



Office of
Mary Jo Spino
Clerk of the County Legislature

Jackson County Missouri

JOURNAL

Jackson County Courthouse
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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, June 28, 2021

10:00 AM

Twenty-third 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 9 - Dan Tarwater III, Ronald E. Finley, Jalen Anderson, Crystal Williams, Tony Miller, Scott Burnett, Charlie Franklin, Jeanie Lauer and Theresa Cass Galvin

2 THE PLEDGE OF ALLEGIANCE

Recited.

3 APPROVAL OF THE JOURNAL OF THE PREVIOUS MEETING

A motion was made by Theresa Cass Galvin, seconded by Charlie Franklin to approve the journal of the previous meeting held on June 21, 2021. The motion passed by a voice vote.

4 HEARINGS

The Honorable Dale Youngs, Presiding Judge, Doug Cowan, President and CEO of the Community Services League (CSL), and Jim MacDonald, Chief Community Impact Officer for the United Way of Greater Kansas City, presented an update on the Jackson County Emergency Rental Assistance Program (ERAP). Judge Youngs said the court has been operating under an eviction moratorium since September 2020. The CDC and Department of Health and Human Services issued another order extending the moratorium on residential evictions through July 31, 2021. People eligible for this program must meet certain requirements including signing a declaration that they are adversely impacted by the pandemic. Eviction cases may still be filed, however, except for narrow circumstances, tenants may not be evicted. When the Administrative Order was issued, the 16th Judicial Circuit Court began to include in the tenants' summons packets information regarding their rights under the moratorium, including a copy of the CDC order and low cost or free legal

assistance contacts. Earlier this year court staff began compiling information identifying those tenants most at risk of eviction. This information was provided to the City of Kansas City for use by its rental assistance program, as well as the staff at CSL and the United Way.

Since March 22, 2021, when the County Legislature adopted a resolution to establish this rental assistance program, 1,346 landlord tenant cases have been filed and 503 filed cases have been settled. During 2020, 817 cases were filed, and 365 cases settled. For 2019, prior to the pandemic, 2,333 cases were filed, and 617 cases were settled. This decrease in filings during the pandemic may be due to tenants and landlords working together to reach a resolution outside of the court system.

The presentation provided by Doug Cowan of Community Services League and Jim MacDonald of United Way is available under Meeting Details for the June 28, 2021, meeting located at <https://jacksonco.legistar.com/MeetingDetail.aspx?ID=873985&GUID=2B834FCF-770B-4F35-BA47-A9369076E87B&Options>.

As of June 24, 2021, CSL has received 2,128 applications. Total funds paid out equals \$2,962,894.00, providing assistance to 677 families. Most families are requesting three months of delinquent rent and three months of future rent. More than \$400,000 in utility assistance has been paid. The average amount paid to each family is \$3,764.79. Just more than 50% of the total funds has been encumbered as of June 24, 2021. The application portal will close in August or September with the expectation that all funds will be expended by Thanksgiving. The program has been a win-win for both tenants and landlords, providing a lifeline to tenants while also providing income to landlords, helping to bring about reinvestment in properties to the benefit of all parties. Most applicants have been located in the City of Independence, but rental amounts are higher in Blue Springs and Lee's Summit, so the actual dollars expended balances out between those suburban areas.

Jim MacDonald of the United Way said they formed a partnership with Legal Aid of Western Missouri, Heartland Center for Jobs and Freedom, and the UMKC School of Law to provide low or no cost legal services to those people in the community dealing with filed eviction cases. With the use of CARES Act Funds and Rental Assistance Funds, they have provided service to 885 households for a total \$2.7 million. Out of the 885 requests, 505 households were pre-eviction and 265 cases had evictions filed. In those cases, families were paired with legal assistance. Of the 265

cases filed in all of Jackson County 100 cases were closed, 72 of which were located in Kansas City, Missouri and 28 in the County outside of Kansas City.

The cost for each of these cases averaged about \$6,700 since the program also covers the associated court costs and attorney fees.

Theresa Cass Galvin, County Legislator, asked about five tenants being paid funds directly for their delinquency. Mr. Cowan said they believe some landlords wanted to avoid a record of the payment for tax purposes. The reports from the State of Missouri program were that statewide, about one-third of applicants were paid directly, while the County program has accounted for a miniscule number of direct payments. Jim MacDonald said he believes another factor may be a landlord who wants the tenant removed from the property, however, any current lease would still be in effect. It is necessary that the tenant agrees to participate in the program. Mr. Cowan will report back to Ms. Galvin on the amount CSL paid directly to tenants. By law, they cannot withhold payment if a landlord refuses to provide a W-9 for payment directly.

Scott Burnett, County Legislator, asked how cases are handled if a tenant does not speak English or Spanish. Mr. Cowan said hiring translation services is an allowable expense and they have made every effort to assist these individuals, including those within refugee and immigrant families and others that do not speak English or Spanish.

Jeanie Lauer, County Legislator, asked if there will be leftover funds at the end of the program in August or September. Mr. Cowan said all funds will be used. From a forecasting perspective, they anticipate their applications through August or September will exhaust the funds. It will take a few months to resolve these cases through the end of the year. Funds are being spent quickly. One requirement of the federal government is that all funds be encumbered by September 30, 2021. Ms. Lauer asked about other assistance CSL is providing to families beyond the rental assistance program. Mr. Cowan said they are referring families to job training, financial coaching, and other assistance programs.

Tony Miller, County Legislator, said he thinks there may be a belief by landlords regarding HUD assistance programs. Mr. Cowan said having a W-9 on file is the main requirement to pay directly to landlords. His staff has taken every effort to ensure compliance with this requirement.

Ronald E. Finley, County Legislator, asked Troy Schulte, County

Administrator, if additional funds will be made available to extend this program through the end of the year. Mr. Schulte said additional funds for rental assistance may be coming from the American Rescue Plan. Mr. Schulte said we need to take care so that all of our funds are expended by September 30, 2021, so we can be in line for additional funding. The State of Missouri also has rental assistance funds, but it is required that local funds be expended first. Mr. Finley said the City of Kansas City received more rental assistance funds than the County. He asked Mr. Schulte for a report regarding what the City has expended for rental assistance in Kansas City. Mr. Schulte said the City received \$14.4 million and has released program information related to \$4.5 million. Mr. Schulte will find more information on the Kansas City rental assistance program and report back. Mr. Finley asked about funds for foreclosure relief and requested an update regarding that program. Mr. MacDonald said \$1.5 million was allocated in CARES Act funds for foreclosure assistance. About \$90,000 has been used for people facing foreclosure and the remaining funds were used for rent and eviction assistance. The American Rescue Plan has earmarked \$7 million for the State of Missouri for foreclosure purposes. Mr. Cowan anticipates an opportunity this summer to look at these dollars that may be coming to Jackson County through the American Rescue Plan. Mr. MacDonald said he anticipates about \$100 - \$150 million to be available for mortgage relief. The State will contract with the Housing Development Commission. He expects this program to be managed at the state level.

Mr. Finley asked about the inclusion of Kansas City in the rental assistance program. Mr. Schulte said the court related eviction program funds were designated for county-wide use, including Kansas City. The rental assistance program was designated specifically for cities within the County but outside of Kansas City. Mr. MacDonald said the legal services cases addressed by United Way involved residents of Kansas City and other areas.

5 COMMUNICATIONS WITH AND REPORTS OF THE COUNTY EXECUTIVE

Frank White, Jr., County Executive, said the new COVID-19 Delta variant has been discovered in the wastewater of the Blue Valley Sewer System. Mr. White encourages all associates and residents to get vaccinated.

The Jackson County Vaccine Assistance Program focuses on helping assist not-for-profit organizations and facilities in Jackson County to reimburse the cost of hosting a COVID-19 vaccination clinic. Agency/facilities need to have hosted at least one COVID-19 vaccination clinic. The program will be funded using CARES Act funding, with no cap

on organization requests. The award amount offered to those eligible selected organizations services who have been managing vaccine clinics and have had increase of demand on their facility or staff.

The final phase of the Rock Island Corridor Trail is complete and a ribbon cutting ceremony will be held on July 10, 2021.

Mr. White thanked the Legislature for approval of the purchase of the new health department building. He said this building will be a valuable asset for the future of Jackson County.

Dan Tarwater III, County Legislator, congratulated the Public Works staff for the completion of repairs to the chilled water system. Mr. White said the temporary cooling system will be removed by July 7, 2021.

Ronald E. Finley said he has heard reports that Missouri is leading the country in new COVID cases. Mr. White said the Health KC Eastside program will reach out to area churches and organizations on its community vaccine effort. Crystal Williams, County Legislator, said most new COVID cases are in the southwest and northwest parts of Missouri. The Delta variant is known to be more communicable. If hospitals become overloaded in the Springfield area, patients may be transferred to the County. Reports are that 40 percent of hospitalizations in southwest Missouri are people under 30 years old.

6 PERFECTION OF PROPOSED ORDINANCES AND REPORTS OF COMMITTEE

[5523](#) Budget Committee moved to perfect.

Theresa Cass Galvin objected to the Consent Agenda.

[5523](#) A motion was made by Theresa Cass Galvin, seconded by Crystal Williams to perfect Ordinance #5523. The motion passed by a voice vote.

(PERFECTED)

[5523](#) A motion was made by Theresa Cass Galvin, seconded by Crystal Williams, to adopt Ordinance #5523, appropriating \$49,856.00 from the undesignated fund balance of the 2021 CARES Act Fund and awarding a twelve-month term and supply contract with one twelve-month option to extend for the furnishing of services to post notices of foreclosure on properties in the upcoming delinquent land tax sale for use by the Collection Department to All Pro Monitoring of Kansas City, MO, under the terms and conditions of Invitation to Bid No. 32-21. The motion passed by a roll call vote:

Yes: 9 - Dan Tarwater III, Ronald E. Finley, Jalen Anderson, Crystal Williams,
Tony Miller, Scott Burnett, Charlie Franklin, Jeanie Lauer and
Theresa Cass Galvin

(ADOPTED)

7 FINAL PASSAGE OF PROPOSED ORDINANCES

[5521](#) Consent Agenda.

8 RESOLUTIONS IN COMMITTEE

[20699](#) Land Use Committee moved to adopt. Consent Agenda.

[20700](#) Public Works Committee moved to adopt. Consent Agenda.

[20701](#) Public Works Committee moved to adopt. Consent Agenda.

[20702](#) Finance and Audit Committee moved to adopt. Consent Agenda.

9 CONSENT AGENDA

[5521](#) AN ORDINANCE appropriating \$50,000.00 from the undesignated fund balance of the 2021 Health Fund to cover an unanticipated budgetary shortfall within the indigent cremation and burials account.
(ADOPTED)

[20699](#) A RESOLUTION authorizing the County Executive to execute Change Order No. 5 to the contract with Radmacher Brothers Excavation Co., Inc., of Pleasant Hill, MO, for necessary changes to the construction of the Rock Island Shared Use Path Project, at an additional cost to the County not to exceed \$110,326.00.
(ADOPTED)

[20700](#) A RESOLUTION transferring \$88,588.00 within the 2021 Grant Fund and authorizing the Director of Finance and Purchasing to execute an addendum to the contract with WNB Architects of Kansas City, MO, increasing the scope of work on the contract, at a cost to the County not to exceed \$88,588.00.
(ADOPTED)

[20701](#) A RESOLUTION awarding a contract on Bid No. PW 05-2021 for the Buckner Tarsney Road Bridge Replacement Project, No. 3252, to WCI, Inc., of Paola, KS, at an actual cost to the County not to exceed \$593,605.00, and authorizing the Director of Public Works to approve line item adjustments under this contract at no additional cost to the County.
(ADOPTED)

[20702](#)

A RESOLUTION authorizing an increase to the contract for the furnishing of software and service packages for the County's asset management software with PubWorks/Tracker Software Corporation of Snowmass Village, CO, at an actual cost to the County in the amount of \$5,250.00, as a sole source purchase.

(ADOPTED)

Ordinance #5521 and Resolutions #20699, #20700, #20701, and #20702 were moved to the Consent Agenda for adoption.

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

Yes: 9 - Dan Tarwater III, Ronald E. Finley, Jalen Anderson, Crystal Williams, Tony Miller, Scott Burnett, Charlie Franklin, Jeanie Lauer and Theresa Cass Galvin

10 INTRODUCTION OF PROPOSED ORDINANCES AND ASSIGNMENT TO COMMITTEE

[5524](#)

Appropriating \$63,858.00 from the undesignated fund balance of the 2021 Park Fund and awarding a contract for the furnishing of playground equipment for use by the Parks + Rec Department to GameTime of Charlotte, NC, under the terms and conditions of Omnia Public Purchasing Contract No. 2017001134, an existing, cooperatively bid contract, at an actual cost to the County in the amount of \$121,934.00.

(Assigned to the Budget Committee.)

The Budget Committee will have a public hearing regarding Ordinance #5524 on Tuesday, July 6, 2021 at 9:55 a.m. in the Kansas City Legislative Assembly Area.

11 INTRODUCTION OF PROPOSED RESOLUTIONS AND ASSIGNMENT TO COMMITTEE

[20704](#)

Transferring \$45,970.00 within the 2021 Special Road & Bridge Fund to cover unbudgeted costs for snow and ice removal and treatment of County-owned parking lots.

(Assigned to the Public Works Committee.)

[20705](#) Transferring \$137,776.00 within the 2021 Special Road & Bridge Fund and awarding a contract for the furnishing of nine SUVs for use by the Sheriff's Office to Landmark Dodge of Independence, MO, under the terms and conditions of Clay County, Missouri Bid No. 77-20, Contract No. 2020-251-6, a cooperatively bid government contract for Kansas City metro-area wide government entities, at an actual cost to the County in the amount of \$275,616.00.

(Assigned to the Public Works Committee.)

[20706](#) Transferring \$28,000.00 within the 2021 Sheriff Revolving Fund to cover the costs of the issuance of concealed carry weapons permits for the remainder of 2021.

(Assigned to the Justice and Law Enforcement Committee.)

[20707](#) Authorizing the County Counselor to execute Legal Services Agreements and an Addendum to an existing Legal Services Agreement with certain law firms at an aggregate cost to the County not to exceed \$177,000.00, for services to be performed in 2021.

(Assigned to the Justice and Law Enforcement Committee.)

[20708](#) Expressing the intent of the Legislature that Jackson County intervene in the pending lawsuit filed by St. Louis County and the City of St. Louis challenging the constitutionality of House Bill 85, recently adopted by the General Assembly and signed by the Governor.

(Assigned to the Health and Environment Committee.)

12 COUNTY EXECUTIVE ORDERS

None.

13 UNFINISHED BUSINESS

Sylvia Stevenson, Chief Administrative Officer, introduced Barbara Casamento, Purchasing Administrator, to present information regarding the purchasing process. Ms. Casamento's presentation is available under the Meeting Details for the June 28, 2021 meeting located at jacksonco.legistar.com/MeetingDetail.aspx?ID=873985&GUID=2B834FCF-770B-4F35-BA47-A9369076E87B. Jeanie Lauer asked about outreach to new vendors who may want to bid on County projects. Ms. Stevenson said the Administration will work with Mr. Finley and the compliance office to create an application to attract more vendors to our bidding process.

14 NEW BUSINESS

Ronald E. Finley introduced his sister, Sharon Cumberland, who was in attendance at the meeting today.

15 ADJOURNMENT

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

Meeting adjourned until TUESDAY, July 6, 2021 at 10:00 A.M. at the Jackson County Courthouse, 415 E. 12th Street, Kansas City, Missouri, 2nd Floor, Legislative Assembly Area.

The County Legislature will meet on Tuesday due to the Independence Day Holiday on Monday, July 5, 2021