

# THE CASS COUNTY COMMISSION

Date and time posted 8-31-16 at 12:30 pm

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

on

**Thursday, September 1, 2016**

**at the Cass County Historic Courthouse,**

The tentative agenda of this meeting includes:

**2:30PM**

**BZA**

1. *Call to Order*
2. *Roll Call*
3. *Pledge*
4. *Approval of Minutes of August 4, 2016 Meeting*
5. *New Business*
  - a) *Application #2894 – Request for Conceptual and Special Use Permit for a Stable with 20 or more animals with Public Use Area and a Business Sign on a 79.5+-acre parcel with Agriculture (A) zoning submitted by Robert J. Witt. Located on a tract of land described as “The North half of the Southwest Quarter of Section 16, Township 46, Range 31, EXCEPT the East 16 ½ feet thereof, Cass County, Mo, subject to that part, if any, in streets, roadways, highways or other public right of ways”, known as 19909 E. 175<sup>th</sup> St, Pleasant Hill, Mo 64080.*
6. *Adjourn*

**2:35PM**

**Commission Meeting**

1. *Call to Order*
2. *Roll Call*
3. *Accept the Agenda as Presented*
4. *Approval of Minutes of August 25, 2016 Meeting*
5. *Zoning Applications:*
  - a) *Application #2895 – Lot Split of a parent tract of 19.2+-acre tract with the zoning designation of Residential Rural (RR) into a 5.00+-acre tract to retain Residential Rural (RR) zoning and a 14.2+-acre tract to retain Residential Rural (RR) zoning. Submitted by Walter Behee, on behalf of Deborah Behee. Known as 29101 E. State Route 58 Hwy, Pleasant Hill, Mo 64080.*
6. *David Coffelt Cass County Trustee – Offers on Tax Sale Properties*
7. *Recommendation from Cook, Flatt & Strobel – Acceptance of Bid for School Road & Hubach Hill Road Repair Project*
8. *Misc*
9. *Public Comment*
10. *Commissioner Communications*
11. *Adjourn*

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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



**CASS COUNTY, MISSOURI  
BUILDING CODES & ZONING DEPARTMENT  
30508 S. West Outer Rd., Harrisonville, MO 64701  
P- (816) 380-8134 F- (816) 380-8130**

**NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that a public hearing will be held by the Board of Zoning Adjustment on Thursday, September 1, 2016 at 2:30 p.m., in the Third Floor Commission Meeting Room, Historic Cass County Courthouse, 102 E. Wall Street, Harrisonville, Mo.

Item(s) to be considered:

Application # 2894 for a Conceptual and Special Use Permit for a Stable with 20 or more animals with Public Use Area and a Business Sign on a 79.5 +/- acre parcel with Agriculture (A) zoning submitted by Robert J. Witt. To be located on a tract of land particularly described "The North half of the Southwest Quarter of Section 16, Township 46, Range 31, EXCEPT the East 16 ½ feet thereof, Cass County, Missouri, subject to that part, if any, in streets, roadways, highways or other public right of ways", commonly known as 19909 E. 175<sup>th</sup> Street, Pleasant Hill, MO 64080.

Submitted by Traey Lambertz, Cass County Building Codes and Zoning Director

**Cass County  
Board of Zoning Adjustment Meeting  
September 1, 2016  
2:30 P.M.**

**AGENDA**

- 1. Call Meeting to Order**
- 2. Pledge**
- 3. Roll Call -**
- 4. Approval of Minutes from 8/4/16 meeting -**
- 5. New Business**
  - a) Application No. 2894 – Request for Conceptual and Special Use Permit for a Stable with 20 or more animals with Public Use Area and a Business Sign on a 79.5+-acre parcel with Agriculture (A) zoning submitted by Robert J. Witt. Located on a tract of land described as “The North half of the Southwest Quarter of Section 16, Township 46, Range 31, EXCEPT the East 16 ½ feet thereof, Cass County, Mo, subject to that part, if any, in streets, roadways, highways or other public right of ways”, known as 19909 E. 175<sup>th</sup> St, Pleasant Hill, Mo 64080.**
- 6. Adjourn**

**Board of Zoning Adjustment Meeting  
Minutes August 4, 2016**

The Cass County Board of Zoning Adjustment convened on August 4, 2016 at 2:30 P.M. in the Commission Conference on the third floor of the County Courthouse, with those present as follows:

Jeff Cox	Chairman
Luke Scavuzzo	Vice Chairman
Jimmy Odom	Member
Mike Vinck	County Clerk
Traey Lambertz	Codes/Zoning/Planning Director
Paul Campo	County Attorney

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*Presiding Commissioner Cox called to order the Board of Zoning Adjustment Public Hearing Meeting at 2:30pm.*

**1. Call To Order:**

**2. Pledge:**

**3. Roll Call: Chairman-Jeff Cox-present  
Vice Chairman- Luke Scavuzzo-present  
Member- Jimmy Odom-present**

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

Luke Scavuzzo made a motion to accept Agenda as presented. Jimmy Odom seconded the motion and it passed unanimously with all in favor with a show of hands.

**5. Approve Minutes of 6-16-16 BZA meeting:**

Jimmy Odom made a motion to approve minutes as presented. Luke Scavuzzo seconded the motion and it passed unanimously with all in favor with a show of hands.

**6. New Business:**

**a) Request for Variance for a change of operator only on SUP#1942 – transfer from T-Mobile Central LLC to CCTMO LLC (Crown Castle). Know as Part of Section 2, Township45, Range32, 20517 S. State Route J Hwy, Peculiar, Mo 64078.**

Luke Scavuzzo made a motion to approve request for Variance of Zoning Order including all of the conditions presented. Jimmy Odom seconded the motion. Jeff Cox asked for the Staff Report from Codes and Zoning Director Traey Lambertz. Public hearing held. No public comment. Motion passed unanimously with all in favor with a show of hands, 3 in favor and 0 against.

*b) Request for Variance for an accessory building setback of less than fifty (50) ft but not less than thirty (30) ft from South Property line on a tract of land 5.01+- acre. Located in Part of the Northeast Quarter Section 6, Township 45, Range 30 also described as all of Lot 1, Smith Estates, 20318 S. State Route 7 Hwy, Pleasant Hill, Mo 64080.*

Jimmy Odom made a motion to approve request for Variance of Zoning Order including all of the conditions presented. Luke Scavuzzo seconded the motion. Jeff Cox asked for the Staff Report from Codes and Zoning Director Traey Lambertz. Public hearing held. No public comment. Motion passed unanimously with all in favor with a show of hands, 3 in favor and 0 against.

**7. Adjourn**

Luke Scavuzzo made a motion to adjourn at 2:35 pm. Jimmy Odom seconded the motion and it passed unanimously with all in favor with a show of hands.

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\_\_\_\_\_  
**Jeff Cox**  
Chairman

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

\_\_\_\_\_  
**Luke Scavuzzo**  
Vice Chairman

\_\_\_\_\_  
**Jimmy Odom**  
Member

**Commission Meeting Minutes**  
**August 25, 2016**

The Cass County Commission convened on August 25, 2016 at 2:30 P.M. for the 9th 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
Mike Vinck	County Clerk

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*Presiding Commissioner Jeff Cox called to order the regular meeting at 2:30 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 – present*

**3. Pledge:**

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

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

**5. Approval of Minutes of August 18, 2016 Meeting:**

Commissioner Odom made a motion to approve the minutes of August 18, 2016 meeting. Commissioner Scavuzzo seconded the motion and it passed unanimously with all in favor with a show of hands.

**6. Resolution No. 16-40 – Approval of Environmental Child Care Sanitation Inspection Participation Agreement – Cass County Health Department:**

Commissioner Odom made a motion to approve Resolution No. 16-40 Commissioner Scavuzzo seconded the motion. Resolution No. 16-40 passed unanimously with all in favor with a show of hands.

**7. Cass County Collector Pam Shipley – Requesting Disbursement of 2015, Tax Sale Surplus Monies Certificate of Purchase #15-02, Tax Sale #10, Taxpayer Name: Cass Co Land Oil & Cattle Co Inc., Amount: \$1,474.13, Payable To: Karl Joseph Calini:**

Commissioner Scavuzzo made a motion to approve disbursement request. Commissioner Odom seconded the motion. Disbursement request passed unanimously with all in favor with a show of hands.

**8. Cass County Collector Pam Shipley – Requesting Disbursement of 2015, Tax Sale Surplus Monies Certificate of Purchase #15-24, Tax Sale #167, Taxpayer Name: David Giles., Amount: \$3,009.74, Payable To: Wayne R. White:**

Commissioner Scavuzzo made a motion to approve disbursement request. Commissioner Odom seconded the motion. Disbursement request passed unanimously with all in favor with a show of hands.

**9. Public Hearing to Receive Public Input Regarding the Property Tax Rates to be set for 2016:**

Public hearing held. No public comment.

**10. Approval to Set the 2016 Cass County Tax Levy:**

Commissioner Scavuzzo made a motion to set the 2016 Cass County Tax Levy at .2287 to keep the same as prior year. Commissioner Odom seconded the motion. Tax Levy passed unanimously with all in favor with a show of hands.

**11. Misc:**

None.

**12. Public Comment:**

Larry Parker talked about the original Harrisonville Hospital.

Morris Coburn talked about senior citizen fundraiser at Harrisonville Community Center.

**13. Commissioner Communications:**

None.

**14. Adjourn:**

***Executive Session:***

***Presiding Commissioner Cox moved to enter Executive Session and that the meeting and record be closed at 2:42 pm pursuant to 610.021.2 (Real Estate). Commissioner Odom seconded the motion and it passed unanimously by a roll call vote.***

***Commissioner Scavuzzo moved to adjourn from Executive Session and reconvene into regular session at 3:04 pm. Commissioner Odom seconded the motion and it passed unanimously by roll call vote. No Votes were taken during the meeting.***

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Commissioner Scavuzzo made a motion to adjourn the Commission meeting at 3:04 pm. Commissioner Odom seconded the motion and it passed unanimously with all in favor with a show of hands.  
.....

(CDs are available in the County Clerk's Office of all Public Hearings and Meetings for a fee of (\$5.00)

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*Jeff Cox*  
*Presiding Commissioner*

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*Luke Scavuzzo*  
*Associate Commissioner District 1*

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*Jimmy Odom*  
*Associate Commissioner District 2*

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*Michael J. Vinck*  
*County Clerk*



**CASS COUNTY, MISSOURI  
BUILDING CODES & ZONING DEPARTMENT  
30508 S. West Outer Rd., Harrisonville, MO 64701  
P- (816) 380-8134 F- (816) 380-8130**

**NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that a public hearing will be held by the Cass County Commission on Thursday, September 1, 2016 at 2:30 p.m., in the Third Floor Commission Meeting Room, Historic Cass County Courthouse, 102 E. Wall Street, Harrisonville, MO 64701

Item(s) to be considered:

Application 2895 for the following Action(s): Lot Split of a parent tract of 19.2 +/- acre tract with the Zoning Designation of Residential Rural (R-R) into a 5.00 +/- acre tract to retain Residential Rural (R-R) Zoning Designation and a 14.2 +/- acre tract to retain Residential Rural (R-R) Zoning Designation.

This Application for an Action has been submitted by Walter Behee, on behalf of Deborah Behee, who is requesting the zoning actions described above on a tract of land described as: "Part of the East half of the Northeast Quarter of Section 29, Township 46, Range 30 in Cass County, Missouri, described as follows: From the Southeast corner of the East half of the Northeast Quarter of Section 29 aforesaid; run thence North along the East line of said quarter section, 1411.59 feet to the true point of beginning of the tract to be described; thence continuing North, 1095.23 feet to a point in the Southerly right-of-way line of Missouri State Highway No. 58; thence North 81 degrees 03 minutes 35 seconds West along said Southerly right-of-way line of Highway 58, 728.86 feet, thence South 1228.40 feet; thence North 88 degrees 25 minutes 00 seconds East, 720.28 feet to the true point of beginning. Subject to reservations, easements, and restrictions now of record, if any." commonly known as 29101 E. State Route 58 Hwy, Pleasant Hill, MO 64080.

Submitted by Tracy Lambertz, Cass County Building Codes and Zoning Director

# David E. Coffelt

*Cass County Trustee*

*P.O. Box 208*

*Harrisonville, MO 64701*

*(816) 380-3441*

August 25, 2016

Cass County Commission  
102 E Wall  
Harrisonville, MO 64701

RE: Offer for sale of tax sale property

Gentlemen,

The following property was acquired by the county at the 2013 tax sale:

No. 329, 2016 Tax Sale  
55-14-0614300  
North 1/2 Lot 15 & Lots 16-18, Block 2, Lake Annette

Taxes, interest and costs	\$ 693.14
Commission	69.31
Recording fee	<u>30.00</u>
Total	\$ 792.45

No. 330, 2016 Tax Sale  
55-14-0614400  
Lot 19, Block 2, Lake Annette

Taxes, interest and costs	\$ 365.38
Commission	36.54
Recording fee	<u>30.00</u>
Total	\$ 431.92

No. 331, 2016 Tax Sale  
55-14-0614600  
Lot 21, Block 2, Lake Annette

Taxes, interest and costs	\$ 343.13
Commission	34.31
Recording fee	<u>30.00</u>
Total	\$ 407.44

Peculiar Places, LLC, 4600 Madison, Suite 725, Kansas City, MO 64112 has offered a total sum of \$350.00 for the above listed properties. That offer is attached, however no check has been received from the proposed purchaser.

Respectfully submitted,

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David E. Coffelt  
Cass County Trustee

TO: David E. Coffelt  
Cass County Trustee

FROM:

I/we are interested in purchasing the following property(ies):

No 331

lot 21 Block 2 Lake Annette

The bid is \$ 100 and a check payable to Cass County Treasurer for that amount is included with this bid. Also enclosed is a separate check payable to Cass County Recorder of Deeds in the amount of \$30.00 if you are purchasing one property. I/we understand that for multiple property purchases, the recording fee will be somewhat higher and that amount will be calculated prior to recording. I/we understand that in the event that any or all of the bids are rejected by the Cass County Commission for any reason whatsoever, the above referenced checks will be returned to me/us.

Grantee in proposed deed: Peculiar Places LLC

Mailing address: 4600 Madison Suite 725  
Kansas City MO 64112

Signed:

Catherine J. Hochmeyer

Date: 8/25/16

TO: David E. Coffelt  
Cass County Trustee

FROM:

I/we are interested in purchasing the following property(ies):

No. 330  
Lot 19 Block 2 Lake Annette.

The bid is \$ 100 and a check payable to Cass County Treasurer for that amount is included with this bid. Also enclosed is a separate check payable to Cass County Recorder of Deeds in the amount of \$30.00 if you are purchasing one property. I/we understand that for multiple property purchases, the recording fee will be somewhat higher and that amount will be calculated prior to recording. I/we understand that in the event that any or all of the bids are rejected by the Cass County Commission for any reason whatsoever, the above referenced checks will be returned to me/us.

Grantee in proposed deed: Peculiar Places LLC

Mailing address: 4600 Madison Suite 725  
Kansas City MO 64112

Signed:

Catherine J. Hochmeyer

Date: 8/25/16

TO: David E. Coffelt  
Cass County Trustee

FROM:

I/we are interested in purchasing the following property(ies):

No 329  
N. 1/2 lot 15 + Lots 16-18 Block 2 Lake Annette

The bid is \$ 150 and a check payable to Cass County Treasurer for that amount is included with this bid. Also enclosed is a separate check payable to Cass County Recorder of Deeds in the amount of \$30.00 if you are purchasing one property. I/we understand that for multiple property purchases, the recording fee will be somewhat higher and that amount will be calculated prior to recording. I/we understand that in the event that any or all of the bids are rejected by the Cass County Commission for any reason whatsoever, the above referenced checks will be returned to me/us.

Grantee in proposed deed: Peculiar Places LLC

Mailing address: 4600 Madison Suite 725  
Kansas City MO 64112

Signed:

Catherine J. Herchmeyer

Date: 8/25/16



ENGINEERS

August 23, 2016

One Vision. One Team. One Call.

2930 SW Woodside Drive  
Topeka, Kansas 66614  
(785) 272-4706 Office  
(785) 272-4736 Fax

cfse.com

Other Offices:  
Kansas City, Kansas  
Lawrence, Kansas  
Kansas City, Missouri  
Branson, Missouri  
Springfield, Missouri  
Jefferson City, Missouri

Cass County Board of Commissioners  
Cass County Courthouse  
102 E. Wall Street  
Harrisonville, MO 64701

Re: Cass County, Missouri  
School Road & Hubach Hill Road Repair Project  
CF&S No. 16-5051

Dear Commissioners:

We have reviewed all bids which were opened on August 22, 2016 for the above referenced project. Bids were received from the following:

Wiedenmann, Inc.	\$65,566.71
TASCO, LLC	\$85,380.00

Kenneth M. Blair, P.E.  
Chairman

Robert S. Chambers, P.E.  
President-Treasurer

Sabin A. Yañez, P.E.  
Senior Vice President-Secretary

Kevin K. Holland, P.E.  
Vice President

Daniel W. Holloway, P.E.  
Vice President

Charles C. LePage, P.E.  
Vice President

Lance W. Scott, P.E.  
Vice President

Enclosed are the original bids and copies of the tabulation of bids.

It is our recommendation that the contract be awarded to Wiedenmann, Inc. in the amount of \$65,566.71.

We will prepare the contracts and request processing by Wiedenmann, Inc. upon receiving your concurrence of this award.

Respectfully,  
Cook, Flatt & Strobel Engineers, P.A.

Robert S. Chambers, P.E.

Enclosures

Cc: TASCO, LLC  
Terry Faulkenberry, Road & Bridge Superintendent ✓

Associates:

Aaron Gaspers, P.E.  
Mike Morrissey, P.E.  
Gene Peterson, P.E.  
Todd Polk, P.E.  
William Stafford, P.E.  
Richard Walker, P.E.  
Lucas Williams, P.E.

NAME OF CONTRACTOR		Contractor's Address		Engineer's Estimate		Wiedermann, Inc. Belton, MO		TASCO, LLC Kingsville, MO	
QUANTITY	UNIT	DESCRIPTION	PRICE	AMOUNT	PRICE	AMOUNT	PRICE	AMOUNT	
<b>GRADING &amp; REMOVAL ITEMS</b>									
1	L.S.	Mobilization	5,000.00	5,000.00	6,422.00	6,422.00	4,000.00	4,000.00	
1	L.S.	Contractor Construction Staking	3,000.00	3,000.00	1,417.00	1,417.00	1,100.00	1,100.00	
92	S.Y.	Pavement Removal	15.00	1,380.00	24.84	2,285.28	20.00	1,840.00	
75	L.F.	Silt Fence	2.00	150.00	6.24	468.00	10.00	750.00	
10	C.Y.	Sediment Removal	40.00	400.00	65.40	654.00	100.00	1,000.00	
28	Each	Gravel Filter Bag	40.00	1,120.00	25.93	726.04	50.00	1,400.00	
1	L.S.	Seeding	800.00	800.00	823.00	823.00	1,000.00	1,000.00	
1	L.S.	Mulch and Fertilization	2,000.00	2,000.00	823.00	823.00	1,500.00	1,500.00	
<b>TOTAL GRADING &amp; REMOVAL ITEMS:</b>				13,850.00		13,818.32		12,590.00	
<b>STORM SEWER ITEMS</b>									
30.0	L.F.	15" RCP Storm Sewer (Class III, Mastic Joint)	45.00	1,350.00	190.10	5,703.00	200.00	6,000.00	
23.0	L.F.	18" RCP Storm Sewer (Class III, Mastic Joint)	48.00	1,104.00	208.96	4,806.08	200.00	4,600.00	
1	Each	Connection to Existing Structure	3,000.00	3,000.00	645.00	645.00	3,000.00	3,000.00	
4	Each	Curb Inlet	4,200.00	16,800.00	5,627.75	22,511.00	8,000.00	32,000.00	
<b>TOTAL STORM SEWER ITEMS:</b>				22,254.00		33,665.08		45,800.00	
<b>PAVEMENT ITEMS</b>									
0.3	Tons	1 1/2" Asphaltic Concrete Surface (Type 3)	90.00	27.00	633.33	190.00	2,000.00	600.00	
1.6	Tons	8 1/2" Asphaltic Concrete Base (Type 1)	90.00	144.00	632.50	1,012.00	2,000.00	3,200.00	
92.0	S.Y.	4" Aggregate Base (Type 1)	8.00	736.00	21.77	2,002.84	25.00	2,300.00	
25	L.F.	2'-0" Conc. Curb & Gutter	100.00	2,500.00	75.92	1,898.00	50.00	1,250.00	
<b>TOTAL PAVEMENT ITEMS:</b>				3,407.00		5,102.84		7,350.00	
<b>PAVEMENT MARKING ITEMS</b>									
450	L.F.	4" Solid Yellow Pavement Marking (Thermoplastic)	1.00	450.00	5.06	2,277.00	15.00	6,750.00	
50	L.F.	24" White Stop Line Pavement Marking (Thermoplastic)	15.00	750.00	29.10	1,455.00	80.00	4,000.00	
4	Each	Left Turn Arrow Pavement Marking (White)	200.00	800.00	284.75	1,139.00	1,000.00	4,000.00	
<b>TOTAL PAVEMENT MARKING ITEMS:</b>				2,000.00		4,871.00		14,750.00	
<b>TRAFFIC CONTROL ITEMS</b>									
78	S.F.	Construction Signs	10.00	780.00	10.12	789.36	20.00	1,560.00	
21	Each	Type III Moveable Barricade	250.00	5,250.00	208.71	4,382.91	50.00	1,050.00	
124	Each	Channelizer	5.00	620.00	25.30	3,137.20	20.00	2,480.00	
<b>TOTAL TRAFFIC CONTROL ITEMS:</b>				6,650.00		8,309.47		5,090.00	
<b>TOTAL PROJECT</b>				48,161.00		65,566.71		85,380.00	