

# THE CASS COUNTY COMMISSION

Date and time posted 7-27-16 at 1:30 pm

Notice is hereby given that the  
Cass County Commissioners will conduct a meeting

on  
**Thursday, July 28, 2016**  
at the Cass County Historic Courthouse,

The tentative agenda of this meeting includes:

- 2:30PM**      *Commission Meeting*
- 1. Call to Order*
  - 2. Roll Call*
  - 3. Pledge*
  - 4. Accept the Agenda as Presented*
  - 5. Approval of Minutes of July 21, 2016 Meeting*
  - 6. Recommendation from Cass County Road and Bridge Director Terry Faulkenberry – Box Culverts Bid – Viebrock Sales and Services, LLC.*
  - 7. Memorandum of Understanding for Brush Clearing – Cass County Road and Bridge Department – Matt Moreland*
  - 8. Cass County Collector Pam Shipley Requesting Disbursement of 2015, Tax Sale Surplus Monies, Certificate of Purchase #15-01, Tax Sale #6, Taxpayer Name: Harrisonville Investment Group, Amount: \$551.40, Payable to: Stephen R McKeivey*
  - 9. Resolution No. 16-30 – Approval of Disclosure Compliance Services Agreement – Gilmore & Bell, PC*
  - 10. Cass County Clerk Mike Vinck – Submit for Record Assessed Valuation for Cass County and Road and Bridge*
  - 11. Misc*
  - 12. Public Comment*
  - 13. Commissioner Communications*
  - 14. Adjourn*

The tentative agenda of this meeting also includes a vote to close part of the meeting pursuant to RSMo Sections 610.021.1 (Legal); 610.021.2 (Real Estate); 610.021.3 (Personnel actions); 610.021.13 (Personnel Records); and 610.021.17 (confidential communications with auditor); 610.021.12 (Contract Negotiations). All meetings are handicap accessible. Copies of the agenda are located outside the Cass County Clerk's Office, First Floor, Cass County Courthouse. Representatives of the media may obtain copies of this notice and Copies of CD's of Commission Meetings (fee of \$5 for CD) by contacting: the County Clerk's Office, Cass County Courthouse, 102 E. Wall St., Harrisonville, MO 64701, or by calling: 816-380-8106

**Commission Meeting Minutes**  
**July 21, 2016**

The Cass County Commission convened on July 21, 2016 at 2:33 P.M. for the 3rd day of the July term, with those present as follows:

Jeff Cox	Presiding Commissioner
Luke Scavuzzo	Associate Commissioner District 1
Jimmy Odom	Associate Commissioner District 2 (absent)
Mike Vinck	County Clerk

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***Presiding Commissioner Jeff Cox called to order the regular meeting at 2:33 pm.***

***1. Call To Order:***

***2. Roll Call:***

***Presiding Commissioner Jeff Cox – present***  
***Associate Commissioner District 1 Luke Scavuzzo – present***  
***Associate Commissioner District 2 Jimmy Odom – absent***

***3. Pledge:***

***4. Accept the Agenda as Presented:***

Commissioner Scavuzzo made a motion to approve the agenda. Presiding Commissioner Cox seconded the motion and it passed unanimously with all in favor with a show of hands.

***5. Approval of Minutes of July 14, 2016 Meeting:***

Commissioner Scavuzzo made a motion to approve the minutes of July 14, 2016 meeting. Presiding Commissioner Cox seconded the motion and it passed unanimously with all in favor with a show of hands.

***6. Recommendation from Cass County Assessor Bob Huston – Office Furniture Bid – Office Products Alliance:***

Commissioner Scavuzzo made a motion to accept recommendation of Cass County Assessor Bob Huston and award bid to Office Products Alliance. Presiding Commissioner Cox seconded the motion and it passed unanimously with all in favor with a show of hands. Cass County Assessor Bob Huston gave a brief on this item.

***7. Recommendation from Cass County Assessor Bob Huston – 2017 Assessment Mailing – Edward J. Rice Co. 1yr option:***

Commissioner Scavuzzo made a motion to accept recommendation of Cass County Assessor Bob Huston and award bid to Edward J. Rice. Presiding Commissioner Cox seconded the motion and it passed unanimously with all in favor with a show of hands. Cass County Assessor Bob Huston gave a brief on this item.

**8. Recommendation from Cook, Flatt & Strobel Bob Chambers on School Road & Hubach Hill Road Repair Project - Rebid:**

Commissioner Scavuzzo made a motion to follow recommendation of Bob Chambers and reject all bids in order to rebid at future date. Presiding Commissioner Cox seconded the motion and it passed unanimously with all in favor with a show of hands. Cass County Road and Bridge Director Terry Faulkenberry gave a brief on this item.

**9. Cass County Clerk Mike Vinck's Reports – Notice of Aggregate Assessed Valuation for County and Cass County Road and Bridge:**

Accepted as part of record. Cass County Clerk Mike Vinck gave a brief on this item.

**10. Cass County Treasurer's Reports – Six Month Settlement and Yearly:**

Accepted as part of record. Cass County Treasurer Steve Cheslik gave a brief on this item.

**11. Misc:**

Manhouse Production, LLC contract approval for use of old jail. Commissioner Scavuzzo made a motion to approve contract. Presiding Commissioner Cox seconded the motion and it passed unanimously with all in favor with a show of hands.

**12. Public Comment:**

Dallas Register suggested that in the future everyone speak up so people in attendance could hear better.

**13. Commissioner Communications:**

None

**14. Adjourn:**

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Commissioner Scavuzzo made a motion to adjourn the Commission meeting at 2:40 pm. Presiding Commissioner Cox seconded the motion and it passed unanimously with all in favor with a show of hands.  
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(CDs are available in the County Clerk's Office of all Public Hearings and Meetings for a fee of (\$5.00))

\_\_\_\_\_  
*Jeff Cox*  
*Presiding Commissioner*

\_\_\_\_\_  
*Luke Scavuzzo*  
*Associate Commissioner District 1*

*Jimmy Odom*  
*Associate Commissioner District 2*

*Michael J. Vinck*  
*County Clerk*



**TERRY FAULKENBERRY, SUPERINTENDENT**  
CASS COUNTY ROAD & BRIDGE  
816-380-8362  
TERRYF@CASSCOUNTY.COM  
30508 SOUTH WEST OUTER ROAD  
HARRISONVILLE, MISSOURI 64701

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July 25, 2016

Dear Commissioners,

The Road & Bridge office recently solicited bid requests for two aluminum box culverts built to specifications for two "in-house" bridge replacement projects. Project 451-A on Short Road and project 451-B on 239<sup>th</sup> Street.

We received one bid in the amount of \$59,915.00 from Viebrock Sales and Service, LLC. It is my recommendation to accept this bid and move forward with the planned projects.

Respectfully,

A handwritten signature in cursive script that reads "Terry Faulkenberry".

Terry Faulkenberry  
Superintendent

**APPROVED**

# Viebrock Sales And Service LLC

30028 Hwy. 65 Sedalia, MO 65301  
Phone 660-826-8570 Fax 660-826-8575

July 25, 2016

Cass County Public Works Department  
30508 Southwest Outer Road  
Harrisonville, MO 64701

RE: Box Culvert, Short RD.

Cass County Public Works Department:

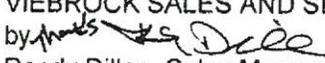
We are pleased to quote the following prices for your aluminum box culvert.

Box # 68, B-6 22'9"X5'4"X36' Long, Shell Receiving Channel and 2- Headwalls.	\$32,990.00
Box 75, A-6 24'0"X5'9"X27' Long, Shell Receiving Channel and 2- Headwalls.	\$26,925.00
Total:	\$59,915.00

NOTE: These Prices are based on two (2) Boxes being Shipped on the same Truck.  
NOTE: Prices are firm for ten (10) days. Subject to Prior Sales.  
TERMS: Net 30 days from date of invoice.  
DELIVERY: F.O.B. Cass County Barn.

We would like to thank you for the opportunity to bid on your Box Culvert needs.

Respectfully Submitted,

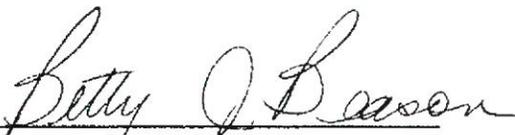
VIEBROCK SALES AND SERVICE LLC  
by   
Randy Dillon, Sales Manager

**Affidavit of Publication** Date: July 13, 2016

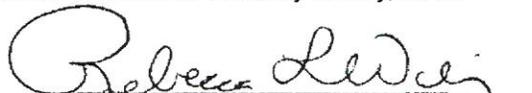
STATE OF MISSOURI            )  
COUNTY OF CASS            )ss.

I, Betty J. Beason, being duly sworn according to law, state that I am the Publisher of the Pleasant Hill Times, a weekly newspaper of general circulation in the County of Cass, State of Missouri, where located; which newspaper has been admitted to the Post Office as periodical class matter in the City of Pleasant Hill, Missouri, the city of publication; which newspaper has been published regularly and consecutively for a period of three years and has a list of bona fide subscribers, voluntarily engaged as such who have paid or agreed to pay a stated price for a subscription for a definite period of time, and that such newspaper has complied with the provisions of Section 493.050, Revised Statutes of Missouri, 2000, and Section 59.310, Revised Statutes of Missouri 2000. The affixed notice appeared in said newspaper in the following consecutive issues:

1st  
Insertion, Vol. 129 No. 46, 13th day of July, 2016

  
Betty J. Beason, Publisher  
Pleasant Hill Times

Subscribed and sworn to before me on this 13th day of July, 2016

  
Notary Public

My commission expires 6-2-17



REBECCA L. WILSON  
My Commission Expires  
June 2, 2017  
Cass County  
Commission #13483008

### **BID NOTICE**

Cass County Road and Bridge Department is accepting bids for two aluminum box culverts. The boxes must meet or exceed HS-20 load rating. Boxes must be made in USA. It is required that a representative be on-site with the assembly and installation. All questions regarding the bidding process or bidding specifications should be directed to Road & Bridge Office Administrator, Kelly Wray by calling (816) 380-8361 during business hours Monday - Friday, 6:30 a.m. to 3:00 p.m.

Project 451 - A  
Structure #68, B-6 22'9" X 5'4" X 36" Long  
Shell, receiving channel, 2-head walls & hardware

Project 451 - B  
Structure #75, A-6 24'0" X 5'9" X 27' Long  
Shell, receiving channel, 2-head walls & hardware

*Both boxes are to be shipped at the same time and bid is to include all shipping and handling fees.*

Submit bids to Kelly Wray at 30508 SW Outer Road - Harrisonville, MO 64701. Bid proposals are due no later than 8:00am on Monday, July 25, 2016.

*Cass County reserves the right to reject any and all bids to determine best value for selection.*

July 13, 2016

# CASS COUNTY ROAD & BRIDGE DEPARTMENT



Terry Faulkenberry, Superintendent  
30508 SW Outer Road  
Harrisonville, Missouri 64701  
Phone: (816) 380-8360

## MEMORANDUM OF UNDERSTANDING

This document states the explicit agreement, in principal, between signatory property owner and official Cass County representatives regarding the pushing of vegetation waste by Cass County Road & Bridge personnel onto the private property of:

Name: Matt Meleard CART Road Number: 269 & 276  
Address: 22509 S. Jefferson Parkway Location: Township 45 N  
Telephone: 816-258-1797 Range 31 W  
Section 15

Be it known that this agreement has been reached such that Cass County Road & Bridge personnel and equipment may enter onto said property to push vegetation waste (such as brush, trees, weeds, tree limbs, tree roots, dirt, etc.) onto my property in a location of my choice.

In addition, the property owner further agrees that the County Road & Bridge personnel and equipment may also correct any drainage and/or visibility problems that exist. These corrections would be made by rebuilding the existing road to accepted County specifications; by regarding the end slopes, ditches and back slopes; or filling low areas of the above specific County road.

There shall be no other agreement between the listed parties, either implied or express, that would be binding on either party.

Property Owner:

Matt Meleard

Cass County Representative:

Terry Faulkenberry 7-20-16

\_\_\_\_\_  
Presiding Commissioner      Date

\_\_\_\_\_  
Associate Commissioner      Date

\_\_\_\_\_  
Associate Commissioner      Date

**APPROVED**

PAM SHIPLEY  
CASS COUNTY COLLECTOR



*Staff*  
Denise Goddard  
Aryliss Hamilton  
Lisa Wheeler  
Sharon Schulte  
Lori Brumitt

Steve Cheslik, Cass County Treasurer

July 22, 2016

RE: Requesting Disbursement of 2015 Tax Sale Surplus Monies

Certificate of Purchase # 15-01 Tax Sale # 6

Taxpayer Name: Harrisonville Investment Group

Amount: \$ 551.40 Payable to: Stephen R McKelvey

Respectfully Submitted: *Pam Shipley*  
Cass County Collector

\_\_\_\_\_  
District 1 Commissioner

\_\_\_\_\_  
Presiding Commissioner

\_\_\_\_\_  
District 2 Commissioner

Date \_\_\_\_\_

Date \_\_\_\_\_

Date \_\_\_\_\_

**APPROVED**

# Certified Copy of Record

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STATE OF MISSOURI,

ss.

County of Cass,

In the County Commission of Cass County, Missouri, at the July Term, 2016, held on the 28th day of July, 2016 amongst others, were the following proceedings:

## **RESOLUTION NO. 16-30 OF THE CASS COUNTY COMMISSION**

### **APPROVAL OF DISCLOSURE COMPLIANCE SERVICES PROPOSAL CONTRACT WITH GILMORE & BELL P.C. AND CASS COUNTY**

*BE IT HEREBY RESOLVED AND ORDERED BY THE COUNTY COMMISSION OF CASS COUNTY, MISSOURI, THAT*, the Commission hereby approves Resolution No. 16-30 approving of Disclosure compliance Services Proposal Contract with Gilmore & Bell P.C. and Cass County. The County Commission is hereby authorized to sign the necessary documents on behalf Cass County, Missouri, and to take all other action necessary to facilitate this Order. (see attached)

ADOPTED BY THE COUNTY COMMISSION OF CASS COUNTY, MISSOURI, THIS 28TH DAY OF JULY, 2016.

\_\_\_\_\_  
Jeff Cox  
Presiding Commissioner

\_\_\_\_\_  
Luke Scavuzzo  
Associate Commissioner  
Dist. 1

\_\_\_\_\_  
Jimmy Odom  
Associate Commissioner  
Dist. 2

ATTEST:



\_\_\_\_\_  
Michael J. Vinck, County Clerk



GILMORE & BELL PC  
2405 GRAND BOULEVARD, SUITE 1100  
KANSAS CITY, MISSOURI 64108-2521

816-221-1000 | 816-221-1018 FAX  
GILMOREBELL.COM

July 11, 2016

Jeff Cox  
Presiding Commissioner  
Cass County, Missouri  
102 E. Wall Street  
Harrisonville, Missouri 64701

Re: Disclosure Compliance Services Proposal

Dear Mr. Cox:

Our engagement with the County to provide disclosure compliance services recently expired by its terms. The purpose of this engagement letter is to extend the term for providing disclosure compliance services by Gilmore & Bell to assist the County in meeting its continuing disclosure obligations. It is our understanding that the municipal securities listed on **Exhibit A** are the outstanding municipal securities of the County subject to a continuing disclosure undertaking. Gilmore & Bell will assist the County in meeting its continuing disclosure obligations with respect to the municipal securities identified on **Exhibit A** and any municipal securities issued during the term of this engagement letter with respect to which the County is an obligated person under a continuing disclosure undertaking (together, the “**Bonds**”) by providing the following services, beginning with the County’s fiscal year ending December 31, 2016:

- Review the continuing disclosure agreements/undertakings for the Bonds (the “Disclosure Agreements”) and determine the operating data and financial information required to be disclosed by the County on an annual basis;
- Provide the County with an annual reminder of the upcoming annual report filing date;
- Provide the County annually with a memorandum listing material events requiring additional disclosure;
- Draft the County’s annual report and assist the County in updating, as of the end of each fiscal year, the appropriate operating data and summary financial information;
- Submit the County’s annual report to the MSRB, via EMMA. If the County’s annual report is not available as of the report filing date, file the appropriate notice required under the Disclosure Agreements; and
- Provide the County confirmation that the annual report has been submitted to the MSRB.

By acceptance of the terms of this letter, the County is confirming Gilmore & Bell’s appointment as a designated agent for the sole purpose of submitting to the MSRB, via EMMA, annual reports, event notices, and other materials furnished by the County.

The content of the financial information and operating data to be included in each annual report is solely the responsibility of the County. Gilmore & Bell is not responsible for the accuracy or completeness of the information contained in any annual report. Gilmore & Bell will not undertake a "due diligence" review of the County, its operations or its financial condition in connection with the performance of these services. Such a review is outside the scope of our limited engagement described in this letter.

We will request the information required by the Disclosure Agreements from the County within a reasonable time prior to the filing date and will work closely with the County to gather such information. The County hereby agrees to timely provide all information requested by Gilmore & Bell. In addition, the County acknowledges that if all information required to be included in the annual report is not provided to Gilmore & Bell at least three (3) business days before the filing date set in the Disclosure Agreements, we cannot guarantee that the annual report will be timely filed.

This engagement does not include a review of the County's past continuing disclosure compliance or preparation or submission of any filings which may have been due prior to this engagement.

The initial term of this engagement shall be from the date below through June 30, 2021. This agreement may be terminated at any time by either party with 30 days written notice to the other party. Upon termination of this agreement, the County will pay all unpaid fees and expenses for services performed prior to the time of termination.

Gilmore & Bell's fee for providing the services described above is \$1,200 per year (for an aggregate amount of \$6,000 for the five-year contract term). The County may pay the fee annually or may make an advance payment of the full or any remaining aggregate amount upon execution or at any time during the term of this agreement. If paid annually, the annual fee will be payable upon confirmation that the County's annual filing, or other appropriate notice, has been submitted to the MSRB. If the County pays the aggregate amount upon execution of the proposal, or any remaining aggregate amount at a later date during the contract term, the aggregate fee will be deposited to a special trust account maintained by Gilmore & Bell for client fees held as a retainer. The portion of the aggregate fee held as retainer will be earned and disbursed to Gilmore & Bell's general operating account upon confirmation that the County's annual filing, or other appropriate notice, has been submitted to the MSRB at a rate of \$1,200 per year, unless this Agreement is otherwise terminated by either party as described above. No interest will be paid on funds held in this special trust account. All earnings attributable to the investment of amounts within this account are disbursed to a charitable foundation as required by the State bar association. In addition, Gilmore & Bell expects to be reimbursed for all out-of-pocket third-party expenses made on your behalf.

If the foregoing terms are acceptable to the County, please return a signed copy of this letter to me and retain a copy for your files. The offer to perform the services described in this letter expires 60 days from the date first shown above and no engagement will commence unless and until we receive a copy signed by the County within such timeframe. Thank you again for your interest in our disclosure compliance services and we look forward to working with you.

Very truly yours,



Bill Burns

WDB:emw

cc: Sid Douglas  
Steve Cheslik

Acknowledged and Agreed as of \_\_\_\_\_, 2016.

**CASS COUNTY, MISSOURI**

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

## EXHIBIT A

### LIST OF MUNICIPAL SECURITIES

- \$745,000 Cass County, Missouri Tax Exempt Certificates of Participation, Series 2010A
- \$2,199,000 Cass County Missouri Taxable Certificated of Participation (Recovery Zone Economic Development Bonds), Series 2010B
- \$10,000,000 Cass County, Missouri Taxable General Obligation Bonds (Recovery Zone Economic Development Bonds), Series 2010
- \$33,475,000 Cass County, Missouri Refunding Certificates of Participation, Series 2010
- \$10,000,000 Cass County, Missouri General Obligation Bonds, Series 2011
- \$4,200,000 Cass County, Missouri Taxable Certificates of Participation (Broadband Project), Series 2011

# NOTICE OF AGGREGATE ASSESSED VALUATION

(2nd REPORT AFTER B.O.E. 7-22-2016)

As required by Section 137.245.3, I, Michael J. Vinck, County Clerk of Cass County, State of Missouri, do hereby certify that the following is the Aggregate Assessed Valuation of the

## CASS COUNTY

a political subdivision in Cass County, for the year 2016 as shown on the assessment lists on JULY, 19 2016. Included are state and local railroad and utility valuations as reported by the

**State Tax Commission** and the **Cass County Assessor** for your political subdivision.

Real Estate, Residential -	\$	917,414,230
Real Estate, Agricultural -		23,053,250
Real Estate, Commercial -		145,714,038
Real Estate, Local Utilities -		4,050,157
Real Estate, State Utilities -		<u>107,297,074</u>
<b>TOTAL REAL ESTATE -</b>	<b>\$</b>	<b><u>1,197,528,749</u></b>
Personal Property -	\$	244,547,791
Personal Property, Local Utilities -		4,868,023
Personal Property, State Utilities -		<u>15,021,541</u>
<b>TOTAL PERSONAL Property -</b>	<b>\$</b>	<b><u>264,437,355</u></b>
<b>TOTAL ASSESSED VALUE -</b>	<b>\$</b>	<b><u>1,461,966,104</u></b>

This information is transmitted to assist you in complying with Section 67.110, RSMo, which requires that notice be given and public hearings held before tax rates are set. The above figures include state and locally assessed railroad and utility valuations that have been prepared by the County Clerk's Office.

## New Construction and Improvements

The following data has been provided by the **County Assessor's Office**:

<b>Related to Real Estate -</b>	\$	20,313,873
<b>Increase in Personal Property-</b>		<u>1,064,975</u>
<b>TOTAL -</b>	<b>\$</b>	<b><u>21,378,848</u></b>

In witness whereof, I have hereunto set my hand and affixed the seal of the County Commission of Cass County at my office in Harrisonville this 22nd day of July, 2016



Michael J. Vinck  
Cass County Clerk

# NOTICE OF AGGREGATE ASSESSED VALUATION

(2nd REPORT AFTER B.O.E. 7-22-2016)

As required by Section 137.245.3, I, Michael J. Vinck, County Clerk of Cass County, State of Missouri, do hereby certify that the following is the Aggregate Assessed Valuation of the

## CASS COUNTY ROAD AND BRIDGE

a political subdivision in Cass County, for the year 2016 as shown on the assessment lists on JULY, 19 2016. Included are state and local railroad and utility valuations as reported by the **State Tax Commission** and the **Cass County Assessor** for your political subdivision.

Real Estate, Residential -	\$	742,797,685
Real Estate, Agricultural -		22,113,940
Real Estate, Commercial -		115,112,220
Real Estate, Local Utilities -		3,324,216
Real Estate, State Utilities -		<u>95,217,492</u>
<b>TOTAL REAL ESTATE -</b>	<b>\$</b>	<b><u>978,565,553</u></b>
Personal Property -	\$	199,573,138
Personal Property, Local Utilities -		4,274,544
Personal Property, State Utilities -		<u>12,888,489</u>
<b>TOTAL PERSONAL Property -</b>	<b>\$</b>	<b><u>216,736,171</u></b>
<b>TOTAL ASSESSED VALUE -</b>	<b>\$</b>	<b><u>1,195,301,724</u></b>

This information is transmitted to assist you in complying with Section 67.110, RSMo, which requires that notice be given and public hearings held before tax rates are set. The above figures include state and locally assessed railroad and utility valuations that have been prepared by the County Clerk's Office.

## New Construction and Improvements

The following data has been provided by the **County Assessor's Office**:

<b>Related to Real Estate -</b>	\$	17,897,997
<b>Decrease in Personal Property-</b>		<u>(1,149,261)</u>
<b>TOTAL -</b>	<b>\$</b>	<b><u>16,748,736</u></b>

In witness whereof, I have hereunto set my hand and affixed the seal of the County Commission of Cass County at my office in Harrisonville this 22nd day of July, 2016



*Michael J. Vinck*

Michael J. Vinck  
Cass County Clerk