



Office of  
**Mary Jo Spino**  
Clerk of the County Legislature

# Jackson County Missouri

## JOURNAL

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

### County Legislature

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

---

**Monday, March 29, 2021**

**10:00 AM**

**Twelfth Regular Meeting**

---

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

---

Dan Tarwater III, Chairman, called the meeting of the Jackson County Legislature to order.

**1 ROLL CALL**

Present 8 - Dan Tarwater III, Ronald E. Finley, Jalen Anderson, Crystal Williams, Scott Burnett, Charlie Franklin, Jeanie Lauer and Theresa Cass Galvin

Absent 1 - Tony Miller

**2 THE PLEDGE OF ALLEGIANCE**

Recited.

**3 APPROVAL OF THE JOURNAL OF THE PREVIOUS MEETING**

A motion was made by Ronald E. Finley, seconded by Theresa Cass Galvin to approve the journal of the previous meeting held on March 22, 2021. The motion passed by a voice vote.

**4 HEARINGS**

*Gail McCann Beatty, Director of Assessment, briefed the Legislature on the 2021 reassessment. Ms. Beatty said much is going on in the Assessment Department. In the course of the last year, they have processed 36,500 deeds, which is about 3,000 a month. They have received almost 70,000 personal property tax declarations and 13,000 business tax declarations, as well as 25,000 certificates of value. She expressed her thanks to everyone who assisted the department with catching up the deed processing. For the 2021 reassessment, the average sale price from the end of 2018 forward increased from \$197,000 to \$248,000, a 25.6% increase in sales prices. Kansas City, Missouri sales prices are growing faster than other cities because of extremely low interest rates. Price wars have buyers seeking out lower markets such as homes in Raytown and Grandview. There is a decline in availability of houses for sale. This is fueling a renovation of property in urban areas,*

*which translates into increased market value. But, the uncertainty of the job market and the economy due to the pandemic have led them to opt for a conservative approach in their reassessment. They chose to use a trending method for the property valuation which involves grouping properties by zip codes and looking at the comparable sales in the area. Out of the abundance of caution they did not inspect properties because of the risk of COVID. Property values increased no more than 14.9%. For most properties, the average increase was between 4% and 8%, not including new construction or significantly renovated properties. For commercial properties, they used a similar trending method, sorted by use type. They kept most entertainment industry properties flat. Most significant increases were in multi-family housing, industrial, and warehouses. Per their sales ratio report from the State Tax Commission for 2019, Jackson County came in just under 85%, meaning the 2019 values are still low and out of compliance. They are in the process of a parcel-by-parcel review by Tyler Technologies in preparation for the 2023 reassessment. They plan to have notice of valuation out to taxpayers by the end of April or first week of May. They will begin informal appeals through the end of May and will start formal appeals from May 1 through July 22, 2021. They will continue to work new construction through this time. One helpful change this year is that informal appeals that are not resolved will be automatically converted to formal appeals. They have hired 12 new data collectors. Tyler Technologies has hired 15 data collectors. Tyler Technologies will give an update in April.*

*Jeanie Lauer, County Legislator, asked if they had sufficient staff. Gail McCann Beatty said they need more appraisers. They hope the new data collectors will be trained to be appraisers. Because of the strong market, it is difficult to hire appraisers. Ms. Lauer asked about space. Ms. Beatty said they moved data collectors to rented space across the street. They do not have space to keep staff socially distant. The CAMA software system is in process and is set to go live in May 2022. They are in the process of purchasing additional laptops. They will have a request for legislative action coming before the Legislature for additional licenses for their mobile data cloud software. Ms. Beatty said she does not anticipate the appeals volume to be as high as the previous reassessment. They may need contracted staff to assist with appeals.*

*Crystal Williams, County Legislator, said she continues to hear from constituents that are mad about the previous reassessment. She hopes the department will keep them informed if there are any anomalies. But since the sales ratio is still out of compliance, Ms. Beatty said she will have to jump through some hoops with the STC. Ms. Williams said the*

*STC is not coming after any county that is out of compliance with the sales ratio. Ms. Beatty said their goal is to get every property up to market value. Ms. Williams said all in all they are moving forward, and she appreciates the Assessment Department efforts.*

*JCDC Partners, LLC gave an update regarding the Jackson County Justice Center. Brian Gaddie, Director of Public Works, introduced Dr. Troy Nash, Rick Davidson, Dan Musser, and Babette Macy. Dr. Nash said they continue to work remotely as much as feasible. They continue to be on schedule. Participation by County user groups continues to be robust. WBE and MBE goals continue to be on target. Additional WBE and MBE firms have joined the project. JCDC is currently working on the owner's design criteria phase, which defines the quality in all design and engineering objectives of the project. This component is slated to be completed in the next few months. They have presented a procurement plan to the project management team and the Steering Committee. The JCDC team has conducted a highly detailed site selection evaluation. Based on the site criteria they analyzed 40 sites and narrowed the sites down to a short list for evaluation. The short list was presented to the Legislature on January 25, 2021 during a closed session. The County Legislature will be the ultimate decision maker on whatever site is selected. JCDC continues to present best practices, cost efficient operation, and justice with dignity purposes. The detention center campus will have the social service programs and educational resources aimed at making our community safer by reducing relapse into criminal behavior and encouraging all to become productive members of society. Handouts presented by JCDC Partners are available at:  
<https://jacksonco.legistar.com/MeetingDetail.aspx?ID=853592&GUID=D0E52CDD-B722-4E6D-8586-F8FEA0CFD45B&Options=info%7Cnotes%7C&>*

*Jeanie Lauer asked about decisions made by the Steering Committee. Rick Davidson said there are many decisions yet to be made. The handout of a timeline shows different aspects of the process in which the Steering Committee gave approval as well as when updates were provided to the Legislature. Most recently the Steering Committee approved a letter of intent to give confidential direction to the county's real estate broker. The full report on the operational program and the architectural program have been presented and are available on the project website, [jcdetentioncenter.com](http://jcdetentioncenter.com). Ms. Lauer asked about the estimated cost without land. Mr. Davidson said the cost model is based on a particular point in time at the mid-point of construction and is approximately \$260,000,000.00. This is for the facility itself without making it operational.*

*Jalen Anderson, County Legislator, pointed out that the Steering Committee approved the bed count of 1,189 on 6/16/2020 without Legislative approval. He said the Legislature needs to be kept up to date to get support from the Legislature to pass this project. He appreciates the inclusion of mental health plans in the programming package.*

*Crystal Williams said the size of the jail should be a public policy discussion. The County Legislature has the ultimate fiduciary responsibility. Jeanie Lauer said it would be helpful if the Steering Committee minutes were shared with the Legislature. Ronald E. Finley, County Legislator, said the minutes are not filed with the Clerk of the Legislature. Real estate transactions are typically a confidential process. He asked about the security of the facility. Rick Davidson said the security is built into the structure and design of the facility.*

*Discussion.*

#### **5 COMMUNICATIONS WITH AND REPORTS OF THE COUNTY EXECUTIVE**

*Frank White, Jr., County Executive, said JCDC Partners have done a great job but he has his concerns with actions not brought before the Legislature. He did not sign the letter of intent regarding the site selection. He believes they cannot be too transparent on this project. He supports guidelines for the Steering Committee.*

#### **6 PERFECTION OF PROPOSED ORDINANCES AND REPORTS OF COMMITTEE**

[5494](#) Inter-Governmental Affairs Committee moved to perfect. Consent Agenda.

#### **7 FINAL PASSAGE OF PROPOSED ORDINANCES**

[5492](#) Consent Agenda.

#### **8 RESOLUTIONS IN COMMITTEE**

[20638](#) Land Use Committee moved to adopt. Consent Agenda.

[20639](#) Public Works Committee moved to adopt. Consent Agenda.

*The Public Works Committee Substitute dated March 29, 2021 for Resolution #20639 was recommended for adoption.*

## 9 CONSENT AGENDA

[5494](#) AN ORDINANCE repealing sections 3301., 3302., 3303., 3305., and 3306., Jackson County Code, 1986, relating to property assessed clean energy and enacting, in lieu thereof, eleven new sections relating to the same subject.

(PERFECTED)

[5492](#) AN ORDINANCE appropriating \$894,078.00 from the undesignated fund balance of the 2021 Grant Fund and awarding a contract for the design and construction of a new bridge in relation to Federal Project No. BRO-B048(55), Tarsney Lake Spillway Repair, County Project No. 3202, to Lehman Construction, of California, MO, under the terms and conditions of Invitation to Bid No. PW 09-2020, at an actual cost to the County not to exceed \$894,078.00.

(ADOPTED)

[20638](#) A RESOLUTION awarding a contract for the furnishing and installation of lighting systems for use by the Parks + Rec Department at the Frank White, Jr., Softball Complex and the Longview Horse Park Show Arena to Brandy Electric of Lee's Summit, MO, under the terms and conditions of Invitation to Bid No. 3-21, at an actual cost to the County in the amount of \$1,140,700.00.

(ADOPTED)

[20639](#) A RESOLUTION awarding twelve-month term and supply contracts with one twelve-month option to extend, for the furnishing of traffic signs and supplies for use by the Public Works and Parks + Rec Departments to J&A Traffic Products of Blue Springs, MO, Newman Signs of Jamestown, ND, and Vulcan Signs of Foley, AL, under the terms and conditions of Invitation to Bid No. 53-20.

(ADOPTED)

*Ordinance #5494 was sent to the Consent Agenda for perfection.*

*Ordinance #5492 and Resolutions #20638 and #20639 were sent to the Consent Agenda for adoption.*

A motion was made by Jalen Anderson, seconded by Ronald E. Finley, to approve the Consent Agenda. The motion passed by a roll call vote:

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

Absent: 1 - Tony Miller

**10 INTRODUCTION OF PROPOSED ORDINANCES AND ASSIGNMENT TO COMMITTEE**

[5495](#) Amending the zoning districts established pursuant to the Unified Development Code by rezoning a certain 1.02± acre tract from District AG (Agricultural) to District RS (Residential Suburban).  
*(Assigned to the Land Use Committee.)*

[5496](#) 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).  
*(Assigned to the Land Use Committee.)*

*The Land Use Committee will have a public hearing regarding Ordinances #5495 and #5496 on Monday, April 12, 2021 at 9:50 A.M. in the Kansas City Legislative Assembly Area.*

**11 INTRODUCTION OF PROPOSED RESOLUTIONS AND ASSIGNMENT TO COMMITTEE**

[20640](#) A motion was made by Scott Burnett, seconded by Ronald E. Finley, to adopt Resolution #20640, authorizing the Jackson County Legislature to hold a closed meeting on Monday, March 29, 2021, for the purpose of conducting confidential communications under section 610.021(2) of the Revised Statutes of Missouri, and closing all records prepared for discussion at said meeting. The motion passed by a roll call vote:

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

Absent: 1 - Tony Miller

(ADOPTED)

[20641](#) A motion was made by Theresa Cass Galvin, seconded by Ronald E. Finley, to adopt Resolution #20641, to provide funds to outside agencies to ensure food insecurity is minimized in the wake of the full economic impact of the COVID-19 outbreak and authorizing the County Executive to execute cooperative agreements with certain agencies, at an aggregate cost to the County not to exceed \$500,000.00. The motion passed by a roll call vote:

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

Absent: 1 - Tony Miller

(ADOPTED)

[20642](#)

Awarding a contract for annual geographic information systems software maintenance for use by the Information Technology Department to Environmental Systems Research Institute, Inc., of Redlands, CA, as a sole source purchase, at an actual cost to the County in the amount of \$58,990.00.

*(Assigned to the Finance and Audit Committee.)*

## 12 COUNTY EXECUTIVE ORDERS

[21-11](#)

I hereby appoint the following persons to serve on the nominating committee for the Ethics, Human Relations, and Citizen Complaints Commission:

Damon Daniel, President, Ad Hoc Group Against Crime- Representative from the local office of a civil rights organization.

Mary Kay O'Malley, M.A., J.D., Clinical Professor, UMKC School of Law-A Faculty Member of a college within Jackson County.

Joel Pelofsky, Attorney, Berman DeLeve Kuchan & Chapman-Member of the Missouri Bar whose office is or has been located for the preceding three years in Jackson County.

Copies of the resumes of all appointees are attached.

## 13 UNFINISHED BUSINESS

Ronald E. Finley asked Crissy Wooderson, Legislative Auditor, about the American Rescue Plan Act. Ms. Wooderson said the American Rescue Plan Act provides the County with \$136 million. Under the plan, there will be a direct allocation of funding to cities with over 50,000 in population. These funds have a broader use than the CARES Act funds previously allocated. The County has not yet received these funds.

Dan Tarwater III, County Legislator, said he had great feedback on the vaccine event at Arrowhead Stadium. People described it as a logistical miracle.

Jeanie Lauer asked about the structure of the County's Emergency Preparedness Department. Frank White, Jr. said that Troy Schulte has been serving as the acting emergency preparedness manager.

Frank White, Jr. thank the Jackson County Health Department for a job well done in getting vaccines at the John Knox Village Community Center.

**14 NEW BUSINESS**

Closed meeting per Resolution #20640. The County Legislature went into closed session.

The County Legislature reconvened.

**15 ADJOURNMENT**

A motion was made by Crystal Williams, seconded by Ronald E. Finley, to adjourn the meeting. The motion passed by a voice vote.

*The County Legislature will not meet next week.*

*Meeting adjourned until Monday, April 12, 2021 at 10:00 A.M. at the Jackson County Courthouse, 415 E. 12th Street, Kansas City, Missouri, 2nd Floor, Legislative Assembly Area.*