

Request for Legislative Action

Ord. #5670

Sponsor: Theresa Cass Galvin

Date: September 26, 2022

Completed by County Counselor's Office

Action Requested:	Ordinance	Res.Ord No.:	5670
Sponsor(s):	Theresa Galvin	Legislature Meeting Date:	9/26/2022

Introduction

Action Items: ['Appropriate', 'Amend']

Project/Title:

Appropriating an additional \$253,570 from the Undesignated Fund Balance of the County Improvement Fund (No. 013) to pay final costs associated with building demolition and to settle a water bill with the Kansas City Water Services Department for the site; and authorizing the County Executive to extend and amend an existing agreement with the Community Services League of Independence, MO for an additional 30 days to September 30, 2022 and for a total amount of \$2,753,570

Request Summary

This ordinance requests an additional \$253,570 in funding from the Undesignated Fund Balance of the County Improvement Fund for the purpose of paying final bills for the demolition of the remaining structures on the site. A total of 42 mobile homes were demolished as well as five permanent outbuildings, an office building and tire disposal for a total of \$155,292.50. Demolition costs included asbestos abatement where needed. Procurement for demolition was conducted by CSL as part of the relocation services contract and to make sure that public safety was maximized at the site. This ordinance also requests \$98,277 be allocated to CSL for a final payment to the Kansas City Water Services Department. CSL was paying monthly bills as part of the operating costs of the trailer park until February of 2022 when the County began receiving larger than expected utility bills from KC Water. These unanticipated costs were attributed to increasing vandalism at the park as residents left and several water main breaks that could never be located. Water service costs continued at the much higher rate reaching \$247,878 in unpaid bills until water service was able to be shut off in late July when the last resident relocated. The County has reached agreement with KC Water to pay a total \$98,276.40 for the months of February through July 2022 which reflects an estimated charge of \$16,379.40 per month or the average cost of water and sewer service between the months of August 2021 to January 2022 when the County was operating the trailer park. Lastly, this ordinance authorizes the County Executive to sign an amended agreement with Community Services League that extends their work on the project until September 30, 2022 and adjusts the total contract to \$2,753,570

Contact Information

Department:	County Executive Office	Submitted Date:	8/23/2022
Name:	Troy Schulte	Email:	TSchulte@jacksongov.org
Title:	County Administrator	Phone:	816-881-1079

Request for Legislative Action

Budget Information			
Amount authorized by this legislation this fiscal year:			\$253,570
Amount previously authorized this fiscal year:			\$800,000
Total amount authorized after this legislative action:			\$1,053,570
Is it transferring fund?			Yes
Transferring Fund From:			
Fund:	Department:	Line Item Account:	Amount:
013 (County Improvement Fund)	9999 (*)	32810 (Undesignated Fund Balance)	\$253,570
Transferring Fund To:			
Fund:	Department:	Line Item Account:	Amount:
013 (County Improvement Fund)	1214 (Fac. Mgmt. New Detention Center)	56440 (Water)	\$98,277
013 (County Improvement Fund)	1214 (Fac. Mgmt. New Detention Center)	58020 (Buildings & Improvements)	\$155,293

Prior Legislation	
Prior Ordinances	
Ordinance:	Ordinance date:
Prior Resolution	
Resolution:	Resolution date:
20889	February 28, 2022
20721	July 12, 2021
20739	August 23, 2021

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
In Compliance
Minority, Women and Veteran Owned Business Program

Request for Legislative Action

Goals Not Applicable for following reason: For purposes of borrowing money/bonds/other notes	
MBE:	.00%
WBE:	.00%
VBE:	.00%
Prevailing Wage	
Not Applicable	

Fiscal Information	
<ul style="list-style-type: none">Funds sufficient for this appropriation and/or transfer are available from the source indicated on the budget information tab.	

Request for Legislative Action

History

Submitted by County Executive Office requestor: Troy Schulte on 8/23/2022. Comments:

Approved by Department Approver Sylvya Stevenson on 8/23/2022 7:38:14 PM. Comments:

Returned for more information by Purchasing Office Approver Barbara J. Casamento on 8/26/2022 9:35:21 AM. Comments: The word building is misspelled in the 2nd sentence of the Request Summary

Submitted by Requestor Troy Schulte on 8/26/2022 11:09:58 AM. Comments:

Approved by Department Approver Troy Schulte on 8/26/2022 11:19:34 AM. Comments: Typo corrected

Not applicable by Purchasing Office Approver Barbara J. Casamento on 8/29/2022 9:05:30 AM. Comments:

Approved by Compliance Office Approver Ikeela Alford on 8/31/2022 1:50:40 PM. Comments: IA 8/31/2022

Approved by Budget Office Approver Mark Lang on 8/31/2022 2:07:46 PM. Comments: The fiscal note has been attached.

Approved by Executive Office Approver Sylvya Stevenson on 8/31/2022 3:57:52 PM. Comments:

Approved by Counselor's Office Approver Elizabeth Freeland on 9/15/2022 12:17:30 PM. Comments:

Fiscal Note:

Funds sufficient for this transfer are available from the sources indicated below.

PC# _____

Date: September 16, 2022

RES # 5670
eRLA ID #: 632

<u>Org Code/Description</u>	<u>Object Code/Description</u>	<u>From</u>	<u>To</u>
<u>013 County Improvement Fund</u>			
9999 -	32810 Undesignated Fund Balance	\$ 253,570	\$ -
1214 Fac Mgmt - New Detention Center	56440 Water	-	<u>98,277</u>
1214 Fac Mgmt - New Detention Center	58020 Buildings & Improvements	-	<u>155,293</u>
		<u>\$ 253,570</u>	<u>\$ 253,570</u>

Fiscal Note:

This expenditure was included in the Annual Budget

PC# _____

<u>Org Code/Description</u>	<u>Object Code/Description</u>	<u>Not to Exceed</u>
<u>013 County Improvement Fund</u>		
1214 Fac Mgmt - New Detention Center	56440 Water	\$ <u>98,277</u>
1214 Fac Mgmt - New Detention Center	58020 Buildings & Improvements	<u>155,293</u>
		<u>\$ 253,570</u>

APPROVED
By Mark Lang at 12:04 pm, Sep 16, 2022

Budget Office

Industrial Salvage & Wrecking Co., Inc.
 3570 Gardner Ave.
 Kansas City, MO 64120

Invoice

Date	Invoice #
8/18/2022	220057-1

Bill To
Community Services League 404 N. Noland Rd Independence, MO 64050

P.O. No.	Terms	Project
	Net 30	7000 E. 40 Hwy Ind...

Description	Contract	Prior Amt	Prior %	Qty	Curr %	Total %	Amount
Demolition of the (41) Forty One trailers located at: 7000 E. 40 Hwy Independence, MO	114,800.00			41	100.00%	100.00%	114,800.00
Removal of asbestos material.	11,275.00	11,275.00	100.00%	0	0.00%	100.00%	0.00
Change Order #1 - Additional work: Demolition of 5 outbuildings & Asbestos inspection & survey of 3 of the outbuildings	17,275.00	1,000.00	5.79%	0.94211	94.21%	100.00%	16,275.00
Change Order #2 - Abatement of 2 trailers-2900 Circle Dr. & 7210 E. 28th St. \$2640.00 & Asbestos inspection of 5 trailers \$1,512.50	4,152.50	1,880.00	45.27%	0.54726	54.73%	100.00%	2,272.50
Change Order #3 - CREDIT - reduce trailers to be demolished from 41 to 28 @ \$2800 per trailer (-\$36,400.00), 7 asbestos inspections (34 inspections done)(-\$1925.00)	-38,325.00	-1,925.00	5.02%	0.94977	94.98%	100.00%	-36,400.00
Change Order #4 - CREDIT - 2900 Circle Dr Asbestos was NOT abated, trailer was sold (CO#2) (-\$1,175.00). ADD - 2921 Monaco Rd abatement of 48s.f. of floor tile in the bathroom. \$525.00	-650.00				100.00%	100.00%	-650.00

Thank you for your business.

Total

Payments/Credits

Balance Due

Industrial Salvage & Wrecking Co., Inc.
 3570 Gardner Ave.
 Kansas City, MO 64120

Invoice

Date	Invoice #
8/18/2022	220057-1

Bill To
Community Services League 404 N. Noland Rd Independence, MO 64050

P.O. No.	Terms	Project
	Net 30	7000 E. 40 Hwy Ind...

Description	Contract	Prior Amt	Prior %	Qty	Curr %	Total %	Amount
Change Order # 5 - Additional work - Demolition of Office Bldg down to slab and shed, includes asbestos survey \$13,900.00, Asbestos inspection for 7004 28th St. #275.00	14,175.00				100.00%	100.00%	14,175.00
Change Order #6 - Additional work - Office Bldg, removal and disposal of asbestos containing materials, 20sf. of 9x9 floor tile \$550.00	550.00				100.00%	100.00%	550.00
Change Order #7 - Additional work - 13 trailer demolished, per list 6-30-22 = total demolished trailers 41 with asbestos survey \$38,325.00	38,325.00				100.00%	100.00%	38,325.00
Change Order #8 - Additional work - Removing trailer from under the bridge at 23rd St and Manchester \$2,800.00.	2,800.00				100.00%	100.00%	2,800.00
Change Order #9 - Additional work - Remove and recycle 629 tires left on property \$3145.00	3,145.00				100.00%	100.00%	3,145.00

Thank you for your business.	Total	\$155,292.50
	Payments/Credits	\$0.00
	Balance Due	\$155,292.50