYMORE	MO	64083-8249
57-700-04-22-01-0-00-000	POTTER JACKIE G & SONJA	12804 AL GOSSETT RD	LONE JACK	MO	64070
57-700-04-22-02-0-00-000	BUTLER ARTHUR	206 HIGHWAY 402	SHELBY	AL	35143
57-700-04-11-00-0-00-000	BROWN JOSEPH DOUGLAS	12916 S AL GOSSETT RD	LONE JACK	MO	64070
57-700-04-21-02-2-00-000	HELTZEL J E & CHERYL L	12919 S AL GOSSETT RD	LONE JACK	MO	64070
74-100-01-01-00-0-00-000	CHAMNESS ROBERT M TRUSTEE	1993 NW US 50 WEST	LONE JACK	MO	64070
74-100-01-04-00-0-00-000	CASE TERRY W & KAREN L	495 NW AA HWY	KINGSVILLE	MO	64061
74-100-02-11-00-0-00-000	LOGSDON KIMBERLY J	39416 E US 50 HIGHWAY	LONE JACK	MO	64061
57-700-04-06-00-0-00-000	CHAMNESS ROBERT M TRUSTEE	1993 NW US 50 WEST	LONE JACK	MO	64070
57-700-04-16-00-0-00-000	ERICKSON JAMES F & TONI L	12911 S AL GOSSETT RD	LONE JACK	MO	64070



JACKSON COUNTY Public Works Department

Jackson County Technology Center
303 West Walnut Street
Independence, Missouri 64050
jacksongov.org

(816) 881-4530
Fax: (816) 881-4448

July 5, 2023

RE: Public Hearing: RZ-2023-650
Zachary & Brooke Schorr & Toni Erickson

Dear Property Owner:

You are hereby invited to participate in a public hearing to be held by the Jackson County Plan Commission on a request by Zachary & Brooke Schorr & Toni Erickson for a change of zoning from District AG (Agricultural) on 10.00 ± acres to District RR (Residential Ranchette). The purpose is to create two residential lots 12924 S. Al Gossett Road

Please note that this request for a change of zoning affects only the property mentioned above. Adjacent properties will not be affected by the change of zoning. Taxes are based on the land use of a property not the zoning.

You are being notified pursuant to 24003.5 Chapter 240 (Unified Development Code) of the Jackson County Code, as being an adjacent property within 1000' of the subject property.

The public hearing on this matter will be held by the Plan Commission on Thursday, July 20, 2023, at 8:30 a.m. in the Large Conference Room, 2nd Floor, Historic Truman Courthouse, 112 W. Lexington, Independence, MO.

If you know of any interested party who may not have received a copy of this letter, it would be appreciated if you would inform them of the time and place of the hearing.

If you have any questions concerning this matter, please contact the Development Division at 881-4577.

Sincerely,

Jackson County Public Works
Development Division
Randy Diehl, Administrator

Frank White, Jr., County Executive

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

APPLICANT INFORMATION:

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

TO BE COMPLETED BY OFFICE PERSONNEL ONLY:

Rezoning Case Number RZ- 2023- 651

Date filed _____ Date of hearing _____

Date advertised _____ Date property owners notified _____

Date signs posted _____

Hearings: Heard by _____ Date _____ Decision _____

 Heard by _____ Date _____ Decision _____

 Heard by _____ Date _____ Decision _____

BEGIN APPLICATION HERE:

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

a. Applicant(s) Name: Zachary Schorr, Brooke Schorr

Address: 12924 S Al Gossett Rd, Lone Jack, MO 64070

Phone: 816-226-3515

b. Owner(s) Name: Toni Erickson

Address: 12911 S Al Gossett Rd, Lone Jack, MO 64070

Phone: 816-838-5469

c. Agent(s) Name: _____

Address: _____

Phone: _____

- d. Applicant's interest in Property: Buying to build house
2. General location (Road Name) Al Gossett
3. Present Zoning Residential Requested Zoning Residential Ranchette
4. AREA (sq. ft. / acres) 5 Acres 10 ACRES
5. Legal Description of Property: (Write Below or Attached 9)
Attached survey
6. Present Use of Property: Residential
7. Proposed Use of Property: Residential Ranchette
8. Proposed Time Schedule for Development: 12 months
9. What effect will your proposed development have on the surrounding properties?
NONE
10. Is any portion of the property within the established flood plain as shown on the FEMA Flood Boundary Map? NO
If so, will any improvements be made to the property which will increase or decrease the elevation? _____
11. Describe the source/method which provides the following services, and what effect the development will have on same:
- a. Water PSWD 15
 - b. Sewage disposal Septic system
 - c. Electricity West Central Electric Co op
 - d. Fire and Police protection Jackson County
12. Describe existing road width and condition: Paved

13. What effect will proposed development have on existing road and traffic conditions? NONE

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

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

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

Signature		Date	
Property Owner(s)	<u>Toni Erickson</u>		<u>5-31-23</u>
Applicant(s):	<u>Zach Schorr</u> <u>BSEM</u>		<u>5-31-2023</u> <u>5-31-2023</u>
Contract Purchaser(s):	<u>Zach Schorr</u>		<u>5-31-2023</u>

STATE OF Missouri
COUNTY OF Jackson

On this 31st day of May, in the year of 2023, before me the undersigned notary public, personally appeared Toni Erickson
Zach Schorr

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

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

Notary Public Kathy Foster Commission Expires 1/28/25





GOSSETT MEADOWS

AG

SAL GOSSETT RD

12916

12924

13012

AG

RR

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IN THE COUNTY LEGISLATURE OF JACKSON COUNTY, MISSOURI

AN ORDINANCE amending the zoning districts established pursuant to the Unified Development Code by rezoning a certain 6.75± acre tract from District AG (Agricultural) to District RE (Residential Estates) and rezoning a certain 12.07± acre tract from District RE (Residential Estates) to District AG (Agricultural).

ORDINANCE NO. 5776, August 14, 2023

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

Section 1. The Zoning Order of Jackson County, Missouri, and the official maps which are a part thereof, are amended by changing the boundaries of the "AG" (Agricultural) and "RE" (Residential Estates) Districts, so that portions will be transferred from District AG to District RE and District RE to District AG of two tracts of land legally described as follows:

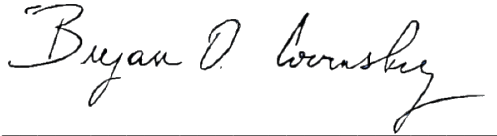
Lot 1A, Flamingo Acres Replat, a subdivision in Jackson County, Missouri

Tract B, Flamingo Acres Replat, a subdivision in Jackson County, Missouri

Section 2. The Legislature, pursuant to the application of the James & Gina Stuelke Trust (RZ-2023-653), requesting the amendment embodied in this Ordinance and with notice that the Jackson County Plan Commission voted 6 to 0 to recommend APPROVAL of this application after a public hearing on July 20, 2023, does hereby adopt this Ordinance pursuant to the Jackson County Charter authorizing the Legislature to exercise legislative power pertaining to planning and zoning.

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

APPROVED AS TO FORM:



County Counselor

I hereby certify that the attached ordinance, Ordinance No. 5776 introduced on August 14, 2023, was duly passed on _____, 2023 by the Jackson County Legislature. The votes thereon were as follows:

Yeas _____

Nays _____

Abstaining _____

Absent _____

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

Date

Mary Jo Spino, Clerk of Legislature

I hereby approve the attached Ordinance No. 5776.

Date

Frank White, Jr., County Executive

Request for Legislative Action

Completed by County Counselor's Office			
Action Requested:	Ordinance	Res.Ord No.:	5776
Sponsor(s):		Legislature Meeting Date:	8/14/2023

Introduction
Action Items: ['Authorize']
Project/Title:
RZ-2023-653 – James & Gina Stuelke Living Trust

Request Summary
<p>Requesting a change of zoning from District AG (Agricultural) on 6.75 ± acres to District RE (Residential Estates) and a change of zoning from District RE (Residential Estates) on 12.07 ± acres to District AG (Agricultural). The purpose is to configure the residential zoning surrounding the existing residence to match the proposed new lot layout and configure the agricultural zoning to match the remaining property at 23700 E. Colbern Road.</p> <p>Staff recommends approval because the change in zoning is consistent with the intent and purpose of the County Plan and complies with the Unified Development Code requirements. The Jackson County Plan Commission held a public hearing on July 20, 2023, and accepted testimony pertaining to the rezoning request. There was no opposition to the request. The Plan Commission voted 6 to 0 to recommend <u>APPROVAL</u> to the County Legislature.</p>

Contact Information			
Department:	Public Works	Submitted Date:	7/26/2023
Name:	Randy D. Diehl	Email:	RDiehl@jacksongov.org
Title:	Development Administrator	Phone:	816-881-4577

Budget Information			
Amount authorized by this legislation this fiscal year:			\$ 0
Amount previously authorized this fiscal year:			\$ 0
Total amount authorized after this legislative action:			\$
Is it transferring fund?			No
Single Source Funding:			
Fund:	Department:	Line Item Account:	Amount:
			!Unexpected End of Formula

Request for Legislative Action

Prior Legislation	
Prior Ordinances	
Ordinance:	Ordinance date:
Prior Resolution	
Resolution:	Resolution date:

Purchasing	
Does this RLA include the purchase or lease of supplies, materials, equipment or services?	No
Chapter 10 Justification:	
Core 4 Tax Clearance Completed:	
Certificate of Foreign Corporation Received:	
Have all required attachments been included in this RLA?	

Compliance	
Certificate of Compliance	
Not Applicable	
Minority, Women and Veteran Owned Business Program	
Goals Not Applicable for following reason: Contract is for real property	
MBE:	.00%
WBE:	.00%
VBE:	.00%
Prevailing Wage	
Not Applicable	

Fiscal Information	
<ul style="list-style-type: none"> This legislative action does not impact the County financially and does not require Finance/Budget approval. 	

Request for Legislative Action

History

Submitted by Public Works requestor: Randy D. Diehl on 7/26/2023. Comments:

Approved by Department Approver Brian Gaddie on 7/26/2023 11:00:59 AM. Comments:

Not applicable by Purchasing Office Approver Barbara J. Casamento on 7/26/2023 11:05:14 AM.
Comments:

Approved by Compliance Office Approver Ikeela Alford on 7/26/2023 11:27:06 AM. Comments:

Approved by Budget Office Approver David B. Moyer on 7/26/2023 11:33:43 AM. Comments:

Approved by Executive Office Approver Sylvya Stevenson on 7/26/2023 11:39:31 AM. Comments:

Approved by Counselor's Office Approver Jamesia Manning on 8/10/2023 12:28:46 PM. Comments:

RZ-2023-653

ATTACHMENT 1: PROPERTY DESCRIPTION

Description:

Lot 1A, Flamingo Acres Replat, a subdivision in Jackson County, Missouri.

Tract B, Flamingo Acres Replat, a subdivision in Jackson County, Missouri.

RZ-2023-653

ATTACHMENT 2: ZONING SUPPORT DOCUMENTATION

Attachments

Plan Commission Public Hearing Summary from July 20, 2023

Staff Report

Zoning map of surrounding area

Names and addresses of surrounding property owners

Letter to surrounding property owners

Application

Aerial of location

Flamingo Acres Replat

Randy Diehl gave the staff report:

RE: RZ-2023-653

Applicant: James & Gina Stuelke Trust

Location: 23700 E. Colbern Road

Area: 19.00 ± acres

Request: Requesting a change of zoning from District AG (Agricultural) on 6.75 ± acres to District RE (Residential Estates) and a change of zoning from District RE (Residential Estates) on 12.07 ± acres to District AG (Agricultural).

Purpose: The purpose is to configure the residential zoning surrounding the existing residence to match the proposed new lot layout and configure the agricultural zoning to match the remaining property.

Current Land Use and Zoning in the Area:

The zoning in the area is predominately Agricultural. Development around the subject property was developed prior to the adoption of the Unified Development Code in 1995.

Land use is single family residences. Across Colbern Road is the City of Lee's Summit Legacy Park.

The owner is wishing to reconfigure the lot containing the residence by adding additional property to the east to encompass the barn and ponds within its boundaries. A portion of the existing residence lot will be absorbed back into the larger 12-acre tract. This tract will remain zoned as Agricultural since it is over 10 acres in size. The applicant is wishing to have the zonings match the new plat configuration.

County Plan:

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

Recommendation:

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

Staff recommends APPROVAL of RZ-2023-653.

Respectfully submitted,

Jackson County Public Works
Development Division
Randy Diehl, Administrator

Mr. Antey: Are there any questions for Randy?

Mr. Tarpley: Why are they doing this?

Mr. Diehl: They are selling the house and the potential buyer wants the additional property. They replatting the lots and the zoning should match the new layout. We want to avoid a split zoning.

Mr. Antey: Is the applicant here?

Don Roberts, 15905 E 78th Street. I represent the owner. The owners put the property up for sale last year. They have a buyer and a contract. The buyer requested the extension. They want the barn and the ponds. It's a simple as that. The contact is contingent on the rezoning.

Mr. Antey: Is there anyone else who is in favor of this application?

There were none.

Mr. Antey: Is there anyone who is opposed or has questions regarding this application?

There were none.

Motion to take under advisement.

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

Discussion under advisement

Mr. Lake moved to approve. Mr. Tarpley seconded.

Mr. Tarpley	Approve
Mr. Lake	Approve
Mr. Farrar	Approve
Mr. Crawford	Approve
Ms. Ryerkerk	Approve
Chairman Antey	Approve

Motion Carried 6 – 0

STAFF REPORT

PLAN COMMISSION

July 20, 2023

RE: RZ-2023-653

Applicant: James & Gina Stuelke Trust

Location: 23700 E. Colbern Road

Area: 5.00 ± acres

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

Purpose: The purpose is to reconfigure the zoning surrounding the existing residence to match the proposed new layout.

Current Land Use and Zoning in the Area:

The zoning in the area is predominately Agricultural. Development around the subject property was developed prior to the adoption of the Unified Development Code in 1995.

Land use is single family residences. Across Colbern Road is the City of Lee's Summit Legacy Park.

A new lot layout is proposed. The rezoning to to configured to match the new lot lots.

County Plan:

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

Recommendation:

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

Staff recommends APPROVAL of RZ-2023-653.

Respectfully submitted,

Jackson County Public Works
Development Division
Randy Diehl, Administrator

LIPOWICZ
ESTATES

J MORGAN
MEADOWS

E 92ND TER

AG

RS

COLBORN &
CYCLONE ROAD
ESTATES 2ND PLAT

RE
FLAMINGO
ACRES

COLBORN &
CYCLONE ROAD
ESTATES

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S CYCLONE SCHOOL RD

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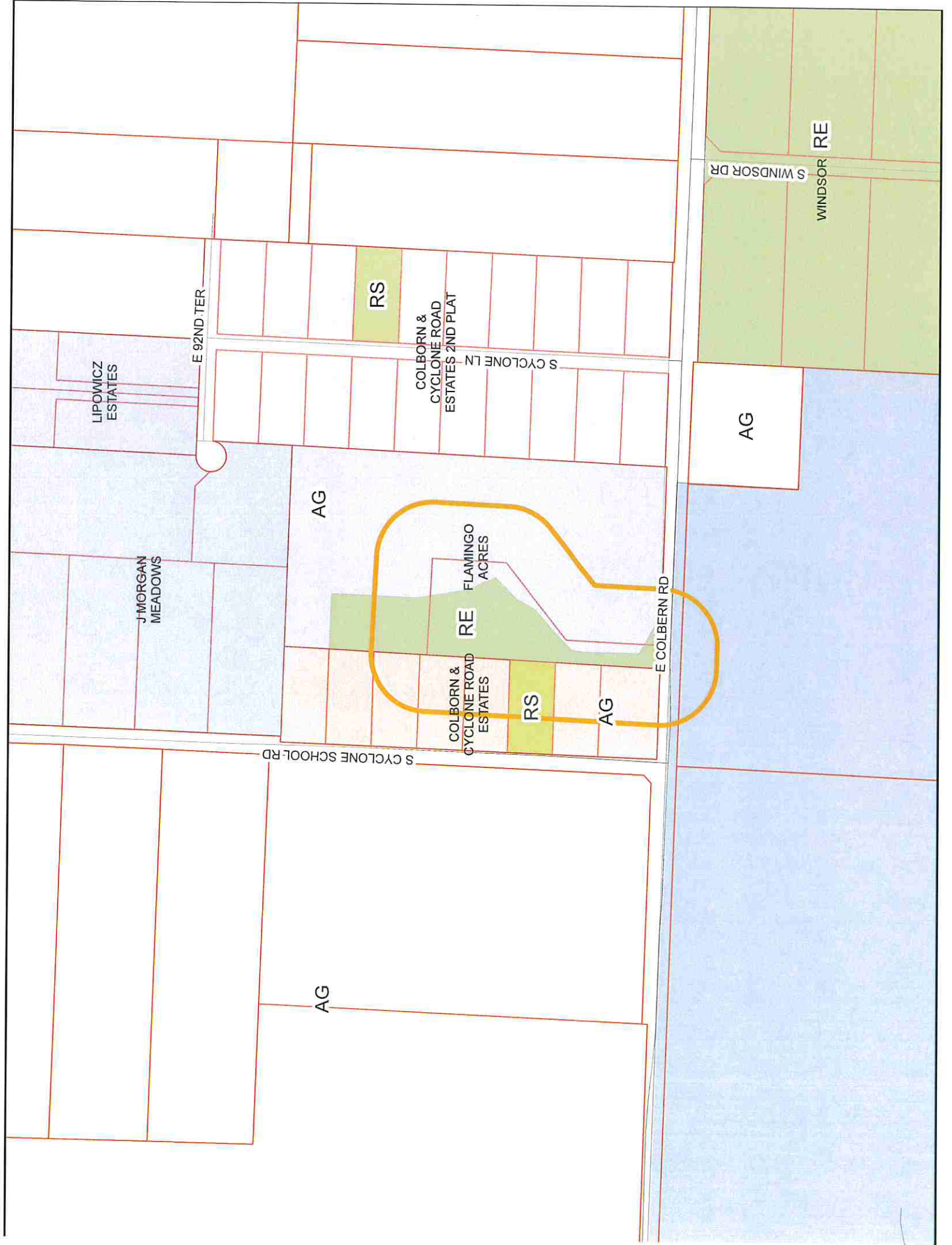
S CYCLONE LN

E COLBERN RD

AG

S WINDSOR DR

WINDSOR RE



Plan Commission July 20, 2023

RZ-2023-653

Property Owners Within 185 feet

Parcel	owner	address	city	state	zip
53-500-01-14-00-0-00-000	O BRIEN SCOTT J & TONYA K	9401 S CYCLONE SCHOOL RC	LEES SUMMIT	MO	64064
53-500-01-63-00-0-00-000	CUTLER SANDRA LEE-TRUSTEE	23803 E 92ND TE	LEES SUMMIT	MO	64064
53-500-01-10-00-0-00-000	MARTIN DEBRA KAY	9301 S CYCLONE SCHOOL RC	LEES SUMMIT	MO	64064
53-500-01-11-00-0-00-000	HATFIELD JOHN W & DEBORAH J	9307 S CYCLONE SCHOOL RC	LEES SUMMIT	MO	64064
53-500-01-12-00-0-00-000	PALMER RONALD G & KAREN L-TR	9313 CYCLONE SCHOOL RD	LEES SUMMIT	MO	64064
53-500-01-17-00-0-00-000	CONRAD JOEL C & KERRY M	9419 S CYCLONE SCHOOL RC	LEES SUMMIT	MO	64064
53-500-01-16-00-0-00-000	WESTCOTT ROBERT L & MARY ANN	9413 S CYCLONE SCHOOL RC	LEES SUMMIT	MO	64064
53-500-01-13-00-0-00-000	CUSTER GARY E & SUSAN L	9319 S CYCLONE SCHOOL RC	LEES SUMMIT	MO	64064
53-500-01-62-00-0-00-000	CHAPMAN MICHAEL & DEBORAH-TR	9223 S CYCLONE SCHOOL RC	LEES SUMMIT	MO	64064
53-500-01-15-00-0-00-000	DAVENPORT CARRIE & ROGER	9407 S CYCLONE SCHOOL RC	LEES SUMMIT	MO	64064
53-500-04-02-01-0-00-000	CITY OF LEES SUMMIT	PO BOX 1600	LEES SUMMIT	MO	64063
53-500-01-03-01-0-00-000	STUELKE JAMES B JR & GINA L	23700 E COLBERN RD	LEES SUMMIT	MO	64086
53-500-01-03-02-0-00-000	STUELKE JAMES B JR & GINA L-TR	23700 E COLBERN RD	LEES SUMMIT	MO	64086



JACKSON COUNTY Public Works Department

Jackson County Technology Center
303 West Walnut Street
Independence, Missouri 64050
jacksongov.org

(816) 881-4530
Fax: (816) 881-4448

July 5, 2023

RE: Public Hearing: RZ-2023-653
James & Gina Stuelke Living Trust

Dear Property Owner:

You are hereby invited to participate in a public hearing to be held by the Jackson County Plan Commission on a request by James & Gina Stuelke Living for a change of zoning from District AG (Agricultural) on 5.24 ± acres to District RE (Residential Estates). The purpose is to configure the zoning surrounding the existing residence to match the proposed new lot layout at 23700 E. Colbern Road.

Please note that this request for a change of zoning affects only the property mentioned above. Adjacent properties will not be affected by the change of zoning. Taxes are based on the land use of a property not the zoning.

You are being notified pursuant to 24003.5 Chapter 240 (Unified Development Code) of the Jackson County Code, as being an adjacent property within 185' of the subject property.

The public hearing on this matter will be held by the Plan Commission on Thursday, July 20, 2023, at 8:30 a.m. in the Large Conference Room, 2nd Floor, Historic Truman Courthouse, 112 W. Lexington, Independence, MO.

If you know of any interested party who may not have received a copy of this letter, it would be appreciated if you would inform them of the time and place of the hearing.

If you have any questions concerning this matter, please contact the Development Division at 881-4577.

Sincerely,

Jackson County Public Works
Development Division
Randy Diehl, Administrator

Frank White, Jr., County Executive

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

APPLICANT INFORMATION:

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

TO BE COMPLETED BY OFFICE PERSONNEL ONLY:

Rezoning Case Number RZ- 2023- 653

Date filed _____ Date of hearing _____

Date advertised _____ Date property owners notified _____

Date signs posted _____

Hearings: Heard by _____ Date _____ Decision _____

 Heard by _____ Date _____ Decision _____

 Heard by _____ Date _____ Decision _____

BEGIN APPLICATION HERE:

1. **Data on Applicant(s) and Owner(s):**
 - a. Applicant(s) Name: The Stuelke Living Trust (James B., Jr. & Gina L. Stuelke, Trustees)
Address: 23700 NE Colbern Rd.
Lee's Summit, Mo. 64086
Phone: _____
 - b. Owner(s) Name: The Stuelke Living Trust (James B., Jr. & Gina L. Stuelke, Trustees)
Address: 23700 NE Colbern Rd., Lee's Summit, Mo. 64086
Phone: 816-381-9901 Email: jim@extremecoatingsolutions.com
 - c. Agent(s) Name: Roger A. Backues

Address: 821 NE Columbus St., Suite 100, Lee's Summit, Mo. 64063

Phone: Office # 816-554-9798 Email: roger@boundarysurvey.net

d. Applicant's interest in Property: Owner

2. General location (Road Name) Cyclone School Road & NE Colbern Road

3. Present Zoning AG (Agriculture) Requested Zoning RE (Residential Estates Suburban District)

4. AREA (sq. ft. / acres) 4.03 acres

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

See attached

6. Present Use of Property: Residential

7. Proposed Use of Property: Residential

8. Proposed Time Schedule for Development: As Soon As Possible

9. What effect will your proposed development have on the surrounding properties?
None

10. Is any portion of the property within the established flood plain as shown on the FEMA Flood Boundary Map? No
If so, will any improvements be made to the property which will increase or decrease the elevation? _____

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

a. Water PWSD # 13

b. Sewage disposal On-Site Septic System

c. Electricity Evergy

d. Fire and Police protection Fire: CJCFPD Police: Jackson County Sheriff Department

12. Describe existing road width and condition: standard asphalt surface road/ good condition

13. What effect will proposed development have on existing road and traffic conditions? None

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

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

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

Signature

Date

Property Owner(s)

[Signature] GIRIA STUELKE
JAMES P. STUELKE, JR 6/4/23

Applicant(s):

Contract Purchaser(s):

STATE OF Missouri
COUNTY OF Jackson

On this 4th day of June, in the year of 2023, before me the undersigned notary public, personally appeared

Giria + James Stuelke

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

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

Notary Public Leslie Elaine Loyd

Commission Expires 08/09/2025





Copyright nearmap 2015
RE

AG

ECOLBERN RD

S CYCLONE SCHOOL RD

S CYCLONE LN

AG

AG

RE

AG

RS

RS

AG

RE

24103

24001

9223

9303

9311

9317

9323

9401

9407

9415

9419

9216

9300

9306

9312

9318

9324

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23803

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S CYCLONE SCHOOL RD

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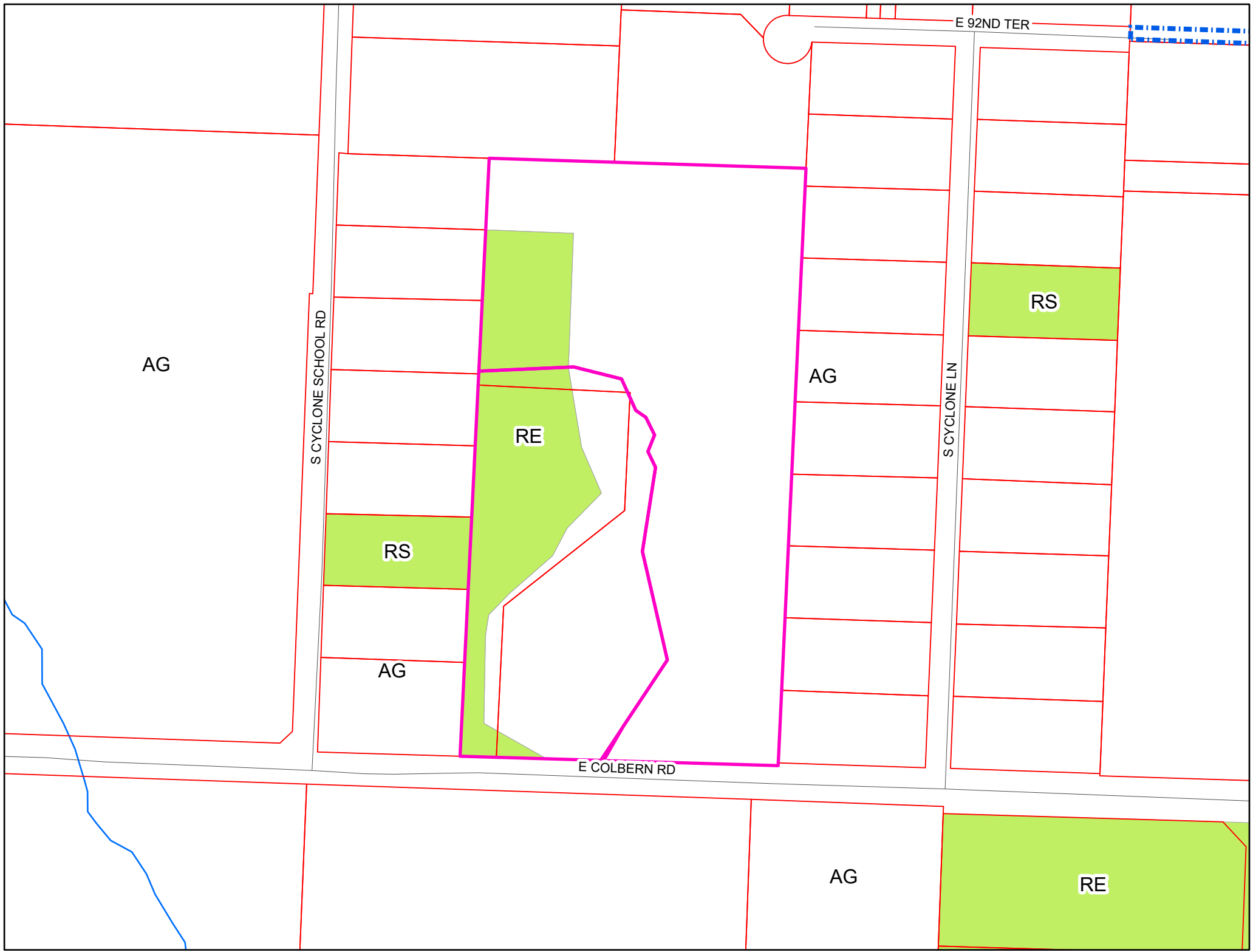
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RE

FINAL PLAT FLAMINGO ACRES REPLAT

A PART OF THE SW 1/4, NE 1/4
SEC. 26, TWP. 48, RG. 31
JACKSON COUNTY, MISSOURI

- NOTES:
1. PROPERTY CONTAINS 18.82 ACRES MORE OR LESS.
 2. CLASS OF SURVEY IS SUBURBAN.
 3. ADDRESS TO SUBJECT PROPERTY IS 23700 NE COLBERN ROAD, LEE'S SUMMIT, MO. 64086.
 4. PARENT TRACT OF LAND AS RECORDED IN DOCUMENT NO.'S : 2019E0022408 AND 2022E0044273.

BASIS OF BEARINGS:
THE BASIS OF BEARING FOR THIS SURVEY ARE GRID BEARINGS.

FLOOD STATEMENT:
PART OF THE SUBJECT PROPERTY LIES IN AN AREA LABELED ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 100-YEAR FLOOD PLAIN) AS DETERMINED BY THE FEMA FLOOD INSURANCE RATE MAP NUMBER 29095C0435G WITH AN EFFECTIVE DATE OF JANUARY 20, 2017.

SURVEY REFERENCE:
NO TITLE WORK WAS FURNISHED, MAY BE EASEMENTS OR OTHER RECORDS NOT SHOWN HEREON.

PLAT DESCRIPTION:
ALL THAT PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 48 NORTH, RANGE 31 WEST, IN JACKSON COUNTY, MISSOURI, AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 48, RANGE 31, IN JACKSON COUNTY, MISSOURI; THENCE ALONG THE SOUTH LINE OF SAID QUARTER SECTION, SOUTH 87 DEGREES 44 MINUTES 29 SECONDS EAST, 334.00 FEET; THENCE NORTH 02 DEGREES 10 MINUTES 25 SECONDS EAST, 40.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 02 DEGREES 10 MINUTES 25 SECONDS EAST, ALONG THE EAST LINE OF COLBORN & CYCLONE ROAD ESTATES, A SUBDIVISION IN JACKSON COUNTY, MISSOURI, FOR A DISTANCE OF 1242.29 FEET TO THE SOUTH LINE OF J. MORGAN MEADOWS, A SUBDIVISION IN JACKSON COUNTY, MISSOURI; THENCE ALONG THE SOUTH LINE OF SAID SUBDIVISION, SOUTH 87 DEGREES 47 MINUTES 10 SECONDS EAST, 660.00 FEET TO A POINT ON THE WEST LINE OF LOT 10 OF COLBORN & CYCLONE ROAD ESTATES 2ND PLAT, A SUBDIVISION IN JACKSON COUNTY, MISSOURI; THENCE ALONG THE WEST LINE OF SAID SUBDIVISION, SOUTH 02 DEGREES 10 MINUTES 25 SECONDS WEST 1242.81 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF COLBERN ROAD; THENCE ALONG THE NORTH LINE OF SAID COLBERN ROAD, NORTH 87 DEGREES 44 MINUTES 29 SECONDS WEST, 660.00 FEET TO THE POINT OF BEGINNING. PREPARED MARCH 2, 2023 BY ROGER A. BACKUES, PLS-2134.

DEDICATION:
THE UNDERSIGNED PROPRIETOR OF THE ABOVE DESCRIBED TRACT HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER AS SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION AND PLAT SHALL HEREAFTER BE KNOWN AS "FLAMINGO ACRES REPLAT".

EASEMENTS:
AN EASEMENT OR LICENSE IS HEREBY GRANTED TO JACKSON COUNTY, MISSOURI, TO LOCATE, CONSTRUCT AND MAINTAIN OR AUTHORIZE LOCATION, CONSTRUCTION, MAINTENANCE AND USE OF CONDUITS FOR ALL OR ANY PURPOSE, WATER, GAS, SEWER MAINS, POLES AND WIRES OR ALL OR ANY OF THEM, OVER, UNDER AND ALONG THE STRIPS OF LAND MARKED "UTILITY EASEMENT" OR "U/E.". P.D.E. = PERMANENT DRAINAGE EASEMENT W.E. = WATER EASEMENT

1. WHERE AN EASEMENT IS DESIGNATED FOR A PARTICULAR PURPOSE, THAT IS "SEWER EASEMENT", "DRAINAGE EASEMENT (D.E.)" OR "UTILITY EASEMENT (U/E)", THE USE THEREOF SHALL BE RESTRICTED TO THAT PURPOSE.
2. ALL EASEMENTS SHALL BE KEPT FREE AND CLEAR OF ANY AND ALL BUILDINGS, STRUCTURES OR OTHER OBSTRUCTIONS (EXCEPT DRIVEWAYS, PAVED AREAS, GRASS, SHRUBS AND FENCES) WHICH WOULD INTERFERE WITH (A) THE PROPER SAFE AND CONTINUOUS USE AND MAINTENANCE OR RECONSTRUCTION OF THE FACILITIES LOCATED WITHIN SAID EASEMENTS, (B) THE AGENTS AND EMPLOYEES OF JACKSON COUNTY, MISSOURI AND ITS FRANCHISED UTILITIES FROM GOING UPON SAID EASEMENTS IN THE EXERCISING OF THE RIGHTS GRANTED BY SAID EASEMENT.

BUILDING LINES:
BUILDING LINES OR SETBACK LINES ARE SHOWN HEREON.

STREET DEDICATION:
STREETS SHOWN HEREON AND NOT HERETOFORE DEDICATED FOR PUBLIC USE AS STREET RIGHT-OF-WAY ARE HEREBY DEDICATED.

IN TESTIMONY THEREOF:
THE UNDERSIGNED PROPRIETORS HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS ___ DAY OF _____, 2023

THE STUELKE LIVING TRUST DATED APRIL 01, 2019

JAMES B. STUELKE, JR., TRUSTEE GINA L. STUELKE, TRUSTEE

STATE OF MISSOURI)) SS
COUNTY OF JACKSON)

ON THIS ___ DAY OF _____, 2023, BEFORE ME APPEARED JAMES B. STUELKE, JR. AND GINA L. STUELKE, TRUSTEES OF THE STUELKE LIVING TRUST DATED APRIL 01, 2019, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND THAT SAID INSTRUMENT TO BE THEIR FREE ACT AND DEED OF SAID PERSON AND DULY ACKNOWLEDGED THE EXECUTION OF THE SAME.

IN WITNESS THEREOF:
I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL IN MY OFFICE THE DAY AND YEAR LAST WRITTEN ABOVE.

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

APPROVED BY JACKSON COUNTY, MISSOURI:

PUBLIC WORKS DEPARTMENT DATE: _____

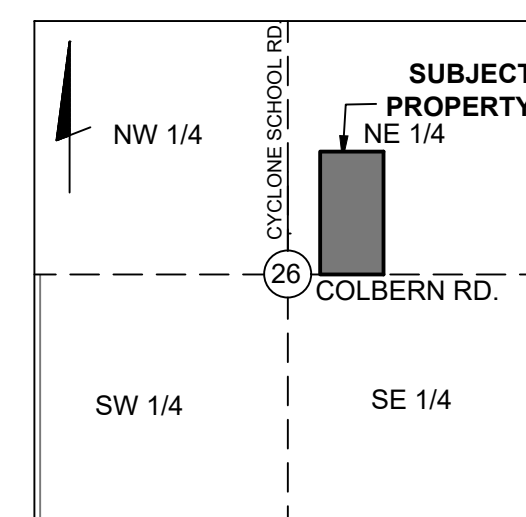
JACKSON COUNTY ASSESSMENT DEPARTMENT DATE: _____

SYMBOL LEGEND

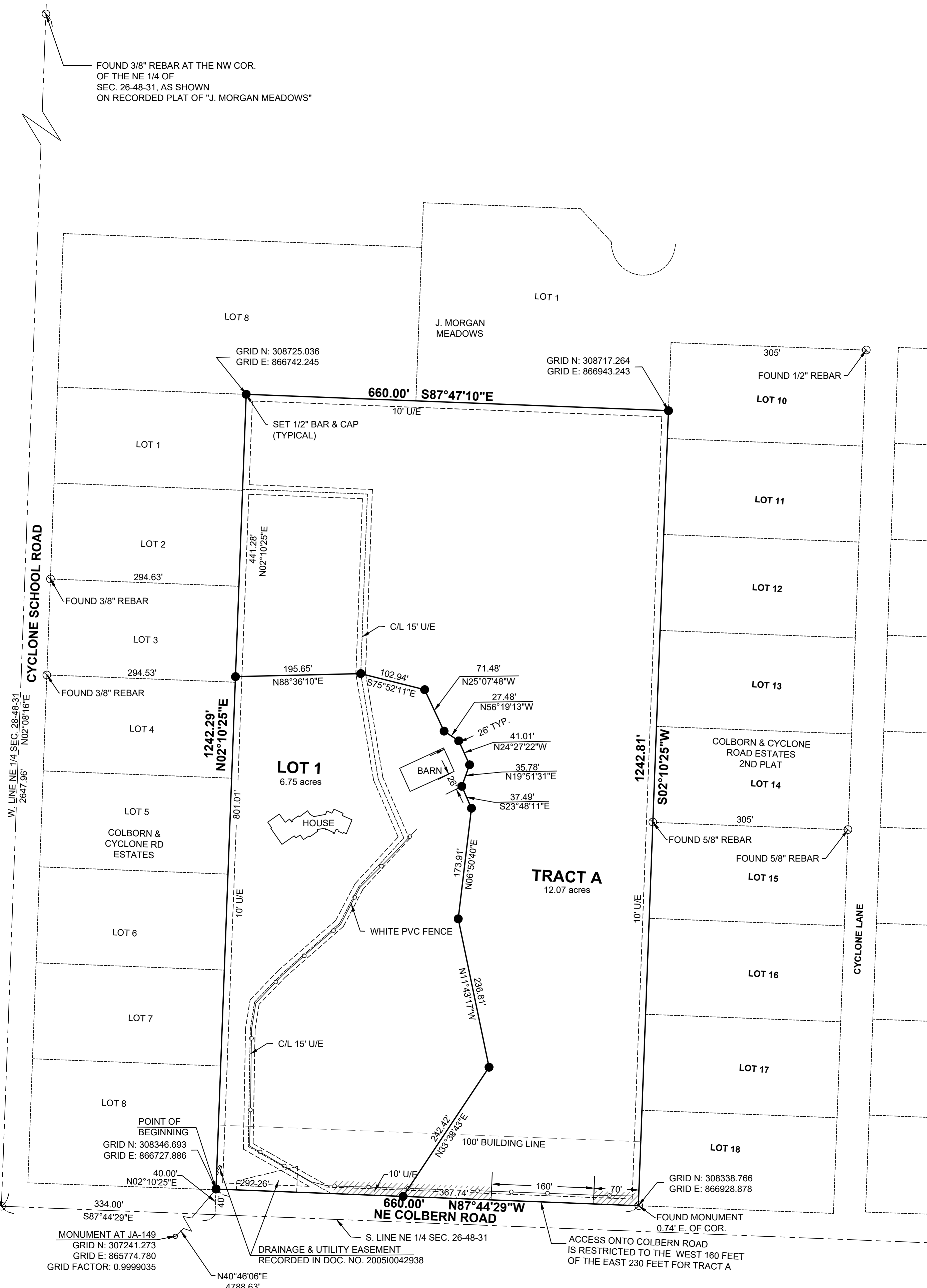
- SET 1/2" REBAR AND CAP
PLS-2134, MO.
- FOUND MONUMENT (AS NOTED)
- U/E - UTILITY EASEMENT
- //// - NO ACCESS ALLOWED

1 METER = 3.28083333'

ALL COORDINATES AND ALL BEARINGS AS SHOWN IN THE TRAVERSE TABLE ARE BASED ON "MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE" "JA-149 GPS STATION" USING A COMBINED GRID FACTOR OF 0.9999035



LOCATION MAP
SCALE=1"=2000'
SECTION 26 TOWNSHIP 48 RANGE 31



SURVEYOR'S CERTIFICATION:
I HEREBY CERTIFY THAT THE WITHIN PLAT OF "FLAMINGO ACRES REPLAT", A SUBDIVISION IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SURVEY MEETS OR EXCEEDS THE "CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS". I FURTHER CERTIFY THAT THE BEARINGS SHOWN IN THE TRAVERSE TABLE ARE GRID BEARINGS, BASED ON THE STATE PLANE COORDINATE SYSTEM OF MISSOURI, WESTERN ZONE OF THE NORTH AMERICAN DATUM OF 1983; THAT THE SECTION AND SECTIONAL SUBDIVISION CORNER MONUMENTS AND SURVEY BOUNDARY CORNER MONUMENTS WERE EITHER FOUND OR SET AS INDICATED ON THIS PLAT; THAT THE LOT CORNERS AND STREET CENTER LINES HAVE BEEN MARKED WITH PERMANENT MONUMENTATION AS INDICATED ON THIS PLAT; THAT I HAVE COMPLIED WITH ALL STATE AND JACKSON COUNTY STATUTES, ORDINANCES, AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND THE PLATTING OF SUBDIVISIONS TO BE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

SURVEYOR: ROGER A. BACKUES PLS NO. 2134

FINAL PLAT

BOUNDARY & CONSTRUCTION SURVEYING, INC.

821 NE COLUMBUS STREET SUITE 100, LEE'S SUMMIT, MO. 64063
PH # 816/554-9798, FAX # 816/554-0337
roger@boundariesurvey.net

PROJECT NO. 22-247 SHEET 1 OF 1

23700 NE COLBERN ROAD, LEE'S SUMMIT, MO.

IN THE COUNTY LEGISLATURE OF JACKSON COUNTY, MISSOURI

AN ORDINANCE amending the zoning districts established pursuant to the Unified Development Code by rezoning a certain 7.00± acre tract from District AG (Agricultural) to District RR (Residential Ranchette).

ORDINANCE NO. 5777, August 14, 2023

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

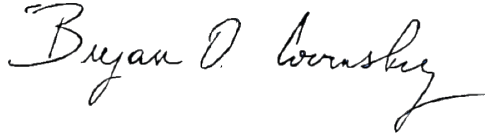
Section 1. The Zoning Order of Jackson County, Missouri, and the official maps which are a part thereof, are amended by changing the boundaries of the "AG" (Agricultural) and "RR" (Residential Ranchette) Districts, so that there will be transferred from District AG to District RR a tract of land located at 12600 S. Harris Road in Jackson County, MO, legally described as follows:

Description: The Ease seven (7) acres, more or less of the following described tract: A part of the Northeast Quarter of Section 13, Township 47, Range 31, Jackson County, Missouri, described as follows: Beginning at the Southeast Corner of the Northeast Quarter of said Section 13; thence North 87 degrees 20 minutes 58 seconds West, along the South line of said Northeast Quarter, 1338.48 feet to a point at the Southeast corner of the West 10 acres as described in Document No. 2006E0110200; thence North 02 degrees 14 minutes 31 seconds East, along the East line of said 10 acres, 329.81 feet; thence South 87 degrees 20 minutes 58 seconds East, 8.90 feet to a point on the West line of the Southeast Quarter of the Northeast Quarter of said Section 13; thence continue South 87 degrees 20 minutes 58 seconds East, 1328.90 feet to a point on the East line of the Northeast Quarter of Section 13, also being the centerline of Harris Road; thence South 02 degrees 07 minutes 23 seconds West, along said lines, 329.82 feet to the point of beginning. Except that part in road. (Also known as Tract A, as shown on Certificate of Survey recorded in Document 2018E0031291 on April 13, 2018).

Section 2. The Legislature, pursuant to the application of Peter Kenney (RZ-2023-654), requesting the amendment embodied in this Ordinance and with notice that the Jackson County Plan Commission voted 6 to 0 to recommend APPROVAL of this application after a public hearing on July 20, 2023, does hereby adopt this Ordinance pursuant to the Jackson County Charter authorizing the Legislature to exercise legislative power pertaining to planning and zoning.

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

APPROVED AS TO FORM:



County Counselor

I hereby certify that the attached ordinance, Ordinance No. 5777 introduced on August 14, 2023, was duly passed on _____, 2023 by the Jackson County Legislature. The votes thereon were as follows:

Yeas _____

Nays _____

Abstaining _____

Absent _____

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

Date

Mary Jo Spino, Clerk of Legislature

I hereby approve the attached Ordinance No. 5777.

Date

Frank White, Jr., County Executive

Request for Legislative Action

Ord. #5777

Date: August 14, 2023

Completed by County Counselor's Office			
Action Requested:	Ordinance	Res.Ord No.:	5777
Sponsor(s):		Legislature Meeting Date:	8/14/2023

Introduction
Action Items: ['Authorize']
Project/Title:
RZ-2023-654 – Peter Kenney

Request Summary
Requesting a change of zoning from District AG (Agricultural) on 7.00 ± acres to District RR (Residential Ranchette). The purpose is to create a residential lot at 12600 S. Harris Road. Staff recommends approval because the change in zoning is consistent with the intent and purpose of the County Plan and complies with the Unified Development Code requirements. The Jackson County Plan Commission held a public hearing on July 20, 2023, and accepted testimony pertaining to the rezoning request. There was no opposition to the request. The Plan Commission voted 6 to 0 to recommend <u>APPROVAL</u> to the County Legislature.

Contact Information			
Department:	Public Works	Submitted Date:	7/26/2023
Name:	Randy D. Diehl	Email:	RDiehl@jacksongov.org
Title:	Development Administrator	Phone:	816-881-4577

Budget Information			
Amount authorized by this legislation this fiscal year:	\$ 0		
Amount previously authorized this fiscal year:	\$ 0		
Total amount authorized after this legislative action:	\$		
Is it transferring fund?	No		
Single Source Funding:			
Fund:	Department:	Line Item Account:	Amount:
			!Unexpected End of Formula

Request for Legislative Action

Prior Legislation	
Prior Ordinances	
Ordinance:	Ordinance date:
Prior Resolution	
Resolution:	Resolution date:

Purchasing	
Does this RLA include the purchase or lease of supplies, materials, equipment or services?	No
Chapter 10 Justification:	
Core 4 Tax Clearance Completed:	
Certificate of Foreign Corporation Received:	
Have all required attachments been included in this RLA?	

Compliance	
Certificate of Compliance	
Not Applicable	
Minority, Women and Veteran Owned Business Program	
Goals Not Applicable for following reason: Zoning change	
MBE:	.00%
WBE:	.00%
VBE:	.00%
Prevailing Wage	
Not Applicable	

Fiscal Information
•

Request for Legislative Action

History

Submitted by Public Works requestor: Randy D. Diehl on 7/26/2023. Comments:

Approved by Department Approver Brian Gaddie on 7/27/2023 11:05:04 AM. Comments:

Not applicable by Purchasing Office Approver Barbara J. Casamento on 7/27/2023 11:17:08 AM. Comments:

Approved by Compliance Office Approver Jaime Guillen on 7/27/2023 1:04:36 PM. Comments:

Not applicable by Budget Office Approver Mark Lang on 7/27/2023 1:14:36 PM. Comments:

Approved by Executive Office Approver Sylvia Stevenson on 7/27/2023 1:39:20 PM. Comments:

Approved by Counselor's Office Approver Jamesia Manning on 8/10/2023 12:30:20 PM. Comments:

RZ-2023-654

ATTACHMENT 1: PROPERTY DESCRIPTION

Description:

The East seven (7) acres, more or less, of the following described tract:

A part of the Northeast Quarter of Section 13, Township 47, Range 31, Jackson County, Missouri, described as follows: Beginning at the Southeast Corner of the Northeast Quarter of said Section 13; thence North 87 degrees 20 minutes 58 seconds West, along the South line of said Northeast Quarter, 1338.48 feet to a point at the Southeast corner of the West 10 acres as described in Document No. 2006E0110200; thence North 02 degrees 14 minutes 31 seconds East, along the East line of said 10 acres, 329.81 feet; thence South 87 degrees 20 minutes 58 seconds East, 8.90 feet to a point on the West line of the Southeast Quarter of the Northeast Quarter of said Section 13; thence continue South 87 degrees 20 minutes 58 seconds East, 1328.90 feet to a point on the East line of the Northeast Quarter of Section 13, also being the centerline of Harris Road; thence South 02 degrees 07 minutes 23 seconds West, along said lines, 329.82 feet to the point of beginning. Except that part in road.

(Also known as Tract A, as shown on Certificate of Survey recorded in Document 2018E0031291 on April 13, 2018).

RZ-2023-654

ATTACHMENT 2: ZONING SUPPORT DOCUMENTATION

Attachments

Plan Commission Public Hearing Summary from July 20, 2023

Staff Report

Zoning map of surrounding area

Names and addresses of surrounding property owners

Letter to surrounding property owners

Application

Aerial of location

STAFF REPORT

PLAN COMMISSION

May 18, 2023

RE: RZ-2023-654

Applicant: Peter Kenney

Location: 12600 S. Harris Road

Area: 7.00 ± acres

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

Purpose: The purpose is to create a single-family residential lot.

Current Land Use and Zoning in the Area:

The zoning in the area is Agricultural, Residential Estates and Residential Ranchette.

The land use is single family residences on similar size or larger tracts. There are some smaller size developments created prior to the Unified Development Code (UDC).

The applicant owns 2 10-acre tracts and is constructing a new residence on the north 10-acre tract. They are wishing to attach the west 2.45 acres of the south tract to the north tract. The remaining 7.00 ± acres which contain the current residence will need to be rezoned and platted to bring it back into compliance with the UDC.

County Plan:

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

Recommendation:

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

Staff recommends APPROVAL of RZ-2023-654.

Respectfully submitted,

Jackson County Public Works
Development Division
Randy Diehl, Administrator

Mr. Antey: Are there any questions for Randy?

There were none.

Mr. Antey: Is the applicant here?

Peter Kenney, 12600 S. Harris Road.

Mr. Antey: Do you have anything to add to the report?

Mr. Kenney: We bought this property in 2018. My wife has several horses. The pond is on the backside of the south 10 acres. We want to keep the pond with us and this is the area we can spread manure. We are almost finished with the new house. Once we move in we'll place the other on the market.

Mr. Antey: Is there anyone else who is in favor of this application?

There were none.

Mr. Antey: Is there anyone who is opposed or has questions regarding this application?

There were none.

Motion to take under advisement.

Mr. Crawford moved to take under advisement. Mr. Lake seconded.

Discussion under advisement

Mr. Crawford moved to approve. Mr. Tarpley seconded.

Mr. Tarpley	Approve
Mr. Lake	Approve
Mr. Farrar	Approve
Mr. Crawford	Approve
Ms. Ryerkerk	Approve
Chairman Antey	Approve

Motion Carried 6 – 0

STAFF REPORT

PLAN COMMISSION May 18, 2023

RE: RZ-2023-654

Applicant: Peter Kenney

Location: 12600 S. Harris Road

Area: 7.00 ± acres

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

Purpose: The purpose is to create a single-family residential lot.

Current Land Use and Zoning in the Area:

The zoning in the area is Agricultural, Residential Estates and Residential Ranchette.

The land use is single family residences on similar size or larger tracts. There are some smaller size developments created prior to the Unified Development Code (UDC).

The applicant owns 2 10-acre tracts and is constructing a new residence on the north 10-acre tract. They are wishing to attach the west 2.45 acres of the south tract to the north tract. The remaining 7.00 ± acres which contain the current residence will need to be rezoned and platted to bring it back into compliance with the UDC.

County Plan:

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

Recommendation:

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

Staff recommends APPROVAL of RZ-2023-654.

Respectfully submitted,

Jackson County Public Works
Development Division
Randy Diehl, Administrator



RE

AG

RE

S HARRIS RD

RR

RR

RS

S HOWARD ST

AG

RS

RS

RS

RS

RS

E 130TH ST

AG

AG

RS

Plan Commission July 20, 2023
 RZ-2023-654

Property Owners Within 185 feet

Parcel	owner	address	city	state	zip
60-700-04-77-00-0-00-000	GARRIS REVOCABLE TRUST	12704 S HARRIS RD	LEES SUMMIT	MO	64063
59-900-02-06-00-0-00-000	TULEY WILLIAM N & MYRNA J	12613 HARRIS RD	LEES SUMMIT	MO	64063
60-700-04-07-01-0-00-000	WHITE WILLIAM L & LISA A	12714 S HARRIS RD	GREENWOOD	MO	64034
60-700-01-07-00-0-00-000	WHITE WILLIAM L & LISA A	12714 S HARRIS RD	GREENWOOD	MO	64034
60-700-04-71-00-0-00-000	WHITE WILLIAM L & LISA A	12714 S HARRIS RD	GREENWOOD	MO	64034
59-900-03-02-00-0-00-000	RAUBER BRETT & JESSICA R	12707 S HARRIS RD	GREENWOOD	MO	64034
59-900-02-21-00-0-00-000	BUHMAN LIVING TRUST	12605 HARRIS RD	LEES SUMMIT	MO	64063
60-700-01-04-03-1-00-000	KENNEY PETER J	12600 HARRIS RD	LEES SUMMIT	MO	64063
60-700-01-04-01-1-00-000	KENNEY PETER J & DANIELLE DUSSELLIER	12600 HARRIS RD	LEES SUMMIT	MO	64063



JACKSON COUNTY Public Works Department

Jackson County Technology Center
303 West Walnut Street
Independence, Missouri 64050
jacksongov.org

(816) 881-4530
Fax: (816) 881-4448

July 5, 2023

RE: Public Hearing: RZ-2023-654
Peter Kenney

Dear Property Owner:

You are hereby invited to participate in a public hearing to be held by the Jackson County Plan Commission on a request by Peter Kenney for a change of zoning from District AG (Agricultural) on 5.00 ± acres to District RR (Residential Ranchette). The purpose is to create a residential lot at 12600 S. Smart Road

Please note that this request for a change of zoning affects only the property mentioned above. Adjacent properties will not be affected by the change of zoning. Taxes are based on the land use of a property not the zoning.

You are being notified pursuant to 24003.5 Chapter 240 (Unified Development Code) of the Jackson County Code, as being an adjacent property within 185' of the subject property.

The public hearing on this matter will be held by the Plan Commission on Thursday, July 20, 2023, at 8:30 a.m. in the Large Conference Room, 2nd Floor, Historic Truman Courthouse, 112 W. Lexington, Independence, MO.

If you know of any interested party who may not have received a copy of this letter, it would be appreciated if you would inform them of the time and place of the hearing.

If you have any questions concerning this matter, please contact the Development Division at 881-4577.

Sincerely,

Jackson County Public Works
Development Division
Randy Diehl, Administrator

Frank White, Jr., County Executive

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

APPLICANT INFORMATION:

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

TO BE COMPLETED BY OFFICE PERSONNEL ONLY:

Rezoning Case Number RZ- 2023- 654

Date filed _____ Date of hearing _____

Date advertised _____ Date property owners notified _____

Date signs posted _____

Hearings: Heard by _____ Date _____ Decision _____

 Heard by _____ Date _____ Decision _____

 Heard by _____ Date _____ Decision _____

BEGIN APPLICATION HERE:

1. **Data on Applicant(s) and Owner(s):**
 - a. Applicant(s) Name: Peter J Kenney
Address: 12600 Harris Road
Lex's Summit MO 64086
Phone: 816 694 8464
 - b. Owner(s) Name: SAME
Address: _____
Phone: _____
 - c. Agent(s) Name: N/A

Address: N/A
Phone: _____

d. Applicant's interest in Property: _____

2. General location (Road Name) HARRIS ROAD
NEAR NE Lee's Summit

3. Present Zoning AG Requested Zoning RR

4. AREA (sq. ft. / acres) 3 AC M/L (Tract B will be 13 AC M/L
Tract A will be 7 AC M/L)

5. Legal Description of Property: (Write Below or Attached 9)
See Attached Tract A & B.

plan is for Tract B to acquire 3 acres M/L from Tract A for

6. Present Use of Property: AG RESIDENCE west side

7. Proposed Use of Property: RR RESIDENCE

8. Proposed Time Schedule for Development: within 3 months
from present date.

9. What effect will your proposed development have on the surrounding properties?
None whatsoever

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

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

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

a. Water Lee's Summit Water - no effect

b. Sewage disposal existing new septic system - no effect

c. Electricity Energy New Transformer in place - no effect

d. Fire and Police protection SO. JACKSON COUNTY Fire Dis. - no effect

12. Describe existing road width and condition: HARRIS ROAD
south of ~~MO 25~~ NO 50 Hwy
condition GOOD. NO effect
NO effect

13. What effect will proposed development have on existing road and traffic conditions? NO effect

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

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

Attachments: (3)

- TRACT A. Jackson City TAX View with Legal Description
- TRACT B Jackson City TAX View with Legal Description
- current Certificate of Survey completed by Boundary & Construction surveying, inc. (Roger Backus) completed 04/13/2018
(to be re surveyed by Roger after county approval)

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

Signature _____ Date _____
Property Owner(s) Peter J Kenney 6/9/23

Applicant(s): _____

Contract Purchaser(s): _____

STATE OF Missouri
COUNTY OF Jackson

On this 9th day of June, in the year of 2023, before me the undersigned notary public, personally appeared Peter J Kenney

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

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

Notary Public Nancy Candeles Commission Expires 06/04/2024

NANCY CANDELAS
NOTARY PUBLIC-NOTARY SEAL
STATE OF MISSOURI
JACKSON COUNTY
MY COMMISSION EXPIRES 6/4/2024
COMMISSION # 16867415

S HARRIS RD

12520

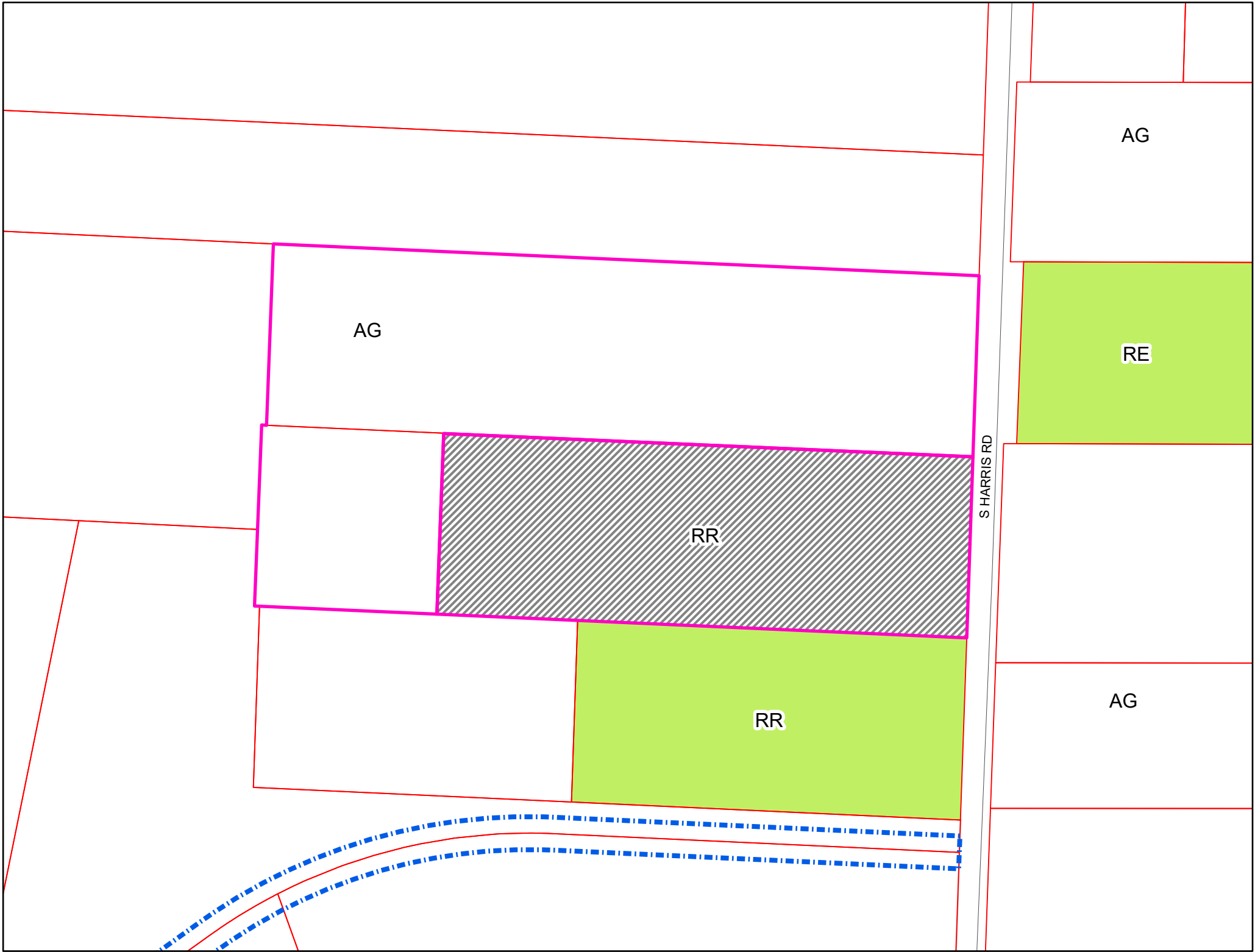
12528

12600

12704

<Null>





IN THE COUNTY LEGISLATURE OF JACKSON COUNTY, MISSOURI

AN ORDINANCE renewing a conditional use permit (CUP) in District AG (Agricultural) for a period of fifty years to operate a 190-foot communication tower and facility, as to a 106.00 ± acre tract.

ORDINANCE NO. 5778, August 14, 2023

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

Section 1. A conditional use permit is hereby renewed for a period of fifty years to operate a 190-foot communication tower and facility, as to an approximate 106.00 ± acre tract of land in District AG (Agricultural), commonly known as 31710 E. Oakland School Road in Jackson County, Missouri, legally described as follows:

Description: A 10,353 square foot lease area situated in the Southeast Quarter of Section 13, Township 49, Range 30, Jackson County, Missouri, more particularly described as follows: Commencing at the South Quarter Corner of said Section 3; thence along the South line of said Southeast Quarter, South 88 degrees 34 minutes 53 seconds East, a distance of 849.86 feet; thence leaving said South line, North 00 degrees 00 minutes 00 seconds East, a distance of 1928.02 feet to the Point of Beginning, thence North 90 degrees 00 minutes 00 seconds West, a distance of 107.06 feet; thence North 04 degrees 02 minutes 16 seconds East, a distance of 100.25 feet; thence North 90 degrees 00 minutes 00 seconds East, a distance of 100.00 feet; thence South 00 degrees 00 minutes 00 seconds East to the Point of Beginning.

Section 2. The conditional use permit renewed by this Ordinance is subject to the following conditions:

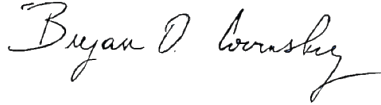
1. The commercial communication lattice tower shall not exceed a height of 190 feet as measured from ground level.
2. The lattice tower and appurtenance shall be installed according to manufacturer's specifications using sound engineering and safety practices.

3. The lattice tower shall be galvanized finish or painted gray or light blue unless other standards are required by the Federal Aviation Agency.
4. The lattice tower shall only be illuminated if required by the Federal Communication Commission and/or the Federal Aviation Agency.
5. Any antenna or tower that is not operated for a continuous period of twelve (12) months shall be considered abandoned and the owner of such antenna/tower or property owner shall remove the antenna or tower within 90 days.

Section 3. The Legislature, pursuant to the application of Network Real Estate (CU-2023-247), requesting approval embodied in this Ordinance and with notice that the Jackson County Plan Commission voted 6 to 0 to recommend APPROVAL of this application in a public hearing on July 20, 2023, does adopt this Ordinance pursuant to the Jackson County Charter authorizing the Legislature to exercise legislative power pertaining to planning and zoning.

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

APPROVED AS TO FORM:



County Counselor

I hereby certify that the attached ordinance, Ordinance No. 5778 introduced on August 14, 2023, was duly passed on _____, 2023 by the Jackson County Legislature. The votes thereon were as follows:

Yeas _____

Nays _____

Abstaining _____

Absent _____

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

Date

Mary Jo Spino, Clerk of Legislature

I hereby approve the attached Ordinance No. 5778.

Date

Frank White, Jr., County Executive

Request for Legislative Action

Ord. #5778

Date: August 14, 2023

Completed by County Counselor's Office			
Action Requested:	Ordinance	Res.Ord No.:	5778
Sponsor(s):		Legislature Meeting Date:	8/14/2023

Introduction
Action Items: ['Authorize']
Project/Title:
CU-2023-247 – Network Real Estate

Request Summary
<p>Requesting a Conditional Use Permit for a period of 50 years for a 190-foot communication tower and facility in a 10,000 square foot on 106.00 ± acres in District AG (Agricultural) at 31710 E. Oakland School Road.</p> <p>The Jackson County Plan Commission held a public hearing on July 20, 2023, and accepted testimony pertaining to the Condition Use request. The was no opposition to the request.</p> <p>The Plan Commission voted 6 to 0 to recommend <u>APPROVAL</u> to the County Legislature for a 50 year period provided certain conditions are met.</p>

Contact Information			
Department:	Public Works	Submitted Date:	7/27/2023
Name:	Randy D. Diehl	Email:	RDiehl@jacksongov.org
Title:	Development Adminitrator	Phone:	816-881-4577

Budget Information	
Amount authorized by this legislation this fiscal year:	\$ 0
Amount previously authorized this fiscal year:	\$ 0
Total amount authorized after this legislative action:	\$
Is it transferring fund?	No
Single Source Funding:	
Fund:	Department:
Line Item Account:	Amount:
	!Unexpected End of Formula

Request for Legislative Action

Prior Legislation	
Prior Ordinances	
Ordinance:	Ordinance date:
Prior Resolution	
Resolution:	Resolution date:

Purchasing	
Does this RLA include the purchase or lease of supplies, materials, equipment or services?	No
Chapter 10 Justification:	
Core 4 Tax Clearance Completed:	
Certificate of Foreign Corporation Received:	
Have all required attachments been included in this RLA?	

Compliance	
Certificate of Compliance	
Not Applicable	
Minority, Women and Veteran Owned Business Program	
Goals Not Applicable for following reason: not spending money	
MBE:	.00%
WBE:	.00%
VBE:	.00%
Prevailing Wage	
Not Applicable	

Fiscal Information
<ul style="list-style-type: none"> This legislative action does not impact the County financially and does not require Finance/Budget approval.

Request for Legislative Action

History

Submitted by Public Works requestor: Randy D. Diehl on 7/27/2023. Comments:

Approved by Department Approver Brian Gaddie on 7/27/2023 3:43:39 PM. Comments:

Not applicable by Purchasing Office Approver Barbara J. Casamento on 7/27/2023 4:06:13 PM.
Comments:

Approved by Compliance Office Approver Ikeela Alford on 7/27/2023 4:42:15 PM. Comments:

Approved by Budget Office Approver David B. Moyer on 7/28/2023 7:41:36 AM. Comments:

Approved by Executive Office Approver Sylvya Stevenson on 7/28/2023 1:01:15 PM. Comments:

Approved by Counselor's Office Approver Jamesia Manning on 8/10/2023 12:31:36 PM. Comments:

CU-2023-247

ATTACHMENT 1: PROPERTY DESCRIPTION

Description:

A 10,353 square foot lease area situated in the Southeast Quarter of Section 13, Township 49, Range 30, Jackson County, Missouri, more particularly described as follows: Commencing at the South Quarter Corner of said Section 3; thence along the South line of said Southeast Quarter, South 88 degrees 34 minutes 53 seconds East, a distance of 849.86 feet; thence leaving said South line, North 00 degrees 00 minutes 00 seconds East, a distance of 1928.02 feet to the Point of Beginning, thence North 90 degrees 00 minutes 00 seconds West, a distance of 107.06 feet; thence North 04 degrees 02 minutes 16 seconds East, a distance of 100.25 feet; thence North 90 degrees 00 minutes 00 seconds East, a distance of 100.00 feet; thence South 00 degrees 00 minutes 00 seconds East to the Point of Beginning.

CU-2023-247

ATTACHMENT 2: ZONING SUPPORT DOCUMENTATION

Attachments

Plan Commission Public Hearing Summary from July 20, 2023

Staff Report

Zoning map of surrounding area

Names/Addresses of Surrounding Property Owners

Application

Aerial of Property

Site Plan and Tower Elevation

CU-2023-247

ATTACHMENT 3: LIST OF CONDITIONS

Condition Use Permit for a period of 50 (Fifty) years with the following Conditions:

1. The commercial communication lattice tower shall not exceed a height of 190 feet as measured from ground level.
2. The lattice tower and appurtenance shall be installed according to manufacturer's specifications using sound engineering and safety practices.
3. The lattice tower shall be galvanized finish or painted gray or light blue unless other standards are required by the Federal Aviation Agency.
4. The lattice tower shall only be illuminated if required by the Federal Communication Commission and/or the Federal Aviation Agency.
5. Any antenna or tower that is not operated for a continuous period of twelve (12) months shall be considered abandoned and the owner of such antenna/tower or property owner shall remove the antenna or tower within 90 days.

Randy Diehl gave the staff report:

RE: CU-2023-247

Applicant: Network Real Estate

Location: 31710 E. Oakland School Road

Area: 100' x 100' site area (Subject property is 106.00 acres)

Request: 190-foot communication tower and facility

Zoning Classification: District AG (Agricultural)

Current Land Use and Zoning in the Area:

The surrounding land is agricultural and vacant ground. The subject property is surrounded by mostly larger tracts with single family dwellings.

County Plan:

The County Plan Development Diagram illustrates this area within the Suburban Development Tier (SDT).

Comments / Recommendation:

Section 24005.20 of the Unified Development Code, Telecommunication Towers and Antennas provides guidelines for the location and development of Commercial Communication towers. A Conditional Use Permit is required for a commercial antenna in District AG (Agricultural) when the above ground level height of the tower exceeds 75 feet. The applicant proposes a 190-foot self-support lattice tower.

The UDC requires a fall zone setback to be a distance equal to or greater than one-half (1/2) the height of the tower from a property line. Since the tower has a height of 190 feet, the fall zone setback is 95 feet.

Staff recommends APPROVAL of CU-2023-247 for a period of fifty (50) years subject to the following conditions:

1. The commercial communication lattice tower shall not exceed a height of 190 feet as measured from ground level.
2. The lattice tower and appurtenance shall be installed according to manufacturer's specifications using sound engineering and safety practices.
3. The lattice tower shall be galvanized finish or painted gray or light blue unless other standards are required by the Federal Aviation Agency.
4. The lattice tower shall only be illuminated if required by the Federal Communication Commission and/or the Federal Aviation Agency.
5. Any antenna or tower that is not operated for a continuous period of twelve (12) months shall be considered abandoned and the owner of such antenna/tower or property owner shall remove the antenna or tower within 90 days.

Respectfully submitted,

Jackson County Public Works
Development Division
Randy Diehl, Administrator

Mr. Antey: If I remember, there were some changes in the State Statutes regarding what jurisdictions could not impose on cell tower sites.

Mr. Diehl: Term limits, camouflaging and requiring trees around the perimeter of the lease area are some of those. Terms could be set up by the applicant to correspond with a lease agreement. We try to mirror those statutes.

Mr. Antey: Are there any other questions for Randy?

There were none.

Mr. Antey: Is the applicant here?

Glen Klocke, 5055 Hwy N, Cottleville, MO. I represent AT&T for this tower.

Mr. Antey: do you have anything to add to the report?

Mr. Klocke: This is a three-legged tower. Everything associated with this tower will be fenced in with a chain link fence. We share the entry at the road with the property owner. It will split off to a 12-foot access road to the tower. The tower will be gray. They are not required to be painted any longer. Once we get approval from the jurisdiction, we will get final approval from the FAA. They will make the decision if lighting is required. This is designed to improve coverage in this area. It will also be designed to allow two other carriers on it.

Ms. Ryerkerk: Will there be interference will other carriers?

Mr. Kocke: No. The FCC dictates the band width are each carrier.

Mr. Lake: What will be the coverage area?

Mr. Kocke: It will allow coverage for about an eight to ten mile radius.

Mr. Farrar: What about maintenance?

Mr. Kocke: Within the lease area, AT&T hires out for that. The compound itself will be graveled. They don't want anything overgrowing into the area. If there is a fence down, they usually have someone out there. They don't want anybody accessing the compound. There will also be a gate on the driveway for safety reasons as well.

Mr. Antey: Is there anyone else who is in favor of this application?

There were none.

Mr. Antey: Is there anyone who is opposed or has questions regarding this application?

There were none.

Motion to take under advisement.

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

Discussion under advisement

Mr. Tarpley moved to approve. Ms. Ryerkerk seconded.

Mr. Tarpley	Approve
Mr. Lake	Approve
Mr. Farrar	Approve
Mr. Crawford	Approve
Ms. Ryerkerk	Approve
Chairman Antey	Approve

Motion Carried 6 – 0

STAFF REPORT

**PLAN COMMISSION
July 20, 2023**

RE: CU-2023-247

Applicant: Network Real Estate

Location: 31710 E. Oakland School Road

Area: 100' x 100' site area (Subject property is 106.00 acres)

Request: 190-foot communication tower and facility

Zoning Classification: District AG (Agricultural)

Current Land Use and Zoning in the Area:

The surrounding land is agricultural and vacant ground. The subject property is surrounded by mostly larger tracts with single family dwellings.

County Plan:

The County Plan Development Diagram illustrates this area within the Suburban Development Tier (SDT).

Comments / Recommendation:

Section 24005.20 of the Unified Development Code, Telecommunication Towers and Antennas provides guidelines for the location and development of Commercial Communication towers. A Conditional Use Permit is required for a commercial antenna in District AG (Agricultural) when the above ground level height of the tower exceeds 75 feet. The applicant proposes a 190-foot self-support lattice tower.

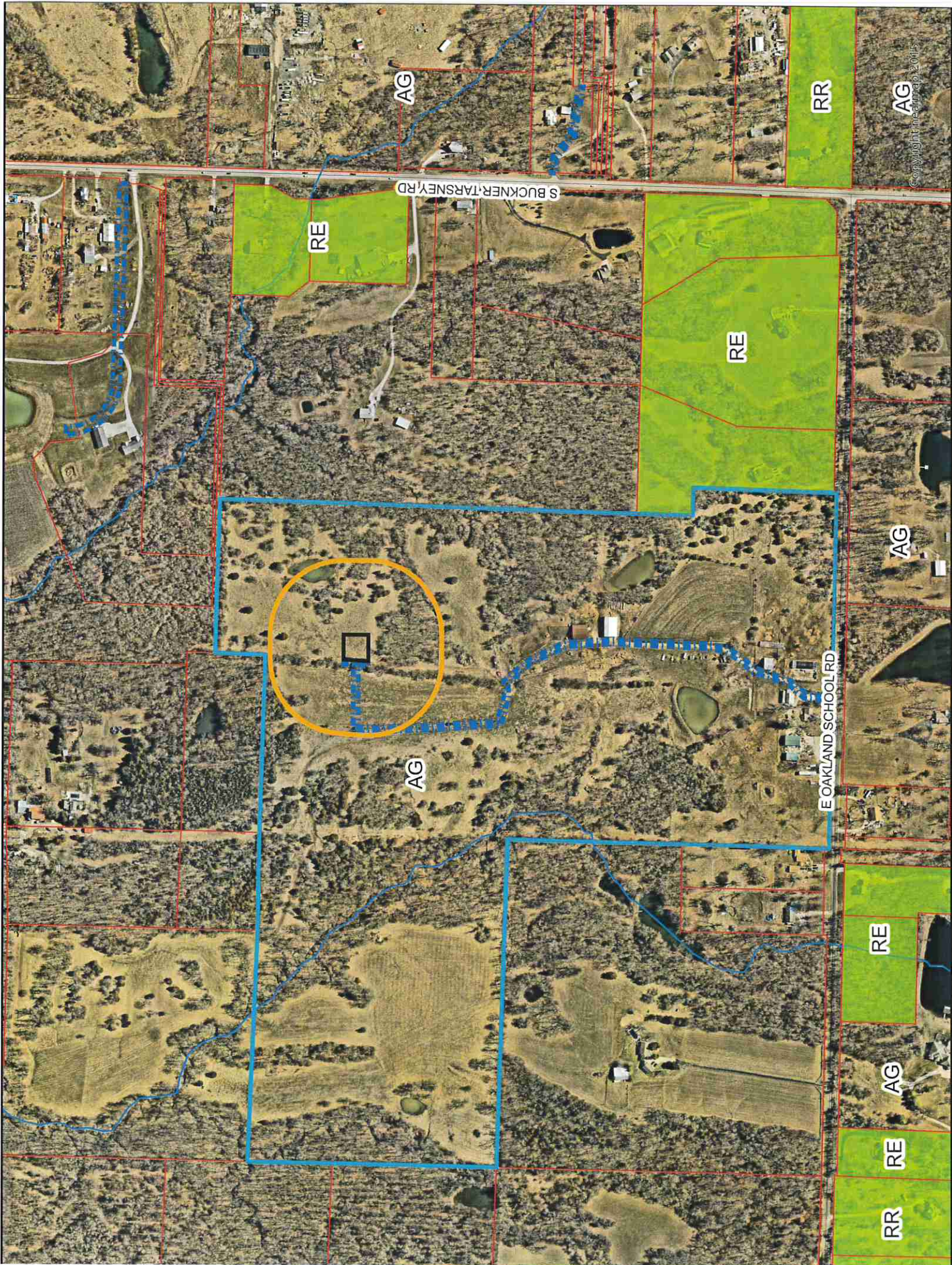
The UDC requires a fall zone setback to be a distance equal to or greater than one-half (1/2) the height of the tower from a property line. Since the tower has a height of 190 feet, the fall zone setback is 95 feet.

Staff recommends APPROVAL of CU-2023-247 for a period of fifty (50) years subject to the following conditions:

1. The commercial communication lattice tower shall not exceed a height of 190 feet as measured from ground level.
2. The lattice tower and appurtenance shall be installed according to manufacturer's specifications using sound engineering and safety practices.
3. The lattice tower shall be galvanized finish or painted gray or light blue unless other standards are required by the Federal Aviation Agency.
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Respectfully submitted,

Jackson County Public Works
Development Division
Randy Diehl, Administrator



Plan Commission July 20, 2023
CU-2023-247

Property Owners Within 300 feet

Parcel	owner	address	city	state	zip
22-300-04-29-01-0-00-000	KUHNERT FRANK & JEAN F	1227 W 25TH ST	INDEPENDENCE	MO	64052

This site is in the Suburban Tier and requires letters be sent out within 300 feet of the requested area. There were no adjacent owners within 300 feet of site of the proposed tower site.

JACKSON COUNTY, MISSOURI
CONDITIONAL USE PERMIT APPLICATION

APPLICANT INFORMATION:

1. Application must be filed with the Jackson County Planning and Development Division, 303 W. Walnut, Independence, MO 64050 by the deadline on the Plan Commission Calendar.
2. Application must be typed or printed in a legible manner.
3. A scaled map of the property, correlating with the legal description, and clearly showing the property's location must accompany application. Refer to Section 24003.22, pertaining to Site Plan Review within the Unified Development Code.
4. All applicable sections must be completed. If you need more space to provide information, please use separate 8 1/2"x11" paper, reference the application number and attach it to the application. Incomplete applications will not be accepted and will be returned to the applicant.
5. The filing fee \$350.00 (non-refundable) must accompany application.
(Check payable to: Manager of Finance)

TO BE COMPLETED BY OFFICE PERSONNEL ONLY:

Conditional Use Permit Number CU- 2023-247

Date filed _____ Date of hearing _____

Date advertised _____ Date property owners notified _____

Date signs posted _____

Hearings: Heard by _____ Date _____ Decision _____

 Heard by _____ Date _____ Decision _____

 Heard by _____ Date _____ Decision _____

BEGIN APPLICATION HERE:

1. Data on Applicant(s) and Owner(s):
 - a. Applicant(s) Name: NETWORK REAL ESTATE LLC C/O AT&T WIRELESS
 Address: 7055 HWY "N" COTTLEVILLE, MO 63304
GH@.THOCHS@NETWORKRE. NET
 Phone: 314.922.3400
 - b. Owner(s) Name: TRO QUE FARMS
 Address: 31710 E. OAKLAND SCHOOL RD. BURNING, MO 64016
 Phone: 816.215.9925
 - c. Agent(s) Name: Same AS APPLICANT.

Address: _____

Phone: _____

d. Applicant's interest in Property: _____

2. A CONDITIONAL USE PERMIT IS HEREBY REQUESTED for the following described use: NEW 190' COMMUNICATION TOWER for a period of 50+ years; property described as follows: a tract of land 10,000 square feet/ acres in size located at 31710 E. OAKLAND ST #100 Road. Present Zoning District AG.

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

SEE ATTACHED

4. Present Use of Property: FARMING

5. Proposed Use of Property: LEASING 100' X 100' AREA TO BUILD A NEW COMMUNICATION TOWER.

6. Estimated Time Schedule for Development: 6 TO 8 WEEKS

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

NONE

8. Is any portion of the property within the established flood plain as shown on the FEMA Flood Boundary Map? N/A

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

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

a. Water N/A

b. Sewage disposal N/A

c. Electricity NEW POWER LINE WILL BE RUN FOR TOWER

d. Heating N/A.

e. Fire and Police protection A 12' ACCESS ROAD WILL BE BUILT TO TOWER LOCATION.

10. Describe existing road width and condition: A NEW GRAVEL 12' ACCESS ROAD WILL BE BUILT TO TOWER LOCATION.

11. What effect will proposed development have on existing road and traffic conditions? NONE.

12. Are any state, federal, or other public agencies approvals or permits required for the proposed development? FAA

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

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

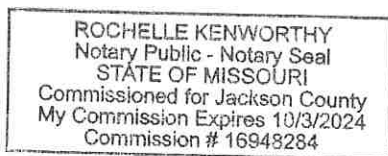
	Signature	Date
Property Owner(s)	<u>Frank E. Kuhnert</u>	<u>5-15-2023</u>
	<u>Jean F. Kuhnert</u>	<u>5-15-2023</u>
Applicant(s):	_____	_____
	_____	_____
Contract Purchaser(s):	_____	_____
	_____	_____

STATE OF MISSOURI
COUNTY OF JACKSON

On this 15 day of May; in the year of 2023, before me the undersigned notary public, personally appeared Frank E. and Jean F Kuhnert known to me to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.

Notary Public Rochelle Kenworthy

Commission Expires 10-3-2024



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

Signature _____ Date _____
Property Owner(s) _____
Applicant(s): Sean Decker 5-4-2023
Glen Klacke
Contract Purchaser(s): _____

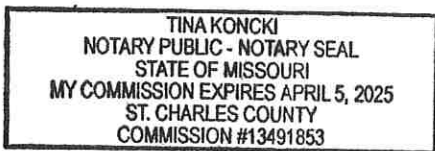
STATE OF Missouri
COUNTY OF St. Charles

On this 4th day of May; in the year of 2023, before me the undersigned notary public, personally appeared Glen Klacke

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

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

Notary Public Tina Koncki Commission Expires April 5, 2025





1978 CLINE BLVD
CREPP COBLEN, MO 63141



6635 Hwy N, Suite 200
St. Charles, MO 63504



1100 E WOODBRIE ROAD, SUITE 500
SCHAUMBURG, IL 60195 (617)3
TEL: 617-268-8400
COAF: EDI19038761
www.FullertonEngineering.com

#	DATE	DESCRIPTION	INT.
A	4/18/23	PRELIM. ZONING	LA
0	05/07/23	FINAL	EC



SITE NAME

WILLIAM LANDAHL
RESERVE

SITE NO.

KS5298

SITE ADDRESS

31710 E OAKLAND SCHOOL RD.
BUCKNER, MO 64016

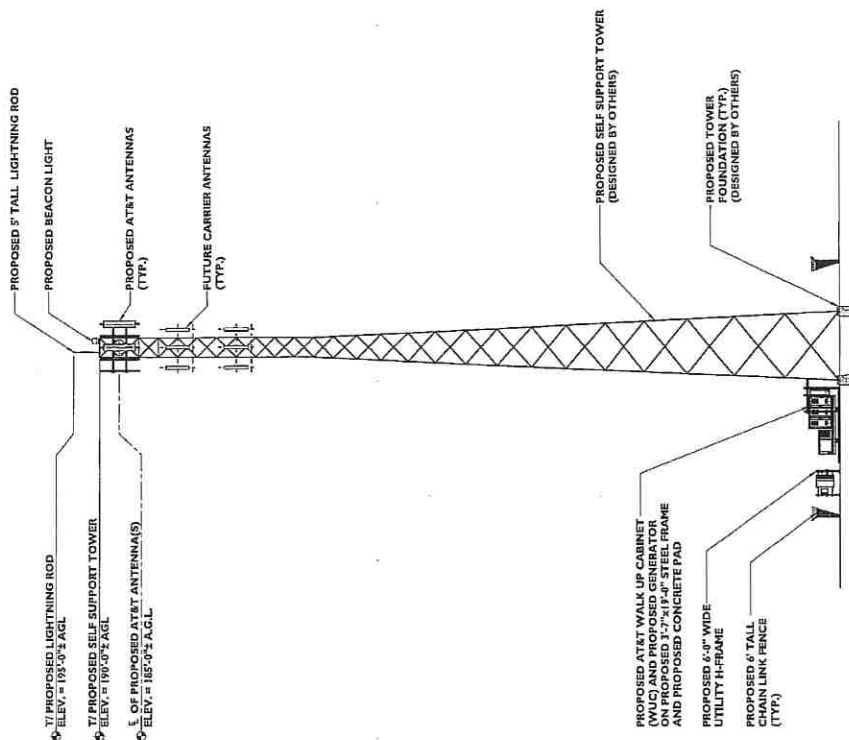
SHEET NAME

TOWER
ELEVATION

SHEET NUMBER

Z-3

PROJECT # 2023.0057.0007



TOWER ELEVATION



12328 OLIVE BLVD.
CHRYL CORBIN, MO 63141



6969 Hwy N, Suite 209
St. Charles, MO 63041



1108 E. WOODSLEY BLDG., SUITE 500
SC. PARKWAY, LINCOLN, MO 65017
TEL: 617-288-8460
CD#AF ESD 1033761
www.fullertonengineering.com

#	DATE	DESCRIPTION	INT
A	4/28/23	PRELIM ZONING	LA
D	02/02/23	FINAL	EC



SITE NAME
**WILLIAM LANDAHL
RESERVE**

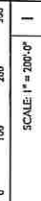
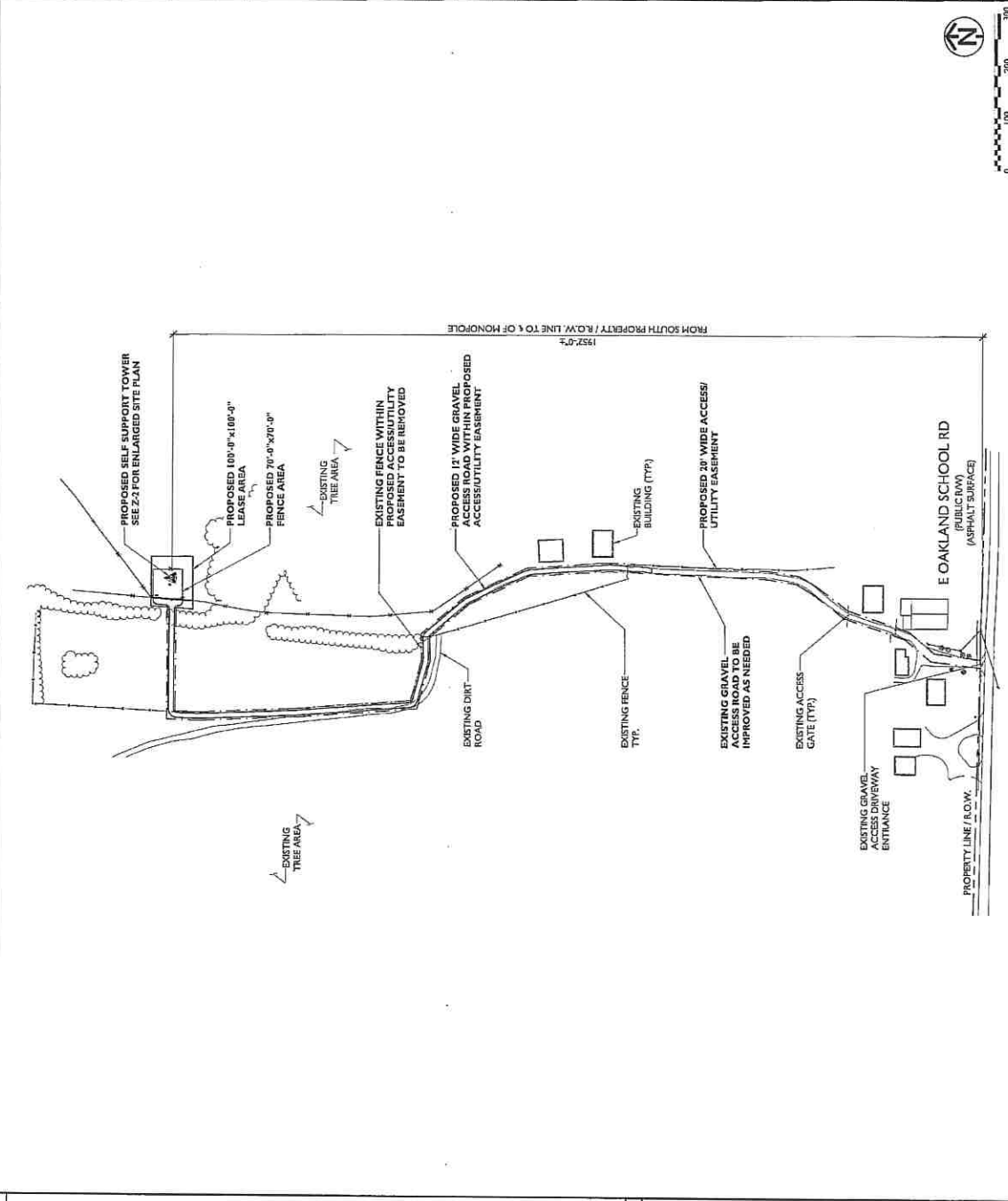
SITE NO.
KS5298

SITE ADDRESS
**31710 E. OAKLAND SCHOOL RD.
BUCKNER, MO 64016**

SHEET NAME
SITE PLAN

SHEET NUMBER
Z-1

PROJECT: 2023.0057.0007



SCALE: 1" = 200'-0"

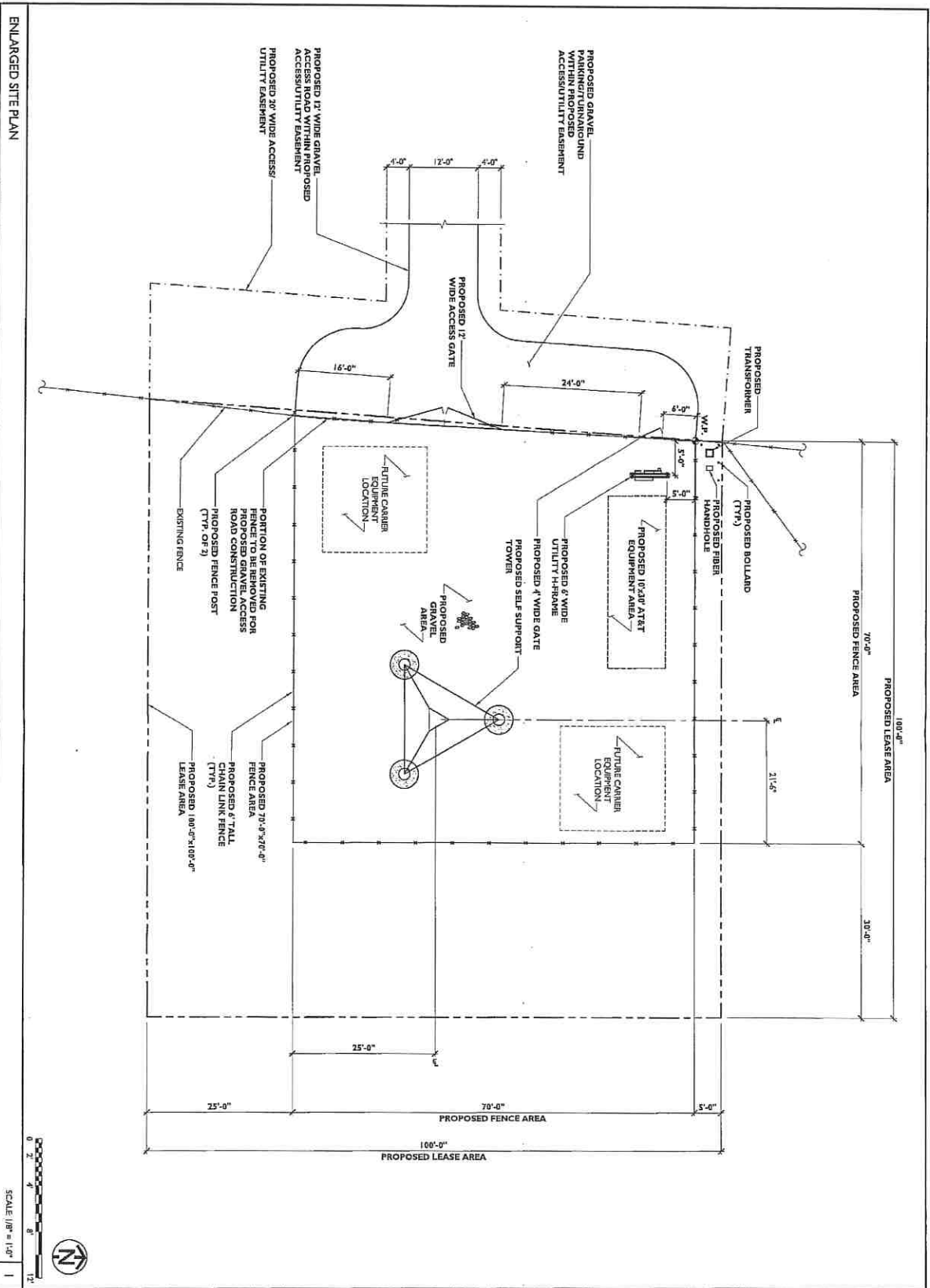
ABBREVIATIONS

2C	2ND CARRIER	2C	2ND CARRIER
AC	AND CARRIER	AC	AND CARRIER
AFF	ABOVE FINISHED FLOOR	AFF	ABOVE FINISHED FLOOR
AG	ABOVE GRADE	AG	ABOVE GRADE
AGL	ABOVE MEAN SEA LEVEL	AGL	ABOVE MEAN SEA LEVEL
ANSL	APPROXIMATE	ANSL	APPROXIMATE
AP	APPROXIMATE	AP	APPROXIMATE
AWG	AMERICAN WIRE GAUGE	AWG	AMERICAN WIRE GAUGE
B	BUILDING	B	BUILDING
BLU	BUILDING UNIT	BLU	BUILDING UNIT
C	CENTERLINE	C	CENTERLINE
CL	CLEAR	CL	CLEAR
CLR	CLEAR	CLR	CLEAR
CONC	CONCRETE	CONC	CONCRETE
CND	CONDUIT	CND	CONDUIT
CS	CROSS SECTION REDUNDANCY FEATURE	CS	CROSS SECTION REDUNDANCY FEATURE
DWG	DRAWING	DWG	DRAWING
FT	FOOT(FEET)	FT	FOOT(FEET)
EQ	EQUIPMENT	EQ	EQUIPMENT
ETC	ELECTRICAL METALLIC TUBING	ETC	ELECTRICAL METALLIC TUBING
EHT	ELEVATION	EHT	ELEVATION
ELV	ELEVATION	ELV	ELEVATION
EX	EXISTING	EX	EXISTING
EXT	EXTERIOR	EXT	EXTERIOR
F	FIBER	F	FIBER
F.D	FACILITY INTERFACE FRAME	F.D	FACILITY INTERFACE FRAME
FF	FACILITY INTERFACE FRAME	FF	FACILITY INTERFACE FRAME
FF	FACILITY INTERFACE FRAME	FF	FACILITY INTERFACE FRAME
GA	GALVANIZED	GA	GALVANIZED
GA	GALVANIZED	GA	GALVANIZED
GRS	GLOBAL POSITIONING SYSTEM	GRS	GLOBAL POSITIONING SYSTEM
GRS	GLOBAL POSITIONING SYSTEM	GRS	GLOBAL POSITIONING SYSTEM
GSRT	GLOBAL SYSTEM FOR MOBILE COMMUNICATION	GSRT	GLOBAL SYSTEM FOR MOBILE COMMUNICATION
GSRT	GLOBAL SYSTEM FOR MOBILE COMMUNICATION	GSRT	GLOBAL SYSTEM FOR MOBILE COMMUNICATION
HA	HANDSET	HA	HANDSET
HAX	HANDSET	HAX	HANDSET
MCFA	MULTI-CARRIER POWER AMPLIFIER	MCFA	MULTI-CARRIER POWER AMPLIFIER
MFR	MANUFACTURER	MFR	MANUFACTURER
MFR	MANUFACTURER	MFR	MANUFACTURER
MIN	MINIMUM	MIN	MINIMUM
MTS	MANUAL TRANSFER SWITCH	MTS	MANUAL TRANSFER SWITCH
MTS	MANUAL TRANSFER SWITCH	MTS	MANUAL TRANSFER SWITCH
O.C.	ON CENTER	O.C.	ON CENTER
O.C.	ON CENTER	O.C.	ON CENTER
PFC	POWER PROTECTION CABINET	PFC	POWER PROTECTION CABINET
PFC	POWER PROTECTION CABINET	PFC	POWER PROTECTION CABINET
RBS	RADIO BASED STATION	RBS	RADIO BASED STATION
RRH	REPORTE RADIO HEAD	RRH	REPORTE RADIO HEAD
RRH	REPORTE RADIO HEAD	RRH	REPORTE RADIO HEAD
IN	IN	IN	IN
INT	INTERIOR	INT	INTERIOR
INT	INTERIOR	INT	INTERIOR
LS(5)	POUNDS	LS(5)	POUNDS
LS(5)	POUNDS	LS(5)	POUNDS
STL	TYPICAL	STL	TYPICAL
STL	TYPICAL	STL	TYPICAL
TY	TYPE	TY	TYPE
TY	TYPE	TY	TYPE
UNITS	UNIVERSAL MOBILE TELECOMMUNICATION SYSTEM	UNITS	UNIVERSAL MOBILE TELECOMMUNICATION SYSTEM
UNITS	UNIVERSAL MOBILE TELECOMMUNICATION SYSTEM	UNITS	UNIVERSAL MOBILE TELECOMMUNICATION SYSTEM
VE	VERTICAL	VE	VERTICAL
VE	VERTICAL	VE	VERTICAL
WT	WITH	WT	WITH
WT	WITH	WT	WITH
XPFR	TRANSFORMER	XPFR	TRANSFORMER

SYMBOLS

(Symbol)	REVISION
(Symbol)	WORK POINT
(Symbol)	UTILITY POLE
(Symbol)	BRICK
(Symbol)	COMPRESSED STONE
(Symbol)	CONCRETE
(Symbol)	EARTH
(Symbol)	GRAVEL
(Symbol)	MASONRY
(Symbol)	STEEL
(Symbol)	CENTERLINE
(Symbol)	PROPERTY LINE
(Symbol)	LEASE LINE
(Symbol)	EASEMENT LINE
(Symbol)	FENCE
(Symbol)	CHAINLINK
(Symbol)	WYLOUGHT IRON
(Symbol)	ELECTRIC
(Symbol)	UNDERGROUND
(Symbol)	FIBER
(Symbol)	OVERHEAD
(Symbol)	UNDERGROUND
(Symbol)	TELEPHONE
(Symbol)	OVERHEAD
(Symbol)	UNDERGROUND
(Symbol)	DOPOWER

SECTION REFERENCE



at&t
1739 OLIVE BLVD.
CRISF CORNER, MO 63114

Network
Not Established

2003 Hwy N, Suite 200
St. Charles, MO 63041

FULLERTON
1100 E WOODFIELD ROAD, SUITE 500
SCHAMBERLING ILLINOIS 60170
COMM 630 9539261
www.FullertonEngineering.com

#	DATE	DESCRIPTION	BY
1	4/20/03	PRELIM. ZONING	LA
0	05/07/02	FINAL	EC

DANIEL W. SMITH
REGISTERED PROFESSIONAL ENGINEER
STATE OF MISSOURI

WILLIAM LANDAHL RESERVE
SITE NAME
SITE NO. KSS2298
SITE ADDRESS
3170 E. OAKLAND SCHOOL RD.
BUCKNER, MO 63016
SHEET NAME
ENLARGED SITE PLAN
SHEET NUMBER
Z-2

SCALE: 1/8" = 1'-0"
1" = 12'

PH03.F01# 2023.0057.0007

IN THE COUNTY LEGISLATURE OF JACKSON COUNTY, MISSOURI

AN ORDINANCE amending the zoning districts established pursuant to the Unified Development Code by rezoning a certain 5.00± acre tract from District AG (Agricultural) to District RR (Residential Ranchette).

ORDINANCE NO. 5779, August 14, 2023

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

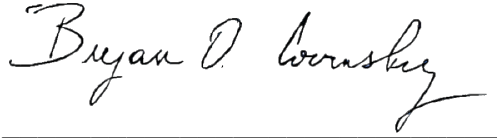
Section 1. The Zoning Order of Jackson County, Missouri, and the official maps which are a part thereof, are amended by changing the boundaries of the "AG" (Agricultural) and "RR" (Residential Ranchette) Districts, so that there will be transferred from District AG to District RR a tract of land located at 36400 block of Church Road in Jackson County, MO, legally described as follows:

Description: A tract of land in the Northeast Quarter of Section 7, Township 48, Range 29, Jackson County, Missouri, being part of Tract B, Certificate of Survey 2011E0037524, described as follows: Commencing at the Center of said Section 7; thence North 02 degrees 02 minutes 57 seconds East, along the West line of the Northeast Quarter of said Section 7, a distance of 15.00 to the North right of way line of Church Road, as established in County Court Book Book 56 at Page 568; thence South 87 degrees 43 minutes 04 seconds East, along said right of way, a distance of 49.03 feet to the Point of Beginning; thence North 02 degrees 02 minutes 57 seconds East, a distance of 764.92 feet to a point of the North boundary of said Tract B; thence South 87 degrees 58 minutes 26 seconds West, a distance of 294.25 feet to the Northeast corner of said Tract B; thence South 02 degrees 02 minutes 57 seconds West, a distance of 766.23 feet to the Southeast corner of said Tract b; thence North 87 degrees 43 minutes 04 seconds West, along the north right of way line of Church Road, a distance of 294.25 feet to the Point of Beginning.

Section 2. The Legislature, pursuant to the application of James Mauder Trust (RZ-2023-655), requesting the amendment embodied in this Ordinance and with notice that the Jackson County Plan Commission voted 6 to 0 to recommend APPROVAL of this application after a public hearing on July 20, 2023, does hereby adopt this Ordinance pursuant to the Jackson County Charter authorizing the Legislature to exercise legislative power pertaining to planning and zoning.

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

APPROVED AS TO FORM:



County Counselor

I hereby certify that the attached ordinance, Ordinance No. 5779 introduced on August 14, 2023, was duly passed on _____, 2023 by the Jackson County Legislature. The votes thereon were as follows:

Yeas _____

Nays _____

Abstaining _____

Absent _____

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

Date

Mary Jo Spino, Clerk of Legislature

I hereby approve the attached Ordinance No. 5779.

Date

Frank White, Jr., County Executive

Request for Legislative Action

Ord. #5779

Date: August 14, 2023

Completed by County Counselor's Office			
Action Requested:	Ordinance	Res.Ord No.:	5779
Sponsor(s):		Legislature Meeting Date:	8/14/2023

Introduction
Action Items: ['Authorize']
Project/Title:
RZ-2023-655 – James Mauder Trust

Request Summary
<p>Requesting a change of zoning from District AG (Agricultural) on 5.00 ± acres to District RR (Residential Ranchette). The purpose is to create a residential lot at the 36400 block of Church Road.</p> <p>Staff recommends approval because the change in zoning is consistent with the intent and purpose of the County Plan and complies with the Unified Development Code requirements.</p> <p>The Jackson County Plan Commission held a public hearing on July 20, 2023, and accepted testimony pertaining to the rezoning request. There was no opposition to the request.</p> <p>The Plan Commission voted 6 to 0 to recommend <u>APPROVAL</u> to the County Legislature.</p>

Contact Information			
Department:	Public Works	Submitted Date:	7/26/2023
Name:	Randy D. Diehl	Email:	RDiehl@jacksongov.org
Title:	Development Administrator	Phone:	816-881-4577

Budget Information	
Amount authorized by this legislation this fiscal year:	\$ 0
Amount previously authorized this fiscal year:	\$ 0
Total amount authorized after this legislative action:	\$
Is it transferring fund?	No
Single Source Funding:	
Fund:	Department:
Line Item Account:	Amount:
	!Unexpected End of Formula

Request for Legislative Action

Prior Legislation	
Prior Ordinances	
Ordinance:	Ordinance date:
Prior Resolution	
Resolution:	Resolution date:

Purchasing	
Does this RLA include the purchase or lease of supplies, materials, equipment or services?	No
Chapter 10 Justification:	
Core 4 Tax Clearance Completed:	
Certificate of Foreign Corporation Received:	
Have all required attachments been included in this RLA?	

Compliance	
Certificate of Compliance	
Not Applicable	
Minority, Women and Veteran Owned Business Program	
Goals Not Applicable for following reason: Contract is for real property	
MBE:	.00%
WBE:	.00%
VBE:	.00%
Prevailing Wage	
Not Applicable	

Fiscal Information
<ul style="list-style-type: none"> This legislative action does not impact the County financially and does not require Finance/Budget approval.

Request for Legislative Action

History

Submitted by Public Works requestor: Randy D. Diehl on 7/26/2023. Comments:

Approved by Department Approver Brian Gaddie on 7/27/2023 2:51:58 PM. Comments:

Not applicable by Purchasing Office Approver Barbara J. Casamento on 7/27/2023 2:56:49 PM.
Comments:

Approved by Compliance Office Approver Ikeela Alford on 7/27/2023 4:55:41 PM. Comments:

Approved by Budget Office Approver David B. Moyer on 7/28/2023 7:45:03 AM. Comments:

Approved by Executive Office Approver Sylvya Stevenson on 7/28/2023 1:01:47 PM. Comments:

Approved by Counselor's Office Approver Jamesia Manning on 8/10/2023 12:32:45 PM. Comments:

RZ-2023-655

ATTACHMENT 1: PROPERTY DESCRIPTION

Description:

A tract of land in the Northeast Quarter of Section 7, Township 48, Range 29, Jackson County, Missouri, being part of Tract B, Certificate of Survey 2011E0037524, described as follows: Commencing at the Center of said Section 7; thence North 02 degrees 02 minutes 57 seconds East, along the West line of the Northeast Quarter of said Section 7, a distance of 15.00 to the North right of way line of Church Road, as established in County Court Book Book 56 at Page 568; thence South 87 degrees 43 minutes 04 seconds East, along said right of way, a distance of 49.03 feet to the Point of Beginning; thence North 02 degrees 02 minutes 57 seconds East, a distance of 764.92 feet to a point of the North boundary of said Tract B; thence South 87 degrees 58 minutes 26 seconds West, a distance of 294.25 feet to the Northeast corner of said Tract B; thence South 02 degrees 02 minutes 57 seconds West, a distance of 766.23 feet to the Southeast corner of said Tract b; thence North 87 degrees 43 minutes 04 seconds West, along the north right of way line of Church Road, a distance of 294.25 feet to the Point of Beginning.

RZ-2023-654

ATTACHMENT 2: ZONING SUPPORT DOCUMENTATION

Attachments

Plan Commission Public Hearing Summary from July 20, 2023

Staff Report

Zoning map of surrounding area

Names and addresses of surrounding property owners

Letter to surrounding property owners

Application

Aerial of location

Preliminary Plat – Sunny Acres

Randy Diehl gave the staff report:

RE: RZ-2023-655

Applicant: James Mauder Trust

Location: 36400 block of Church Road

Area: 5.00 ± acres

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

Purpose: The purpose is to create a single family residential lot.

Current Land Use and Zoning in the Area:

The zoning in the area is Agricultural.

The land use is single family residences on similar size or larger tracts.

The applicant is wishing to create a 5-acre lot out of their 30 acres for a future dwelling.

County Plan:

The County Plan Development Diagram illustrates this area within the Suburban Development Tier (SDT).

Recommendation:

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

Staff recommends APPROVAL of RZ-2023-655.

Respectfully submitted,

Jackson County Public Works
Development Division
Randy Diehl, Administrator

Mr. Antey: Are there any questions for Randy?

There were none.

Mr. Antey: Is the applicant here?

James Mauer: 7005 S. Stillhouse Road.

Mr. Antey: Do you have anything to add to the report?

Mr. Mauer: I do not have any to add.

Mr. Antey: Is there anyone else who is in favor of this application?

There were none.

Mr. Antey: Is there anyone who is opposed or has questions regarding this application?

There were none.

Motion to take under advisement.

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

Discussion under advisement

Mr. Lake: Don't have a problem with this since he is my neighbor. He's talked to me and the other neighbors as well.

Mr. Tarpley moved to approve. Mr. Lake seconded.

Mr. Tarpley	Approve
Mr. Lake	Approve
Mr. Farrar	Approve
Mr. Crawford	Approve
Ms. Ryerkerk	Approve
Chairman Antey	Approve

Motion Carried 6 – 0

STAFF REPORT

PLAN COMMISSION

July 20, 2023

RE: RZ-2023-655

Applicant: James Mauder Trust

Location: 36400 block of Church Road

Area: 5.00 ± acres

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

Purpose: The purpose is to create a single family residential lot.

Current Land Use and Zoning in the Area:

The zoning in the area is Agricultural.

The land use is single family residences on similar size or larger tracts.

The applicant is wishing to create a 5-acre lot out of their 30 acres for a future dwelling.

County Plan:

The County Plan Development Diagram illustrates this area within the Suburban Development Tier (SDT).

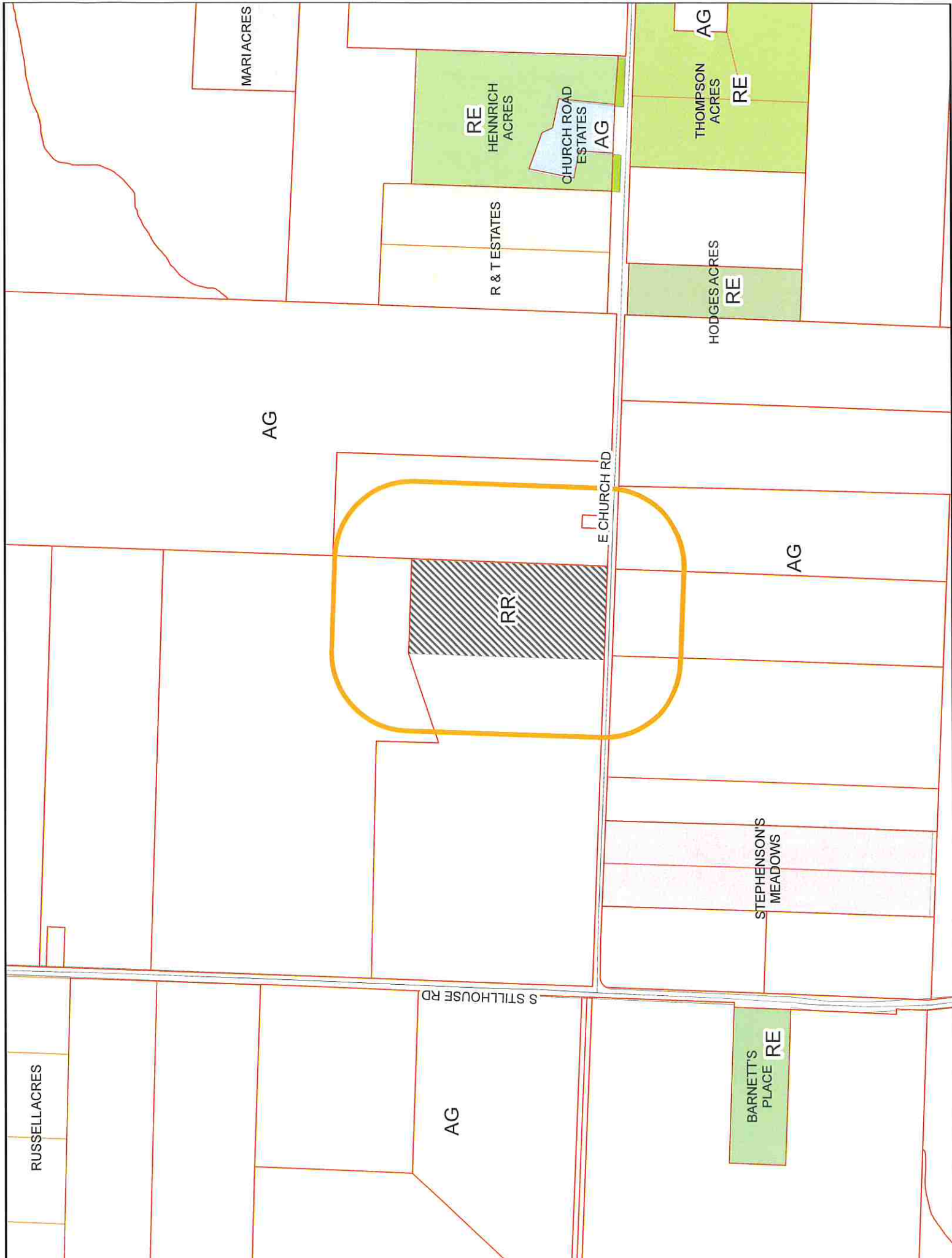
Recommendation:

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

Staff recommends APPROVAL of RZ-2023-655.

Respectfully submitted,

Jackson County Public Works
Development Division
Randy Diehl, Administrator



MARIACRES

RE
HENNRICH
ACRES

CHURCH ROAD
ESTATES
AG

AG
THOMPSON
ACRES
RE

R & T ESTATES

HODGES ACRES
RE

AG

E CHURCH RD

RR

AG

STEPHENSON'S
MEADOWS

RUSSELLACRES

S STILLHOUSE RD

AG

BARNETT'S
PLACE
RE

Plan Commission July 20, 2023
RZ-2023-655

Property Owners Within 300 feet

Parcel	owner	address	city	state	zip
39-400-04-15-00-0-00-000	BRESHEARS GREGORY & TRACI	1215 RANSON PL	INDEPENDENCE	MO	64057
39-400-01-02-03-0-00-000	LAKE ROGER S & BUTTERS RHONDA L-TR	36510 E CHURCH RD	OAK GROVE	MO	64075
39-400-04-14-00-0-00-000	THE BARBRA L HUNTER LIVING TRUST	36505 E CHURCH RD	OAK GROVE	MO	64075
39-400-01-02-02-0-00-000	LAKE ROGER S-TRUSTEE	36510 E CHURCH RD	OAK GROVE	MO	64075
39-400-02-21-00-0-00-000	MAIER MICHELLE L & THOMAS L	6907 S STILLHOUSE RD	OAK GROVE	MO	64075
39-400-03-13-00-0-00-000	WILLIAMS ERIC T	101 NW 2ND ST PO BOX 819	CONCORDIA	MO	64020
39-400-02-22-00-0-00-000	MAUER JAMES M-TRUSTEE	7005 S STILLHOUSE RD	OAK GROVE	MO	64075



JACKSON COUNTY Public Works Department

Jackson County Technology Center
303 West Walnut Street
Independence, Missouri 64050
jacksongov.org

(816) 881-4530
Fax: (816) 881-4448

July 5, 2023

RE: Public Hearing: RZ-2023-655
James M Mauer Trust

Dear Property Owner:

You are hereby invited to participate in a public hearing to be held by the Jackson County Plan Commission on a request by James M Mauer Trust for a change of zoning from District AG (Agricultural) on 5.00 ± acres to District RR (Residential Ranchette). The purpose is to create a residential lot at the 36400 block of Church Road

Please note that this request for a change of zoning affects only the property mentioned above. Adjacent properties will not be affected by the change of zoning. Taxes are based on the land use of a property not the zoning.

You are being notified pursuant to 24003.5 Chapter 240 (Unified Development Code) of the Jackson County Code, as being an adjacent property within 300' of the subject property.

The public hearing on this matter will be held by the Plan Commission on Thursday, July 20, 2023, at 8:30 a.m. in the Large Conference Room, 2nd Floor, Historic Truman Courthouse, 112 W. Lexington, Independence, MO.

If you know of any interested party who may not have received a copy of this letter, it would be appreciated if you would inform them of the time and place of the hearing.

If you have any questions concerning this matter, please contact the Development Division at 881-4577.

Sincerely,

A handwritten signature in blue ink, appearing to read "Randy Diehl".

Jackson County Public Works
Development Division
Randy Diehl, Administrator

Frank White, Jr., County Executive

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

APPLICANT INFORMATION:

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

TO BE COMPLETED BY OFFICE PERSONNEL ONLY:

Rezoning Case Number RZ- 2023- 655

Date filed _____ Date of hearing _____

Date advertised _____ Date property owners notified _____

Date signs posted _____

Hearings: Heard by _____ Date _____ Decision _____

 Heard by _____ Date _____ Decision _____

 Heard by _____ Date _____ Decision _____

BEGIN APPLICATION HERE:

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

- a. Applicant(s) Name: JAMES M MAUER TRUST
- Address: 7005 S. STILLHOUSE RD
OAK GROVE MO 64075
- Phone: 816-718-2532
- b. Owner(s) Name: JAMES M MAUER TRUSTEE
- Address: 7005 S. STILLHOUSE RD OAK GROVE MO 64075
- Phone: 816 718 2532
- c. Agent(s) Name: _____

Address: _____

Phone: _____

d. Applicant's interest in Property: OWNER

2. General location (Road Name) CHURCH RD

3. Present Zoning AGRICULTURE Requested Zoning RESIDENTIAL

4. AREA (sq. ft. / acres) 5 AC

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

Attached

6. Present Use of Property: AGRICULTURE

7. Proposed Use of Property: RESIDENTIAL

8. Proposed Time Schedule for Development: 1 YEAR

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

NONE

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

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

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

a. Water WATER DIST # 17

b. Sewage disposal On-Site

c. Electricity WEST CENTRAL

d. Fire and Police protection _____

12. Describe existing road width and condition: PAVED TWO LANE ±20'

13. What effect will proposed development have on existing road and traffic conditions? None

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

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

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

Signature _____ Date _____
Property Owner(s) James M Mauer Trustee 6/12/2023

Applicant(s): James M Mauer Trustee 6/12/2023

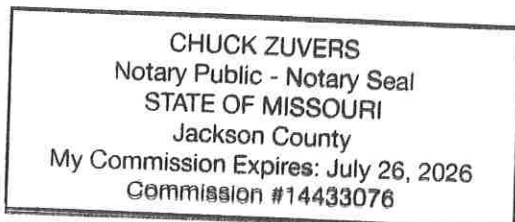
Contract Purchaser(s): _____

STATE OF _____
COUNTY OF _____

On this 12th day of June, in the year of 2023, before me the undersigned notary public, personally appeared James M. Mauer

known to me to be the person(s) whose names(s) is/are subscribed to the within instrument and acknowledged that he/she/they executed the same for the purposes therein contained.
In witness whereof, I hereunto set my hand and official seal.

Notary Public [Signature] Commission Expires _____





AG

36510

36505

RR

E CHURCH RD

AG

Copyright, nearmap, 2015

IN THE COUNTY LEGISLATURE OF JACKSON COUNTY, MISSOURI

AN ORDINANCE amending the zoning districts established pursuant to the Unified Development Code by rezoning a certain 3.00± acre tract from District AG (Agricultural) to District RE (Residential Estates).

ORDINANCE NO. 5780, August 14, 2023

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

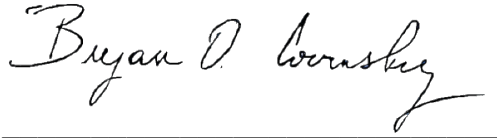
Section 1. The Zoning Order of Jackson County, Missouri, and the official maps which are a part thereof, are amended by changing the boundaries of the "AG" (Agricultural) and "RE" (Residential Estates) Districts, so that there will be transferred from District AG to District RE a tract of land located at 34007 E. Pink Hill Road in Jackson County, MO, legally described as follows:

Description: Beginning at a point 495 feet West of the Northeast corner of the Northwest Quarter of the Northwest Quarter of Section 24, Township 49, Range 30; Thence South 1324.98 feet to the South line of the Northwest Quarter of the Northwest Quarter; Thence West 840.97 feet to the East line of Section 23, Township 49, Range 30; Thence North 1324.62 feet to the Northwest corner of the Northwest Quarter of the Northwest Quarter of section 24; Thence East 840.45 feet to the point of beginning, except the east 10.568 acres thereof, in Jackson County, Missouri. Less that part taken or used for road purposes.

Section 2. The Legislature, pursuant to the application of Thomas & Cassie Montgomery (RZ-2023-650), requesting the amendment embodied in this Ordinance and with notice that the Jackson County Plan Commission voted 6 to 0 to recommend APPROVAL of this application after a public hearing on July 20, 2023, does hereby adopt this Ordinance pursuant to the Jackson County Charter authorizing the Legislature to exercise legislative power pertaining to planning and zoning.

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

APPROVED AS TO FORM:



County Counselor

I hereby certify that the attached ordinance, Ordinance No. 5780 introduced on August 14, 2023, was duly passed on _____, 2023 by the Jackson County Legislature. The votes thereon were as follows:

Yeas _____

Nays _____

Abstaining _____

Absent _____

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

Date

Mary Jo Spino, Clerk of Legislature

I hereby approve the attached Ordinance No. 5780.

Date

Frank White, Jr., County Executive

Request for Legislative Action

Completed by County Counselor's Office			
Action Requested:	Ordinance	Res.Ord No.:	5780
Sponsor(s):		Legislature Meeting Date:	8/14/2023

Introduction
Action Items: ['Authorize']
Project/Title:
RZ-2023-650 – Thomas & Cassie Montgomery

Request Summary
NOTE: This is a resubmission of erla 1021, due to technical issue
Requesting a change of zoning from District AG (Agricultural) on 3.00 ± acres to District RE (Residential Estates). The purpose is to create two residential lots at 34007 E. Pink Hill Road.
Staff recommends approval because the change in zoning is consistent with the intent and purpose of the County Plan and complies with the Unified Development Code requirements.
The Jackson County Plan Commission held a public hearing on July 20, 2023, and accepted testimony pertaining to the rezoning request. There was no opposition to the request.
The Plan Commission voted 6 to 0 to recommend <u>APPROVAL</u> to the County Legislature.

Contact Information			
Department:	Public Works	Submitted Date:	7/28/2023
Name:	Randy D. Diehl	Email:	RDiehl@jacksongov.org
Title:	Development Administrator	Phone:	816-881-4577

Budget Information			
Amount authorized by this legislation this fiscal year:			\$ 0
Amount previously authorized this fiscal year:			\$ 0
Total amount authorized after this legislative action:			\$
Is it transferring fund?			No
Single Source Funding:			
Fund:	Department:	Line Item Account:	Amount:
			!Unexpected End of Formula

Request for Legislative Action

Prior Legislation	
Prior Ordinances	
Ordinance:	Ordinance date:
Prior Resolution	
Resolution:	Resolution date:

Purchasing	
Does this RLA include the purchase or lease of supplies, materials, equipment or services?	No
Chapter 10 Justification:	
Core 4 Tax Clearance Completed:	
Certificate of Foreign Corporation Received:	
Have all required attachments been included in this RLA?	

Compliance	
Certificate of Compliance	
Not Applicable	
Minority, Women and Veteran Owned Business Program	
Goals Not Applicable for following reason: zoning change	
MBE:	.00%
WBE:	.00%
VBE:	.00%
Prevailing Wage	
Not Applicable	

Fiscal Information	
<ul style="list-style-type: none"> This legislative action does not impact the County financially and does not require Finance/Budget approval. 	

Request for Legislative Action

History

Submitted by Public Works requestor: Randy D. Diehl on 7/28/2023. Comments:

Approved by Department Approver Brian Gaddie on 7/28/2023 1:25:38 PM. Comments:

Not applicable by Purchasing Office Approver Barbara J. Casamento on 7/31/2023 9:06:38 AM.
Comments:

Approved by Compliance Office Approver Jaime Guillen on 7/31/2023 10:06:20 AM. Comments:

Approved by Budget Office Approver David B. Moyer on 7/31/2023 10:18:41 AM. Comments:

Approved by Executive Office Approver Sylvya Stevenson on 7/31/2023 10:44:31 AM. Comments:

Approved by Counselor's Office Approver Jamesia Manning on 8/10/2023 12:33:34 PM. Comments:

RZ-2023-650

ATTACHMENT 1: PROPERTY DESCRIPTION

Description:

Beginning at a point 495 feet West of the Northeast corner of the Northwest Quarter of the Northwest Quarter of Section 24, Township 49, Range 30; Thence South 1324.98 feet to the South line of the Northwest Quarter of the Northwest Quarter; Thence West 840.97 feet to the East line of Section 23, Township 49, Range 30; Thence North 1324.62 feet to the Northwest corner of the Northwest Quarter of the Northwest Quarter of section 24; Thence East 840.45 feet to the point of beginning, except the east 10.568 acres thereof, in Jackson County, Missouri. Less that part taken or used for road purposes.

RZ-2023-650

ATTACHMENT 2: ZONING SUPPORT DOCUMENTATION

Attachments

Plan Commission Public Hearing Summary from July 20, 2023

Staff Report

Zoning map of surrounding area

Names and addresses of surrounding property owners

Letter to surrounding property owners

Application

Aerial of location

Preliminary Plat

Randy Diehl gave the staff report:

RE: RZ-2023-650

Applicant: Thomas & Cassie Montgomery

Location: 34007 E. Pink Hill Road

Area: 3.00 ± acres

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

Purpose: The purpose is to create two single family residential lots.

Current Land Use and Zoning in the Area:

The zoning in the area is Agricultural.

The land use is single family residences on similar size or larger tracts. Bellechasse is an older development directly across the road.

The applicant wishes to divide the acreage into two lots. This will allow construction of a new dwelling on Lot 1. Tract A will contain the existing residence and will remain within District AG.

County Plan:

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

Recommendation:

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

Staff recommends APPROVAL of RZ-2023-650.

Respectfully submitted,

Jackson County Public Works
Development Division
Randy Diehl, Administrator

Mr. Antey: Are there any questions for Randy?

There were none.

Mr. Antey: Is the applicant here?

Thomas Montgomery: 34007 E. Pink Hill Road.

Mr. Antey: Do you have anything to add to the report?

Mr. Montgomery: No.

Mr. Antey: Is there anyone else who is in favor of this application?

There were none.

Mr. Antey: Is there anyone who is opposed or has questions regarding this application?

There were none.

Motion to take under advisement.

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

Discussion under advisement

Mr. Lake moved to approve. Mr. Tarpley seconded.

Mr. Tarpley	Approve
Mr. Lake	Approve
Mr. Farrar	Approve
Mr. Crawford	Approve
Ms. Ryerkerk	Approve
Chairman Antey	Approve

Motion Carried 6 – 0

STAFF REPORT

PLAN COMMISSION

July 20, 2023

RE: RZ-2023-650

Applicant: Thomas & Cassie Montgomery

Location: 34007 E. Pink Hill Road

Area: 3.00 ± acres

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

Purpose: The purpose is to create two single family residential lots.

Current Land Use and Zoning in the Area:

The zoning in the area is Agricultural.

The land use is single family residences on similar size or larger tracts. Bellechasse is an older development directly across the road.

The applicant wishes to divide the acreage into two lots. This will allow construction of a new dwelling on Lot 1. Tract A will contain the existing residence and will remain within District AG.

County Plan:

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

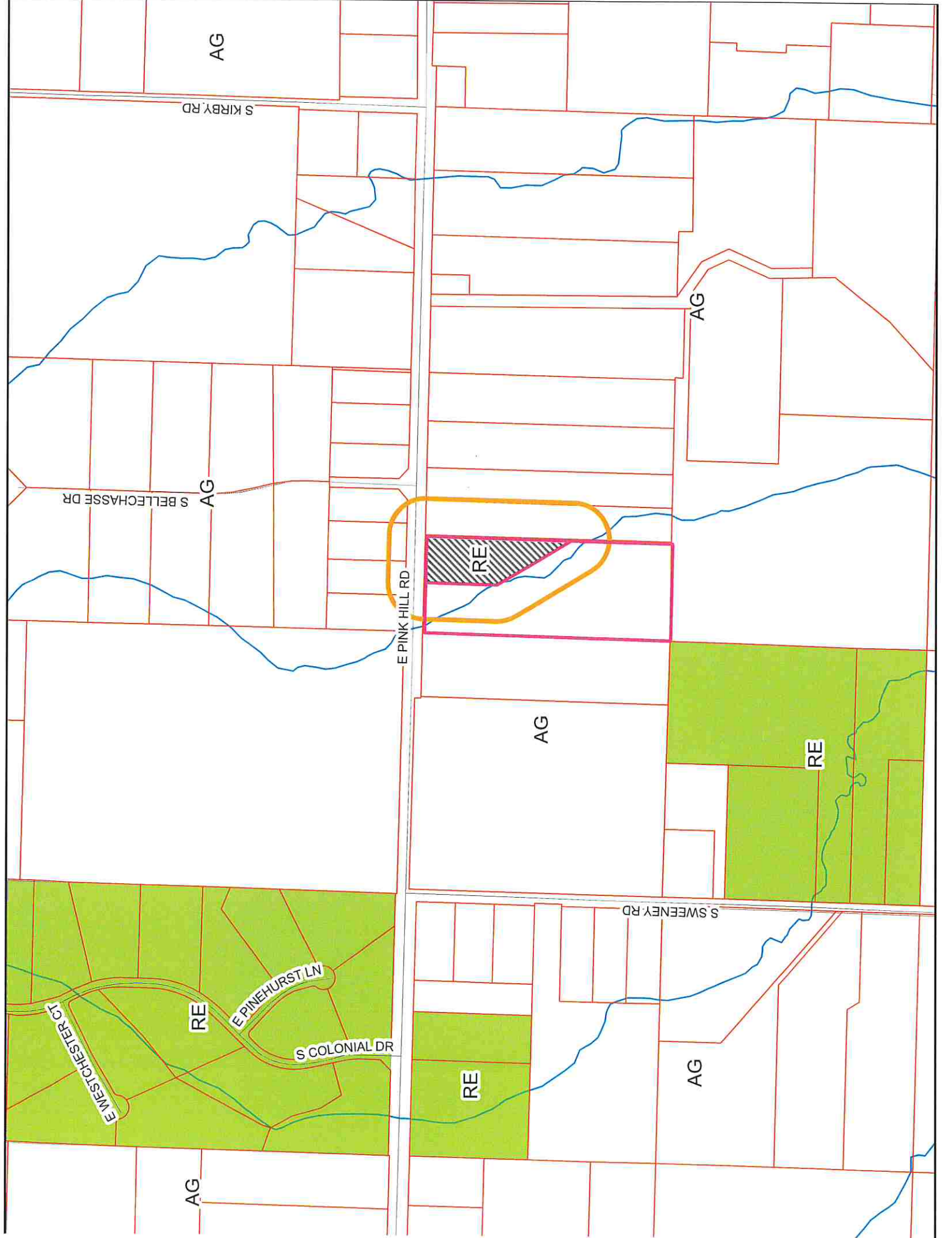
Recommendation:

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

Staff recommends APPROVAL of RZ-2023-650.

Respectfully submitted,

Jackson County Public Works
Development Division
Randy Diehl, Administrator



Plan Commission July 20, 2023

RZ-2023-650

Property Owners Within 185 feet

Parcel	owner	address	city	state	zip
22-700-03-28-00-0-00-000	SMITH BRIAN A & KIM A	34004 E PINK HILL RD	GRAIN VALLEY	MO	64029
22-700-03-27-00-0-00-000	WERTH ANTHONY & KELLY	34010 E PINK HILL R	GRAIN VALLEY	MO	64029
22-700-03-26-00-0-00-000	WOOD STEVEN	34104 E PINK HILL RD	GRAIN VALLEY	MO	64029
22-700-03-25-00-0-00-000	LOVE GARY D & SUZANNE	34112 E PINK HILL RD	GRAIN VALLEY	MO	64029
37-100-02-09-00-0-00-000	BOYER ROY W & KERRI J	34203 E PINK HILL RD	GRAIN VALLEY	MO	64029
37-100-02-05-00-0-00-000	MESA LAND TRUST	34109 E PINK HILL RD	GRAIN VALLEY	MO	64029
37-100-02-06-00-0-00-000	MONTGOMERY THOMAS JR & CASSIE	34007 E PINK HILL RD	GRAIN VALLEY	MO	64029



JACKSON COUNTY Public Works Department

Jackson County Technology Center
303 West Walnut Street
Independence, Missouri 64050
jacksongov.org

(816) 881-4530
Fax: (816) 881-4448

May 3, 2023

RE: Public Hearing: RZ-2023-650
Thomas & Cassie Montgomery

Dear Property Owner:

You are hereby invited to participate in a public hearing to be held by the Jackson County Plan Commission on a request by Thomas & Cassie Montgomery for a change of zoning from District AG (Agricultural) on 5.00 ± acres to District RR (Residential Estates). The purpose is to create two single family residential lots at 34007 E. Pink Hill Road

Please note that this request for a change of zoning affects only the property mentioned above. Adjacent properties will not be affected by the change of zoning. Taxes are based on the land use of a property not the zoning.

You are being notified pursuant to 24003.5 Chapter 240 (Unified Development Code) of the Jackson County Code, as being an adjacent property within 185' of the subject property.

The public hearing on this matter will be held by the Plan Commission on Thursday, July 20, 2023, at 8:30 a.m. in the Large Conference Room, 2nd Floor, Historic Truman Courthouse, 112 W. Lexington, Independence, MO.

If you know of any interested party who may not have received a copy of this letter, it would be appreciated if you would inform them of the time and place of the hearing.

If you have any questions concerning this matter, please contact the Development Division at 881-4577.

Sincerely,

Jackson County Public Works
Development Division
Randy Diehl, Administrator

Frank White, Jr., County Executive

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

APPLICANT INFORMATION:

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

TO BE COMPLETED BY OFFICE PERSONNEL ONLY:

Rezoning Case Number RZ- 2023-650

Date filed _____ Date of hearing _____

Date advertised _____ Date property owners notified _____

Date signs posted _____

Hearings: Heard by _____ Date _____ Decision _____

 Heard by _____ Date _____ Decision _____

 Heard by _____ Date _____ Decision _____

BEGIN APPLICATION HERE:

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

- a. Applicant(s) Name: Thomas & Cassie Montgomery
Current Mailing Address: 34007 E. Pink Hill Rd Grain Valley, MO 64029
Phone: 816-213-0771 / 816-786-0108 email : cmcasscass@gmail.com
- b. Legal Owner of Property: Same as above
Current Mailing Address: _____
Phone: _____ email : _____
- b. Legal Owner of Property: _____
Current Mailing Address: _____
Phone: _____ email : _____

2. General location (Road Name) Pink Hill Rd

3. Present Zoning AG / Agricultural Requested Zoning R1 RE
4. AREA (sq. ft. / acres) 3Ac
5. Legal Description of Property: (Write Below or provide copy of deed and survey)
See Attached

6. Present Use of Property: Private Residence
7. Proposed Use of Property: Private Residence
8. Proposed Time Schedule for Development: Fall 2023

9. What effect will your proposed development have on the surrounding properties?
None
10. Is any portion of the property within the established flood plain as shown on the FEMA Flood Boundary Map? No
If so, will any improvements be made to the property which will increase or decrease the elevation? N/A
11. Describe the source/method which provides the following services, and what effect the development will have on same:
 - a. Water Provider City of Independence
 - b. Sewage disposal: Onsite Waste Water Public Sewer
 - c. Electricity West Central Electric
 - d. Fire and Police protection Sni-Valley Fire District / Jackson County Sheriff
12. Describe existing road width and condition: Two lane asphalt road.

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

14. Are any state, federal, or other public agencies approvals or permits required for the proposed development? Property split only, no known permits required.

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

The LEGAL OWNER(s) of the property must be signatory to this application. If the owner is also the applicant then only the Property Owner portion needs to be filled out. Applications will not be accepted to move forward without the proper signatories.

Verification of ownership will be made using the Tax Rolls and the Recorder of Deeds database.

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

Signature

Date

Property Owner(s)

[Handwritten Signature]

May 26th 2023
May 16th 2023

STATE OF Missouri

COUNTY OF JACKSON

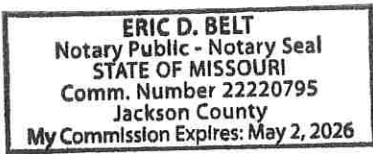
On this 26th day of May, in the year of 2023, before me the undersigned notary public, personally appeared Cassie Montgomery and Thomas Montgomery

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

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

Notary Public [Handwritten Signature]

Commission Expires 5/2/26



BELLECHASSE 2ND PLAT

BELLECHASSE

AG

AG

E PINK HILL RD

34005

AG

34007

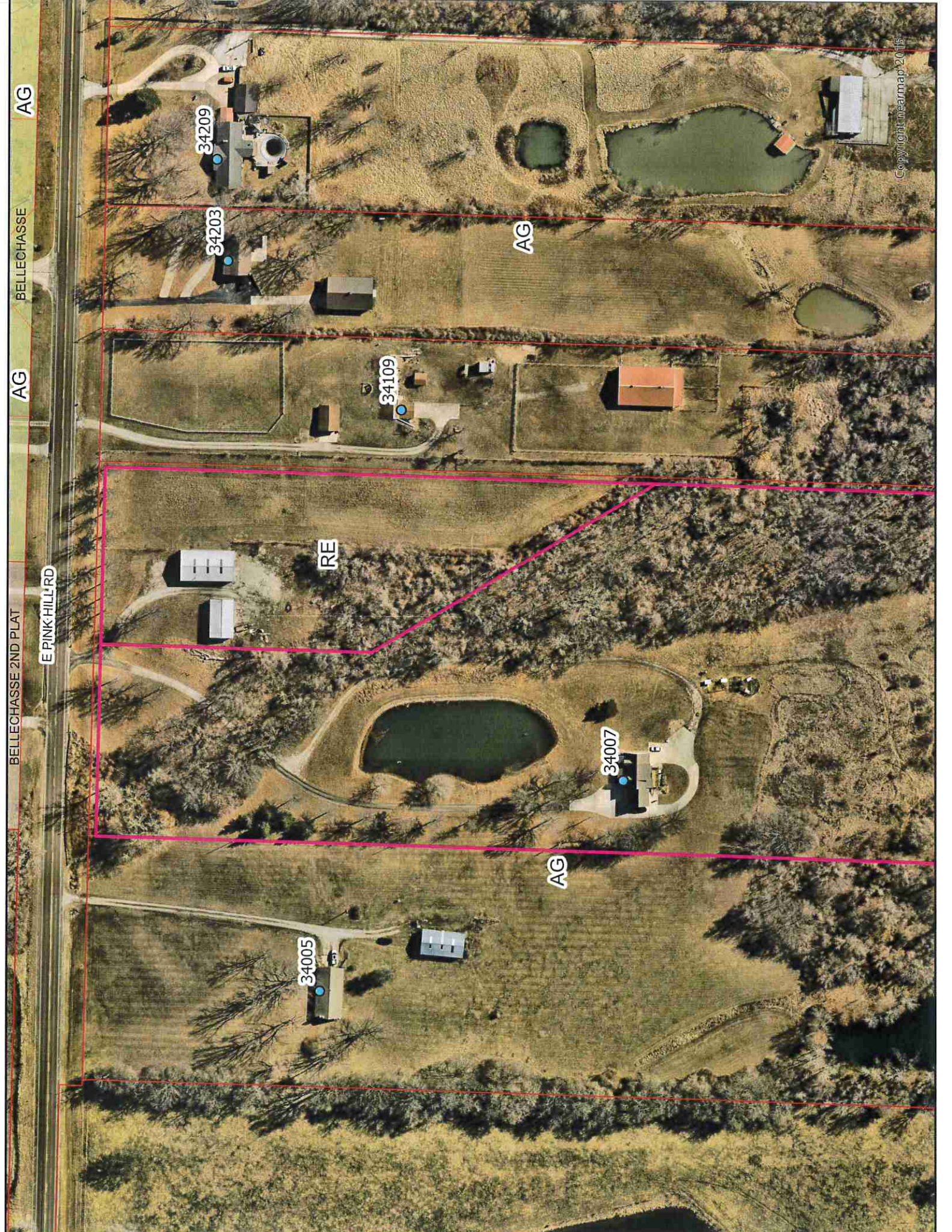
RE

34109

AG

34203

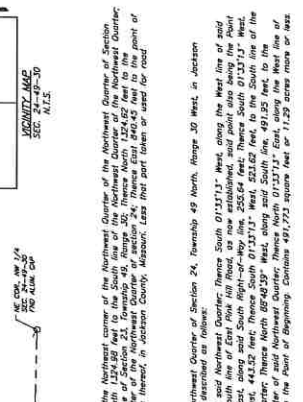
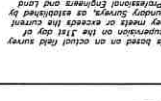
34209



FINAL PLAT

MONTGOMERY ESTATES

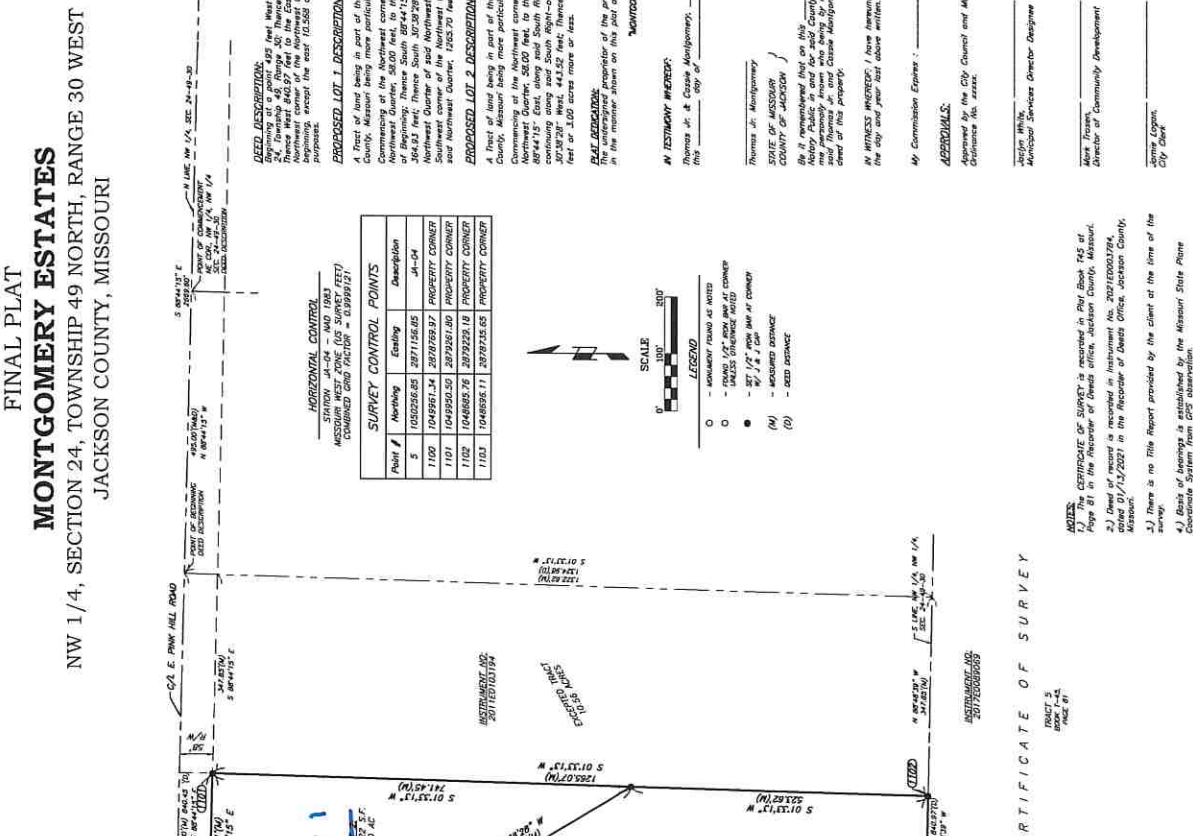
NW 1/4, SECTION 24, TOWNSHIP 49 NORTH, RANGE 30 WEST JACKSON COUNTY, MISSOURI



HORIZONTAL CONTROL
STATION JA-04 - MAD 1983
COUNING ROAD 10108 - 10109 5121

SURVEY CONTROL POINTS

Point #	Marking	Easting	Description
1	103328656	287118645	JA-04
1100	104895124	287919327	PROPERTY CORNER
1101	104895030	287922918	PROPERTY CORNER
1102	104889576	287922565	PROPERTY CORNER



DEED DESCRIPTION: 4.95 feet West of the Northwest corner of the Northwest Quarter of Section 24, Township 49 North, Range 30 West, in Jackson County, Missouri being more particularly described as follows:
 A tract of land being in part of the Northwest Quarter of Section 24, Township 49 North, Range 30 West, in Jackson County, Missouri being more particularly described as follows:
 Beginning at the Northwest corner of said Northwest Quarter, Thence South 01°17'13" West, along the West line of said Northwest Quarter, 300.00 feet, to the South line of East Park Hill Road, as now established, said point stays being the Point of Beginning; Thence South 88°44'15" East, along said South Right-of-Way line, 255.64 feet; Thence South 01°33'13" West, along the West line of said Northwest Quarter, 146.70 feet, to the Point of Beginning; Thence North 88°40'32" West, along the West line of said Northwest Quarter of said Northwest Quarter, Thence North 01°33'13" East, along the West line of said Northwest Quarter, 146.70 feet, to the Point of Beginning; Containing 491,723 square feet or 11.29 acres more or less.

PROPOSED LOT 1 DESCRIPTION:
 A tract of land being in part of the Northwest Quarter of Section 24, Township 49 North, Range 30 West, in Jackson County, Missouri being more particularly described as follows:
 Beginning at the Northwest corner of said Northwest Quarter, Thence South 01°17'13" West, along the West line of said Northwest Quarter, 300.00 feet, to the South line of East Park Hill Road, as now established, said point stays being the Point of Beginning; Thence South 88°44'15" East, along said South Right-of-Way line, 255.64 feet; Thence South 01°33'13" West, along the West line of said Northwest Quarter, 146.70 feet, to the Point of Beginning; Thence North 88°40'32" West, along the West line of said Northwest Quarter of said Northwest Quarter, Thence North 01°33'13" East, along the West line of said Northwest Quarter, 146.70 feet, to the Point of Beginning; Containing 491,723 square feet or 11.29 acres more or less.

REAL PROPERTY INTEREST:
 The interest in the property described herein has caused the same to be subdivided in the manner shown on this plat and said property shall hereafter be known as:

MONUMENTARY ESTATES
 This tract is in Jackson County, Missouri, 2023.

AN ESTIMATED INTEREST:
 Thomas J. Montgomery, has caused these premises to be subdivided into two (2) lots.

ATTEST:
 I, the undersigned, being duly sworn, depose and say that I am the owner of the property described in the foregoing deed and that the facts stated therein are true to the best of my knowledge and belief.

IN WITNESS WHEREOF: I have hereunto set my hand and affixed my Notarial Seal in my office the day and year first above written.

My Commission Expires: _____ **Notary Public** _____
 Approved by the City Council and Mayor of the City of Independence, Missouri, pursuant to Ordinance No. _____, at a public hearing held on _____, 2023.

APPROVED:
 _____ Date _____
 _____ Date _____
 _____ Date _____

NOTES:
 1) The CERTIFICATE OF SURVEY is recorded in Plat Book 745 of Page 81 in the Recorder of Deeds office, Jackson County, Missouri.
 2) Deed of record is recorded in Instrument No. 202100002794, dated 01/13/2021 in the Recorder of Deeds Office, Jackson County, Missouri.
 3) There is no Title Report provided by the client at the time of the survey.
 4) Basis of bearings is established by the Missouri State Plane Coordinate System from GPS observation.
 5) The subject property is located in ZONE X, as determined to be within the 0.2% annual average floodplain, as shown on Flood Insurance Rate Map (FIRM) 130500024616B dated January 03, 2017.

UTILITY NOTES:
 The utilities on this survey are shown based on aerial photographs from Johnson County, Missouri. However, the utility lines shown on this map are not guaranteed to be accurate. It is the responsibility of the property owner to verify the location of all utility lines before construction. The surveyor is not responsible for any damage to utility lines caused by the surveyor's activities. The client is advised that excavation and/or a private utility locate request may be necessary.

DOUBLE PROPERTY ADDRESS:
 3407 E Park Hill Rd
 Cass County, Missouri
 64419-1909, Jackson MO 64503

OWNER:
 MONTGOMERY ESTATES
 INSTRUMENT NO.
 25172805824

J & J SURVEY

MOORE DALLIN HELMS RICHMOND • JACKSON CITY, MO 64501
 PHONE: 816.790.1217 • FAX: 816.790.1138

STATE OF MISSOURI
 JACKSON COUNTY

ASISTANT SURVEYOR
 JAMES D. YOUNG, R.S. 2002018547
 11-18-23

DATE: _____
 SHEET 1 OF 1

IN THE COUNTY LEGISLATURE OF JACKSON COUNTY, MISSOURI

AN ORDINANCE amending the zoning districts established pursuant to the Unified Development Code by rezoning a certain 10.00± acre tract from District AG (Agricultural) to District RE (Residential Estates).

ORDINANCE NO. 5781, August 14, 2023

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

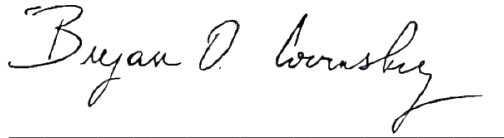
Section 1. The Zoning Order of Jackson County, Missouri, and the official maps which are a part thereof, are amended by changing the boundaries of the "AG" (Agricultural) and "RE" (Residential Estates) Districts, so that there will be transferred from District AG to District RE a tract of land located at 24209 E. Outer Belt Road in Jackson County, MO, legally described as follows:

Description: Commencing at the Northeast corner of the East Half of the Northeast Quarter of said Section 35; thence South 00 degrees 06 minutes 45 seconds West, along the East line of said East Half of the Northeast Quarter, a distance of 30.01 feet to a point; thence North 89 degrees 53 minutes 15 seconds West, a distance of 25.00 feet to the point of beginning, said point being on the West right of way line of Smart Road as now established; thence South 00 degrees 06 minutes 45 seconds West, along said West right of way line 25.00 West of and parallel to the East line of said Northeast Quarter, a distance of 960.13 feet to a point on a common boundary line as established in the boundary line agreement recorded as Document No. I-539935 in book I-1251 at page 64; thence South 89 degrees 48 minutes 17 seconds West along said line a distance of 370.00 feet to a point; thence North 00 degrees 11 minutes 43 seconds West a distance of 478.00 feet to a point; thence North 64 degrees 04 minutes 36 seconds West a distance 211.40 feet to point; thence North 00 degrees 35 minutes 21 seconds West a distance 325.00 feet to a point on the South right of way line Route B (150 Highway) as established in Document No. I-31088 in book 89 page 587; thence North 89 degrees 24 minutes 39 seconds East along said South right of way a distance of 30.00 feet to a point; thence North 62 degrees 06 minutes 43 minutes 59 seconds East along said South right of way a distance of 140.39 feet to o point of curvature; thence easterly along said right of way line on a curve to the right having an initial tangent bearing of North 89 degrees 43 minutes 59 seconds East, a radius of 34347.50 feet, a central angle of 00 degrees 22 minutes 41 seconds and an arc length of 226.60 feet to a point, thence South 89 degrees 53 minutes 21 seconds East along said South right of way line, a distance of 1486.22 feet to the point of beginning.

Section 2. The Legislature, pursuant to the application of Paul & Dawn Riffe (RZ-2023-652), requesting the amendment embodied in this Ordinance and with notice that the Jackson County Plan Commission voted 5 to 1 to recommend APPROVAL of this application after a public hearing on July 20, 2023, does hereby adopt this Ordinance pursuant to the Jackson County Charter authorizing the Legislature to exercise legislative power pertaining to planning and zoning.

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

APPROVED AS TO FORM:



County Counselor

I hereby certify that the attached ordinance, Ordinance No. 5781 introduced on August 14, 2023, was duly passed on _____, 2023 by the Jackson County Legislature. The votes thereon were as follows:

Yeas _____

Nays _____

Abstaining _____

Absent _____

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

Date

Mary Jo Spino, Clerk of Legislature

I hereby approve the attached Ordinance No. 5781.

Date

Frank White, Jr., County Executive

Request for Legislative Action

Ord. 5781

Date: August 14, 2023

Completed by County Counselor's Office

Action Requested:	Ordinance	Res.Ord No.:	5781
Sponsor(s):		Legislature Meeting Date:	8/14/2023

Introduction

Action Items: ['Authorize']

Project/Title:

RZ-2023-652 – Paul & Dawn Riffe

Request Summary

Requesting a change of zoning from District AG (Agricultural) on 10.00 ± acres to District RE (Residential Estates). The purpose is to create two residential lots at 24209 E. Outer Belt Road.

Staff recommends approval because the change in zoning is consistent with the intent and purpose of the County Plan and complies with the Unified Development Code requirements.

The Jackson County Plan Commission held a public hearing on July 20, 2023, and accepted testimony pertaining to the rezoning request. There were five letters submitted in opposition to this request.

The Plan Commission voted 5 to 1 to recommend APPROVAL to the County Legislature.

Contact Information

Department:	Public Works	Submitted Date:	7/28/2023
Name:	Randy D. Diehl	Email:	RDiehl@jacksongov.org
Title:	Development Administrator	Phone:	816-881-4577

Budget Information

Amount authorized by this legislation this fiscal year:	\$ 0		
Amount previously authorized this fiscal year:	\$ 0		
Total amount authorized after this legislative action:	\$		
Is it transferring fund?	No		
Single Source Funding:			
Fund:	Department:	Line Item Account:	Amount:
			!Unexpected End of Formula

Request for Legislative Action

Prior Legislation	
Prior Ordinances	
Ordinance:	Ordinance date:
Prior Resolution	
Resolution:	Resolution date:

Purchasing	
Does this RLA include the purchase or lease of supplies, materials, equipment or services?	No
Chapter 10 Justification:	
Core 4 Tax Clearance Completed:	
Certificate of Foreign Corporation Received:	
Have all required attachments been included in this RLA?	

Compliance	
Certificate of Compliance	
Not Applicable	
Minority, Women and Veteran Owned Business Program	
Goals Not Applicable for following reason: zoning change	
MBE:	.00%
WBE:	.00%
VBE:	.00%
Prevailing Wage	
Not Applicable	

Fiscal Information	
<ul style="list-style-type: none"> This legislative action does not impact the County financially and does not require Finance/Budget approval. 	

Request for Legislative Action

History

Submitted by Public Works requestor: Randy D. Diehl on 7/28/2023. Comments:

Approved by Department Approver Brian Gaddie on 7/28/2023 3:12:32 PM. Comments:

Not applicable by Purchasing Office Approver Barbara J. Casamento on 7/31/2023 9:05:08 AM.
Comments:

Approved by Compliance Office Approver Jaime Guillen on 7/31/2023 10:07:44 AM. Comments:

Approved by Budget Office Approver David B. Moyer on 7/31/2023 10:19:23 AM. Comments:

Approved by Executive Office Approver Sylvya Stevenson on 7/31/2023 10:53:41 AM. Comments:

Approved by Counselor's Office Approver Jamesia Manning on 8/10/2023 12:34:28 PM. Comments:

RZ-2023-652

ATTACHMENT 1: PROPERTY DESCRIPTION

Description:

Part of the East Half of the Northeast Quarter of Section 35, Township 47, Range 31, Jackson County, Missouri, more particularly described as follows:

Commencing at the Northeast corner of the East Half of the Northeast Quarter of said Section 35; thence South 00 degrees 06 minutes 45 seconds West, along the East line of said East Half of the Northeast Quarter, a distance of 30.01 feet to a point; thence North 89 degrees 53 minutes 15 seconds West, a distance of 25.00 feet to the point of beginning, said point being on the West right of way line of Smart Road as now established; thence South 00 degrees 06 minutes 45 seconds West, along said West right of way line 25.00 West of and parallel to the East line of said Northeast Quarter, a distance of 960.13 feet to a point on a common boundary line as established in the boundary line agreement recorded as Document No. I-539935 in book I-1251 at page 64; thence South 89 degrees 48 minutes 17 seconds West along said line a distance of 370.00 feet to a point; thence North 00 degrees 11 minutes 43 seconds West a distance of 478.00 feet to a point; thence North 64 degrees 04 minutes 36 seconds West a distance 211.40 feet to point; thence North 00 degrees 35 minutes 21 seconds West a distance 325.00 feet to a point on the South right of way line Route B (150 Highway) as established in Document No. I-31088 in book 89 page 587; thence North 89 degrees 24 minutes 39 seconds East along said South right of way a distance of 30.00 feet to a point; thence North 62 degrees 06 minutes 43 minutes 59 seconds East along said South right of way a distance of 140.39 feet to o point of curvature; thence easterly along said right of way line on a curve to the right having an initial tangent bearing of North 89 degrees 43 minutes 59 seconds East, a radius of 34347.50 feet, a central angle of 00 degrees 22 minutes 41 seconds and an arc length of 226.60 feet to a point, thence South 89 degrees 53 minutes 21 seconds East along said South right of way line, a distance of 1486.22 feet to the point of beginning.

RZ-2023-652

ATTACHMENT 2: ZONING SUPPORT DOCUMENTATION

Attachments

Plan Commission Public Hearing Summary from July 20, 2023

Staff Report

Zoning map of surrounding area

Names and addresses of surrounding property owners

Letter to surrounding property owners

Application

Aerial of location

Certificate of Survey 2015E0062314

STAFF REPORT

PLAN COMMISSION

July 20, 2023

RE: RZ-2023-652

Applicant: Paul & Dawn Riffe

Location: 24209 E. Outer Belt

Area: 13.24 ± acres

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

Purpose: The purpose is to create two single family residential lots.

Current Land Use and Zoning in the Area:

The zoning in the area is Agricultural.

The land use is single family residences. The platted developments were created prior to the Unified Development Code.

The applicant is wishing to divide the acreage into two lots. One lot will contain the existing residence. Access for the existing dwelling is off State Route 150 (Outer Belt Road). The proposed lot for the new dwelling will be accessed off Smart Road. There is a 60-foot ingress/egress easement along the south side of the three tracts. This easement was setup on the Certificate of Survey recorded in 2015.

County Plan:

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

Recommendation:

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

Staff recommends APPROVAL of RZ-2023-652.

Respectfully submitted,

Jackson County Public Works
Development Division
Randy Diehl, Administrator



AG

E M 150 HWY

14711

AG

Copyright nearmap 2015

S SMART RD
E M 150 HWY

S SMART RD

AG

RE

24209

E M 150 HWY

14702

AG

14706

Plan Commission July 20, 2023
 RZ-2023-652

Property Owners Within 185 feet

Parcel	owner	address	city	state
71-500-04-14-00-0-00-000	BROWNLEE CAROL F	14620 S SMART RD	GREENWOOD	MO
71-700-02-11-00-0-00-000	WAISNER KENT D & MICHELE LEA	P O BOX 348	GREENWOOD	MO
71-800-01-04-01-0-00-000	BRATON K STEVEN & SANDRA L	14916 S SMART RD	GREENWOOD	MO
71-800-01-11-00-0-00-000	MARKEY FAMILY TRUST	14702 SMART RD	GREENWOOD	MO
71-500-04-10-00-0-00-000	GRINDSTAFF JUSTEN D & KATHRYN	24106 E OUTER BELT RD	GREENWOOD	MO
71-700-02-10-00-0-00-000	WAISNER KENT D & MICHELE LEA	PO BOX 34	GREENWOOD	MO
71-600-03-16-00-0-00-000	LUKOWSKI STEPHEN M & BARBARA M	14623 S SMART RD	GREENWOOD	MO
71-700-02-08-00-0-00-000	RUSH TERRY L & BRENDA J	14711 S SMART RD	GREENWOOD	MO
71-700-02-09-00-0-00-000	CLARK JAMIE MIDDLETON & WHITACRE KARL THOMAS	14801 S SMART RD	GREENWOOD	MO
71-800-01-10-00-0-00-000	RIFFE PAUL W & DAWN R	PO BOX 383	GREENWOOD	MO



JACKSON COUNTY Public Works Department

Jackson County Technology Center
303 West Walnut Street
Independence, Missouri 64050
jacksongov.org

(816) 881-4530
Fax: (816) 881-4448

July 5, 2023

RE: Public Hearing: RZ-2023-652
Paul & Dawn Riffe

Dear Property Owner:

You are hereby invited to participate in a public hearing to be held by the Jackson County Plan Commission on a request by Paul & Dawn Riffe for a change of zoning from District AG (Agricultural) on 10.00 ± acres to District RE (Residential Estates). The purpose is to create two residential lots at 24209 E. Outer Belt Road.

Please note that this request for a change of zoning affects only the property mentioned above. Adjacent properties will not be affected by the change of zoning. Taxes are based on the land use of a property not the zoning.

You are being notified pursuant to 24003.5 Chapter 240 (Unified Development Code) of the Jackson County Code, as being an adjacent property within 185' of the subject property.

The public hearing on this matter will be held by the Plan Commission on Thursday, July 20, 2023, at 8:30 a.m. in the Large Conference Room, 2nd Floor, Historic Truman Courthouse, 112 W. Lexington, Independence, MO.

If you know of any interested party who may not have received a copy of this letter, it would be appreciated if you would inform them of the time and place of the hearing.

If you have any questions concerning this matter, please contact the Development Division at 881-4577.

Sincerely,

A handwritten signature in blue ink, appearing to read "Randy Diehl".

Jackson County Public Works
Development Division
Randy Diehl, Administrator

Frank White, Jr., County Executive

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

APPLICANT INFORMATION:

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

TO BE COMPLETED BY OFFICE PERSONNEL ONLY:

Rezoning Case Number RZ- 2023- 652

Date filed _____ Date of hearing _____

Date advertised _____ Date property owners notified _____

Date signs posted _____

Hearings: Heard by _____ Date _____ Decision _____

 Heard by _____ Date _____ Decision _____

 Heard by _____ Date _____ Decision _____

BEGIN APPLICATION HERE:

1. **Data on Applicant(s) and Owner(s):**
 - a. Applicant(s) Name: Paul Riffe & Dawn Riffe
 - Address: 24209 E. Outerbelt Rd.
Greenwood, Mo 64034
 - Phone: (816) 548-9003
 - b. Owner(s) Name: _____
 - Address: _____
 - Phone: _____
 - c. Agent(s) Name: _____

Address: _____

Phone: _____

d. Applicant's interest in Property: owner

2. General location (Road Name) 150 Hwy E Smart Rd.

3. Present Zoning AG Requested Zoning RE

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

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

6. Present Use of Property: Residential

7. Proposed Use of Property: Residential

8. Proposed Time Schedule for Development: 2023-2024

9. What effect will your proposed development have on the surrounding properties?
Additional 1 Residence

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

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

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

a. Water PWSD #12

b. Sewage disposal _____

c. Electricity Evergy

d. Fire and Police protection South Jackson / Jackson County Sheriff

12. Describe existing road width and condition: _____

13. What effect will proposed development have on existing road and traffic conditions? None

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

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

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

Signature

Date

Property Owner(s)

Paul W Riffe
Dawn B. Riffe

6/5/2023
6/5/2023

Applicant(s):

Contract Purchaser(s):

STATE OF Missouri

COUNTY OF Jackson

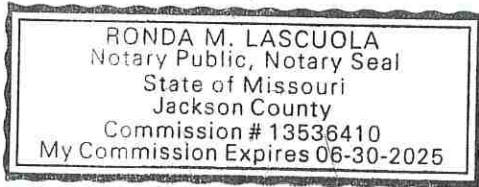
On this 5th day of June, in the year of 2023, before me the undersigned notary public, personally appeared Paul + Dawn Riffe

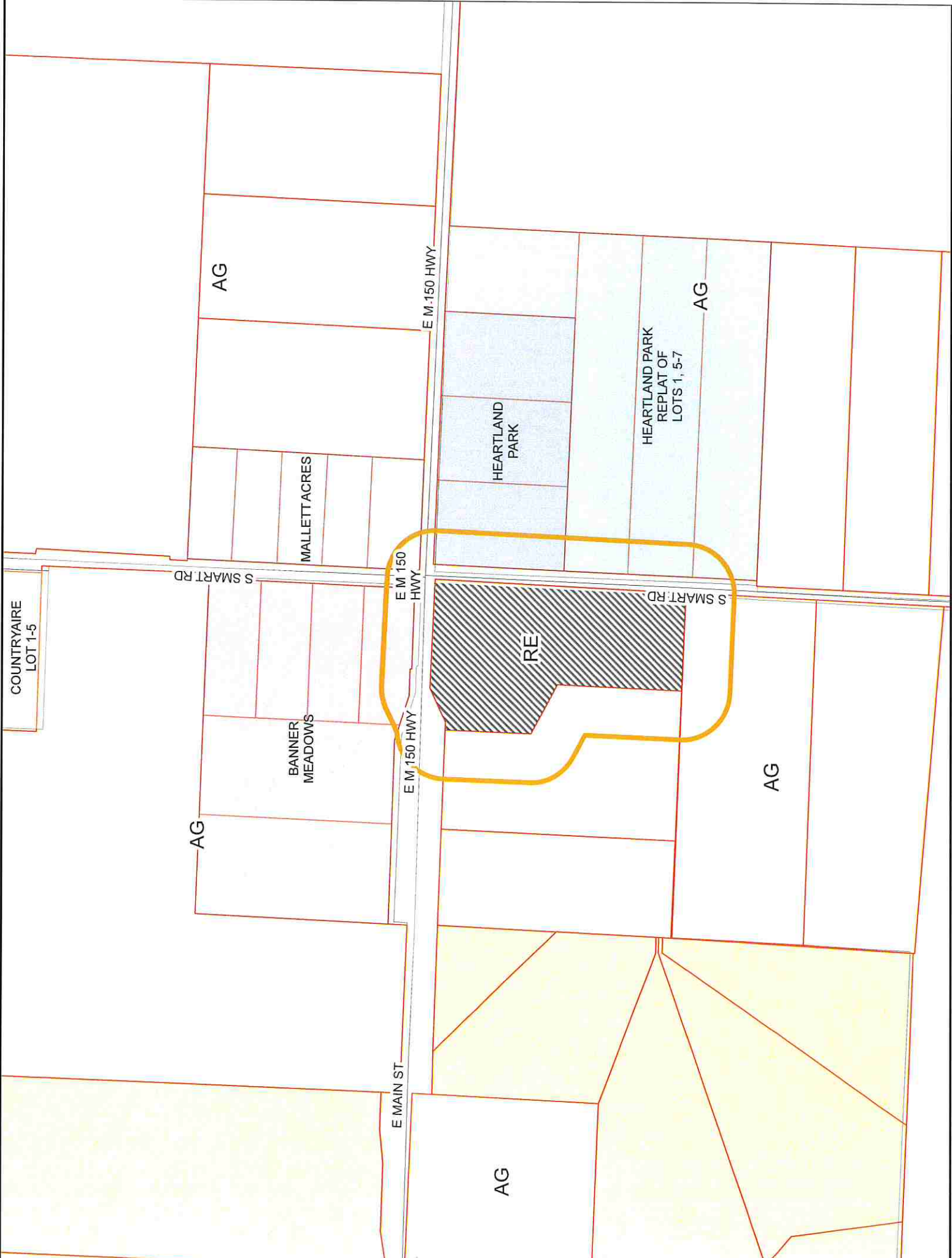
known to me to be the person(s) whose names(s) is/are subscribed to the within instrument and acknowledged that he/she/they executed the same for the purposes therein contained.

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

Notary Public Ronda Lascuola

Commission Expires 6-30-25





COUNTRYAIRE
LOT 1-5

AG

BANNER
MEADOWS

S SMART RD

MALLETT ACRES

AG

E MAIN ST

E M 150 HWY

E M 150
HWY

E M 150 HWY

AG

RE

HEARTLAND
PARK

HEARTLAND PARK
REPLAT OF
LOTS 1, 5-7

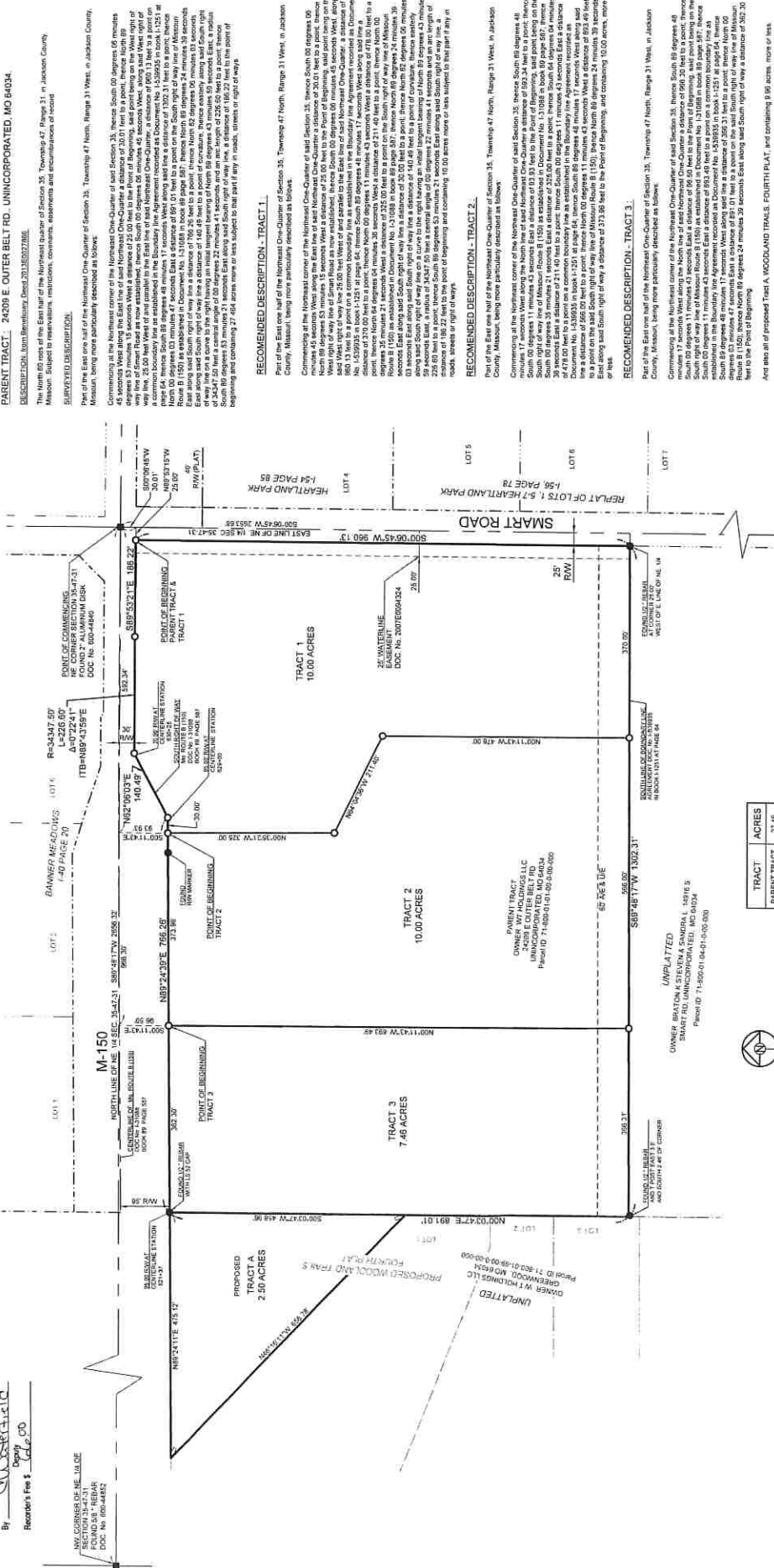
AG

AG

2015E0062314

Filed for Record the City of
 JUL 15, 2015
 At 2:00 o'clock PM
 Recorded in Book 1141 At Page 56
 Instrument Number 15000102314
 By: [Signature]
 Director Recorder/Clerk
 Recorder's Fee \$ 66.00

NW CORNER OF NE 1/4 DE
 FOUND 33' - REBAR
 DOC No. 800-4462



TRACT	ACRES
PARENT TRACT	27.46
TRACT 1	10.00
TRACT 2	10.00
TRACT 3	7.46
TRACT A	2.50



SECTION 35, R. 15
 LOCATION MAP
 SCALE 1" = 2000'

- SURVEYOR'S NOTES:**
1. BASIS OF BEARINGS IS THE PLAT OF WOODLAND TRAILS, THE NORTH LINE OF THE... (text continues)
 2. FLOOD NOTE: THIS PLAT IS SUBJECT TO SECTION 231 BEARING SOUTH 81° 48' 17" WEST... (text continues)
 3. Total area: 27.46 Acres. This area includes Surveyed Area, Management Effective Date September 25, 2008.
 4. Easement (Right of Way) is unknown. Assumed to be 20' each side of centerline, based on... (text continues)
 5. Property is subject to Commission for the Insurance Fee No. 15000704, Replat of Section 35, Township of... (text continues)
 6. included, the 7.46 acres must be received and paid prior to any building permits being issued.



SURVEYOR'S CERTIFICATION:
 I HEREBY CERTIFY THAT THE FOREGOING WAS PREPARED UNDER MY DIRECT SUPERVISION AND THAT THE INFORMATION CONTAINED HEREON WAS FIELD VERIFIED, JUNE 2015 AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

RECOMMENDED DESCRIPTION - TRACT 1.
 Part of the East one half of the Northeast One-Quarter of Section 35, Township of North, Range 31 West, in Jackson County, Missouri, being more particularly described as follows:
 Commencing at the Northeast corner of the Northeast One-Quarter of said Section 35, thence South 00 degrees 06 minutes 13 seconds West a distance of 25.00 feet to the Point of Beginning, said point being on the West right of way line, 25.00 feet West of the East line of said Northeast One-Quarter, a distance of 600.13 feet West of a common boundary line as established in the Boundary Line Adjustment recorded as Document No. 1509955 in book 1125 at page 11,25 and in book 1125 at page 11,25 as established in Document No. 1511688 in book page 87; thence North 89 degrees 24 minutes 39 seconds East along said South right of way line a distance of 146.49 feet to a point of curvature, thence easterly along said South right of way line a distance of 146.49 feet to a point of curvature, thence easterly along said South right of way line a distance of 146.49 feet to a point of curvature, thence easterly along said South right of way line a distance of 146.49 feet to a point of curvature, thence easterly along said South right of way line, a distance of 146.22 feet to the point of beginning and containing 27.46 acres more or less subject to that part if any in roads, streets or right of ways.

RECOMMENDED DESCRIPTION - TRACT 2.
 Part of the East one half of the Northeast One-Quarter of Section 35, Township of North, Range 31 West, in Jackson County, Missouri, being more particularly described as follows:
 Commencing at the Northeast corner of the Northeast One-Quarter of said Section 35, thence South 00 degrees 06 minutes 13 seconds West a distance of 25.00 feet to the Point of Beginning, said point being on the West right of way line, 25.00 feet West of the East line of said Northeast One-Quarter, a distance of 600.13 feet West of a common boundary line as established in the Boundary Line Adjustment recorded as Document No. 1509955 in book 1125 at page 11,25 and in book 1125 at page 11,25 as established in Document No. 1511688 in book page 87; thence North 89 degrees 24 minutes 39 seconds East along said South right of way line a distance of 146.49 feet to a point of curvature, thence easterly along said South right of way line a distance of 146.49 feet to a point of curvature, thence easterly along said South right of way line a distance of 146.49 feet to a point of curvature, thence easterly along said South right of way line, a distance of 146.22 feet to the point of beginning and containing 10.00 acres more or less subject to that part if any in roads, streets or right of ways.

RECOMMENDED DESCRIPTION - TRACT 3.
 Part of the East one half of the Northeast One-Quarter of Section 35, Township of North, Range 31 West, in Jackson County, Missouri, being more particularly described as follows:
 Commencing at the Northeast corner of the Northeast One-Quarter of said Section 35, thence South 00 degrees 06 minutes 13 seconds West along the North line of said Northeast One-Quarter a distance of 593.24 feet to a point of beginning, thence South 00 degrees 06 minutes 13 seconds East a distance of 93.93 feet to the Point of Beginning, said point being on the West right of way line, 25.00 feet West of the East line of said Northeast One-Quarter, a distance of 600.13 feet West of a common boundary line as established in the Boundary Line Adjustment recorded as Document No. 1509955 in book 1125 at page 11,25 and in book 1125 at page 11,25 as established in Document No. 1511688 in book page 87; thence North 89 degrees 24 minutes 39 seconds East along said South right of way line a distance of 146.49 feet to a point of curvature, thence easterly along said South right of way line a distance of 146.49 feet to a point of curvature, thence easterly along said South right of way line a distance of 146.49 feet to a point of curvature, thence easterly along said South right of way line, a distance of 146.22 feet to the point of beginning and containing 7.46 acres more or less subject to that part if any in roads, streets or right of ways.

RECOMMENDED DESCRIPTION - TRACT A.
 Part of the East one half of the Northeast One-Quarter of Section 35, Township of North, Range 31 West, in Jackson County, Missouri, being more particularly described as follows:
 Commencing at the Northeast corner of the Northeast One-Quarter of said Section 35, thence South 00 degrees 06 minutes 13 seconds West along the North line of said Northeast One-Quarter a distance of 593.24 feet to a point of beginning, thence South 00 degrees 06 minutes 13 seconds East a distance of 93.93 feet to the Point of Beginning, said point being on the West right of way line, 25.00 feet West of the East line of said Northeast One-Quarter, a distance of 600.13 feet West of a common boundary line as established in the Boundary Line Adjustment recorded as Document No. 1509955 in book 1125 at page 11,25 and in book 1125 at page 11,25 as established in Document No. 1511688 in book page 87; thence North 89 degrees 24 minutes 39 seconds East along said South right of way line a distance of 146.49 feet to a point of curvature, thence easterly along said South right of way line a distance of 146.49 feet to a point of curvature, thence easterly along said South right of way line a distance of 146.49 feet to a point of curvature, thence easterly along said South right of way line, a distance of 146.22 feet to the point of beginning and containing 2.50 acres more or less subject to that part if any in roads, streets or right of ways.

UNPLATTED
 OWNER: BRYAN TERESA SAMRAL, 1816 E SMART RD, JACKSON, MISSOURI, MO 64504
 Parcel ID: 71-860-0164-0300-050

UNPLATTED
 OWNER: DIVERSIFIED HOLDINGS, LLC GREENWYD MO 64534
 Parcel ID: 71-860-0164-0300-050

UNPLATTED
 OWNER: M-150, 352 39 CENTERLINE OF AN UNPLATTED LOT 10, BANNER MEADOWS, 140 PAGE 20
 Parcel ID: 71-860-0164-0300-050

UNPLATTED
 OWNER: M-150, 352 39 CENTERLINE OF AN UNPLATTED LOT 10, BANNER MEADOWS, 140 PAGE 20
 Parcel ID: 71-860-0164-0300-050

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UNPLATTED
 OWNER: M-150, 352 39 CENTERLINE OF AN UNPLATTED LOT 10, BANNER MEADOWS, 140 PAGE 20
 Parcel ID: 71-860-0164-0300-050

CERTIFICATE OF SURVEY

CHAGEL & ASSOCIATES, P.A.
 ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS
 1420 W. 107th Street - Lenexa, Kansas 66215
 (913) 492-5198 • FAX (913) 492-8006
 WWW.CHAGELANDSCAPE.COM

TRACT NUMBER: 1
 DATE PREPARED: 6/15/15
 CHECKED BY: [Signature]
 DATE: 6/15/15
 DRAWN BY: [Signature]
 DATE: 6/15/15
 DESCRIPTION: SECTION 35, TOWNSHIP 47 N, RANGE 31 W PART OF THE NE 1/4

DATE: 6/15/15

SCALE: 1" = 2000'

Robert and Helen Roberta Wright
14706 S Smart Road
Greenwood, MO 64034
816-985-5934
bobroberta555@gmail.com

July 12, 2023

Plan Commission
Jackson County, MO
303 W Walnut
Independence, MO 64050

I am writing in regards to the rezoning request RZ-2023-652 by Paul and Dawn Riffe. Unfortunately, my wife and I will be out of town on July 20th and will not be able to attend the Public Hearing on this rezoning request. Please consider this letter in your decision.

My wife and I are adamantly opposed to this rezoning for a couple reasons:

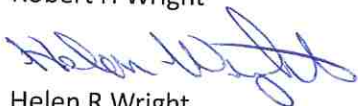
- Paul and Dawn Riffe's property, by deed, has rights to and responsibilities to a shared private drive. We own property and live on this private drive and share in the rights and responsibilities. Currently 6 property owners share in this agreement. Subdividing this property will severely complicate this agreement and have a negative impact on the current participant's abilities to maintain the drive and enforce the private drive agreement. For example:
 - Would any new lots have the same rights and responsibilities to the private drive? Some of the new lots may not need the private drive for access to their property. If they are still required to help maintain the private drive, not needing or having access to the drive would make it very difficult for the rest of us to force them to participate in sharing the costs.
 - Would Paul and Dawn Riffe still have rights and responsibilities to the private drive as their current deed states? If their property is subdivided, they would no longer have access to their property from the private drive. This is another situation where a party has no interest in participating in sharing the costs of the drive and makes it very difficult for the rest of the parties involved.
 - Best case, the private drive agreement is doable but precarious. Any new participants, especially those with no need or interest in the drive would virtually make it impossible.
- We bought our property here 5 years ago because of the nice big lots and open, quiet spaces. We are a small community of 10-acre tracts basically on a giant cul-de-sac with one entrance. Subdividing any of these lots into smaller lots would be detrimental to our property values and contrary to what we have all purchased several years ago.

I urge you to deny this rezoning request.

Thank you,



Robert H Wright



Helen R Wright

James and Michele Markey
14702 S Smart Rd
Greenwood, MO 64034
(816) 679-0523
jpmarkey@att.net

July 8, 2023

Plan Commission
Jackson County, MO
303 W Walnut
Independence, MO 64050-3849

Re: Public Hearing: RZ-2023-652
Paul & Dawn Riffe
Opposition to Requested Zoning Change

Dear Plan Commission Members:

We apologize for being unable to attend this hearing in person, but when we were notified of this hearing, we already had an out-of-state family obligation we must attend.

Concerning the request to rezone the subject property from District AG (Agriculture) to District RE (Residential Estates), Michele and I vehemently oppose the request for rezoning. There are multiple reasons the rezoning of this property will be detrimental to our property and the surrounding community:

- We were the first to purchase our 10-acre site within this small development with the understanding that ours and surrounding properties would remain low-density sites ensuring a quiet, bucolic homestead. Allowing rezoning to District RE, per Jackson County ordinances, would allow them to subdivide their current site to lots as small as 2 acres each (3 acres minimum if on septic sewer), increasing the number of single-family homes up to five times the original intended density of one single family home. Regardless of their current stated intention - subdividing their lot into only 2 lots - rezoning provides them permission to subdivide their 10 acres up to five times, so their intentions may change in the future beyond their current stated intent. Rezoning would allow them to do that without the need for additional county and community approval.
- Paul and Dawn Riffe are good people based on the few brief exchanges I have had with them since building and moving to our home adjacent to them. However, they have not always been good stewards of their property and have made changes without regard to the effects to their neighbors:
 - They have been placing indiscriminate fill for some time in the drainage system that runs through the north side of their property without placing proper storm drainage infrastructure to continue the free flow of water through the drainage area. These

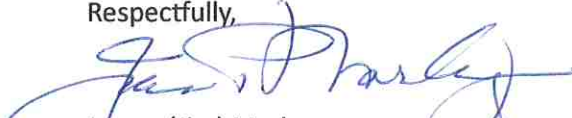
measures have affected the flow of water through ours and other downstream neighbors' properties.

- It is my understanding they have allowed a family member to live for quite a while in a trailer in the back of their property increasing the density of the site without proper approvals.
 - They continue to add storage trailers, debris, and other odds and ends to their property. Allowing them to subdivide their property could increase these effects five-fold and further erode the value and quiet enjoyment of our homestead and for others' homestead around us.
- The intersection of Highway 150 and Smart Rd is a dangerous intersection and increasing the residential density in the area would increase the risk to the travelling public. Since moving to the area, I have witnessed the result of multiple accidents at the intersection. A review of existing conditions of the intersection would find multiple violations of Jackson County and Missouri Department of Transportation requirements and recommendations for safe intersections, such as:
 - incorrect roadway striping
 - non-compliant line-of-sights for approaching vehicles
 - lack of street lighting
 - improper signage
 - narrow approach and intersection lanes
 - non-compliant storm drainage features.

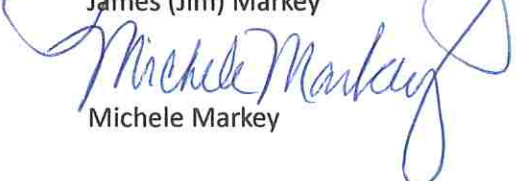
A Traffic Impact Study should be requested to determine the effect increasing the area density would have on the travelling public. Increasing the density in the area should not and could not occur without significant infrastructure improvement costs by the County and State to reduce the risk to the travelling public at the intersection.

There are adequate existing lots within the Jackson County community that would not require rezoning and could meet the requirements of the person desiring to build upon the proposed lot without increasing the density of the existing subject 10-acre lot. Please do not approve this rezoning request.

Respectfully,



James (Jim) Markey



Michele Markey

CC: Randy Diehl, Development Administrator
Sean Smith, County Legislator, District 6
Megan Marshall, County Legislator, At-Large
Jill Bruss, Area Engineer, MoDOT

Dr. K. Steven Braton and Sandra L. Braton
14916 S. Smart Road
Greenwood, MO 64034
816-589-2441
daddo78@att.net

July 13, 2023

Plan Commission
Jackson County, MO
303 W Walnut
Independence, MO 64050-3849

Re: Public Hearing: RZ-2023-652
Paul and Dawn Riffe
Opposition to Requested Zoning Change

Dear Plan Commission Members:

We will be unable to attend the hearing regarding this zoning change. We will address our opposition and concerns in this email and a mailed written copy.

We have lived on Smart Road for 40 years on the adjacent 70 plus acre farm. The area is zoned Agricultural down to the Cass County line. The environment is peaceful and beautiful, with an abundance of varied wildlife that share the land with us. You will be receiving or have received, an email/opposition letter from our neighbors, Jim and Michele Markey. In this document, they highlight environmental and infrastructure problems that currently exist with the (Paul and Dawn Riffe) property. We share their concerns. It is alarming to know there are existing drainage issues, and improperly managed debris that could potentially be harmful for human and animal life.

Another major concern is in regard to "spot zoning." This will increase traffic and the usage of Highway 150 and S. Smart Road intersection. There have been *several* major accidents that have required *Life Flight* transport. Tragically, one fatality occurred at this intersection. As a result, MoDOT installed a flashing red light at this location, to try to prevent future incidents. Increased density in population would likely have a negative impact on the traffic condition. The Lee's Summit R-7 School District uses Smart Road and 150 Highway for transporting students to various schools in the district. The buses are large, and it is already difficult for them to navigate the small road, and negotiate turns.

While this is no reflection upon the integrity of our neighbors, we are strongly opposed to the rezoning of the property. Respectfully, we ask that **impact and feasibility studies be conducted before finalization of the case.**

Again, we are strongly opposed to the rezoning of this property.

Sincerely,

A handwritten signature in black ink, appearing to read "K. Steven Braton". The signature is fluid and cursive, with a large, stylized initial "K".

K. Steven Braton, D.O.

A handwritten signature in black ink, appearing to read "Sandra L. Braton". The signature is cursive and elegant, with a large initial "S".

Sandra L. Braton

CC: Randy Diehl, Development Administrator
Sean Smith, County Legislator, District 6
Megan Marshall, County Legislator, At-Large
Jill Bruss, Area Engineer, MoDOT

Brent and Adrienne Menghini
14816 S Smart Rd
Greenwood, MO 64034
(816)914-2717
Brent@menghinilandscaping.com

July 18th 2023

Plan Commission
Jackson County, MO
303 W Walnut
Independence, MO 64050-3849

Re: Public Hearing RZ-2023-652
Paul & Dawn Riffe
Opposition to Requested Zoning Change

Dear Plan Commission Members:

I apologize for being unable to attend this hearing in person, as a small business owner I can not get away at this time.

A few concerns that my wife and I have in regards to the re-zoning.

- 1) They have a pull behind trailer on the backside of their property where a family member is living with out proper approvals.
- 2) They have storage trailers, debris, old appliances and other rubbish on their property which is making the property a safety concern.
- 3) Part of the conditions to all of us property owners building our homes in this area we were required to own 10 acres to build our homes. We had neighbors that had to get there property's re-plotted to meet the requirements. We feel that sub-dividing the property for one residence will cause the potential to further problems in the area. This area was designed per the plot plans, not for a bunch of properties to sub-divide to further cause traffic issues.
 - A) We have an inadequate intersection in regard to the amount of erosion that keeps narrowing the intersection of 150 and smart rd. I have reported many occasions, and nothing has been done to help slow the erosion of the intersection.
 - B) Lack of street lighting
 - C) Improper Signage
 - D) Improper Storm drainage
 - E) Lack of Roadway striping
 - F) Lack of line of sight for approaching vehicles.

There are other existing lots in the area that would allow them not to have to rezone and would meet the requirements of the person desiring to build upon the proposed lot. Please do not approve this rezoning request.

Sincerely,



Brent Menghini

Randy D. Diehl

From: Ashley Asher <ashleyjasher@gmail.com>
Sent: Wednesday, July 19, 2023 10:25 PM
To: Randy D. Diehl
Subject: EXTERNAL: Public Hearing RZ-2023-652 on July 20, 2023

WARNING: This email originated outside of Jackson County.
DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Dear Mr. Diehl and the Jackson County Plan Commission,

Thank you in advance for taking the time to read and consider our input regarding Public Hearing RZ-2023-652. I noticed the Public Hearing sign posted at the corner of 150 Highway and Smart Rd the other day while leaving our house for an errand, and after having a chance to discuss it, we just won't be able to make the hearing in the morning. I stay home with our two boys (under 3) and Jason's workday starts well before the hearing. I believe in addition to our note, you might also hear from some of our neighbors as well.

A little background on us - My husband and I currently live just down the private drive from the lot being considered for rezoning. My husband grew up about a quarter mile from our current home, and he bought our first lot in 2017 just months before we met, married and started our life together, with the hope of someday building and living on the undeveloped lot not too far off in the future. Since that initial purchase, we have purchased a second adjacent lot and home, so we now live on and own 20 acres tucked away in this quiet part of town. Acreage and quiet that we have been dreaming of for quite some time. And not only dreaming of, but saving for, sacrificing for, and planning (Lord willing) our future around.

From what I understand, the Riffe's are requesting that the existing single lot be rezoned with potential to be sold as 5 lots, and we want to oppose the approval of this. This area is intended to be a quiet area consisting of larger lots, less traffic, noise, clutter, etc. Think of it as a place where families come to build their forever homes. People buy lots here to stay for the long haul. We worry that if the lot in question is approved for being parceled into 5 lots, that this will change. Turnover will increase. Care and commitment to maintaining the area will decline. Surrounding wildlife and safety could be impacted not only because of higher traffic, but also because of a potential change from the "forever home" mindset to one of "home for now" mindset, reducing the investment in maintaining or care.

Everyone in this collection of properties also co-owns the private drive we live off of. It is written into our deeds. Management of the private drive is part of living on these particular large lots. My husband and I are curious if the work has been done to address this - the sharing of responsibilities for the road - within the rezoning request? Or will these new parcel(s) will open out onto 150? If the lot access points will be off the private drive and no work has been done or mentioned regarding this, then will the private drive become city managed? How will that impact us existing co-owners?

And what about the use of the lots themselves? Is the request being made for them to be sold with the intention of 5 single family homes existing on them, or as vacant lots? Agricultural use doesn't seem likely since they'd end up being so small...? Regardless - are there details drafted out about what is permissible or limited on each? Again, the heart of this small community is for one of permanence, and longevity. We request information on and input into the intended use of/advertisement of these parcels and to have reassurance that there won't suddenly be a host of additional temporary type dwellings popping up before the rezoning is pushed through.

I hope this does not come across as a pair of citizens looking for a way to ruffle feathers. We have no ill will for the Riffe's. We actually have not even had the pleasure of meeting them since moving into the home we just purchased, but we had a vision of what life would be like out here and this could very well change things for us, our neighbors, the wildlife and the community/road safety. We are invested in this home, this neighborhood, these neighbors, this town and this area, so we write because we care.

We hope this note finds you before the hearing. We apologize that we will not be there.

Ashley and Jason Asher
14814 S Smart Rd
(913) 481-6449

IN THE COUNTY LEGISLATURE OF JACKSON COUNTY, MISSOURI

AN ORDINANCE setting forth guidelines for citizen initiative, referendum, and recall petitions as referenced under Article XIV of the Jackson County Charter.

ORDINANCE NO. 5782, August 14, 2023

INTRODUCED BY Manuel Abarca IV, County Legislator

WHEREAS, Article XIV, Section 1 of the Jackson County Charter states: The people reserve the power to propose and enact all ordinances independent of the County Legislature by initiative, to approve or reject ordinances of the County Legislature by referendum and to recall an elective county officer; and,

WHEREAS, Article II, Section 16(5) of the Jackson County Charter states, in part: The County Legislature shall have the power, pursuant to and in conformity with the constitution, and without limiting the generality of the powers vested in the County Legislature by this charter, to make such rules and regulations as may be necessary or proper to establish and carry into effect the provisions of this charter; and,

WHEREAS, due to recent inquiries to the local election officials, the County Clerk, and the County Counselor, it is recommended that certain guidelines be established to clarify procedures for citizens to propose such petitions in compliance with the County Charter and the Revised Statutes of the State of Missouri; now therefore,

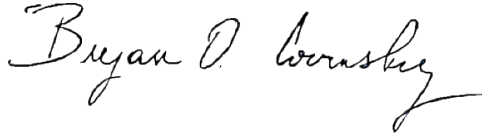
BE IT ORDAINED by the County Legislature of Jackson County, Missouri that the Legislature hereby sets out the following guidelines related to citizen initiative, referendums, and recall petitions:

1. Such petitions shall include the words "*State of Missouri, County of Jackson*" at the top of each page.
2. Pursuant to Article XIV, Section 3, Jackson County Charter, petitions shall contain an enacting clause to read: "*Be it enacted by the people of Jackson County.*"
3. Pursuant to section 116.080 RSMo., petitions shall contain a circulator's affidavit with the circulator's notarized signature on each page of the petition.
4. Such petitions shall provide adequate space for ten (10) signatures, and include the signers' printed name, and address, including house number, street name, city, and zip code.
5. Pursuant to Article XIV, Section 7, Jackson County Charter, petitions demanding the recall of any elected county officer shall be signed by registered voters equal in number to at least twenty percent of the total vote cast for County Executive, in the district or county, in the last election in which a County Executive was elected.
6. Pursuant to Article XIV, Section 8, Jackson County Charter, all petitions referred shall be filed with the offices or officers charged with conducting elections within the county, which shall be the judge of their sufficiency.
7. Pursuant to Article XIV, Section 9, Jackson County Charter, initiative, and referendum issues shall be submitted to the voters at the next regular election held within ninety days after the petitions are filed, or if there is no regular election within such time, a special election shall be held within sixty days after the petitions are filed. A special election shall be held to consider recall of a county elected officer within sixty days after the petitions are filed.

BE IT FURTHER ORDAINED by the County Legislature of Jackson County, Missouri that if no legal election date is available within sixty days the election will occur at the next available election after certification of the Petition.

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

APPROVED AS TO FORM:



County Counselor

I hereby certify that the attached ordinance, Ordinance No. 5782 introduced on August 14, 2023, was duly passed on _____, 2023 by the Jackson County Legislature. The votes thereon were as follows:

Yeas _____

Nays _____

Abstaining _____

Absent _____

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

Date

Mary Jo Spino, Clerk of Legislature

I hereby approve the attached Ordinance No. 5782.

Date

Frank White, Jr., County Executive

Request for Legislative Action

Ord. #5782
Sponsor: Manuel Abarca IV
Date: August 14, 2023

Completed by County Counselor's Office			
Action Requested:	Ordinance	Res.Ord No.:	5782
Sponsor(s):	Manuel Abarca IV	Legislature Meeting Date:	8/14/2023

Introduction
Action Items: ['Authorize']
Project/Title:
A RESOLUTION setting forth guidelines for citizen initiative, referendum, and recall petitions as referenced under Article XIV of the Jackson County Charter.

Request Summary
<p>WHEREAS, Article XIV, Section 1 of the Jackson County Charter states: The people reserve the power to propose and enact all ordinances independent of the County Legislature by initiative, to approve or reject ordinances of the County Legislature by referendum and to recall an elective county officer; and,</p> <p>WHEREAS, Article II, Section 16(5) of the Jackson County Charter states, in part: The County Legislature shall have the power, pursuant to and in conformity with the constitution, and without limiting the generality of the powers vested in the County Legislature by this charter, to make such rules and regulations as may be necessary or proper to establish and carry into effect the provisions of this charter; and,</p> <p>WHEREAS, due to recent inquiries to the local election officials, the County Clerk, and the County Counselor, it is recommended that certain guidelines be established to clarify procedures for citizens to propose such petitions in compliance with the County Charter and the Revised Statutes of the State of Missouri; now therefore,</p> <p>BE IT RESOLVED by the County Legislature of Jackson County, Missouri that the Legislature hereby sets out the following guidelines related to citizen initiative, referendums, and recall petitions:</p> <ol style="list-style-type: none">1. Such petitions shall include the words "<i>State of Missouri, County of Jackson</i>" at the top of each page.2. Pursuant to Article XIV, Section 3, Jackson County Charter, petitions shall contain an enacting clause to read: "<i>Be it enacted by the people of Jackson County.</i>"3. Pursuant to section 116.080 RSMo., petitions shall contain a circulator's affidavit with the circulator's notarized signature on each page of the petition.4. Such petitions shall provide adequate space for ten (10) signatures, and include the signers' printed name, and address, including house number, street name, city, and zip code.5. Pursuant to Article XIV, Sections 7, Jackson County Charter, petitions demanding the recall of any elected county officer shall be signed by registered voters equal in number to at least twenty percent of the total vote cast for County Executive, in the district or county, in the last election in which a County Executive was elected.6. Pursuant to Article XIV, Section 8, Jackson County Charter, all petitions referred shall be filed with the offices or officers charged with conducting elections within the county, which shall be the judge of their sufficiency.

Request for Legislative Action

7. Pursuant to Article XIV, Section 9, Jackson County Charter, initiative, and referendum issues shall be submitted to the voters at the next regular election held within ninety days after the petitions are filed, or if there is no regular election within such time, a special election shall be held within sixty days after the petitions are filed. A special election shall be held to consider recall of a county elected officer within sixty days after the petitions are filed.

Contact Information

Department:	Clerk of Legislature	Submitted Date:	8/7/2023
Name:	Tedi Rowland	Email:	trowland@jacksongov.org
Title:	Deputy County Clerk	Phone:	816-881-3246

Budget Information

Amount authorized by this legislation this fiscal year:	\$ 0
Amount previously authorized this fiscal year:	\$ 0
Total amount authorized after this legislative action:	\$
Is it transferring fund?	No
Single Source Funding:	
Fund:	Department:
Line Item Account:	Amount:
	!Unexpected End of Formula

Prior Legislation

Prior Ordinances

Ordinance:	Ordinance date:

Prior Resolution

Resolution:	Resolution date:

Purchasing

Does this RLA include the purchase or lease of supplies, materials, equipment or services?	No
Chapter 10 Justification:	
Core 4 Tax Clearance Completed:	
Certificate of Foreign Corporation Received:	
Have all required attachments been included in this RLA?	

Request for Legislative Action

Compliance	
Certificate of Compliance	
Not Applicable	
Minority, Women and Veteran Owned Business Program	
Goals Not Applicable for following reason: not spending money	
MBE:	.00%
WBE:	.00%
VBE:	.00%
Prevailing Wage	
Not Applicable	

Fiscal Information	
•	

Request for Legislative Action

History

Submitted by Clerk of Legislature requestor: Tedi Rowland on 8/7/2023. Comments: Prepare for August 14, 2023 Agenda. Manuel Abarca IV, sponsor. - THR

Returned for more information by Department Approver Mary Jo Spino on 8/7/2023 12:17:15 PM. Comments: mjs

Submitted by Requestor Tedi H. Rowland on 8/7/2023 12:19:46 PM. Comments:

Approved by Department Approver Mary Jo Spino on 8/7/2023 12:32:39 PM. Comments: mjs

Not applicable by Purchasing Office Approver Barbara J. Casamento on 8/7/2023 12:38:54 PM. Comments:

Approved by Compliance Office Approver Ikeela Alford on 8/7/2023 1:17:35 PM. Comments:

Approved by Budget Office Approver David B. Moyer on 8/7/2023 1:29:34 PM. Comments:

Approved by Executive Office Approver Sylvya Stevenson on 8/8/2023 1:45:17 PM. Comments:

Approved by Counselor's Office Approver Jamesia Manning on 8/10/2023 12:35:07 PM. Comments:

IN THE COUNTY LEGISLATURE OF JACKSON COUNTY, MISSOURI

A RESOLUTION awarding twenty-four-month term and supply contracts with one twelve-month option to extend for the furnishing of turf chemicals for use by the Parks + Rec Department to Van Diest Supply Company of Webster City, Iowa, Advanced Turf Solutions of Fishers, Indiana, and SiteOne Landscape Supply of Cleveland, Ohio, under the terms and conditions of Invitation to Bid No. 23-047.

RESOLUTION NO. 21364, August 14, 2023

INTRODUCED BY Jeanie Lauer, County Legislator

WHEREAS, the Director of Finance and Purchasing has solicited bids on Invitation to Bid No. 23-047 for the furnishing of turf chemicals for use by the Parks + Rec Department to provide for departmental needs; and,

WHEREAS, a total of twenty-four notifications were distributed and five responses were received; and,

WHEREAS, following evaluation of the bids submitted, the Director of Finance and Purchasing recommends that the contract be divided and awarded to the vendors submitting the lowest bid for each item; and,

WHEREAS, award as recommended would result in awards to the following:

VENDORS

Van Diest Supply Company
Webster, IA

Advanced Turf Solutions
Fishers, IN

SiteOne Landscape Supply
Cleveland, OH

and,

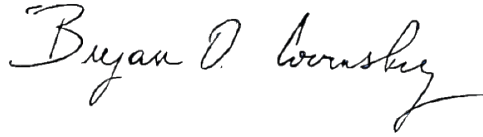
WHEREAS, this award is made on an as needed basis and does not obligate Jackson County to pay any specific amount, with the availability of funds for specific purchases subject to annual appropriation; now therefore,

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

BE IT FURTHER RESOLVED that the Director of Finance and Purchasing be and hereby is authorized to make all payments, including final payment, on the contracts to the extent that sufficient appropriations to the using spending agencies are available in the then current Jackson County budget.

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

APPROVED AS TO FORM:



County Counselor

Certificate of Passage

I hereby certify that the attached resolution, Resolution No. 21364 of August 14, 2023, was duly passed on _____, 2023 by the Jackson County Legislature. The votes thereon were as follows:

Yeas _____

Nays _____

Abstaining _____

Absent _____

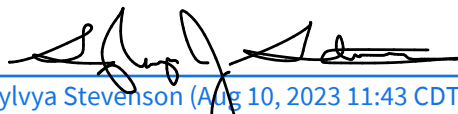
Date

Mary Jo Spino, Clerk of Legislature

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 is subject to annual appropriations.

08/10/2023

Date



Sylvya Stevenson (Aug 10, 2023 11:43 CDT)

Chief Administrative Officer

Request for Legislative Action

Res. #21364
Sponsor: Jeanie Lauer
Date: August 14, 2023

Completed by County Counselor's Office			
Action Requested:	Resolution	Res.Ord No.:	21364
Sponsor(s):	Jeanie Lauer	Legislature Meeting Date:	8/14/2023

Introduction
Action Items: ['Award']
Project/Title:
Awarding a Twenty-four (24) Month Term and Supply Contract with One (1) Twelve Month Option to Extend for the furnishing of Turf Chemicals and Fertilizers for use by the Parks + Rec Department under the terms and conditions of Invitation to Bid No. 23-047.

Request Summary
<p>The Parks + Rec Department requires a Term and Supply Contract for the furnishing of Turf Chemicals and Fertilizers. The Purchasing Department issued Invitation to Bid No. 23-047 in response to those requirements. A total of 430 notifications were distributed, 24 viewed and five responses were received and evaluated. An Executive Summary of the Invitation to Bid, including the Contractor's Quotation Sheet and the using County Department's Recommendation Memo is attached.</p> <p>Pursuant to Section 1054.6 of the Jackson County Code, the Purchasing Department and the Parks + Rec Department recommend the award of a Twenty-four (24) Month Term and Supply Contract with One (1) Twelve (12) Month Option to Extend for the furnishing of Turf Chemicals and Fertilizers for use by the Parks + Rec Department to be split between Van Diest Supply Company of Webster City, Iowa, Advanced Turf Solutions of Fishers, Indiana, and SiteOne Landscape Supply of Cleveland, Ohio as the lowest and best bids under the terms and conditions of Invitation to Bid No. 23-047.</p> <p>Annual Estimated Usage: \$80,000.</p> <p>This award is made on a "As Needed" basis and does not obligate Jackson County to pay any specific amount. The availability of funds for specific purchase(s) is subject to annual appropriations.</p>

Contact Information			
Department:	Parks + Rec	Submitted Date:	7/31/2023
Name:	Brian Nowotny	Email:	BPNowotny@jacksongov.org
Title:	Deputy Director, Parks + Rec	Phone:	816-503-4803

Budget Information	
Amount authorized by this legislation this fiscal year:	\$ 0
Amount previously authorized this fiscal year:	\$ 0

Request for Legislative Action

Total amount authorized after this legislative action:			\$
Is it transferring fund?			No
Single Source Funding:			
Fund:	Department:	Line Item Account:	Amount:
			!Unexpected End of Formula

Prior Legislation	
Prior Ordinances	
Ordinance:	Ordinance date:
Prior Resolution	
Resolution:	Resolution date:
19507	June 12, 2017
19932	August 6, 2018

Purchasing	
Does this RLA include the purchase or lease of supplies, materials, equipment or services?	Yes
Chapter 10 Justification:	Formal Bid
Core 4 Tax Clearance Completed:	Not Applicable
Certificate of Foreign Corporation Received:	Yes
Have all required attachments been included in this RLA?	Yes

Compliance	
Certificate of Compliance	
In Compliance	
Minority, Women and Veteran Owned Business Program	
Goals are waived - insufficient MBE or WBE firms available	
MBE:	.00%
WBE:	.00%
VBE:	.00%
Prevailing Wage	
Not Applicable	

Fiscal Information	
<ul style="list-style-type: none"> 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 	

Request for Legislative Action

using agency places its order.

History

Submitted by Parks + Rec requestor: Brian Nowotny on 7/31/2023. Comments:

Approved by Department Approver Michele Newman on 8/1/2023 12:30:05 PM. Comments:

Approved by Purchasing Office Approver Barbara J. Casamento on 8/1/2023 1:12:12 PM. Comments:

Approved by Compliance Office Approver Jaime Guillen on 8/1/2023 1:49:01 PM. Comments:

Approved by Budget Office Approver David B. Moyer on 8/1/2023 1:58:10 PM. Comments:

Approved by Executive Office Approver Sylvia Stevenson on 8/1/2023 2:03:18 PM. Comments:

Approved by Counselor's Office Approver Jamesia Manning on 8/10/2023 12:23:21 PM. Comments:



**JACKSON COUNTY
Parks + Rec**

22807 Woods Chapel Road
Blue Springs, Missouri 64015
MakeYourDayHere.com

Michele Newman, Director
(816) 503-4800
Fax: (816) 795-1234

MEMORANDUM

TO: John Konon, Buyer
FROM: John Johnson, Superintendent-Park Operations
DATE: July 25, 2023
SUBJECT: Bid 23-047: Turf Chemicals

The Parks Department's recommendation is to award the bid to the following companies:

Van Diest Supply Company
Site One Landscape
Advanced Turf Solutions

Collectively, these three vendors were the lowest bids out of the five companies that were reviewed for the products used most frequently by the Parks + Rec Department.

Parks + Rec's needs from this T&S contract vary greatly, e.g. Arbanas Golf Course, Adair/Frank White Jr. Sports Complex and Natural Resources have specific different chemical needs, in addition to the needs that they do share. Using the three vendors allows Park's staff to use the vendor with lowest price while helping ensure products are available in a time of need.

Our **projected usage** during the next twelve months is \$ 80,000.



Frank White, Jr., County Executive



23-047 - Turf Chemicals Van Diest Supply Company

Scoring Summary

Evaluation Group 1 - Main Evaluation

	A - Purchasing Evaluation	A-1 - Affidavit	A-2 - Addenda	A-3 - Certificate of Compliance	A-4 - Greater KC Metro Area Memo	A-5 - Statement of Contractor's Qualifications	A-6 - Term and Supply Contract Page	A-7 - Exhibit F - Exceptions	A-8 - Attachment 1 - Bidder's Quotation Sheet
Reviewer	/ 0 pts	Pass/Fail	Pass/Fail	Pass/Fail	Pass/Fail	Pass/Fail	Pass/Fail	Pass/Fail	Pass/Fail
John Konon	0	Pass	Pass	Pass	Pass	Pass	Pass	Pass	Pass
	Average:	Pass	Pass	Pass	Pass	Pass	Pass	Pass	Pass
Calculated:	0	↓ Pass	↓ Pass	↓ Pass	↓ Pass	↓ Pass	↓ Pass	↓ Pass	↓ Pass

Evaluation Group 2 - Department Evaluation

	Total	B - Department Evaluation	B-1 - Exhibit F - Exceptions	B-2 - Statement of Contractor's Qualifications
Reviewer	/ 40 pts	/ 40 pts	/ 10 pts	/ 30 pts
John Johnson	34	34	9	25
	Average:		9	25
Calculated:	34	34	↓ 9	↓ 25

Evaluation Group 3 - Pricing Evaluation

	Total	C - Pricing	C-1 - Attachment 1 - Bidder's Quotation Sheet
Reviewer	/ 60 pts	/ 60 pts	/ 60 pts
John Johnson	55	55	55
	Average:		55
Calculated:	55	55	↓ 55



Scoring Comments

A-1 - Affidavit - Reviewer Scores

Reviewer	Score	Reason	Comments
John Konon	Pass	Meets the requirement(s)	Pass

A-2 - Addenda - Reviewer Scores

Reviewer	Score	Reason	Comments
John Konon	Pass	Meets the requirement(s)	Pass

A-3 - Certificate of Compliance - Reviewer Scores

Reviewer	Score	Reason	Comments
John Konon	Pass	Meets the requirement(s)	Pass

A-4 - Greater KC Metro Area Memo - Reviewer Scores

Reviewer	Score	Reason	Comments
John Konon	Pass	Meets the requirement(s)	Great response!

A-5 - Statement of Contractor's Qualifications - Reviewer Scores

Reviewer	Score	Reason	Comments
John Konon	Pass	Meets the requirement(s)	Pass

A-6 - Term and Supply Contract Page - Reviewer Scores

Reviewer	Score	Reason	Comments
John Konon	Pass	Meets the requirement(s)	\$750.00 minimum order charge

A-7 - Exhibit F - Exceptions - Reviewer Scores

Reviewer	Score	Reason	Comments
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John Konon	Pass	Meets the requirement(s)	Pass
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A-8 - Attachment 1 - Bidder's Quotation Sheet - Reviewer Scores

Reviewer	Score	Reason	Comments
John Konon	Pass	Meets the requirement(s)	Pass

B-1 - Exhibit F - Exceptions - Reviewer Scores

Reviewer	Score	Reason	Comments
John Johnson	9	Other	Noted appropriate substitutions for bid items.

B-2 - Statement of Contractor's Qualifications - Reviewer Scores

Reviewer	Score	Reason	Comments
John Johnson	25	Meets or exceeds my expectations	Provided good references and pertinent contracts, currently used by Arbanas Golf Course and Park Operations, excellent quality of chemicals and service.

C-1 - Attachment 1 - Bidder's Quotation Sheet - Reviewer Scores

Reviewer	Score	Reason	Comments
John Johnson	55	Meets or exceeds my expectations	Van Diest is low price on many of the chemicals that Parks uses.



23-047 - Turf Chemicals SiteOne Landscape Supply

Scoring Summary

Evaluation Group 1 - Main Evaluation

	A - Purchasing Evaluation	A-1 - Affidavit	A-2 - Addenda	A-3 - Certificate of Compliance	A-4 - Greater KC Metro Area Memo	A-5 - Statement of Contractor's Qualifications	A-6 - Term and Supply Contract Page	A-7 - Exhibit F - Exceptions	A-8 - Attachment 1 - Bidder's Quotation Sheet
Reviewer	/ 0 pts	Pass/Fail	Pass/Fail	Pass/Fail	Pass/Fail	Pass/Fail	Pass/Fail	Pass/Fail	Pass/Fail
John Konon	0	Pass	Pass	Pass	Pass	Pass	Pass	Pass	Pass
	Average:	Pass	Pass	Pass	Pass	Pass	Pass	Pass	Pass
Calculated:	0	↓ Pass	↓ Pass	↓ Pass	↓ Pass	↓ Pass	↓ Pass	↓ Pass	↓ Pass

Evaluation Group 2 - Department Evaluation

	Total	B - Department Evaluation	B-1 - Exhibit F - Exceptions	B-2 - Statement of Contractor's Qualifications
Reviewer	/ 40 pts	/ 40 pts	/ 10 pts	/ 30 pts
John Johnson	34	34	9	25
	Average:		9	25
Calculated:	34	34	↓ 9	↓ 25

Evaluation Group 3 - Pricing Evaluation

	Total	C - Pricing	C-1 - Attachment 1 - Bidder's Quotation Sheet
Reviewer	/ 60 pts	/ 60 pts	/ 60 pts
John Johnson	50	50	50
	Average:		50
Calculated:	50	50	↓ 50

Scoring Comments

A-1 - Affidavit - Reviewer Scores

Reviewer	Score	Reason	Comments
John Konon	Pass	Meets the requirement(s)	Pass

A-2 - Addenda - Reviewer Scores

Reviewer	Score	Reason	Comments
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John Konon	Pass	Meets the requirement(s)	Pass
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A-3 - Certificate of Compliance - Reviewer Scores

Reviewer	Score	Reason	Comments
John Konon	Pass	Meets the requirement(s)	Pass

A-4 - Greater KC Metro Area Memo - Reviewer Scores

Reviewer	Score	Reason	Comments
John Konon	Pass	Meets the requirement(s)	Corrected memo received

A-5 - Statement of Contractor's Qualifications - Reviewer Scores

Reviewer	Score	Reason	Comments
John Konon	Pass	Meets the requirement(s)	Pass

A-6 - Term and Supply Contract Page - Reviewer Scores

Reviewer	Score	Reason	Comments
John Konon	Pass	Meets the requirement(s)	Pass

A-7 - Exhibit F - Exceptions - Reviewer Scores

Reviewer	Score	Reason	Comments
John Konon	Pass	Meets the requirement(s)	Pass

A-8 - Attachment 1 - Bidder's Quotation Sheet - Reviewer Scores

Reviewer	Score	Reason	Comments
John Konon	Pass	Meets the requirement(s)	At shop locations vendor stated "Please see attached but there was no attachment - amended attachment is their local location listing"

B-1 - Exhibit F - Exceptions - Reviewer Scores

Reviewer	Score	Reason	Comments
John Johnson	9	Meets or exceeds my expectations	No exceptions listed.

B-2 - Statement of Contractor's Qualifications - Reviewer Scores

Reviewer	Score	Reason	Comments
John Johnson	25	Strongly fits desired attribute(s)	Vendor currently used by Arbanas Golf Course, excellent service and pricing.



C-1 - Attachment 1 - Bidder's Quotation Sheet - Reviewer Scores

Reviewer	Score	Reason	Comments
John Johnson	50	Strongly fits desired attribute(s)	Site One is low on many of the chemicals used specifically for Arbanas Golf Course.



23-047 - Turf Chemicals Advanced Turf Solutions

Scoring Summary

Evaluation Group 1 - Main Evaluation

	A - Purchasing Evaluation	A-1 - Affidavit	A-2 - Addenda	A-3 - Certificate of Compliance	A-4 - Greater KC Metro Area Memo	A-5 - Statement of Contractor's Qualifications	A-6 - Term and Supply Contract Page	A-7 - Exhibit F - Exceptions	A-8 - Attachment 1 - Bidder's Quotation Sheet
Reviewer	/ 0 pts	Pass/Fail	Pass/Fail	Pass/Fail	Pass/Fail	Pass/Fail	Pass/Fail	Pass/Fail	Pass/Fail
John Konon	0	Pass	Pass	Pass	Pass	Pass	Pass	Pass	Pass
	Average:	Pass	Pass	Pass	Pass	Pass	Pass	Pass	Pass
Calculated:	0	↓ Pass	↓ Pass	↓ Pass	↓ Pass	↓ Pass	↓ Pass	↓ Pass	↓ Pass

Evaluation Group 2 - Department Evaluation

	Total	B - Department Evaluation	B-1 - Exhibit F - Exceptions	B-2 - Statement of Contractor's Qualifications
Reviewer	/ 40 pts	/ 40 pts	/ 10 pts	/ 30 pts
John Johnson	34	34	9	25
	Average:		9	25
Calculated:	34	34	↓ 9	↓ 25

Evaluation Group 3 - Pricing Evaluation

	Total	C - Pricing	C-1 - Attachment 1 - Bidder's Quotation Sheet
Reviewer	/ 60 pts	/ 60 pts	/ 60 pts
John Johnson	50	50	50
	Average:		50
Calculated:	50	50	↓ 50

Scoring Comments

A-1 - Affidavit - Reviewer Scores

Reviewer	Score	Reason	Comments
John Konon	Pass	Meets the requirement(s)	Amended - everything now is filled out completely.

A-2 - Addenda - Reviewer Scores

Reviewer	Score	Reason	Comments
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John Konon	Pass	Meets the requirement(s)	No Addenda issued however, the acknowledged receiving addenda n. 1?
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A-3 - Certificate of Compliance - Reviewer Scores

Reviewer	Score	Reason	Comments
John Konon	Pass	Meets the requirement(s)	returned our certificate of compliance notice I had to go to the portal to confirm

A-4 - Greater KC Metro Area Memo - Reviewer Scores

Reviewer	Score	Reason	Comments
John Konon	Pass	Meets the requirement(s)	Amended

A-5 - Statement of Contractor's Qualifications - Reviewer Scores

Reviewer	Score	Reason	Comments
John Konon	Pass	Meets the requirement(s)	Pass

A-6 - Term and Supply Contract Page - Reviewer Scores

Reviewer	Score	Reason	Comments
John Konon	Pass	Meets the requirement(s)	Amended

A-7 - Exhibit F - Exceptions - Reviewer Scores

Reviewer	Score	Reason	Comments
John Konon	Pass	Meets the requirement(s)	Many exceptions - included (14) labels?

A-8 - Attachment 1 - Bidder's Quotation Sheet - Reviewer Scores

Reviewer	Score	Reason	Comments
John Konon	Pass	Meets the requirement(s)	Pass

B-1 - Exhibit F - Exceptions - Reviewer Scores

Reviewer	Score	Reason	Comments
John Johnson	9	Meets or exceeds my expectations	Listed substitutions.

B-2 - Statement of Contractor's Qualifications - Reviewer Scores

Reviewer	Score	Reason	Comments
John Johnson	25	Meets or exceeds my expectations	Used by Recreation Division, good service and products. Listed pertinent other contracts.

C-1 - Attachment 1 - Bidder's Quotation Sheet - Reviewer Scores



Reviewer	Score	Reason	Comments
John Johnson	50	Strongly fits desired attribute(s)	Advanced has best pricing for chemicals used specifically by Recreation division for sports complexes.



23-047 - Turf Chemicals GRASS PAD INC

Scoring Summary

Evaluation Group 1 - Main Evaluation

	A - Purchasing Evaluation	A-1 - Affidavit	A-2 - Addenda	A-3 - Certificate of Compliance	A-4 - Greater KC Metro Area Memo	A-5 - Statement of Contractor's Qualifications	A-6 - Term and Supply Contract Page	A-7 - Exhibit F - Exceptions	A-8 - Attachment 1 - Bidder's Quotation Sheet
Reviewer	/ 0 pts	Pass/Fail	Pass/Fail	Pass/Fail	Pass/Fail	Pass/Fail	Pass/Fail	Pass/Fail	Pass/Fail
John Konon	0	Pass	Pass	Pass	Pass	Pass	Pass	Pass	Pass
	Average:	Pass	Pass	Pass	Pass	Pass	Pass	Pass	Pass
Calculated:	0	↓ Pass	↓ Pass	↓ Pass	↓ Pass	↓ Pass	↓ Pass	↓ Pass	↓ Pass

Evaluation Group 2 - Department Evaluation

	Total	B - Department Evaluation	B-1 - Exhibit F - Exceptions	B-2 - Statement of Contractor's Qualifications
Reviewer	/ 40 pts	/ 40 pts	/ 10 pts	/ 30 pts
John Johnson	28	28	8	20
	Average:		8	20
Calculated:	28	28	↓ 8	↓ 20

Evaluation Group 3 - Pricing Evaluation

	Total	C - Pricing	C-1 - Attachment 1 - Bidder's Quotation Sheet
Reviewer	/ 60 pts	/ 60 pts	/ 60 pts
John Johnson	30	30	30
	Average:		30
Calculated:	30	30	↓ 30

Scoring Comments

A-1 - Affidavit - Reviewer Scores

Reviewer	Score	Reason	Comments
John Konon	Pass	Meets the requirement(s)	Pass

A-2 - Addenda - Reviewer Scores

Reviewer	Score	Reason	Comments
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John Konon	Pass	Meets the requirement(s)	Pass
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A-3 - Certificate of Compliance - Reviewer Scores

Reviewer	Score	Reason	Comments
John Konon	Pass	Meets the requirement(s)	Pass

A-4 - Greater KC Metro Area Memo - Reviewer Scores

Reviewer	Score	Reason	Comments
John Konon	Pass	Meets the requirement(s)	Pass

A-5 - Statement of Contractor's Qualifications - Reviewer Scores

Reviewer	Score	Reason	Comments
John Konon	Pass	Meets the requirement(s)	Pass

A-6 - Term and Supply Contract Page - Reviewer Scores

Reviewer	Score	Reason	Comments
John Konon	Pass	Meets the requirement(s)	\$1,000.00 minimum order charge

A-7 - Exhibit F - Exceptions - Reviewer Scores

Reviewer	Score	Reason	Comments
John Konon	Pass	Meets the requirement(s)	Original submission was not signed - this one is.

A-8 - Attachment 1 - Bidder's Quotation Sheet - Reviewer Scores

Reviewer	Score	Reason	Comments
John Konon	Pass	Meets the requirement(s)	Pass

B-1 - Exhibit F - Exceptions - Reviewer Scores

Reviewer	Score	Reason	Comments
John Johnson	8	Other	Listed substitutions.

B-2 - Statement of Contractor's Qualifications - Reviewer Scores

Reviewer	Score	Reason	Comments
John Johnson	20	Other	Current vendor, limited availability for our needs. Listed pertinent contracts.

C-1 - Attachment 1 - Bidder's Quotation Sheet - Reviewer Scores



Reviewer	Score	Reason	Comments
John Johnson	30	Partially meets my expectations	Was higher in pricing than other bidders in categories that Parks uses the most.



23-047 - Turf Chemicals

Heritage Landscape Supply Group, Inc.

Scoring Summary

Evaluation Group 1 - Main Evaluation

	A - Purchasing Evaluation	A-1 - Affidavit	A-2 - Addenda	A-3 - Certificate of Compliance	A-4 - Greater KC Metro Area Memo	A-5 - Statement of Contractor's Qualifications	A-6 - Term and Supply Contract Page	A-7 - Exhibit F - Exceptions	A-8 - Attachment 1 - Bidder's Quotation Sheet
Reviewer	/ 0 pts	Pass/Fail	Pass/Fail	Pass/Fail	Pass/Fail	Pass/Fail	Pass/Fail	Pass/Fail	Pass/Fail
John Konon	0	Pass	Pass	Pass	Pass	Pass	Pass	Pass	Pass
Average:		Pass	Pass	Pass	Pass	Pass	Pass	Pass	Pass
Calculated:	0	↓ Pass	↓ Pass	↓ Pass	↓ Pass	↓ Pass	↓ Pass	↓ Pass	↓ Pass

Evaluation Group 2 - Department Evaluation

	Total	B - Department Evaluation	B-1 - Exhibit F - Exceptions	B-2 - Statement of Contractor's Qualifications
Reviewer	/ 40 pts	/ 40 pts	/ 10 pts	/ 30 pts
John Johnson	14	14	9	5
Average:			9	5
Calculated:	14	14	↓ 9	↓ 5

Evaluation Group 3 - Pricing Evaluation

	Total	C - Pricing	C-1 - Attachment 1 - Bidder's Quotation Sheet
Reviewer	/ 60 pts	/ 60 pts	/ 60 pts
John Johnson	30	30	30
Average:			30
Calculated:	30	30	↓ 30

Scoring Comments

A-1 - Affidavit - Reviewer Scores

Reviewer	Score	Reason	Comments
John Konon	Pass	Meets the requirement(s)	Pass

A-2 - Addenda - Reviewer Scores

Reviewer	Score	Reason	Comments
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John Konon	Pass	Meets the requirement(s)	Pass
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A-3 - Certificate of Compliance - Reviewer Scores

Reviewer	Score	Reason	Comments
John Konon	Pass	Meets the requirement(s)	Pass

A-4 - Greater KC Metro Area Memo - Reviewer Scores

Reviewer	Score	Reason	Comments
John Konon	Pass	Meets the requirement(s)	Amended

A-5 - Statement of Contractor's Qualifications - Reviewer Scores

Reviewer	Score	Reason	Comments
John Konon	Pass	Meets the requirement(s)	Did not provide completed contracts/current contracts or provide references

A-6 - Term and Supply Contract Page - Reviewer Scores

Reviewer	Score	Reason	Comments
John Konon	Pass	Meets the requirement(s)	Pass

A-7 - Exhibit F - Exceptions - Reviewer Scores

Reviewer	Score	Reason	Comments
John Konon	Pass	Meets the requirement(s)	Pass

A-8 - Attachment 1 - Bidder's Quotation Sheet - Reviewer Scores

Reviewer	Score	Reason	Comments
John Konon	Pass	Meets the requirement(s)	Did not include Shop Locations or Hour of Operation

B-1 - Exhibit F - Exceptions - Reviewer Scores

Reviewer	Score	Reason	Comments
John Johnson	9	Meets or exceeds my expectations	No exceptions noted.

B-2 - Statement of Contractor's Qualifications - Reviewer Scores

Reviewer	Score	Reason	Comments
John Johnson	5	Incomplete response	No references/contracts or other information listed.

C-1 - Attachment 1 - Bidder's Quotation Sheet - Reviewer Scores



Reviewer	Score	Reason	Comments
John Johnson	30	Partially meets my expectations	Heritage higher pricing in categories that Parks uses most than other bidders.

NO	DESCRIPTION	U/M	EST QTY	UNIT PRICE	BID AS SPECIFIED, YES or NO
1.	14-0-4 43% Barracade which contains 50% RXN - n - slow release 25% EPEL 60 Manufacturer: <u>EC Grow</u> Container Size: _____	50 pounds	300 bags	\$ <u>18.50/Bag</u>	No
18-0-6 2.	16-0-8 19% Dimension which contains 50% Nutrisphere - n - slow release 25% EPEL 60 Manufacturer: <u>EC Grow</u> Container Size: _____	50 pounds	600 bags	\$ <u>24.00/Bag</u>	NO
3.	15-0-0 2% Merit and contains 50% RXN - n - slow release 20% EPEC 60 Manufacturer: <u>EC Grow</u> Container Size: _____	50 pounds	600 bags	\$ <u>19.90/Bag</u>	NO
4.	18-12-6 w/Avail Containts Nutrisphere - n - AVAIL / slow release Manufacturer: _____ Container Size: _____	50 pounds	300 bags	\$ <u>No Bid</u>	X
5.	32-0-8 Contains 50% Nitrogen from 50% RXN - n - slow release EPEC Manufacturer: <u>EC Grow</u> Container Size: _____	50 pounds	200 bags	\$ <u>19.65/Bag</u>	NO
6.	Acelepryn 0-0-7 Fertilizer Plus .067 Manufacturer: <u>Andersons</u> Container Size: _____	50 pound	600 bags	\$ <u>31.20/Bag</u>	Yes
7.	Aquathol K Manufacturer: <u>UPL</u> Container Size: _____	2.5 gallon	40 gallon	\$ <u>21.50/gal</u>	Y
8.	Barracade 4FL Manufacturer: <u>Syngenta</u> Container Size: _____	1 gallon * Must take all 20 gal at once.	20 gallon	\$ <u>158.00/gal</u>	Y
9.	Citrine Plus Manufacturer: <u>Se Pro</u> Container Size: _____	2.5 gallon	5 gallon	\$ <u>27.65/gal</u>	Y

NO	DESCRIPTION	U/M	EST QTY	UNIT PRICE	BID AS SPECIFIED, YES or NO
10.	Dimension Manufacturer: <u>Corteva</u> Container Size: _____	2.5 gallon	40 gallon	\$ <u>245.20/gal</u>	Y
11.	Dismiss Manufacturer: <u>FMC</u> Container Size: _____	1 pint	10 pint	\$ <u>66.50/BH</u>	Y
12.	Embark Growth Regulator Manufacturer: <u>—</u> Container Size: _____	1 gallon	8 gallon	\$ <u>No Bid</u>	X
13.	Field Marking Chalk, Plus Five Chalk Manufacturer: <u>—</u> Container Size: _____	50 pounds	1,500 bags	\$ <u>No Bid</u>	X
14.	Freehand Manufacturer: <u>BASF</u> Container Size: _____	50 pounds	10 bags	\$ <u>2.19/LB</u> OR <u>#109.50/Bag</u>	Y
15.	Ranger Pro Manufacturer: <u>Bayer</u> Container Size: _____	2.5 gallon	400 gallon	\$ <u>21.05/gal</u>	Y
16.	Hyvar XL Manufacturer: <u>Alligare</u> Container Size: _____	1 gallon	80 gallon	\$ <u>84.60/gal</u>	Y
17.	Induce-Aquatic Sticker Brewer 90-10 Manufacturer: <u>Brewer Int.</u> Container Size: _____	1 gallon	10 gallon	\$ <u>13.85/gal</u>	N
18.	Merit 75wp Manufacturer: <u>Syngenta</u> Container Size: _____	4 x 1.6 oz per container	2 boxes	\$ <u>4.50/oz</u>	Y

NO	DESCRIPTION	U/M	EST QTY	UNIT PRICE	BID AS SPECIFIED, YES or NO
19.	Pathfinder II Manufacturer: <u>Corteva</u> Container Size: _____	2.5 gallon	10 gallon	\$ <u>46.15/gal</u>	Y
20.	Pathway Manufacturer: <u>Corteva</u> Container Size: _____	2.5 gallon	10 gallon	\$ <u>37.25/gal</u>	Y
21.	Remedy Manufacturer: <u>Corteva</u> Container Size: _____	1 gallon	10 gallon	\$ <u>72.85/gal</u>	Y
22.	Sedge Hammer Manufacturer: <u>Gowan</u> Container Size: _____	10 x 1.33 oz per container	3 cases	\$ <u>49.45/Btl</u>	Y
23.	Seven 4L <u>Carbaryl 4L</u> Manufacturer: <u>Drexel</u> Container Size: _____	2.5 gallon	5 gallon	\$ <u>60.85/gal</u>	N
24.	Snapshot Manufacturer: <u>Corteva</u> Container Size: _____	50 pounds	4 bags	\$ <u>2.05/LB</u> OR \$102.50/Bag	Y
25.	Sonar 1 Manufacturer: <u>SePro</u> Container Size: _____	20 pounds	12 pounds	\$ <u>37.65/LB</u> OR \$753.00/Bag	Y
26.	Speed Zone <u>EW</u> Manufacturer: <u>PBI</u> Container Size: _____	2.5 gallon	55 gallon	\$ <u>101.20/gal</u>	Y
27.	SureGuard Manufacturer: <u>—</u> Container Size: _____	1 pound	30 pounds	\$ <u>No Bid</u>	X
28.	Talstar Manufacturer: <u>FMC</u> Container Size: _____	1 gallon	20 gallon	\$ <u>49.80/gal</u>	Y

NO	DESCRIPTION	U/M	EST QTY	UNIT PRICE	BID AS SPECIFIED, YES or NO
29.	Tempo 2 Manufacturer: <u>ENVU</u> Container Size: _____	240 ml	10 bottles	\$ <u>48.25/Btl</u>	Y
30.	Treflan 5g Manufacturer: <u>Andersons</u> Container Size: _____	50 pounds	4 bags	\$ <u>.80/LB</u> OR \$40.00/Bag	Y
31.	Carlton 4A Manufacturer: <u>Corteva</u> Container Size: _____	2.5 gallon	25 gallon	\$ <u>58.30/gal</u>	Y
32.	Reward Manufacturer: <u>Syngenta</u> Container Size: _____	2.5 gallon	100 gallon	\$ <u>96.00/gal</u>	Y
33.	Dylox Manufacturer: <u>ENVU</u> Container Size: _____	2.5 gallon	50 gallon	\$ <u>92.15/gal</u>	Y
34.	Clipper Manufacturer: <u>Nufarm</u> Container Size: _____	5 pound	15 pounds	\$ <u>33.45/LB</u>	N
35.	Specticle Manufacturer: <u>ENVU</u> Container Size: _____	18 oz	15 bottles	\$ <u>309.30/Btl</u>	Y
36.	Sahara DC <u>Mojave 70 EG</u> Manufacturer: <u>Alligare</u> Container Size: _____	10 pounds	50 pounds	\$ <u>9.00/LB</u>	N
37.	Podium <u>T-Nex</u> Manufacturer: <u>Quali-Pro</u> Container Size: _____	1 gallon	4 gallons	\$ <u>113.20/gal</u>	N
38.	Divron 4L Manufacturer: <u>Alligare</u> Container Size: _____	2.5 gallon	25 gallons	\$ <u>21.95/gal</u>	Y
39.	Headway G Manufacturer: <u>Syngenta</u> Container Size: _____	30 pounds	100 pounds	\$ <u>1.90/LB</u>	Y

NO	DESCRIPTION	U/M	EST QTY	UNIT PRICE	BID AS SPECIFIED, YES or NO
	EPEC 20-0-10 90% D ₄₅ ; 19% Dimension; .58% Acelepryn				
	Manufacturer: <u>EC Grow</u>	50 pounds	300 bags	\$ <u>74.90/Bag</u>	N
40.	Container Size:				
	24-0-5-80% D ₄₅ -50P; 19% Dimension; .58% Acelepryn <u>32-0-5W/95% EPEC</u>				
	Manufacturer: <u>EC Grow</u>	50 pounds	300 bags	\$ <u>82.80/Bag</u>	N
41.	Container Size:				
	5-0-20 19% Dimension; .058% Acelepryn				
	Manufacturer: <u>—</u>	50 pounds	300 bags	\$ <u>No Bid</u>	X
42.	Container Size:				
	Eraser Max				
	Manufacturer: <u>—</u>	2.5 gallon	25 gallons	\$ <u>No Bid</u>	X
43.	Container Size:				
GRAND TOTAL, ITEMS 1-42				\$ <u>166 824.⁷⁰</u>	

Shop Location(s): Marshall, Mo.

Days & Hours of Operation: Mon - Fri. 7-4:30

Point of Contact: Name: Mike Kipper Phone: 913-208-5268

SIGNATURE: <u>Michael T Kipper</u>	DATE: <u>7/10/2023</u>
NAME (PRINT): <u>Michael T Kipper</u>	PHONE: <u>913 208 5268</u>
TITLE (PRINT): <u>Area Manager</u>	CELL: <u>913 208 5268</u>
COMPANY NAME (PRINT) <u>VanDorst Supply Company</u>	FAX: <u>—</u>
E-MAIL ADDRESS (PRINT) <u>mike.kipper@vdsc.com</u>	
E-MAIL ADDRESS FOR PO'S (PRINT) <u>mike.kipper@vdsc.com</u>	
URL (PRINT): <u>www.vdsc.com</u>	

**ATTACHMENT 1
BIDDER'S QUOTATION SHEET**

NO	DESCRIPTION	U/M	EST QTY	UNIT PRICE	BID AS SPECIFIED, YES or NO
1.	14-0-4 43% Barracade which contains 50% RXN - n - slow release <u>Lesco Stonewall</u> Manufacturer: <u>EC Grow 14-0-0</u> Container Size: <u>50lb.</u>	50 pounds	300 bags	\$ <u>19.14</u>	NO
2.	16-0-8 19% Dimension which contains 50% Nutrisphere - n - slow release Manufacturer: <u>Lesco Dimension 15-0-5</u> Container Size: <u>50lb.</u>	50 pounds	600 bags	\$ <u>25.96</u>	NO
3.	15-0-0 2% Merit and contains 50% RXN - n - slow release Manufacturer: <u>Lesco Merit 14-0-0</u> Container Size: <u>50lb.</u>	50 pounds	600 bags	\$ <u>21.64</u>	NO
4.	18-12-6 w/Avail Contains Nutrisphere - n - AVAIL / slow release Manufacturer: <u>Lesco 14-20-4</u> Container Size: <u>50lb.</u>	50 pounds	300 bags	\$ <u>19.55</u>	NO
5.	32-0-8 Contains 50% Nitrogen from 50% RXN - n - slow release Manufacturer: <u>Lesco 32-0-8 30% NOS</u> Container Size: <u>50lb.</u>	50 pounds	200 bags	\$ <u>21.29</u>	NO
6.	Acelepryn 0-0-7 Fertilizer Plus .067 Manufacturer: <u>Lesco Acelepryn 0-0-7</u> Container Size: <u>50lb.</u>	50 pound	600 bags	\$ <u>33.91</u>	NO
7.	Aquathol K Manufacturer: _____ Container Size: <u>1gal</u>	2.5 gallon	40 gallon	\$ <u>109.23/gal</u>	yes
8.	Barracade 4FL Manufacturer: <u>Lesco Stonewall 4FL</u> Container Size: <u>2.5gal</u>	1 gallon	20 gallon	\$ <u>102.24/gal</u>	NO
9.	Citrine Plus Manufacturer: _____ Container Size: <u>2.5 gal</u>	2.5 gallon	5 gallon	\$ <u>83.22</u>	yes

NO	DESCRIPTION	U/M	EST QTY	UNIT PRICE	BID AS SPECIFIED, YES or NO
	Dimension Manufacturer: _____ Container Size: _____	2.5 gallon	40 gallon	\$ <u>600.88</u>	yes
10.	Container Size: <u>2.5 gal</u>				
	Dismiss Manufacturer: <u>Prime Source - Sulfentrazone</u> Container Size: <u>64oz.</u>	1 pint	10 pint	\$ <u>164.00/64oz.</u>	NO
11.	Container Size: <u>64oz.</u>				
	Embark Growth Regulator Manufacturer: _____ Container Size: _____	1 gallon	8 gallon	\$ <u>NO BID</u>	
12.	Container Size: _____				
	Field Marking Chalk, Plus Five Chalk Manufacturer: <u>IMI Chalk white</u> Container Size: _____	50 pounds	1,500 bags	\$ <u>5.75</u>	NO
13.	Container Size: _____				
	Freehand Manufacturer: _____ Container Size: <u>50lb.</u>	50 pounds	10 bags	\$ <u>109.50</u>	yes
14.	Container Size: <u>50lb.</u>				
	Ranger Pro Manufacturer: <u>Lesco Prosecutor Pro</u> Container Size: <u>2.5 gal</u>	2.5 gallon	400 gallon	\$ <u>61.80</u>	NO
15.	Container Size: <u>2.5 gal</u>				
	Hyvar XL Manufacturer: _____ Container Size: _____	1 gallon	80 gallon	\$ <u>NO BID</u>	
16.	Container Size: _____				
	Induce-Aquatic Sticker Manufacturer: <u>Yardage Acidifier</u> Container Size: <u>1 gal</u>	1 gallon	10 gallon	\$ <u>31.93</u>	NO
17.	Container Size: <u>1 gal</u>				
	Merit 75wp Manufacturer: _____ Container Size: <u>4x1.6oz</u>	4 x 1.6 oz per container	2 boxes	\$ <u>34.59</u>	yes
18.	Container Size: <u>4x1.6oz</u>				

Ⓐ - Agency item

NO	DESCRIPTION	U/M	EST QTY	UNIT PRICE	BID AS SPECIFIED, YES or NO
19.	Pathfinder II Manufacturer: <u>Lesco Triclopyr 4</u> Container Size: <u>2.5 gal</u>	2.5 gallon	10 gallon	\$ <u>198.36</u>	NO
20.	Pathway Manufacturer: _____ Container Size: _____	2.5 gallon	10 gallon	\$ <u>NO BID</u>	
21.	Remedy Manufacturer: <u>Lesco Triclopyr 4</u> Container Size: <u>1 gal</u>	1 gallon	10 gallon	\$ <u>79.30</u>	NO
22.	Sedge Hammer Manufacturer: _____ Container Size: <u>1.33 oz.</u>	10 x 1.33 oz per container	3 cases	\$ <u>616.20</u>	YES
23.	Seven 4L Manufacturer: <u>Lesco Sevin SL</u> Container Size: <u>2.5 gal</u>	2.5 gallon	5 gallon	\$ <u>137.20</u>	YES NO
24.	Snapshot Manufacturer: _____ Container Size: <u>50 lb.</u>	50 pounds	4 bags	\$ <u>96.98</u>	YES
25.	Sonar 1 Manufacturer: <u>SePro</u> Container Size: <u>20 lb.</u>	20 pounds	12 pounds	\$ <u>708.60</u>	YES
26.	Speed Zone Manufacturer: _____ Container Size: <u>2.5 gal</u>	2.5 gallon	55 gallon	\$ <u>253.00</u>	YES
27.	SureGuard Manufacturer: _____ Container Size: <u>16 oz.</u>	1 pound	30 pounds	\$ <u>171.45</u>	YES
28.	Talstar Manufacturer: <u>Lesco Crosscheck</u> Container Size: <u>1 gal</u>	1 gallon	20 gallon	\$ <u>46.13</u>	NO

NO	DESCRIPTION	U/M	EST QTY	UNIT PRICE	BID AS SPECIFIED, YES or NO
29.	Tempo 2 Manufacturer: <u>Tempo SC Ultra</u> Container Size: <u>240ml</u>	240 ml	10 bottles	\$ <u>52.33</u>	NO
30.	Treflan 5g Manufacturer: <u>Lebanon</u> Container Size: <u>40 lb.</u>	50 pounds	4 bags	\$ <u>36.80/40lb.</u>	NO
31.	Carlton 4A Manufacturer: <u>Lesco Triclopyr 4</u> Container Size: <u>2.5 gal</u>	2.5 gallon	25 gallon	\$ <u>198.36</u>	NO
32.	<u>A</u> Reward Manufacturer: _____ Container Size: <u>2.5 gal</u>	2.5 gallon	100 gallon	\$ <u>240.00</u>	yes
33.	Dylox Manufacturer: _____ Container Size: <u>2.5 gal</u>	2.5 gallon	50 gallon	\$ <u>280.27</u>	yes
34.	Clipper Manufacturer: <u>Surguard SC</u> Container Size: <u>16oz.</u>	1 pound	15 pounds	\$ <u>171.45</u>	NO
35.	<u>A</u> Specticle Manufacturer: _____ Container Size: <u>18oz.</u>	18 oz	15 bottles	\$ <u>309.30</u>	yes
36.	Sahara DC Manufacturer: <u>Lesco Kalahan TOEG</u> Container Size: <u>5lb.</u>	10 pounds	50 pounds	\$ <u>123.64/2x5lb.</u>	NO
37.	Podium Manufacturer: _____ Container Size: <u>1gal</u>	1 gallon	4 gallons	\$ <u>171.69</u>	yes
38.	Divron 4L Manufacturer: _____ Container Size: _____	2.5 gallon	25 gallons	\$ <u>NO BID</u>	
39.	Headway G Manufacturer: _____ Container Size: <u>30lb.</u>	30 pounds	100 pounds	\$ <u>73.03</u>	yes

NO	DESCRIPTION	U/M	EST QTY	UNIT PRICE	BID AS SPECIFIED, YES or NO
40.	20-0-10 90% Dur; 19% Dimension; .58% Acelepryn Manufacturer: <u>ProScape 25-0-5</u> Container Size: <u>50lb.</u>	50 pounds	300 bags	\$ <u>70.69</u>	<u>NO</u>
41.	24-0-5 80% D45 50P; 19% Dimension; .58% Acelepryn Manufacturer: <u>ProScape 25-0-5</u> Container Size: <u>50lb.</u>	50 pounds	300 bags	\$ <u>70.69</u>	<u>NO</u>
42.	5-0-20 19% Dimension; .058% Acelepryn Manufacturer: <u>ProScape 13-0-5</u> Container Size: <u>50lb.</u>	50 pounds	300 bags	\$ <u>61.19</u>	<u>NO</u>
43.	Eraser Max Manufacturer: _____ Container Size: _____	2.5 gallon	25 gallons	\$ <u>NO BID</u>	
GRAND TOTAL, ITEMS 1-42				\$ 5611.29	

Shop Location(s): Please see attached

Days & Hours of Operation: M-F 7am - 4pm

Point of Contact: Name: Keith McGinty Phone: 216-706-9250 ext. 2

SIGNATURE: 	DATE: <u>07-11-2023</u>
NAME (PRINT): <u>Keith McGinty</u>	PHONE: <u>216-706-9250</u>
TITLE (PRINT): <u>Director</u>	CELL:
COMPANY NAME (PRINT): <u>SiteOne Landscape Supply</u>	FAX: <u>248-581-1433</u>
E-MAIL ADDRESS (PRINT): <u>bids@SiteOne.com</u>	
E-MAIL ADDRESS FOR PO'S (PRINT): <u>bids@SiteOne.com</u>	
URL (PRINT): <u>www.siteone.com</u>	

**ATTACHMENT I
BIDDER'S QUOTATION SHEET**

NO	DESCRIPTION	U/M	EST QTY	UNIT PRICE	BID AS SPECIFIED, YES or NO
1.	14-0-4 43% Barracade which contains 50% RXN - n - slow release Manufacturer: <u>EC Grow - BCA</u> Container Size: <u>50# Bag</u>	50 pounds	300 bags	\$ <u>21.00/Bag</u> \$ <u>6300.00</u>	Alternate Bid BCA-1010-50LB 15-0-0, 40%, -42Prod
2.	16-0-8 19% Dimension which contains 50% Nutrisphere - n - slow release Manufacturer: <u>Lebanon - LEB-1225-50LB</u> Container Size: <u>50# Bag</u>	50 pounds	600 bags	\$ <u>21.81/Bag</u> \$ <u>13086.00</u>	Alternate Bid 12-0-0, 40% LSN .19 Dimension
3.	15-0-0 2% Merit and contains 50% RXN - n - slow release Manufacturer: <u>Lebanon - LEB-1260-50LB</u> Container Size: <u>50# Bag</u>	50 pounds	600 bags	\$ <u>18.95/Bag</u> \$ <u>11370.00</u>	Alternate Bid 15-0-0-25% LSN .2 Merit
4.	18-12-6 w/Avail Contains Nutrisphere - n - AVAIL / slow release Manufacturer: <u>ATS - MC1066-50LB</u> Container Size: <u>50# Bag</u>	50 pounds	300 bags	\$ <u>24.15/Bag</u> \$ <u>7245.00</u>	Alternate Bid 16-28-12 30% xcu w/Armaement
5.	32-0-8 Contains 50% Nitrogen from 50% RXN - n - slow release Manufacturer: <u>MORRAL - ATS</u> Container Size: <u>50# Bag</u>	50 pounds	200 bags	\$ <u>20.45/Bag</u> \$ <u>11,335.00</u>	Alternate Bid 30-0-6 50% xcu w/Armaement
6.	Acelepryn 0-0-7 Fertilizer Plus Manufacturer: <u>Anderson AN11015-50LB</u> Container Size: <u>50# Bag</u>	50 pound	600 bags	\$ <u>26.50/Bag</u> \$ <u>15900.00</u>	Anderson Product
7.	Aquathol K Manufacturer: <u>AQuatic HC1080-2.5GL</u> Container Size: <u>2.5 Gallon</u>	2.5 gallon	40 gallon	\$ <u>269.43/2.5</u> \$ <u>4310.88</u>	Aquathol K
8.	Barracade 4FL Manufacturer: <u>ARMORTECH AT1645-25GL</u> Container Size: <u>2.5 Gallon</u>	2.5GL. gallon	20 gallon	\$ <u>271.87/2.5</u> \$ <u>2174.96</u>	Alternate Bid ARMORTECH Kade 4L
9.	Citrine Plus Manufacturer: <u>Sea Pro HC10342.5GL</u> Container Size: <u>2.5 Gallon</u>	2.5 gallon	5 gallon	\$ <u>92.50/2.5</u> \$ <u>185.00</u>	Sold only In 2 x 2.5 gallon case

NO	DESCRIPTION	U/M	EST QTY	UNIT PRICE	BID AS SPECIFIED, YES or NO
10.	Dimension 2EW <u>DOW145-2.5GL</u> Manufacturer: <u>Corteva</u> Container Size: <u>2.5 Gallon</u>	2.5 gallon	40 gallon	\$ <u>600.88</u> #9614.08	Dimension 2EW
11.	Dismiss <u>FMC 1020-602</u> Manufacturer: <u>FMC</u> Container Size: <u>602</u>	<u>6oz</u> 1 pint	10 pint	\$ <u>87.46</u> #2623.80	Dismiss 6oz Bottle
12.	Embark Growth Regulator - <u>Not longer Made</u> Manufacturer: <u>Armoartech-PGR113</u> Container Size: <u>Gallon</u> <u>AT160-1GL</u>	1 gallon	8 gallon	\$ <u>146.50/Gallon</u> #1172.00	Alternate Bid Armoartech PGR113
13.	Field Marking Chalk, Plus Five Chalk <u>IM1000-50LB</u> Manufacturer: <u>Calcium Products</u> Container Size: <u>50#</u>	50 pounds	1,500 bags	\$ <u>5.50/Bag</u> #8250.00	Alternate Bid Lime Marker Chalk 50#
14.	Freehand <u>BA1050-50LB</u> Manufacturer: <u>BASE-AGENCY</u> Container Size: <u>50# Bag</u>	50 pounds	10 bags	\$ <u>109.50</u> #1095.00	Freehand Agency Priced
15.	Ranger Pro <u>MO1000-2.5GL</u> Manufacturer: <u>Bayer-Enu</u> Container Size: <u>2.5 Gallon</u>	2.5 gallon	400 gallon	\$ <u>61.46/2.5Gal</u> #9833.60	Ranger PRO
16.	Hyvar XL <u>UA1012-GL</u> Manufacturer: <u>Alligare</u> Container Size: <u>Gallon</u>	1 gallon	80 gallon	\$ <u>119.33/GL</u> #9546.40	Hyvar XL Gallon
17.	Induce-Aquatic Sticker Manufacturer: <u>Precision</u> Container Size: <u>2.5 Gallon</u>	<u>2.5 Gallon</u> 1 gallon	10 gallon	\$ <u>62.39/2.5</u> #249.56	Alternate Bid Chem-Stik LPA 2.5 Gallon
18.	Merit 75wp <u>AT1035-1.6LB</u> Manufacturer: <u>Armoartech</u> Container Size: <u>4x4x1.6oz</u>	4 x 1.6 oz per container	2 boxes	\$ <u>56.75/4x4x1.6oz</u> #56.75	Armoartech 4x4x1.6oz ImD75

NO	DESCRIPTION	U/M	EST QTY	UNIT PRICE	BID AS SPECIFIED, YES or NO
19.	Pathfinder II Manufacturer: <u>HC1185-2.5GL</u> Container Size: <u>2.5 Gallon</u>	2.5 gallon	10 gallon	\$ <u>201.75/2.5gal</u> \$807.00	Pathfinder II
20.	Pathway Manufacturer: _____ Container Size: _____	2.5 gallon	10 gallon	\$ <u>No Bid</u>	
21.	Remedy Manufacturer: _____ Container Size: _____	1 gallon	10 gallon	\$ <u>No Bid</u>	
22.	Sedge Hammer <u>RV1085-1.33oz</u> Manufacturer: <u>NuFarm-PROSedge</u> Container Size: <u>1.302</u>	10 x 1.33 oz per container	3 cases	\$ <u>528.00/104.3</u> \$1584.00	Alternate Bid PRO Sedge 10 x 1.33oz
23.	Seven 4L Manufacturer: _____ Container Size: _____	2.5 gallon	5 gallon	\$ <u>No Bid</u>	
24.	Snapshot <u>Dow-1060-50LB</u> Manufacturer: <u>Corteva</u> Container Size: <u>50# Bag</u>	50 pounds	4 bags	\$ <u>101.65</u> \$406.60	
25.	Sonar 1 <u>SE1080-10LB</u> Manufacturer: <u>SePro</u> Container Size: <u>2x5# Bags</u>	20 pounds	12 pounds	\$ <u>489.00/10#</u> \$978.00	
26.	Speed Zone EW <u>PB1005-2.5GL</u> Manufacturer: <u>PBI Gordon</u> Container Size: <u>2.5 Gallon</u>	2.5 gallon	55 gallon	\$ <u>253.00/2.5</u> \$5566.00	Alternate Bid Speed Zone EW
27.	SureGuard <u>FS2005-64oz</u> Manufacturer: <u>Quali-PRO</u> Container Size: <u>64oz</u>	1 pound	30 pounds	\$ <u>344.40/64oz</u> \$344.40	Alternate Bid Fumiskield SC 64oz
28.	Talstar Select <u>FM1050GL</u> Manufacturer: <u>FMC</u> Container Size: <u>Gallon</u>	1 gallon	20 gallon	\$ <u>66.78/GL</u> \$1335.60	Alternate Bid Talstar Select RUP

NO	DESCRIPTION	U/M	EST QTY	UNIT PRICE	BID AS SPECIFIED, YES or NO
29.	Tempo 2 Manufacturer: _____ Container Size: _____	240 ml	10 bottles	\$ <u>No Bid</u>	
30.	Treflan 5g <u>LFB 1250-40LB</u> Manufacturer: <u>Lebanon</u> Container Size: <u>40# Bag</u>	50 pounds	4 bags	\$ <u>27.00/Bag</u> <u>#108.00</u>	Treflan 5g 40# Bag
31.	Carlton 4A Manufacturer: _____ Container Size: _____	2.5 gallon	25 gallon	\$ <u>No Bid</u>	
32.	Reward Manufacturer: _____ Container Size: _____	2.5 gallon	100 gallon	\$ <u>No Bid</u>	
33.	Dylox <u>420SL</u> <u>BY1640-25GL</u> Manufacturer: <u>Bayer</u> Container Size: <u>2.5 Gallon</u>	2.5 gallon	50 gallon	\$ <u>255.20</u> <u>#5104.00</u>	Dylox 420SL 2.5 GL
34.	Clipper <u>S/C</u> <u>VA1640-1LB</u> Manufacturer: <u>SePRO</u> Container Size: <u>6.4oz 16oz - 1LB</u>	<u>6.4oz</u> + pound	15 pounds	\$ <u>226.55</u> <u>#1812.40</u>	50 lb only In 8x64oz
35.	Specticle <u>F10</u> <u>BY1100-18oz</u> Manufacturer: <u>Bayer</u> Container Size: <u>18oz - Agency</u>	18 oz	15 bottles	\$ <u>309.30</u> <u>#4639.50</u>	Agency
36.	Sahara DC <u>A111080-5LB</u> Manufacturer: <u>Alligare</u> Container Size: <u>5# Bag</u>	<u>50</u> pounds	50 pounds	\$ <u>51.16/5#</u> <u>#511.60</u>	Alternate Bid Mojave 70Eg 5#
37.	Podium <u>AT10602.5GL</u> Manufacturer: <u>Armortech</u> Container Size: <u>2.5 Gallon</u>	1 gallon	4 gallons <u>#670.00</u>	\$ <u>335.00</u> <u>#1070.00</u>	Alternate Bid Armortech PBR 113
38.	Divron 4L Manufacturer: _____ Container Size: _____	2.5 gallon	25 gallons	\$ <u>No Bid</u>	
39.	Headway G <u>AT1121-30LB</u> Manufacturer: <u>Armortech</u> Container Size: <u>30# Bag</u>	30 pounds	100 pounds	\$ <u>50.50/Bag</u> <u>#202.00</u>	Alternate Bid Armortech 20x4-PG

NO	DESCRIPTION	U/M	EST QTY	UNIT PRICE	BID AS SPECIFIED, YES or NO
40.	20-0-10 90% Dur; 19% Dimension; .58% Acelepryn ECL2009-50LB Manufacturer: <u>ELBROW</u> Container Size: <u>50# Bag</u>	50 pounds	300 bags	\$ <u>65.50/Bag</u> \$19,650.00	Alternate Bid 20-0-10 90 Dur .15 Dimension 1.058 Acelepryn
41.	24-0-5 80% D45 50P; 19% Dimension; .58% Acelepryn Manufacturer: _____ Container Size: _____	50 pounds	300 bags	\$ <u>No Bid</u>	
42.	5-0-20 19% Dimension; .058% Acelepryn Manufacturer: _____ Container Size: _____	50 pounds	300 bags	\$ <u>No Bid</u>	
43.	Eraser Max <u>PL1095-QT</u> Manufacturer: <u>PRECISION</u> Container Size: <u>QT.</u>	QT 2 1/2 gallon	25 gallons	\$ <u>15.90/QT</u> \$1580.00	Alternate Bid PRECISION ERASER
GRAND TOTAL, ITEMS 1-42				\$ <u>159,647.13</u>	

Shop Location(s): 224 NW PARKWAY Riverside, Mo 64150

Days & Hours of Operation: M-F 7:00AM → 4:00PM

Point of Contact: Name: Bill Norris Phone: 913-904-6843

SIGNATURE: <u>William S. Norris</u>	DATE: <u>7/10/2023</u>
NAME (PRINT): <u>William S. Norris</u>	PHONE: <u>913-904-6843</u>
TITLE (PRINT): <u>Salesman</u>	CELL: <u>913-904-6843</u>
COMPANY NAME (PRINT) <u>Advanced Turf Solution</u>	FAX: _____
E-MAIL ADDRESS (PRINT) <u>bnorris@AdvancedTurf.com</u>	
E-MAIL ADDRESS FOR PO'S (PRINT) <u>bnorris@AdvancedTurf.com</u>	
URL (PRINT): _____	

IN THE COUNTY LEGISLATURE OF JACKSON COUNTY, MISSOURI

A RESOLUTION awarding a contract to Shawnee F LLC d/b/a Shawnee Mission Ford, of Shawnee, KS for the furnishing of two 2024 Ford Transit T-350 cargo vans, for use by the Detention Center, under the terms and conditions for State of Missouri Contract No. CC231422005, an existing competitively bid government contract at a total cost to the County in the amount of \$111,544.00.

RESOLUTION NO. 21365, August 14, 2023

INTRODUCED BY Venessa Huskey, County Legislator

WHEREAS, the Sheriff's Office applied for and was awarded an American Rescue Plan Act (ARPA) County Jail Maintenance and Improvement grant by the Missouri Department of Public Safety; and,

WHEREAS, the Detention Center is requesting the purchase of two Ford Transit cargo vans for use in daily operations of transporting inmates; and,

WHEREAS, the Detention Center was awarded grant funding to purchase the requested vehicles as transportation is needed to increase public safety and inmate welfare; and,

WHEREAS, the Director of Finance and Purchasing recommends the award of a contract for the furnishing of two Ford Transit Cargo Vans to Shawnee F LLC, of Shawnee KS, under the terms and conditions set forth in State of Missouri Contract No. CC231422005, an existing competitively bid government contract, at a cost to the County in the amount of \$111,544.00; and,

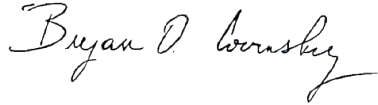
WHEREAS, purchases under the identified fixed-price competitively bid government contract will be advantageous to the County due to the discounts offered to larger entities; now therefore,

BE IT RESOLVED that award be made as recommended by the Director of Finance and Purchasing and that the Director be and hereby is authorized to execute any documents necessary to the accomplishment of the award; and,

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

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

APPROVED AS TO FORM:



County Counselor

Certificate of Passage

I hereby certify that the attached resolution, Resolution No. 21365 of August 14, 2023, was duly passed on _____, 2023 by the Jackson County Legislature. The votes thereon were as follows:

Yeas _____

Nays _____

Abstaining _____

Absent _____

Date


Mary Jo Spino, Clerk of Legislature

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

ACCOUNT NUMBER: 010 4232 57192
ACCOUNT TITLE: Grant Fund
ARPA Jail Maint. & Improvements
Safety Equipment
NOT TO EXCEED: \$111,544.00

08/10/2023

Date



Sylvia Stevenson (Aug 10, 2023 11:43 CDT)

Chief Administrative Officer

Request for Legislative Action

Resolution No.:21365
Sponsor: Venessa Huskey
Date: August 14, 2023

Completed by County Counselor's Office			
Action Requested:	Resolution	Res.Ord No.:	21365
Sponsor(s):	Venessa Huskey	Legislature Meeting Date:	8/14/2023

Introduction
Action Items: ['Authorize']
Project/Title:
Awarding a contract to purchase two (2) 2024, Ford Transit-T-350, Cargo Vans for use by the Jackson County Sheriff's Office Detention Center to Shawnee F LLC, of Shawnee, KS, under the terms and conditions of State of MO Contract CC231422005, an existing, competitively bid government contract in the amount of \$55,772.00 each.

Request Summary
The Jackson County Sheriff's Office, Detention Center is requesting the purchase of two (2) Ford Transit, Cargo Vans for use in daily operations transporting inmates at a total cost of \$111,544.00. The Detention Center was awarded grant funding to purchase the requested vehicles.
Pursuant to Section 1030.4 of the Jackson County Code, the Jackson County Sheriff's Office, Detention Center, recommends the purchase of two transit vans under the terms and conditions of State of Missouri Contract No. CC231422005, an existing, competitively bid government contract. A price quote is attached.

Contact Information			
Department:	Corrections	Submitted Date:	7/26/2023
Name:	Deloris M. Wells	Email:	DWells@jacksongov.org
Title:	Deputy Director of Administration	Phone:	816-881-4210

Budget Information	
Amount authorized by this legislation this fiscal year:	\$111,544
Amount previously authorized this fiscal year:	\$ 0
Total amount authorized after this legislative action:	\$111,544
Is it transferring fund?	No
Single Source Funding:	

Request for Legislative Action

Fund:	Department:	Line Item Account:	Amount:
010 (Grant Fund)	4232 (ARPA Jail Maint & Impr)	57192 (Safety Equipment)	\$111,544

Prior Legislation	
Prior Ordinances	
Ordinance:	Ordinance date:
Prior Resolution	
Resolution:	Resolution date:
20327	December 9, 2019

Purchasing	
Does this RLA include the purchase or lease of supplies, materials, equipment or services?	Yes
Chapter 10 Justification:	Fixed Price Contract
Core 4 Tax Clearance Completed:	Yes
Certificate of Foreign Corporation Received:	Yes
Have all required attachments been included in this RLA?	Yes

Compliance	
Certificate of Compliance	
In Compliance	
Minority, Women and Veteran Owned Business Program	
Goals Not Applicable for following reason: Contract is with another government agency	
MBE:	.00%
WBE:	.00%
VBE:	.00%
Prevailing Wage	
Not Applicable	

Fiscal Information
•

Request for Legislative Action

History

Submitted by Corrections requestor: Deloris M. Wells on 7/26/2023. Comments: Resubmitted because I was not able to remove original estimate.

Approved by Department Approver Diana L. Knapp on 7/26/2023 7:29:19 PM. Comments:

Approved by Purchasing Office Approver Barbara J. Casamento on 7/27/2023 9:06:13 AM. Comments:

Returned for more information by Compliance Office Approver Ikeela Alford on 7/27/2023 4:45:49 PM. Comments: Vendor not in compliance. Instructions for vendor will be emailed to department.

Submitted by Requestor Deloris M. Wells on 7/31/2023 1:25:07 PM. Comments: Added updated quote and Certificate of Compliance.

Approved by Department Approver Diana L. Knapp on 7/31/2023 2:14:23 PM. Comments:

Approved by Purchasing Office Approver Barbara J. Casamento on 7/31/2023 2:41:58 PM. Comments:

Approved by Compliance Office Approver Jaime Guillen on 7/31/2023 4:40:31 PM. Comments:

Approved by Budget Office Approver David B. Moyer on 8/3/2023 8:31:37 AM. Comments:

Approved by Executive Office Approver Sylvya Stevenson on 8/3/2023 9:27:39 AM. Comments:

Approved by Counselor's Office Approver Jamesia Manning on 8/10/2023 12:24:13 PM. Comments:

Contract No. CC231422005

July 26, 2023

Deloris Wells
Jackson County

MACPP 74-22 Model year to model year price increase

Ford has implemented Allocation by FIN Code

2024 Ford Transit T-350 Medium Roof AWD 148" Cargo Van (**W2C 148**)

Exterior: Agate Black (**UM**)

Interior: Vinyl (**VK**)

Base Price: \$50,505

Options:

- Agate Black (**UM**) \$182
- 253 Degree Opening (**18P**) \$69
- Back up Alarm (**43B**) \$137
- Front / Rear AC (**57G**) \$782
- SYNC 4 NAV (**58E**) \$1,620
- Vehicle Maintenance Monitor (**61C**) \$41
- 360 Degree Camera (**61D**) \$910
- Blind Spot Asst (**65A**) \$724
- Front Overhead Shelf (**66D**) \$69
- Upfit Package (**67C**) \$555
- 2 Additional Keys (**86F**) \$69
- Vinyl Mats (**86W**) \$109

Total \$55,772 @ 2 \$111,544

Additional Options to consider:

- Fixed Rear Glass (**17A**) \$228
- Fixed Side and Rear Glass (**17B**) \$387
- Privacy Tint (**92E**) \$205

Thank you for your time and interest.

Sincerely,

Jay Cooper

Government Fleet Sales



IN THE COUNTY LEGISLATURE OF JACKSON COUNTY, MISSOURI

A RESOLUTION transferring \$1,522,693.97 within the 2023 E-911 System Fund and authorizing the Director of Finance and Purchasing to issue a check in the amount of \$1,522,694.00 for the replacement of the KCPD Unified Computing System to the Kansas City Missouri Police Department.

RESOLUTION NO. 21366, August 14, 2023

INTRODUCED BY Sean E. Smith, County Legislator

WHEREAS, the citizens of Jackson County have a need for the emergency 911 system currently operated by the Kansas City Police Department (KCPD); and,

WHEREAS, the KCPD has a computer system, the KCPD Unified Computing System (UCS), that enables KCPD's Communications Unit 911 CAD system; and,

WHEREAS, the KCPD UCS had a recommended five-year lifespan that was purchased ten years ago; and,

WHEREAS, there is a risk of failure to the system that could cause the shutdown of the Communications Unit 911 CAD system; and,

WHEREAS, a failure could be detrimental and result in a potential safety risk to not only community members who need police response, but also to the responding officers, and a recent failure of the system demonstrated this weakness by requiring call takers to handwrite 911 requests and hand them to dispatchers for emergency response; and,

WHEREAS, the Kansas City Missouri Police Department (KCPD) is respectfully requesting funding from Jackson County for the immediate need and replacement of the KCPD's Unified Computing System; and,

WHEREAS, as of July 31, 2023, a total of \$2,404,926.00 remains available in the FY 2023 allocation for improvements to the County 911 System; and,

WHEREAS, Jackson County has the funding available to purchase new equipment for the KCPD's UCS to ensure the integrity of the 911 system; now therefore,

BE IT RESOLVED by the County Legislature of Jackson County, Missouri, that the following transfer be and hereby is made:

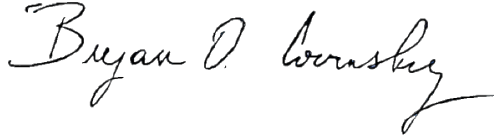
<u>DEPARTMENT/DIVISION</u>	<u>CHARACTER/DESCRIPTION</u>	<u>FROM</u>	<u>TO</u>
E-911 System Fund Emergency 911 System 031-5031	56430- Telephone Utility	\$1,522,694	
Emergency 911 System 031-5031	56070- Intergovernmental Agreements		\$1,522,694

and,

BE IT FURTHER RESOLVED that the Director of Finance be and hereby is authorized to issue a check to the Kansas City Police Department in the amount not to exceed \$1,522,694.00 for the replacement of the KCPD Unified Computing System.

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

APPROVED AS TO FORM:



County Counselor

Certificate of Passage

I hereby certify that the attached resolution, Resolution No. 21366 of August 14, 2023, was duly passed on _____, 2023 by the Jackson County Legislature. The votes thereon were as follows:

Yeas _____

Nays _____

Abstaining _____

Absent _____

Date

Mary Jo Spino, Clerk of Legislature

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

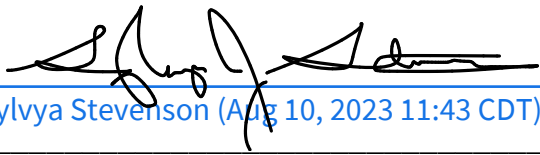
ACCOUNT NUMBER: 031 5031 56430
ACCOUNT TITLE: E-911 System Fund
Emergency 911 System
Telephone Utility
NOT TO EXCEED: \$1,522,694.00

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

ACCOUNT NUMBER: 031 5031 56070
ACCOUNT TITLE: E-911 System Fund
Emergency 911 System
Intergovernmental Agreements
NOT TO EXCEED: \$1,522,694.00

08/10/2023

Date


[Sylvia Stevenson \(Aug 10, 2023 11:43 CDT\)](#)

Chief Administrative Officer

Request for Legislative Action

Res. #21366
Sponsor: Sean E. Smith
Date: August 14, 2023

Completed by County Counselor's Office			
Action Requested:	Resolution	Res.Ord No.:	21366
Sponsor(s):	Sean E. Smith	Legislature Meeting Date:	8/14/2023

Introduction
Action Items: ['Authorize', 'Transfer']
Project/Title:
Authorizing the Director of Finance to make a payment to the Kansas City Police Department in the amount of \$1,522,693.97 from appropriated 911 funds for the purpose of replacing servers critical to the operation of the 911 system in Kansas City, Missouri

Request Summary
<p>This resolution requests the authorization for the Director of Finance to reimburse the Kansas City Police Department up to \$1,522,694 to replace the KCPD Unified Computing System (UCS). The KCPD UCS was purchased approximately 10 years ago with a manufacturer recommended 5-year life span. The UCS, which is now at full capacity, has long surpassed the recommended replacement period and is beginning to fail intermittently. The UCS houses all the "blade servers" and "virtual servers" on the KCPD network, to include the Communications Unit Hexagon CAD virtual server. If the USC were to fail, it would cause the shutdown of the Communications Unit 911 CAD system. This shutdown could be detrimental and result in a potential safety risk to not only community members who need police response, but to the responding officers, as well. A recent failure of the system required call takers to handwrite 911 requests and hand them to dispatchers for emergency response.</p> <p>KCPD received quotes for the UCS replacement and would like to proceed with the option provided by CISCO through Converge One due to lower cost and current server adaptability. The total project cost was quoted at \$1,522,693.97. This cost cannot be absorbed by KCPD's annual budget and therefore was requested through the City of Kansas City, however they refused to fund this need.</p> <p>As of July 31, 2023, a total of \$2,404,926 remains available in the FY 2023 allocation for improvements to the County 911 System,</p>

Contact Information			
Department:	County Executive Office	Submitted Date:	8/2/2023
Name:	Troy Schulte	Email:	TSchulte@jacksongov.org
Title:	County Administrator	Phone:	816-881-1079

Budget Information	
Amount authorized by this legislation this fiscal year:	\$1,522,694

Request for Legislative Action

Amount previously authorized this fiscal year:			\$ 0
Total amount authorized after this legislative action:			\$1,522,694
Is it transferring fund?			Yes
Transferring Fund From:			
Fund:	Department:	Line Item Account:	Amount:
031 (E-911 System Fund)	5031 (Emergency 911 System)	56430 (Telephone Utility)	\$1,522,694
Transferring Fund To:			
Fund:	Department:	Line Item Account:	Amount:
031 (E-911 System Fund)	5031 (Emergency 911 System)	56070 (Intergovernmental Agreements)	\$1,522,694

Prior Legislation	
Prior Ordinances	
Ordinance:	Ordinance date:
Prior Resolution	
Resolution:	Resolution date:

Purchasing	
Does this RLA include the purchase or lease of supplies, materials, equipment or services?	Yes
Chapter 10 Justification:	Purchase from Another Government
Core 4 Tax Clearance Completed:	Not Applicable
Certificate of Foreign Corporation Received:	Not Applicable
Have all required attachments been included in this RLA?	Yes

Compliance	
Certificate of Compliance	
Not Applicable	
Minority, Women and Veteran Owned Business Program	
Goals Not Applicable for following reason: Contract is with another government agency	
MBE:	.00%
WBE:	.00%
VBE:	.00%
Prevailing Wage	

Request for Legislative Action

Not Applicable	
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Fiscal Information

- Funds sufficient for this appropriation and/or transfer are available from the source indicated on the budget information tab.

History

Submitted by County Executive Office requestor: Troy Schulte on 8/2/2023. Comments:

Approved by Department Approver Sylvya Stevenson on 8/2/2023 10:27:50 AM. Comments:

Returned for more information by Purchasing Office Approver Barbara J. Casamento on 8/2/2023 12:08:22 PM. Comments: In the Request Summary: first sentence, Unified is misspelled

Submitted by Requestor Troy Schulte on 8/2/2023 1:21:25 PM. Comments:

Approved by Department Approver Troy Schulte on 8/2/2023 1:24:47 PM. Comments:

Approved by Purchasing Office Approver Barbara J. Casamento on 8/2/2023 3:50:42 PM. Comments:

Approved by Compliance Office Approver Melinda K. Bolling on 8/2/2023 4:01:36 PM. Comments:

Approved by Budget Office Approver David B. Moyer on 8/3/2023 11:04:57 AM. Comments:

Approved by Executive Office Approver Sylvya Stevenson on 8/3/2023 11:16:14 AM. Comments:

Approved by Counselor's Office Approver Jamesia Manning on 8/10/2023 12:25:00 PM. Comments:

Fiscal Note:

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

PC# 503123001 000

Date: August 3, 2023

RES # 21366
eRLA ID #: 1036

Org Code/Description	Object Code/Description	From	To
<u>031 E-911 System Fund</u>			
5031 Emergency 911 System	56430 Telephone Utility	\$ 1,522,694	\$ -
5031 Emergency 911 System	56070 Intergovernmental Agreements		1,522,694
		<u>\$ 1,522,694</u>	<u>\$ 1,522,694</u>

Fiscal Note:

This expenditure was included in the Annual Budget

PC# _____

Org Code/Description	Object Code/Description	Not to Exceed
<u>031 E-911 System Fund</u>		
5031 Emergency 911 System	56070 Intergovernmental Agreements	\$ 1,522,694
		<u>\$ 1,522,694</u>

APPROVED
By David Moyer at 11:02 am, Aug 03, 2023

Budget Office

Police

KC/MO

Stacey Graves
Chief of Police

Chief's Office
1125 Locust
Kansas City, Missouri 64106
www.kcpd.org

Office (816) 234-5010
Fax (816) 234-5013

July 19, 2023

Mr. Frank White Jr.
Jackson County Executive

The Kansas City, Missouri Police Department (KCPD) respectfully requests consideration for funding from Jackson County, Missouri for the immediate need for the replacement of the KCPD Unified Computing System (UCS). The KCPD UCS was purchased approximately 10 years ago with a manufacturer recommended 5-year life span. The UCS, which is now at full capacity, has long surpassed the recommended replacement period and is beginning to fail intermittently. The UCS houses all the "blade servers" and "virtual servers" on the KCPD network, to include the Communications Unit Hexagon CAD virtual server. If the USC were to fail, it would cause the shutdown of the Communications Unit 911 CAD system. This shutdown could be detrimental and result in a potential safety risk to not only community members who need police response, but to the responding officers, as well.

KCPD received quotes for the UCS replacement and would like to proceed with the option provided by CISCO through Converge One due to lower cost and current server adaptability. The total project cost was quoted at \$1,522,693.97. This cost cannot be absorbed by KCPD's annual budget and therefore was requested through the City of Kansas City, however, their budget was unable to cover this extra request.

After conversations with Jackson County Administrator Troy Schulte, we have been informed the Jackson County 911 tax funds would be an appropriate funding source for this request. Therefore, the Kansas City, Missouri Police Department respectfully requests your consideration for the project funding with Jackson County 911 tax funds in the amount of \$1,522,693.97 so we are able to continue providing efficient police services to the residents of Jackson County, Missouri.



Stacey Graves
Chief of Police

**Kansas City, Missouri Police Department
MEMORANDUM**

January 9, 2023

RECEIVED

2023
#20
Information Services

EXECUTIVE SERVICES

BUREAU #84

DEC 13 2023

To: Captain John Beck, Information Services Division

From: Jackie Chapman-Fagan, Supervisor Network Infrastructure Services

Subject: Unified Computing System (UCS) End of Life

KCPD's Unified Computing System (UCS) servers' chassis and M4 blades are at end-of-life and need to be replaced. This will help the Department remain in compliance with MULES, CJIS, Best Business Practices, Network Security, Homeland Security and be able to prevent catastrophic outages and maintain network security. The replacement of these servers will further allow for growth for the KCPD's server farm environment for projects that are currently holding for server resources.

The UCS currently holds over 200 servers and is a vital part of the KCPD's infrastructure and business continuity. The servers' virtual environment allows for main server resources to be utilized for different functions and applications throughout the KCPD. If this environment should break, it would create a work stoppage for key applications such as Exchange, Niche and CAD, among others. In addition, files and folders on storage drives would be inaccessible, logging into the network would become almost nonexistent, and the servers and applications would be vulnerable to hacks and data loss.

Pursuing a virtual server environment replacement as opposed to a physical server environment is strongly recommended. There is a substantial cost savings for the Department in computer hardware, software and licensing.

Individual physical servers would cost approximately \$10,000 each for hardware and software, resulting in a total of \$2 million for the 200 servers currently needed. This cost does not include other necessary components such as racks, network switches, cabling or future growth abilities. Additional manpower would feasibly be needed to properly manage and maintain the physical servers, as well. Finally, new servers will be needed once a physical server runs out of resources instead of having available resources to allocate as needed.

Network Infrastructure has worked with local vendors to obtain pricing and services costs to replace the UCS virtual server environment. Logicalis has submitted 2 proposal. One for a UCS replacement and the other using alternate Dell equipment. The Dell equipment quote is not an equal comparison to the UCS server replacement. Using the Dell equipment is **not** a recommended approach to this replacement. The Dell solution uses multiple individual Dell servers or large capacity grouped together to mimic a UCS blade server environment. This solution has disadvantages such as requiring more licensing, additional yearly reoccurring cost and the servers do not have the same growth abilities as the USC blade servers for the physical hardware. The ability to increase resources on servers is one of the main reasons for going with

UCSX servers. This is a necessity for KCPD especially with applications such as NICHE. KCPD has had Dell physical hardware in the past. The Dell server hardware proved to have higher failure rates compared to the UCS blade servers and the life of the Dell servers only last 3 years before full replacements were having to be purchased. The Dell servers will add approximately 70,000+ to reoccurring cost each year for licensing, there is no expectation the Dell servers will perform and last the 8+ years like Cisco equipment has based upon past experience with Dell equipment. These servers take up more space in the racks and data enter creating the need to reconfigure the Data Center at Shoal Creek.

The Logicalis proposals do not include the upgrade and reconfiguration of VDI as requested. Logicalis does not have the experience or knowledge of KCPD's network. KCPD has had no successful projects to date with Logicalis. In working with Logicalis on the proposal, the overall goal of Logicalis was to present low bids. On a project of this size and cost, it is of the utmost importance a vendor is selected for the best possible solution for KCPD at the best cost.

Logicalis Dell Server Solution:

Dell Servers	\$ 629,477.85
Nexus Switches	\$ 144,845.84
Logicalis Services	\$ 27,742.00
Microsoft Data Center Licensing	\$ 393,753.60
Electrical Requirement Changes HQ	\$ 13,608.00
Electrical Requirement Changes SC	<u>\$ 16,648.00</u>
Logicalis Dell Proposal	\$1,226,075.29

Logicalis Cisco UCS Server Solution:

UCSX Servers	\$1,844,568.24
Nexus Switches	\$ 144,845.84
Logicalis Services	\$ 27,742.00
Microsoft Data Center Licensing	\$ 393,753.60
Electrical Requirement Changes HQ	\$ 13,608.00
Electrical Requirement Changes SC	<u>\$ 16,648.00</u>
Logicalis Cisco UCS Proposal	\$2,428,917.68

Converge One is a long-time vendor of KCPD's and has had several successful IT infrastructure projects. Converge One installed the current UCS Server farm when they were operating under AOS. NISS reached out to Converge One for a quote as well. The following is a complete turn-key fixed bid quote for all needed hardware, software, licensing and services. Converge One also acknowledged the need to upgrade the current VDI system that resides on the UCS servers and configure VDI to give KCPD options of expanding growth and uses of VDI for failover and remote work situations.

Converge One Cisco UCS Server Solution:

UCSX

Hardware & VMWare Software w/Services	\$1,201,733.09
Microsoft Data Center Licensing	\$ 315,002.88
Electrical Requirement Changes HQ	\$ 3,629.00
Electrical Requirement Changes SC	\$ 2,329.00
Converge One Cisco UCSX	\$1,522,693.97

The Microsoft Data Center licensing pricing is through the current EA (EA#5327442) with software Assurance.

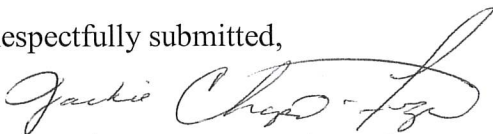
The following projects are on hold or cannot be fully implemented due to the lack of resources on the current UCS servers:

Project	No. Servers Needed
• Arbitrator in-car and body worn camera system	3 additional servers
• Source One replacement	8 requested
• Motorola CAD Solution	9 at least-- possible more

I recommend working with Converge One on the UCS project. This project is critical to get competed correctly in a timely manner before a critical outage occurs. The current UCS servers have many components that are already at end-of-life and the other components that are not at end-of-life will be this year. I further recommend going with the Cisco UCSX equipment based on the durability and known life span and growth of Cisco equipment. Dell equipment has historically failed after approximately 3 years in production. Some Dell servers have lasted less than the 3 years. The Virtual server environment this equipment support is critical to KCPD. A failure of any of this production equipment could create long outages for critical servers such as CAD, RMS and Exchange email. The ability to failover to other server resources and to increase resources and move resources the UCSX servers provide is critical to KCPD's business continuity plans. Converge One proposal also includes upgrading the current VDI environment and configuring a failover VDI environment with remote access capabilities for further options for business continuity. KCPD has not engaged Logicalis in any IT project and has not worked with the deployment engineers on the Logicalis team. It is not recommended to use a new vendor that has no hands-on knowledge or work experience with KCPD's network on a project of this magnitude.

I recommend purchasing the Converge One UCSX server replacement proposal and using the Converge One engineers for professional services on this project.

Respectfully submitted,



Jackie Chapman-Fagan, Supervisor
Network Infrastructure Services

IN THE COUNTY LEGISLATURE OF JACKSON COUNTY, MISSOURI

A RESOLUTION recognizing University Academy student Pearl Ralls, who recently completed an internship in the office of County Legislator Donna Peyton.

RESOLUTION NO. 21367, August 14, 2023

INTRODUCED BY Donna Peyton, County Legislator

WHEREAS, Pearl Ralls, a student at University Academy, a Kansas City, Missouri Charter Preparatory School, served as a Legislative intern during the 2023 summer session, and,

WHEREAS, Pearl, born on May 5, 2007, in Kansas City, Missouri, has shown an unwavering passion for making a positive impact in her community from a young age; and,

WHEREAS, Pearl is the daughter of Roderick and Cardelia Ralls, who have instilled in her the values of kindness, empathy, and a strong work ethic; and,

WHEREAS, at University Academy, Pearl excels academically and actively seeks opportunities to collaborate with peers, demonstrate leadership, and contribute to the school's positive atmosphere; and,

WHEREAS, Pearl aspires to become a social worker, motivated by the desire to serve and uplift marginalized individuals and families within her community; and,

WHEREAS, Pearl is a volunteer at her church, assisting fellow teenagers, and showcasing her ability to connect with and support her peers; and,

WHEREAS, during Pearl's internship, she conducted a comprehensive review of houselessness programs nationwide, and identified best practices that hold the promise to address pressing issues within our community; and,

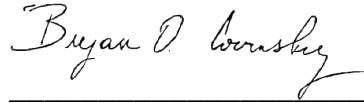
WHEREAS, in her role, Pearl developed a list of invaluable local resources to aid the newly established Legislative Committee on Housing & Houselessness; and,

WHEREAS, Pearl approached her internship with remarkable poise, determination, and persistence, displaying a commitment to accomplishing the established goals and furthering the mission of the County Legislature and Legislator Donna Peyton; now therefore,

BE IT RESOLVED by the County Legislature of Jackson County, Missouri, that the Legislature hereby honors and celebrates Pearl Ralls for her exceptional contributions, unwavering dedication, and remarkable achievements as an intern to County Legislator Donna Peyton and extends best wishes to her on all of her future endeavors.

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

APPROVED AS TO FORM:



County Counselor

Certificate of Passage

I hereby certify that the attached resolution, Resolution No. 21367 of August 14, 2023, was duly passed on _____, 2023 by the Jackson County Legislature. The votes thereon were as follows:

Yeas _____

Nays _____

Abstaining _____

Absent _____

Date

Mary Jo Spino, Clerk of Legislature

IN THE COUNTY LEGISLATURE OF JACKSON COUNTY, MISSOURI

A RESOLUTION awarding twelve-month term and supply contracts, with two twelve-month options to extend, for the furnishing of Environmental Management Services for use by various County departments to New Horizons of Kansas City, MO, and EcoSafe Environmental Services of Kansas City, MO, under the terms and conditions of Invitation to Bid No.23-027.

RESOLUTION NO. 21368, August 14, 2023

INTRODUCED BY Megan L. Marshall, County Legislator

WHEREAS, the Director of Finance and Purchasing has solicited bids on Invitation to Bid No. 23-027 for the furnishing of Environmental Management Services for use by various County departments; and,

WHEREAS, a total of eleven notifications were distributed and three responses were received and evaluated, from the following:

BIDDERS

B&R Insulation
Lenexa, Kansas

EcoSafe Environmental Services
Kansas City, MO

New Horizons
Kansas City, MO

and,

WHEREAS, pursuant to section 1054.6 of the Jackson County Code, the Director of Finance and Purchasing recommends the award of twelve-month term and supply contracts, with two twelve-month options to extend to New Horizons of Kansas City, MO and EcoSafe Environmental Services of Kansas City, MO, as the lowest and best responsive bidders; and,

WHEREAS, a split award is recommended to ensure continued availability and a variety of necessary services from multiple sources; and,

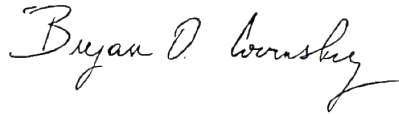
WHEREAS, this award is made on an as needed basis and does not obligate Jackson County to pay any specific amount, with the availability of funds for specific purchases subject to annual appropriation; now therefore,

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

BE IT FURTHER RESOLVED that the Director of Finance and Purchasing be and hereby is authorized to make all payments, including final payment, on the contracts to the extent that sufficient appropriations to the using spending agencies are available in the then current Jackson County budget.

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

APPROVED AS TO FORM:



County Counselor

Certificate of Passage

I hereby certify that the attached resolution, Resolution No. 21368 of August 14, 2023, was duly passed on _____, 2023 by the Jackson County Legislature. The votes thereon were as follows:

Yeas _____

Nays _____

Abstaining _____

Absent _____

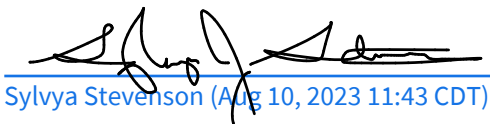
Date

Mary Jo Spino, Clerk of Legislature

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 is subject to annual appropriation.

08/10/2023

Date



Sylvya Stevenson (Aug 10, 2023 11:43 CDT)

Chief Administrative Officer

Request for Legislative Action

Res. #21368

Sponsor: Megan L. Marshall

Date: August 14, 2023

Completed by County Counselor's Office

Action Requested:	Resolution	Res.Ord No.:	21368
Sponsor(s):	Megan L. Marshall	Legislature Meeting Date:	8/14/2023

Introduction

Action Items: ['Award']

Project/Title:

Awarding a split contract for a Twelve (12) Month Term and Supply Contract with Two (2) Twelve Month Option to Extend for the furnishing of Environmental Management Services for use by various County Departments to New Horizons of Kansas City, MO and EcoSafe Environmental Services of Kansas City, MO under the terms and conditions of Invitation to Bid No.23-027.

Request Summary

Various County Departments require a Term and Supply Contract for the furnishing of Environmental Management Services. The Purchasing Department issued Invitation to Bid No. 23-027 in response to those requirements. A total of 255 notifications were distributed, eleven (11) document takers with three (3) responses received and evaluated. An Executive Summary of the Invitation to Bid, including the Contractor's Quotations and the using departments Recommendation Memos are attached. Responses were received by:

- B&R Insulation (Lenexa, Kansas)
- EcoSafe Environmental Services (Kansas City, MO)
- New Horizon (Kansas City, MO)

Pursuant to Section 1054.6 of the Jackson County Code, the Purchasing Department recommends a split award of a Twelve (12) Month Term and Supply Contract with Two (2) Twelve Month Option to Extend for the furnishing of Environmental Management Services to New Horizons of Kansas City, MO and EcoSafe Environmental Services of Kansas City, MO under the terms and conditions of Invitation to Bid No.23-027 as the best qualified bids received. A split award is recommended by Parks + Rec for this service which will allow getting work completed given the nature of the illegal dumping of hazardous materials in the Parks + Rec system.

The using County Departments state an annual estimated usage of \$40,000. The award is made on an "as needed" basis and does not obligate Jackson County to pay any specific amount. The availability of funds for specific purchases is subject to annual appropriations.

Certificate of Compliance current

Contact Information

Department:	Finance	Submitted Date:	8/3/2023
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Request for Legislative Action

Name:	Keith E. Allen	Email:	keallen@jacksongov.org
Title:	Senior Buyer	Phone:	816-881-3465

Budget Information			
Amount authorized by this legislation this fiscal year:			\$ 0
Amount previously authorized this fiscal year:			\$ 0
Total amount authorized after this legislative action:			\$
Is it transferring fund?			No
Single Source Funding:			
Fund:	Department:	Line Item Account:	Amount:
			!Unexpected End of Formula

Prior Legislation	
Prior Ordinances	
Ordinance:	Ordinance date:
Prior Resolution	
Resolution:	Resolution date:
19867	May 21, 2018

Purchasing	
Does this RLA include the purchase or lease of supplies, materials, equipment or services?	Yes
Chapter 10 Justification:	Formal Bid
Core 4 Tax Clearance Completed:	Not Applicable
Certificate of Foreign Corporation Received:	Yes
Have all required attachments been included in this RLA?	Yes

Compliance	
Certificate of Compliance	
In Compliance	
Minority, Women and Veteran Owned Business Program	
Goals Not Applicable for following reason: Less than \$50000	
MBE:	.00%
WBE:	.00%
VBE:	.00%

Request for Legislative Action

Prevailing Wage	
Not Applicable	

Fiscal Information
<ul style="list-style-type: none">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.

History
Submitted by Finance requestor: Keith E. Allen on 8/3/2023. Comments:
Approved by Department Approver Bob Cruetsinger on 8/3/2023 5:05:17 PM. Comments:
Approved by Purchasing Office Approver Barbara J. Casamento on 8/4/2023 11:29:12 AM. Comments:
Approved by Compliance Office Approver Melinda K. Bolling on 8/4/2023 1:09:59 PM. Comments:
Approved by Budget Office Approver David B. Moyer on 8/4/2023 1:17:59 PM. Comments:
Approved by Executive Office Approver Sylvania Stevenson on 8/6/2023 2:13:14 PM. Comments:
Approved by Counselor's Office Approver Jamesia Manning on 8/10/2023 12:25:58 PM. Comments:



JACKSON COUNTY
Parks + Rec

22807 Woods Chapel Road
Blue Springs, Missouri 64015
MakeYourDayHere.com

Michele Newman, Director
(816) 503-4800
Fax: (816) 795-1234

MEMORANDUM

TO: Keith Allen, Senior Buyer

FROM: John Johnson, Superintendent of Park Operations

DATE: July 28, 2023

SUBJECT: Term & Supply Contract No. 23-027, Environmental Management Services

The Parks + Rec Department's recommendation is to split award to New Horizons as the primary Environmental Management Services contractor and to EcoSafe Environmental as the secondary service provider.

New Horizons is the incumbent T&S contractor and has performed well when needed. They are the low bidder out of the three bids received. EcoSafe was second low, for the categories that Parks may need assistance with.

Given that illegal dumping of hazardous materials within the park system's 21,000+ acres is unpredictable, having two companies available to perform abatement work is essential.

Both recommended contractors had good references and well-qualified staff.

Parks + Rec projected usage during the next twelve months is \$15,000, subject budget approval/availability.



Frank White, Jr., County Executive



JACKSON COUNTY Facilities Management Division

Jackson County Courthouse
415 East 12th Street, Third Floor Mezzanine
Kansas City, Missouri 64106
jacksongov.org

(816) 881-3258
Fax: (816) 881-3583

MEMORANDUM

From: Rick Gerla, Facilities Management Administrator

To: Keith Allen, Senior Buyer, Purchasing Department

Date: 8/1/2023

Subject: Bid 23-027 – Environmental Management Services,
Term and Supply Contract Recommendation

Keith,

This memorandum is being prepared and submitted in response to your request for feedback regarding the above contract being awarded by Jackson County for Environmental Management Services on a Term and Supply basis.

The Facilities Management Division would like to recommend New Horizons moving forward as the vendor who applied for this contract. New Horizons will provide a wide variety of services and inspections for environmental management to cover the Facilities Management Division's needs. Their competitive pricing and experience with both municipal and private customers around Jackson County led me to recommend them. Annual spending for Facilities could be around \$25,000.00.

Thank you,

A handwritten signature in blue ink that reads "R Gerla".

Rick Gerla
Facilities Management Administrator



23-027 - Environmental Management Services

Project Overview

Project Details	
Reference ID	23-027
Project Name	Environmental Management Services
Project Owner	Keith Allen
Project Type	ITB
Department	Facilities Management
Budget	\$0.00 - \$0.00
Project Description	Jackson County, Missouri is seeking a Twelve (12) Month Term and Supply Contract with Two (2) Twelve Month Options to Extend for the furnishing of Environmental Management Services for use by the Facilities Management Division of Public Works.
Open Date	Jun 21, 2023 12:00 PM CDT
Intent to Bid Due	Jul 11, 2023 1:30 PM CDT
Close Date	Jul 11, 2023 2:00 PM CDT

Highest Scoring Supplier	Score
New Horizons	91 pts



Seal status

Requested Information	Unsealed on	Unsealed by
Addenda	Jul 11, 2023 2:08 PM CDT	Keith Allen
Affidavit	Jul 11, 2023 2:08 PM CDT	Keith Allen
Certificate of Compliance	Jul 11, 2023 2:08 PM CDT	Keith Allen
Exhibit F - Exceptions	Jul 11, 2023 2:08 PM CDT	Keith Allen
References	Jul 11, 2023 2:08 PM CDT	Keith Allen
Statement of Contractor's Qualifications	Jul 11, 2023 2:08 PM CDT	Keith Allen
Term and Supply Contract Page	Jul 11, 2023 2:08 PM CDT	Keith Allen
Quotation Sheet	Jul 11, 2023 2:08 PM CDT	Keith Allen
Participation Affidavit	Jul 11, 2023 2:08 PM CDT	Keith Allen
Greater Kansas City Metro Area Memo	Jul 11, 2023 2:08 PM CDT	Keith Allen



Scoring Summary

Active Submissions

	Total	A - Purchasing Score	A-1 - Addenda	A-2 - Affidavit	A-3 - Certificate of Compliance
Supplier	/ 100 pts	/ 0 pts	Pass/Fail	Pass/Fail	Pass/Fail
New Horizons	91 pts	0 pts	Pass	Pass	Pass
EcoSafe Environmental Services	80.5 pts	0 pts	Pass	Pass	Pass
B&R Insulation	73.5 pts	0 pts	Pass	Pass	Pass

	A-4 - Exhibit F - Bidder's Exceptions	A-5 - Statement of Contractor's Qualifications	A-6 - Term and Supply Contract Page	A-7 - Attachment 1 - Bidder's Quotation Sheet	A-8 - Greater KC Metro Area Memo
Supplier	Pass/Fail	Pass/Fail	Pass/Fail	Pass/Fail	Pass/Fail



	A-4 - Exhibit F - Bidder's Exceptions	A-5 - Statement of Contractor's Qualifications	A-6 - Term and Supply Contract Page	A-7 - Attachment 1 - Bidder's Quotation Sheet	A-8 - Greater KC Metro Area Memo
Supplier	Pass/Fail	Pass/Fail	Pass/Fail	Pass/Fail	Pass/Fail
New Horizons	Pass	Pass	Pass	Pass	Pass
EcoSafe Environmental Services	Pass	Pass	Pass	Pass	Pass
B&R Insulation	Pass	Pass	Pass	Pass	Pass

	B - Department Score	B-1 - References	B-2 - Exhibit F - Bidder's Exceptions	B-3 - Statement of Contractor's Qualifications	C - Pricing
Supplier	/ 40 pts	/ 10 pts	/ 5 pts	/ 25 pts	/ 60 pts
New Horizons	36 pts	9.5 pts	5 pts	21.5 pts	55 pts
EcoSafe Environmental	31.5 pts	8 pts	4.5 pts	19 pts	49 pts



	B - Department Score	B-1 - References	B-2 - Exhibit F - Bidder's Exceptions	B-3 - Statement of Contractor's Qualifications	C - Pricing
Supplier	/ 40 pts	/ 10 pts	/ 5 pts	/ 25 pts	/ 60 pts
Services					
B&R Insulation	33.5 pts	8.5 pts	5 pts	20 pts	40 pts

	C-1 - Attachment 1 - Bidder's Quotation Sheet
Supplier	/ 60 pts
New Horizons	55 pts
EcoSafe Environmental Services	49 pts
B&R Insulation	40 pts

**ATTACHMENT 1
BIDDER'S QUOTATION SHEET**

- **Straight Time:** 7:00 am – 5:00 pm, Monday through Friday
- **Overtime:** 5:01 pm – 6:59 am, Monday through Friday and all day on Saturdays
- **Premium Time:** All day on Sundays or a Federally recognized legal holiday
- **Labor Rates must include all overhead expenses**

Title/Class	Straight Time Rate	Overtime Rate	Premium Time Rate
Asbestos Inspector	\$75.00	\$112.50	150.00
Asbestos Management Planner	\$95.00	142.50	190.00
Asbestos Project Designer	\$95.00	142.50	190.00
Asbestos Supervisor	101.40	140.14	196.27
Asbestos Worker	97.53	139.33	171.15
(CDL) Driver	67.23	88.90	110.56
Equipment Operator	84.71	115.12	145.58
Laborer	71.87	95.85	119.83
Project Manager	95.00	118.75	148.20
Insulator	_____	_____	_____
Mold Management Planner	95.00	142.50	190.00
Mold Project Designer	95.00	142.50	190.00
Mold Supervisor	85.00	127.50	170.00
Mold Worker	64.21	96.18	128.42
Lead Paint Management Planner	95.00	142.50	190.00
Lead Paint Designer	95.00	142.50	190.00
Lead Paint Supervisor	74.96	100.50	126.03
Lead Paint Worker	71.87	95.85	119.83
Average Wage Rate (Sum of hourly wages in straight time column, divided by the number of straight time entries)	$\frac{11458.78}{17} = 674.046$ \$85.81	\$128.70	\$171.62

Abatement and Disposal Rates

Asbestos Containing Material	UNIT	Straight Time Rate	Overtime Rate	Premium Time Rate
Acoustic Ceiling Tile	Square Feet	2.25	4.00	5.50
Air Quality Testing/Monitoring	Per Test	\$650 Avg (6 Samples)	\$975	\$1,300 -
Asbestos (Disposal Only)	Cubic Yard	36.87	—	—
Asbestos Debris	Square Feet	2.00	3.75	7.50
Asphalt Shingle	Square Feet	1.50	2.25	3.00
Backing Paper	Square Feet	4.00	6.00	8.00
Ceiling Texture	Square Feet	12.25	17.80	34.30
Composite Roof Membrane	SQFT	6.00	9.00	12.00
Cover Base with Mastic	Linear Foot	1.75	3.00	5.50
Fire Safety Doors	Each	125	180	350
Flooring Material and Mastic	Square Feet	4.25	7.75	13.50
Gaskets	Each	150	225	300
Glue Dots	Square Feet	2.25	3.25	4.50
Lead Remediation	Square Feet	8.25	12.50	17.00
Mud Jacket Fittings	Each	45	62.50	100
Mold Remediation	Square Feet	VARIES EST. 57.50	11.25	15.00
Plaster	Square Feet	3.75	5.25	7.25

	Square Feet			
Rolled Roofing	Square Feet	2.50	3.75	4.75
Roof Flashing	Square Feet	3.75	5.00	7.25
Roof Seam Sealant	Square Feet	4.50	6.75	9.00
Sheetrock	Square Feet	2.50	3.75	4.75
Special Waste - 55 Gallon	Drum	32.00	—	—
Special Waste	Ton	185	—	—
Stucco	Square Feet	1.50	2.25	3.00
Thermal System Insulation (TSI) Breaching/Boiler	Square Feet	18.50	27.75	37.00
Transite Siding	Square Feet	2.00	3.00	4.00
TSI - Pipe Insulation	Linear Foot	30.00	45.00	60.00
Window Caulk/Glazing	Linear Foot	1.75	2.50	3.25
Total Abatement and Disposal (Straight Time Only)				

- Percentage markup on materials of net cost as reflected on supplier's invoices of parts, equipment, materials, and supplies must include all delivery charges.

20 %

- NOTE: Percentage mark-up for parts, equipment, materials, and supplies furnished by the subcontractors of the Successful Contractor shall be paid by the County only once and directly to the Successful Contractor and shall not exceed the percentage quoted above. The County will not pay rental fees to the successful contractor for equipment, parts and supplies that are customarily used in the operation of the Successful Contractor's business.

- Delivery Charge, if any, for parts: \$ 150

- Hours of Service

- Normal Service Days and Hours of availability:

- Monday - Friday, 7am - 5pm

- After Hours/Emergency Service Days and Hours of availability:

- 5:00 pm - 7:00 pm

- Contact Information

- Name: Sarah Scherr
- Contact Number: (816) 216-4115
- Email Address: sarah@ecosafehc.com

**ATTACHMENT 1
BIDDER'S QUOTATION SHEET**

- **Straight Time: 7:00 am – 5:00 pm, Monday through Friday**
- **Overtime: 5:01 pm – 6:59 am, Monday through Friday and all day on Saturdays**
- **Premium Time: All day on Sundays or a Federally recognized legal holiday**
- **Labor Rates must include all overhead expenses**

Title/Class	Straight Time Rate	Overtime Rate	Premium Time Rate
Asbestos Inspector	\$75.00	\$75.00	\$75.00
Asbestos Management Planner	\$75.00	\$75.00	\$75.00
Asbestos Project Designer	\$90.00	\$90.00	\$90.00
Asbestos Supervisor	\$65.00	\$72.50	\$90.00
Asbestos Worker	\$65.00	\$72.50	\$90.00
(CDL) Driver	\$103.64	\$155.46	\$207.27
Equipment Operator	\$119.98	\$179.98	\$239.97
Laborer	\$55.00	\$67.50	\$85.00
Project Manager	\$100.00	\$100.00	\$100.00
Insulator	\$65.00	\$72.50	\$90.00
Mold Management Planner	\$65.00	\$65.00	\$65.00
Mold Project Designer	\$65.00	\$65.00	\$65.00
Mold Supervisor	\$65.00	\$72.50	\$90.00
Mold Worker	\$65.00	\$72.50	\$90.00
Lead Paint Management Planner	\$65.00	\$65.00	\$65.00
Lead Paint Designer	\$65.00	\$65.00	\$65.00
Lead Paint Supervisor	\$65.00	\$72.50	\$90.00
Lead Paint Worker	\$65.00	\$72.50	\$90.00
Average Wage Rate (Sum of hourly wages in straight time column, divided by the number of straight time entries)	\$74.09		

Abatement and Disposal Rates

Asbestos Containing Material	UNIT	Straight Time Rate	Overtime Rate	Premium Time Rate
Acoustic Ceiling Tile	Square Feet	\$5.60	\$6.44	\$7.40
Air Quality Testing/Monitoring	Per Test	\$210.00	\$241.50	277.00
Asbestos (Disposal Only)	Cubic Yard	\$81.50	\$93.75	107.80
Asbestos Debris	Square Feet	\$25.00	\$28.75	\$33.00
Asphalt Shingle	Square Feet	\$7.00	\$8.00	\$9.20
Backing Paper	Square Feet	\$7.00	\$8.00	\$9.20
Ceiling Texture	Square Feet	\$7.00	\$8.00	\$9.20
Composite Roof Membrane	SQFT	\$8.00	\$9.20	\$10.58
Cover Base with Mastic	Linear Foot	\$2.50	\$2.87	\$2.65
Fire Safety Doors	Each	\$200.00	\$230.00	\$264.50
Flooring Material and Mastic	Square Feet	\$2.75	\$3.16	\$3.56
Gaskets	Each	\$500.00	\$575.00	\$661.25
Glue Dots	Square Feet	\$4.00	\$4.60	\$5.29
Lead Remediation	Square Feet	\$25.00	\$28.75	\$33.00
Mud Jacket Fittings	Each	\$25.00	\$28.75	\$33.00
Mold Remediation	Square Feet	\$10.00	\$11.50	\$13.22
Plaster	Square Feet	\$7.00	\$8.00	\$9.20

	Square Feet			
Rolled Roofing	Square Feet	\$7.00	\$8.00	\$9.20
Roof Flashing	Square Feet	\$7.00	\$8.00	\$9.20
Roof Seam Sealant	Square Feet	\$7.00	\$8.00	\$9.20
Sheetrock	Square Feet	\$5.00	\$5.75	\$6.60
Special Waste – 55 Gallon	Drum	\$355.00	408.00	469.00
Special Waste	Ton	CBC	CBC	CBC
Stucco	Square Feet	\$7.00	\$8.00	\$9.20
Thermal System Insulation (TSI) Breaching/Boiler	Square Feet	\$25.00	\$28.75	\$33.00
Transite Siding	Square Feet	\$4.00	\$4.60	\$5.29
TSI – Pipe Insulation	Linear Foot	\$25.00	\$28.75	\$33.00
Window Caulk/Glazing	Linear Foot	\$21.00	\$24.15	\$27.77
Total Abatement and Disposal (Straight Time Only)		\$1,590.35		

- **Percentage markup on materials of net cost as reflected on supplier's invoices of parts, equipment, materials, and supplies must include all delivery charges.**

15 %

- **NOTE: Percentage mark-up for parts, equipment, materials, and supplies furnished by the subcontractors of the Successful Contractor shall be paid by the County only once and directly to the Successful Contractor and shall not exceed the percentage quoted above. The County will not pay rental fees to the successful contractor for equipment, parts and supplies that are customarily used in the operation of the Successful Contractor's business.**

- **Delivery Charge, if any, for parts: \$ 0.00**

- **Hours of Service**

- **Normal Service Days and Hours of availability:**

- Monday-Friday 7:00am-3:30pm

- **After Hours/Emergency Service Days and Hours of availability:**

- 4:00pm-12:00am After Hours/7:00am-7:00am Monday-Sunday

- **Contact Information**

- **Name:** Scott Stewart
- **Contact Number:** 816-569-5256
- **Email Address:** scott@newhorizons-llc.com

IN THE COUNTY LEGISLATURE OF JACKSON COUNTY, MISSOURI

A RESOLUTION appointing Jon H. Otto to the Central City Economic Development Sales Tax District Board, to fill the unexpired term occasioned by the resignation of Melissa Patterson-Hazley, for a term to expire November 14, 2023.

RESOLUTION NO. 21369, August 14, 2023

INTRODUCED BY Venessa Huskey, County Legislator

WHEREAS, at the election held April 4, 2017, the voters of Kansas City, Missouri, approved the Central City Economic Development Sales Tax, Question 4, a retail sales tax of one-eighth (1/8) of one cent for the support of development and revitalization along the Prospect Avenue corridor; and,

WHEREAS, approval of the question submitted authorized the creation of the Central City Economic Development Sales Tax District Board and the imposition of the sales tax; and,

WHEREAS, section 67.1305, RSMo., the enabling legislation for the creation of the district, provides that the district be governed by a board whose membership is to include a member selected by a majority vote of the Legislature; and,

WHEREAS, by Resolution 20288 dated October 14, 2019, the Legislature did reappoint Melissa Patterson-Hazley to this board; and,

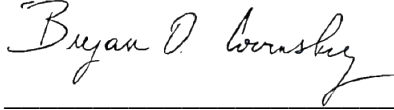
WHEREAS, Ms. Patterson-Hazley was recently elected to the City Council of Kansas City, Missouri, and has submitted her resignation of this appointment; and,

WHEREAS, it is now appropriate that the Legislature adopt this Resolution appointing a member to fill the unexpired term of Ms. Patterson-Hazley; now therefore,

BE IT RESOLVED by the County Legislature of Jackson County, Missouri, that Jon H. Otto be and hereby is appointed to the Central City Economic Development Sales Tax District Board to fill the unexpired term occasioned by the resignation of Melissa Patterson-Hazley, for a term to expire November 14, 2023, under section 67.1305, RSMo.

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

APPROVED AS TO FORM:



County Counselor

Certificate of Passage

I hereby certify that the attached resolution, Resolution No. 21369 of August 14, 2023, was duly passed on _____, 2023 by the Jackson County Legislature. The votes thereon were as follows:

Yeas _____

Nays _____

Abstaining _____

Absent _____

Date

Mary Jo Spino, Clerk of Legislature

Request for Legislative Action

Res. #21369
Sponsor: Venessa Huskey
Date: August 14, 2023

Completed by County Counselor's Office

Action Requested:	Resolution	Res.Ord No.:	21369
Sponsor(s):	Venessa Huskey	Legislature Meeting Date:	8/14/2023

Introduction

Action Items: ['Authorize']

Project/Title:

A RESOLUTION appointing Jon H. Otto to the Central City Economic Development Sales Tax District Board, to fill the unexpired term occasioned by the resignation of Melissa Patterson-Hazley, for a term to expire November 14, 2023.

Request Summary

WHEREAS, at the election held April 4, 2017, the voters of Kansas City, Missouri, approved the Central City Economic Development Sales Tax, Question 4, a retail sales tax of one-eighth (1/8) of one cent for the support of development and revitalization along the Prospect Avenue corridor; and,

WHEREAS, approval of the question submitted authorized the creation of the Central City Economic Development Sales Tax District Board and the imposition of the sales tax; and,

WHEREAS, section 67.1305, RSMo., the enabling legislation for the creation of the district, provides that the district be governed by a board whose membership is to include a member selected by a majority vote of the Legislature; and,

WHEREAS, by Resolution 20288 dated October 14, 2019, the Legislature did reappoint Melissa Patterson-Hazley to this board; and,

WHEREAS, Ms. Patterson-Hazley was recently elected to the City Council of Kansas City and has submitted her resignation of this appointment; and,

WHEREAS, it is now appropriate that the Legislature adopt this Resolution appointing a member to fill the unexpired term of Ms. Patterson-Hazley; now therefore,

BE IT RESOLVED by the County Legislature of Jackson County, Missouri, that Jon H. Otto be and hereby is appointed to the Central City Economic Development Sales Tax District Board to fill the unexpired term occasioned by the resignation of Melissa Patterson-Hazley, for a term to expire November 14, 2023, under section 67.1305, RSMo.

Contact Information

Department:	Clerk of Legislature	Submitted Date:	8/7/2023
Name:	Tedi Rowland	Email:	trowland@jacksongov.org

Request for Legislative Action

Title:	Deputy County Clerk	Phone:	816-881-3246
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Budget Information			
Amount authorized by this legislation this fiscal year:			\$ 0
Amount previously authorized this fiscal year:			\$ 0
Total amount authorized after this legislative action:			\$
Is it transferring fund?			No
Single Source Funding:			
Fund:	Department:	Line Item Account:	Amount:
			!Unexpected End of Formula

Prior Legislation	
Prior Ordinances	
Ordinance:	Ordinance date:
Prior Resolution	
Resolution:	Resolution date:
20288	October 14, 2019

Purchasing	
Does this RLA include the purchase or lease of supplies, materials, equipment or services?	No
Chapter 10 Justification:	
Core 4 Tax Clearance Completed:	
Certificate of Foreign Corporation Received:	
Have all required attachments been included in this RLA?	

Compliance	
Certificate of Compliance	
Not Applicable	
Minority, Women and Veteran Owned Business Program	
Goals Not Applicable for following reason: not spending money	
MBE:	.00%
WBE:	.00%
VBE:	.00%
Prevailing Wage	

Request for Legislative Action

Not Applicable	
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Fiscal Information

-

History

Submitted by Clerk of Legislature requestor: Tedi Rowland on 8/7/2023. Comments: For August 14, 2023 Agenda. Venessa Huskey is sponsoring. THR

Approved by Department Approver Mary Jo Spino on 8/7/2023 4:13:54 PM. Comments: mjs

Not applicable by Purchasing Office Approver Barbara J. Casamento on 8/8/2023 10:06:38 AM. Comments:

Approved by Compliance Office Approver Ikeela Alford on 8/8/2023 11:36:13 AM. Comments:

Approved by Budget Office Approver David B. Moyer on 8/8/2023 1:12:38 PM. Comments:

Approved by Executive Office Approver Sylvya Stevenson on 8/8/2023 1:42:02 PM. Comments:

Approved by Counselor's Office Approver Jamesia Manning on 8/10/2023 12:27:00 PM. Comments:



Office of the City Council

Melissa Patterson Hazley
Councilwoman, 3rd District at Large

City Hall, 22nd Floor
414 E. 12th Street
Kansas City, MO 64106

(816) 513-6512
Fax: (816) 513-1612
Email: melissa.patterson-hazley@kcmo.org

Dear Mr. Chairman McGee,

I was recently elected to the City Council in Kansas City, Missouri and I will assume office on August 1, 2023. For this reason, I am resigning from the Central City Economic Development Board effective July 31, 2023. It has been an absolute honor to serve as the CCED Vice-Chairwoman since its inception in 2017. Over the course of just 6 years, I have been able to work with my colleagues to facilitate over *414 million dollars* in economic development investment in the central city. Please see the attached Inception To Date report (generated December 2022) for more details about the ongoing success of CCED.

I am thrilled to be joining the City Council and intend to continue my staunch support of CCED in my new leadership role.

Please express my sincere thanks to all Jackson County legislators and County Executive Frank White for allowing me the opportunity to serve our community in an impactful way.

With gratitude,

Melissa Patterson Hazley

JON H. OTTO

64130 EMAIL : OTTO.JON@GMAIL.COM

LEGAL EXPERIENCE

EVERGY, INC., Kansas City, Missouri
Director, Corporate Counsel

**2022 -
PRESENT**

- Provide legal advice with respect to securities (Securities Exchange Act / Securities Act), finance, real estate, and corporate transactions, including assessing and advising on current and future business structures and legal entities.
- Assist with securities law reporting and compliance; capital market activities; negotiation and administration of credit facilities, commercial paper programs and other financing arrangements.
- Support business development and venture capital activities; merger and acquisition activity, as well as asset acquisitions and dispositions; and state and federal regulatory matters related to financing and governance.
- Assist with corporate governance matters, including preparing and reviewing board communications and board and board committee materials and minutes, and playing a role in the company's annual shareholder meeting, including proxy statement preparation and related corporate governance research, advocacy, and outreach.
- Perform special projects and such other transactional matters.

BRYAN CAVE LEIGHTON PAISNER, LLP, Kansas City, Missouri
Attorney

2019 - 2022

Practice Areas: Structured Finance

- Practice focuses on real estate development and finance using traditional bank financing, municipal bond financing, and complex economic development incentives including tax increment financing, sale-leaseback transactions, and tax abatement and exemptions.
- Negotiate, draft, revise, and amend contracts, loan documents, resolutions, and agreements in connection with various complex financing transactions representing both borrowers and lenders.
- Counsel to CMBS lenders and servicers in connection with securitized commercial mortgage loan transactions with an emphasis on defeasances, originations, and other servicing and consent matters.
- Conduct research and draft memoranda on various issues of real estate finance, equipment finance, municipal law, and creditors' rights.
- Recognized by The Best Lawyers in America: Ones to Watch 2021 Edition. The Best Lawyers in America is the oldest lawyer-rating publication in the U.S. and selection is based on a peer-review survey in which leading lawyers cast votes on the legal abilities of others in their specialties.

POLSINELLI P.C., Kansas City, Missouri
Attorney

2010 - 2019

Practice Areas: Financial Services, Real Estate Development, and Capital Markets

- Practice centered on real estate development and finance using tax credit finance, municipal bond finance, and complex economic development incentives including tax increment financing, STAR bonds, and real and personal property tax exemptions.
- Real estate development practice included assisting developers with property purchases and sales and title, zoning and survey matters in connection with property development.
- Represented developers, lenders, syndicators, and equity investors in transactions involving low-income housing tax credits, historic tax credits, and new market tax credits.

JON H. OTTO

EMAIL: OTTO.JON@GMAIL.COM

- Served as bond counsel, disclosure counsel, issuer's counsel, and underwriter's counsel in connection with a variety of public financing transactions including governmental, public power, airport and other transportation, housing tax credit bonds and bonds issued for health care organizations and other non-profit organizations.
- Negotiate, draft, revise, and amend contracts, loan documents, resolutions, partnership agreements, and corporate by-laws in connection with various financing and defeasance transactions.

OTHER PROFESSIONAL EXPERIENCE

SWISS REINSURANCE, Overland Park, Kansas **2002 - 2010**

Actuarial Analyst

- Managed quarterly loss reporting process, analyzed statistical loss data and communicated variances, and constructed exhibits to forecast loss reserves.
- Awarded Global Achievement Award for superior effort in redesigning and implementing the Actual vs. Expected database and reports, March 2005.

GENERAL ELECTRIC CAPITAL, Stamford, Connecticut; Raleigh, North Carolina; Overland Park, Kansas **2000 - 2002**

Information Management Leadership Program - Systems Analyst

- IT project management training program consisting of four, six-month rotations in areas of e-Business, data management, six-sigma, and system security.
- Worked closely with internal clients to examine business models and design appropriate IT solutions to improve business efficiency and productivity.

LOCKHEED MARTIN - SPACE MISSION SYSTEMS & SERVICES, Houston, Texas **1998 - 2000**

Quality Control Analyst

- Developed and analyzed Metrics reporting processes to ensure software implementation according to project and contract requirements.

OTHER LEGAL EXPERIENCE

UNITED STATES BANKRUPTCY COURT, WESTERN DISTRICT OF MISSOURI, Kansas City, Missouri **2009**

Bankruptcy Judicial Intern for the Honorable Judge Jerry W. Venters

- Reviewed motions, researched case law, and drafted legal opinions and memoranda.

MISSOURI COURT OF APPEALS, WESTERN DISTRICT, Kansas City, Missouri **2007**

Law Clerk for the Honorable Judge Thomas H. Newton

- Reviewed motions, researched relevant case law, and drafted legal opinions.

EDUCATION

UNIVERSITY OF MISSOURI – KANSAS CITY SCHOOL OF LAW, Kansas City, Missouri **2010**

Juris Doctor

- *UMKC Law Review* - Literary Editor, Vice President - Black Law Students Association, Jackson County Bar Association Judge Kit Carson Roque Jr. Scholarship recipient; Law School Emissary

Honors and Activities:

CLARK ATLANTA UNIVERSITY, Atlanta, Georgia **1998**

Bachelor of Science – Mathematics

- Dean's List, Mathematical Association of America, Varsity Baseball

Honors and Activities:

JON H. OTTO

EMAIL: OTTO.JON@GMAIL.COM

BAR ADMISSIONS

- Missouri; Kansas;
- U.S. District Court - Western District of Missouri; and U.S. Tax Court

PROFESSIONAL MEMBERSHIP & ACTIVITIES

- Missouri Bar Association
- Kansas Bar Association
- National Association of Bond Lawyers
- Kansas City Metropolitan Bar Association
- American Bar Association
- Jackson County Bar Association
- Greater Kansas City Chamber of Commerce
- Centurions Leadership Program – Apex Cohort, Class of 2022

COMMUNITY ACTIVITIES

- Minddrive – Board of Directors, 2022-Present
- Missouri Charter Public School Association – Board of Directors, 2021-Present
- Industrial Development Authority – Board of Directors, 2016-Present
- Child Protection Center – Board of Directors, 2015-Present
- University Health (f/k/a Truman Medical Center) – Board of Directors, 2016-Present
- UMKC Law Alumni Association – Board of Directors, 2017-Present
- Urban Land Institute, Kansas City – Advisory Board Member, 2018-Present
- Academie Lafayette Charter School – Board of Directors, President, 2010-2022
- Blue Hills Community Services – Board of Directors, 2015-2016
- Legal Aid of Western Missouri – Volunteer Attorney, 2010
- Habitat for Humanity – Volunteer, 2003-2007
- United Way Community Service – Volunteer and Donor, 2000-2006
- YouthFriends of Kansas City – Tutor & Mentor, 2000-2004
- Niles Home for Children – Volunteer, 2001-2002

JON H. OTTO

DEAL SHEET

Structured Finance Transactions

- Served as outside counsel to the Tax Increment Financing Commission of Kansas City, Missouri in connection with structuring and documenting development and public infrastructure projects within Kansas City, Missouri.
- Represented one of the nation's largest dairy cooperatives in connection with its purchase of approximately \$433 million in assets from a large milk processor including plants, rolling stock, and other equipment.
- Represented a developer in connection with development and construction of a mixed use commercial project located in downtown Kansas City, Kansas consisting of residential housing, upgraded conference center facilities, and commercial and service-based amenities including retail space and an athletic field.

Tax Credit Finance Transactions

- Represented the affordable housing division of a large national banking association in connection with the disposition of interests in over 350 Low Income Housing Tax Credit projects located in 35 states and the redemption of over 40 fund limited partner interests from large national institutional investors.
- Served as counsel to an independent community development entity in 12 new projects totaling more than \$100 million in Native American communities using New Market Tax Credit financing.
- Served as developer's counsel in connection with redevelopment of an elementary school into a 60 unit senior housing apartment located in Chicago, Illinois using Low Income Housing Tax Credit financing, Historic Tax Credit financing and Chicago Donation Tax Credits.
- Served as developer's counsel in connection with a multi-phase senior housing project located in North Kansas City, Missouri using Low Income Housing Tax Credit financing.
- Served as nonprofit developer's counsel in the closing of a \$13 million affordable family development in the urban core of Kansas City, Missouri using Low Income Housing Tax Credit financing.
- Served as nonprofit developer's counsel in the closing and development of a \$5 million low-income, senior housing apartment complex in Kansas City, Kansas using Federal and state Historic Tax Credits and Low Income Housing Tax Credit financing.
- Served as developer's counsel in the closing of a multiple HUD 221(d)(4) affordable family developments in Oklahoma and Arkansas using 4% Low Income Housing Tax Credit financing.
- Counsel to tax credit syndicator in syndication of more than \$8 million in Low Income Housing Tax Credits in Jackson, Mississippi.
- Represented the investor in connection with financing the construction of a charter school located in central Kansas City, Missouri using New Market Tax Credit financing.
- Served as counsel to a regional developer in transforming a dilapidated historic building in the central core of Wichita, Kansas into a boutique hotel using Federal and state Historic Tax Credits.
- Served as counsel to a developer in a complex and highly structured "twin" transaction located in downtown Kansas City, Missouri involving New Market Tax Credits and Federal Rehabilitation Tax Credits, as well as state Historic Tax Credits.
- Advised a third-party lender in a New Markets Tax Credit transaction where the lender acted as both a "leverage" lender and a mortgage lender in a transaction involving multiple loans and borrowers.

Bond Financing Transactions

- Served as underwriter's counsel to a multinational financial services company in connection with the issuance of a variety of bond, note and other municipal obligations, including certificates of participation,

JON H. OTTO

lease revenue bonds, industrial development revenue bonds, tax and revenue anticipation notes, general obligation bonds, water, sewer and transportation revenue bonds, special tax bonds and special facility bonds.

- Served as disclosure counsel to Los Angeles, San Diego and Ontario International Airports in connection with over \$6 billion of public debt offerings to build and refurbish airport terminals and facilities.
- Represented Los Angeles World Airports as disclosure counsel and bond counsel in over \$4 billion of bonds issued to finance capital projects, including construction of various elements of the Bradley West Terminal Project, construction of the Central Utility Plant Project and other capital improvement projects.
- Served as disclosure counsel to the Alameda Corridor Transportation Authority for bond issuances related to the development and financing of the Alameda Corridor, a 20-mile “freeway” for freight trains.
- Served as counsel to Orange County, California related to its continuing disclosure obligations in connection with the SEC’s Municipalities Continuing Disclosure Cooperation Initiative.
- Served as co-bond counsel to the San Diego Water Authority in connection with the partial redemption of the California Pollution Control Financing Authority Water Furnishing Revenue Bonds related to the completion of the San Diego County Water Authority Desalination Pipeline Project.
- Served as bond counsel and disclosure counsel to the Harbor Department of the Port of Long Beach in connection with the issuance of its Harbor Revenue Refunding Bonds related to terminal development projects and related facilities improvements.
- Served as co-bond counsel to the St. Louis Municipal Finance Corporation in connection with the issuance of its Police Capital Improvement Sales Tax Leasehold Refunding Revenue Bonds and its Juvenile Detention Center Leasehold Refunding Revenue Bonds related to the construction of the St. Louis police department headquarters and police academy and construction of the City of St. Louis juvenile detention center and related improvements.
- Member of a team acting as bond counsel and borrower’s counsel on the issuance of more than \$800 million of tax-exempt bonds, through three different issuers, including fixed rate, variable rate, and direct purchase components for a national health care provider.
- Served as borrower’s counsel in a \$30 million bond issuance for a 156-bed acute care hospital.

Other Transactions

- Represented multiple national banking associations as loan servicers in the specialized area of loan defeasance of securitized loans. Assisted with over 600 transactions involving the defeasance of multi-million dollar loans, secured by all types of real property, including hotels, shopping centers, offices, industrial, mixed use, manufactured homes, apartments, and condominiums.
- Served as lender’s counsel to a large nonprofit health care system in connection with the syndication of various medical office building and nonprofit housing projects totaling over \$350 million.
- Represented a master developer in connection with public/private development of a mixed-use commercial development on an approximately 55 acre tract of land in North Kansas City, Missouri using various economic development incentive programs including industrial development bonds, tax increment financing, community improvement district, and property assessment clean energy financing.

IN THE COUNTY LEGISLATURE OF JACKSON COUNTY, MISSOURI

A RESOLUTION recognizing Westside Housing Organization, Inc., on the occasion of its Fiftieth Anniversary celebration.

RESOLUTION NO. 21370, August 14, 2023

INTRODUCED BY Manuel Abarca IV, DaRon McGee, Venessa Huskey, Donna Peyton, Charlie Franklin, Jalen Anderson and Megan L. Marshall, County Legislators

WHEREAS, Westside Housing Organization, Inc., a private, not-for-profit corporation with the mission to build community at the intersection of housing, health, energy, and equity, was founded in 1973 by passionate neighborhood residents who wanted the City of Kansas City, Missouri to improve the physical conditions of their neighborhood and save houses from destruction by highway construction; and,

WHEREAS, driven by this collective vision, Westside Housing Organization emerged as a beacon of hope and resilience, and has since remained unwavering in its commitment to community development; and,

WHEREAS, Westside Housing Organization, Inc. has evolved into one of the most esteemed community development corporations (CDC) within Kansas City, Missouri, reflecting a legacy of more than four decades of collaboration and transformative impact; and,

WHEREAS, deeply rooted in the Westside neighborhood, Westside Housing Organization has exemplified a steadfast dedication to serving diverse Kansas City metropolitan area neighborhoods, embracing the unique essence of each community while forging bonds of unity and support; and,

WHEREAS, Westside Housing Organization's advocacy for safe and healthy homes is evident through its home repair grants and construction services, safeguarding families and seniors from financial crises while fortifying the foundations of their well-being; and,

WHEREAS, the community building and engagement initiatives spearheaded by Westside Housing Organization have empowered neighbors to champion investments and enhancements in their communities, nurturing a sense of belonging and shared purpose that reverberates throughout the entire Kansas City metro area; now therefore,

BE IT RESOLVED by the County Legislature of Jackson County, Missouri that the Legislature proudly commemorates the Fiftieth Anniversary of Westside Housing Organization, Inc., and extends its gratitude to the dedicated board of directors, visionary leadership, committed staff, and the countless individuals who have rallied together to shape a legacy of hope, progress, and lasting positive change.

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

APPROVED AS TO FORM:

Bryan D. Wonsky

County Counselor

Certificate of Passage

I hereby certify that the attached resolution, Resolution No. 21370 of August 14, 2023, was duly passed on _____, 2023 by the Jackson County Legislature. The votes thereon were as follows:

Yeas _____

Nays _____

Abstaining _____

Absent _____

Date

Mary Jo Spino, Clerk of Legislature

IN THE COUNTY LEGISLATURE OF JACKSON COUNTY, MISSOURI

A RESOLUTION recognizing Saint Mary's Catholic Church of Independence, Missouri on the occasion of its Bicentennial Anniversary celebration to be held August 15, 2023.

RESOLUTION NO. 21371, August 14, 2023

INTRODUCED BY Sean E. Smith, Charlie Franklin, Donna Peyton, and DaRon McGee,
County Legislators

WHEREAS, in the year 1823, Saint Mary's Catholic Church was established in the heart of Independence, Missouri, as a testament to the enduring spirit of Catholic pioneers and missionaries; and,

WHEREAS, Saint Mary's Catholic Church proudly stands as the oldest parish within the Diocese of Kansas City-Saint Joseph, a storied institution that has navigated the currents of history with unwavering devotion; and,

WHEREAS, Saint Mary's Catholic Church has weathered uprisings among settlers of varying faiths, enduring raids by outlaws, and even standing resilient amidst the tumultuous trials of the Civil War; and,

WHEREAS, the founding settlers of Saint Mary's Catholic Church, in the face of adversities and challenges, demonstrated a remarkable steadfastness in their faith, laying the foundation for an enduring legacy of spiritual commitment and community unity; and,

WHEREAS, the cornerstone of the current location of Saint Mary's Catholic Church was placed in 1864, coinciding with the inaugural journey of the first train from Kansas City to Independence, carrying Fr. Bernard Donnelly, the parish's inaugural pastor; and,

WHEREAS, two hundred years later, Saint Mary's Catholic Church continues to grace the corner of College and Liberty Streets in Independence, Missouri with a historical marker identifying its rich past; and,

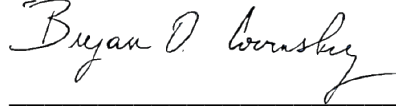
WHEREAS, Saint Mary's Catholic Church is a living embodiment of faith and community, under the guidance of its current pastor, Rev. Kendall Ketterlin, striving to create a future of hope, unity, and shared purpose; and,

WHEREAS, the Bicentennial Anniversary of Saint Mary's Catholic, will be opened on the Feast of the Assumption, August 15, 2023, with a Mass celebrated by Bishop James V. Johnston, Jr., followed by a dinner and presentation; now therefore,

BE IT RESOLVED by the County Legislature of Jackson County, Missouri that the Legislature hereby extends its heartfelt congratulations to Saint Mary's Catholic Church on the joyous occasion of its Bicentennial Anniversary and extends best wishes on all of its future endeavors.

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

APPROVED AS TO FORM:



County Counselor

Certificate of Passage

I hereby certify that the attached resolution, Resolution No. 21371 of August 14, 2023, was duly passed on _____, 2023 by the Jackson County Legislature. The votes thereon were as follows:

Yeas _____

Nays _____

Abstaining _____

Absent _____

Date

Mary Jo Spino, Clerk of Legislature

IN THE COUNTY LEGISLATURE OF JACKSON COUNTY, MISSOURI

A RESOLUTION congratulating Raoul C. Stitt on the occasion of his retirement after 32 years of service to the Jackson County Prosecuting Attorney's Office.

RESOLUTION NO. 21372, August 14, 2023

INTRODUCED BY Venessa Huskey, County Legislator

WHEREAS, Raoul C. Stitt, a dedicated associate in the Prosecuting Attorney's Office, is retiring after nearly 32 years of commendable service to Jackson County; and,

WHEREAS, Raoul is the son of the Honorable Judge Charles L. Stitt and Katherine Stitt, and he shares a deep bond with his two brothers, Michael Stitt and Charles Stitt; and,

WHEREAS, Raoul, a man of diverse talents, was in the music business as a drummer, a lighting technician, and even served as a roadie for a touring rock band, until he realized the importance of securing his future through education; and,

WHEREAS, Raoul, at the age of thirty, pursued higher education at the University of Missouri – Kansas City (UMKC), and later attended UMKC School of Law, laying the foundation for his successful career; and,

WHEREAS, Raoul began his tenure with the Jackson County Prosecuting Attorney's Office during his final year in law school, serving as an Intern in the Kansas City Drug Unit in February 1991, and subsequently joined as an Assistant Prosecuting Attorney upon passing the bar exam; and,

WHEREAS, from 1991 to 1993, Raoul served in various capacities, including the Kansas City Drug Unit, the Independence Drug Unit, and the Kansas City Warrant desk; and,

WHEREAS, Raoul transferred to the Family Support Division on January 9, 1993, where he continued to serve as an Assistant Prosecuting Attorney in the Judicial Enforcement Unit; and,

WHEREAS, Raoul's dedication and exceptional work were recognized when he was honored with the Family Support Employee of the Year Award twice, in 1995 and again in 2011, reflecting his profound impact on the well-being of families in Jackson County; and,

WHEREAS, Raoul displayed his legal prowess by handling appellate work for the Judicial Unit, conducting legal research, and by arguing cases before the Western District of the Missouri Court of Appeals and the Missouri Supreme Court; and,

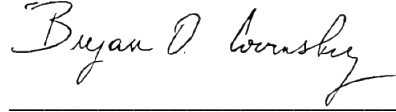
WHEREAS, Raoul's long and distinguished career in public service has been an integral part of the Jackson County Prosecuting Attorney's Office and Family Support Division, touching the lives of countless families and children in Jackson County; and,

WHEREAS, Raoul's presence and camaraderie will be deeply missed by his coworkers, who extend their heartfelt appreciation for his tireless dedication and unwavering commitment to public service; now therefore,

BE IT RESOLVED by the County Legislature of Jackson County, Missouri that the Legislature extends its heartfelt congratulations to Raoul C. Stitt on the occasion of his well-deserved retirement after 32 years of exceptional service to Jackson County and expresses its sincere gratitude for his significant contributions to the community.

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

APPROVED AS TO FORM:



County Counselor

Certificate of Passage

I hereby certify that the attached resolution, Resolution No. 21372 of August 14, 2023, was duly passed on _____, 2023 by the Jackson County Legislature. The votes thereon were as follows:

Yeas _____

Nays _____

Abstaining _____

Absent _____

Date

Mary Jo Spino, Clerk of Legislature