



**What:** Cass County Commission Meeting

**When:** March 25, 2026, at 12:00 pm

**Location:** Historic Courthouse, 3<sup>rd</sup> Floor Conference Room, 102 E Wall Street, Harrisonville, MO 64701

## **AGENDA**

The tentative agenda of this meeting includes:

### **Agenda Commission Meeting - 12:00 pm**

- 1. Call to Order**
- 2. Roll Call**
- 3. Pledge of Allegiance**
- 4. Accept the Agenda as presented.**
- 5. Approval of Commission Meeting Minutes**
  - March 4, 2026
- 6. Approval of Work Session Minutes**
  - March 5, 2026 – Navigate – JC Roof Replacement Project
  - March 5, 2026 – Department Head updates
  - March 12, 2026 – 2026 Insurance
  - March 12, 2026 – RFQ – Sheriff addition
- 7. Resolution No. 26-23 – Cass County Commission**
  - Approving an appraisal engagement with Bliss Associates, LLC for property located at 107 County Line Road, Belton, Missouri
  - Comment:
- 8. Resolution No. 26-24 – Cass County Commission**
  - Approving an engagement letter with Wagstaff & Cartmell, LLP
  - Comment:
- 9. Resolution No. 26-25 – Cass County Commission**
  - Setting a public hearing on petition to vacate certain platted but unconstructed roadways within the Dickenson Manor subdivision Pursuant to Section 71.270, RSMo
  - Comment:
- 10. Resolution No. 26-26 – Cass County Auditor’s Office**
  - A resolution authorizing Cass County, Missouri to participate in the National Opioid Settlement with certain regional distributors and dispensers
  - Comment:
- 11. Resolution No. 26-27 – Cass County Road & Bridge Department**
  - Declaring certain county equipment to be surplus and authorizing the disposal thereof.
  - Comment:
- 12. Resolution No. 26-28 – Maintenance Department**
  - Approving an agreement with Dilillo Industries LLC D/B/A Legacy Lawns for mowing services at the Cass County Justice Center.
  - Comment:
- 13. For the Record – Cass County Commission – County Commissioner Association of Missouri Certificate of training.**
  - Bob Huston
  - Mike Moreland
  - Jeff Fletcher
- 14. For the Record – Cass County Collector’s Office**
  - Form 205 – Collector’s Annual Settlement



**15. For the Record – Cass County Treasurer’s Office**

- 2025 Financial Statement

**16. Public Comment (5-minute limit):**

**17. Commissioner Communications:**

**18. Adjourn**

The tentative agenda of this meeting may also include a vote to close part of the meeting pursuant to RS MO Sections:

	RSMo. 610.021.1 - Legal
	RSMo. 610.021.2 – Real Estate
	RSMo. 610.021.3 – Personnel Actions
	RSMo. 610.021.13 – Personnel Records
	RSMo. 610.021.18 – Confidential Communication with Auditor
	RSMo. 610.021.12 – Contract Negotiations



**What:** Cass County Commission Meeting

**When:** March 4, 2026, at 12:00 PM

**Location:** Historic Courthouse, 2nd Floor Courtroom, 102 E Wall Street, Harrisonville, MO 64701

Bob Huston, Presiding Commissioner  
Kathy Lambertz, County Clerk

Mike Moreland, Associate Commissioner District 1  
Jeff Fletcher, Associate Commissioner District 2

**Cass County Meeting Minutes**

**1. Call to Order**

Presiding Commissioner Huston called the meeting to order at 12:00 PM.

**2. Roll Call**

Attendance	Name	Title
x	Bob Huston	Presiding Commissioner
x	Mike Moreland	Associate Commissioner District 1
x	Jeff Fletcher	Associate Commissioner District 2

**3. Pledge of Allegiance**

**4. Accept the agenda as presented.**

**Item # 17 – Application # 3177 has been removed and withdrawn from the applicant.**

Commissioner Moreland made a motion to accept the agenda.  
Commissioner Fletcher seconded the motion to accept the agenda.  
Motion Status: Passed 3-0

**5. Approval of Commission Meeting Minutes**

- February 18, 2026

Commissioner Fletcher made a motion to accept the Minutes.  
Commissioner Moreland seconded the motion to accept the Minutes.  
Motion Status:

**6. Approval of Work Session Minutes**

- February 2, 2026 – Sheriff Office – grants
- February 18, 2026 – Rock Island

Commissioner Moreland made a motion to accept the Minutes.  
Commissioner Fletcher seconded the motion to accept the Minutes.  
Motion Status: Passed 3-0

**7. Resolution No. 26-18 – Cass County Commission**

- Authorizing termination of agreement for professional design services with Tessere, INC
- Comment:

Commissioner Fletcher made a motion to accept Resolution No. 26-18.  
Commissioner Moreland seconded the motion to accept Resolution No. 26-18.  
Motion Status: Passed 3-0

**8. Resolution No. 26-19 – Cass County Prosecuting Attorney’s Office**

- Adopting a policy regarding procurement of sustainable and recovered materials for federally funded grants.
- Comment:

Commissioner Moreland made a motion to accept Resolution No. 26-19.  
Commissioner Fletcher seconded the motion to accept Resolution No. 26-19.  
Motion Status: Passed 3-0

**9. Resolution No. 26-20 – Cass County Prosecuting Attorney’s Office**

- A resolution approving the Violence Against Woman Act grant.
- Comment: Julie West with the Prosecuting Attorney’s Office gave an update.

Commissioner Fletcher made a motion to accept Resolution No. 26-20.  
Commissioner Moreland seconded the motion to accept Resolution No. 26-20.  
Motion Status: Passed 3-0

**10. Resolution No. 26-21 – Cass County Health Department**

- Authorizing the renewal of the Patagonia Health EHR software subscription
- Comment: Health Department Director Mat McCall gave an update.

Commissioner Moreland made a motion to accept Resolution No. 26-21.  
Commissioner Fletcher seconded the motion to accept Resolution No. 26-21.  
Motion Status: Passed 3-0

**11. Ordinance No. 26-05 – Cass County Road & Bridge Department**

- An ordinance authorizing the temporary posting of “No Through Trucks” restrictions and temporary reduction of speed limits on certain county roads in connection with the Route 7 Bridge Project.
- Comment: R&B Director Travis Jones gave an update.

Commissioner Fletcher made a motion to accept Ordinance No. 26-05.  
Commissioner Moreland seconded the motion to accept Ordinance No. 26-05.  
Motion Status: Passed 3-0

**12. Cass County Codes & Zoning Department - Application # 3172**

- Minor Subdivision (Preliminary and Final plats) of a parent tract of 38 +/- acre parcel with Agriculture (AG) zoning designation to be divided into five (5) tracts consisting of one (1) 3.12 +/- acre tract, one (1) 6.09 +/- acre tract, two (2) 5 +/- acre tracts, and one (1) 18.79 +/- acre tract all to obtain Residential Rural (RR) zoning designation. This Application for an Action has been submitted by Everett Allen Moore, on behalf of Himself and Leslie Paige Moore, who is requesting the zoning actions described above located on a tract of land located in part of the SW ¼ of Section 1 and part of the SE ¼ of Section 2, both in Township 45, Range 30, Cass County, Missouri and commonly known as 20909 & 20911 S Staley Mound Rd, Pleasant Hill, MO 64080.
- Public Comment: Codes & Zoning Director Valerie McCubbin gave an update.

Commissioner Moreland made a motion to accept Application # 3172.  
Commissioner Fletcher seconded the motion to accept Application # 3172.  
Motion Status: Passed 3-0

**13. Cass County Codes & Zoning Department - Application # 3173**

- Subdivision (Preliminary) to be known as “Prairie Ridge Acres” a parent tract of 40 +/- acres with the Zoning Designation of Agriculture (AG) to be divided into seven (7) lots consisting of five (5) 5.2 +/- acre tracts and two (2) 6.8 +/- acre tracts all to obtain Residential Rural (RR) zoning designation. This Application for Action has been submitted by Ben Bruton, on behalf of Bruton Revocable Trust, who are requesting the zoning actions described above located on a tract of land located in part of the SE ¼ of Section 35, Township 46, Range 32, Cass County, Missouri and generally located on the North side of E 203rd St and ¼ of a mile West of S Prairie Lane Rd, Peculiar, MO 64078.
- Public Comment: **The Planning Board tabled 4-1 and will be heard at the April 1<sup>st</sup> meeting.**

**14. Cass County Codes & Zoning Department - Application # 3174**

- Minor Subdivision (Preliminary and Final plats) of a parent tract of 40.8 +/- acre parcel with Agriculture (AG) zoning designation to be divided into four (4) tracts each consisting of 10.2 +/- acres, all to obtain Residential Rural (RR) zoning designation. This Application for an Action has been submitted by Keith Wehmeir, who is requesting the zoning actions described above located on a tract of land located in the NW ¼ of the SE ¼ of Section 4, Township 45, Range 30, Cass County, Missouri and generally located on the West side of S Pryor Rd and ¼ mile North of State Route P, Pleasant Hill, MO 64080.
- Public Comment: Codes & Zoning Director Valerie McCubbin gave an update.

Commissioner Fletcher made a motion to accept Application # 3174.

Commissioner Moreland seconded the motion to accept Application # 3174.

Motion Status: Passed 3-0

**15. Cass County Codes & Zoning Department - Application # 3175**

- Lot Split and Rezoning of a parent tract of 32.14 +/- acres with the Zoning Designation of Agriculture (AG) into a 5 +/- acre tract to obtain Residential Rural (RR) Zoning Designation and the remaining 27.14 +/- acre tract to retain Agriculture (AG) Zoning Designation. This Application for an Action has been submitted by Zachary Dale & Jasmine Reasoner, who are requesting the zoning actions described above on a tract of land located in part of the NE ¼ of the NE ¼ of Section 17, Township 43, Range 29, Cass County, Missouri and generally located on the Southeast corner of S State Route 7 and E 323rd St, Creighton, MO 64739.
- Public Comment: Codes & Zoning Director Valerie McCubbin gave an update.

Commissioner Moreland made a motion to accept Application # 3175.

Commissioner Fletcher seconded the motion to accept Application # 3175.

Motion Status: Passed 3-0

**16. Cass County Codes & Zoning Department - Application # 3176**

- Lot Split and Rezoning of a parent tract of 80 +/- acres with the Zoning Designation of Agriculture (AG) into a 5 +/- acre tract to obtain Residential Rural (RR) Zoning Designation and the remaining 75 +/- acre tract to retain Agriculture (AG) Zoning Designation. This Application for an Action has been submitted by Jennifer L Thomas, on behalf of Robert S Thomas and herself, who are requesting the zoning actions described above on a tract of land located in part of the NE ¼ of Section 13, Township 43, Range 33, Cass County, Missouri and commonly known as 32408 S State Route O, Drexel, MO 64742.
- Public Comment: Codes & Zoning Director Valerie McCubbin gave an update.

Commissioner Fletcher made a motion to accept Application # 3176.

Commissioner Moreland seconded the motion to accept Application # 3176.

Motion Status: Passed 3-0

**17. Cass County Codes & Zoning Department - Application # 3177**

- Rezoning of a 9.4 +/- acre tract with the Zoning Designation of Residential Rural (RR) to obtain Light Commercial (C-1) Zoning Designation. This Application for an Action has been submitted by Robert Mayo, on behalf of The Estate of Curtis Davidson, who are requesting the zoning actions described above on Lot 1 of Brown Acres in Section 25, Township 46, Range 33, Cass County, Missouri and commonly known as 19105 S State Route Y, Belton, MO 64012.
- Public Comment: **withdrawn from the applicant. Removed from the agenda**

**18. Cass County Codes & Zoning Department - Application # 3178**

- Minor Subdivision (Preliminary and Final plats) of a parent tract of 93 +/- acre parcel with Agriculture (AG) zoning designation to be divided into four (4) tracts consisting of a 11.81 +/- acre tract, two (2) 6.79 +/- acre tracts to all to obtain Residential Rural (RR) zoning designation and a 67.67 +/- acre tract to retain Agriculture (AG) zoning designation. This Application for an Action has been submitted by Daniel W & Linda C Marcum, who is requesting the zoning actions described above located on a tract of land located in the S ½ of Section 22, Township 44, Range 32, Cass County, Missouri and commonly known as 28706 S Grand River Rd, Freeman, MO 64746.
- Public Comment: Codes & Zoning Director Valerie McCubbin gave an update.

Commissioner Moreland made a motion to accept Application # 3178

Commissioner Fletcher seconded the motion to accept Application # 3178.

Motion Status: Passed 3-0

**19. Cass County Codes & Zoning Department - Application # 3179**

- Lot Split and Rezoning of a parent tract of 20.64 +/- acres with the Zoning Designation of Agriculture (AG) into a 10.9 +/- acre tract and a 9.74 +/- acre tract both to obtain Residential Rural (RR) Zoning Designation. This Application for an Action has been submitted by Corey T & Sally Anne Johnson, who are requesting the zoning actions described above on a tract of land located in part of the SE ¼ of the SE ¼ of Section 18 and part of the NE ¼ of the NE ¼ of Section 19, both in Township 46, Range 31, Cass County, Missouri and commonly known as 17821 Deer Creek Ln, Raymore, MO 64083.
- Public Comment: Codes & Zoning Director Valerie McCubbin gave an update.

Commissioner Fletcher made a motion to accept Application # 3179.

Commissioner Moreland seconded the motion to accept Application # 3179.

Motion Status: Passed 3-0

**20. For the Record – Cass County Collector’s Office – Abatements**

- 2024 Personal Property Abatement # 590-593
- 2025 Personal Property Abatement # 565-580

**21. Public Comment (5-minute limit):** County Collector, Chris Molendorp gave an update on the Senior Citizen Tax Credit. Open enrollment for new seniors opens April 13, 2026, and the deadline to enroll in July 3, 2026.

**22. Commissioner Communications: N/A**

**23. Adjourn**

Commissioner Fletcher made a motion to adjourn at 12:15 PM.

Commissioner Moreland seconded the motion to adjourn.

Motion Status: Passed 3-0



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Bob Huston  
Presiding Commissioner

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Mike Moreland  
Associate Commissioner District 1

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Jeff Fletcher  
Associate Commissioner District 2

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Kathy Lambertz  
County Clerk

Minutes Approval Date: \_\_\_\_\_



## Cass County Commission – Work Session Minutes

**What:** Justice Center Roof Replacement Project – Scott Vilas from Navigate

**When:** March 5, 2026

**Time Started:** 9:00 am

**Time Ended:** 9:40 am

**Location:** Historic Courthouse, 3<sup>rd</sup> floor conference room

**Address:** 102 E Wall Street, Harrisonville, MO 64701

Attendance	Name	Title
	Bob Huston	Presiding Commissioner
x	Mike Moreland	Associate Commissioner District 1
x	Jeff Fletcher	Associate Commissioner District 2
x	Bobby Wray	Maintenance Superintendent
x	Scott Vilas	Navigate

1. Call to Order
2. Roll Call:

### General Topics of Discussion

Different bids were discussed.

Please see attached information.

Prepared By: Kayleigh Bowes

Cass County, Missouri

3/5/2026

Best Option

Item	Garland	Performance Roof Systems	Tremco
Roofing Solution	Re-covering/Retrofit	Re-covering/Retrofit	Re-covering/Retrofit
Weight of System	3 lbs. psf	4.5 lbs. psf	3lbs psf
Roof Type	Modified Bitumen Multi-Ply	2-Ply Fiberglass-reinforced Modified Bit on 1/2" coverboard - Premium Adhesive	Kee Ply (Similar to TPO)
Mil Thickness	Base Sheet 80 Mils, 145 Mils Top Sheet , Adhesive 80 Mils Wet (305 Mils Total)	Base Sheet 87 Mils, Cap 106 Mils, Adhesive 30 Mils (223 Mils Total)	60 Mils
Warranty Duration	25 Years	20 Years	30 Years
Material Budget	\$ 1,260,000.0	Included below	\$ 1,400,000
Labor Budget	\$ 1,890,000.0	Included below	\$ 1,500,000
Subtotal	\$ 3,150,000	\$ 3,300,000	\$ 2,900,000
Replacement of Previously Repaired Areas (Silicone)	Included	Included	Not Required Coverboard installed over.
Removal and Replacement of Wet Insulation	Included**	Included*	Included
New Flashings	Included	Included	Included
New Metal (Coping)	Included	Included	Included
Detailing around Penetrations and Curbs	Included	Included	Included
Barrier at Top of Parapet	Ice and Water Dam	Modified Sheet	Slip Sheet (EPDM Material)
Total Construction Budget	\$ 3,150,000	\$ 3,300,000	\$ 2,900,000

\*Included based on areas identified in 5/14/25 Scan

\*\* Full Depth replacement of entire Section A8 and A3

Cass County, Missouri

3/5/2026

Better Option

Item	Garland	Performance Roof Systems	Tremco - 1	Tremco - 2
Roofing Solution	Liqui-Tech Fluid Applied Restoration	Re-covering/Retrofit	AlphaGuard Fluid Applied Restoration	AlphaGuard Fluid Applied Restoration
Weight of System	.5 lbs. psf	4.5 Lbs.	1.5 lbs. psf	1.5 lbs. psf
Roof Type	Fluid Applied Coating (Polyurea)	2-Ply Polyester-reinforced Modified Bit directly over existing roof system with 1/2" coverboard - Torch Applied	Fluid Applied Coating (Polyurethane)	Fluid Applied Coating (Polyurethane)
Mil Thickness (Wet)	2 Gallons per 100/sf base coat, 2 gallons per 100/sf top coat (64 Wet Mils)	120 Mils Base Sheet, 180 Mils Cap sheet. (300 Total Mils)	4 Gallons per 100/sf Base coat, 2 gallon per 100/sf top coat (96 Wet Mils)	4 Gallons per 100/sf Base coat, 2 gallon per 100/sf top coat (96 Wet Mils)
Warranty Duration	20 Years	20 Years	20 Years	20 Years
Material Budget	\$ 1,150,000.0	Included Below	\$ 1,100,000	\$ 1,100,000
Labor Budget	\$ 1,150,000.0	Included Below	\$ 1,200,000	\$ 1,200,000
Subtotal	\$ 2,300,000	\$ 2,200,000	\$ 2,300,000	\$ 2,300,000
Replacement of Previously Repaired Areas (Silicone)	Included	Included	Included	Included
Removal and Replacement of Wet Insulation	Included**	Included*	\$ 26,000	\$ 26,000
New Flashings	Included	Included	As Required	\$ 75,000
New Metal (Coping and Trim)	Included	Included	Reuse Existing	\$ 75,000
Detailing around Penetrations and Curbs	Included	Included	Included	Included
Barrier at Top of Parapet	Ice and Water Dam	Modified Sheet	Not included, Reuse of existing coping	EPDM Sheet
Total Construction Budget	\$ 2,300,000	\$ 2,200,000	\$ 2,326,000	\$ 2,476,000.00

\*Included based on areas identified in 5/14/25 Scan

\*\* Full Depth replacement of entire Section A8 and A3

Cass County, Missouri

3/5/2026

Good Option

Item	Garland	Performance Roof Systems	Tremco - 1	Tremco - 2
Roofing Solution	Flood and Gravel	Asphalt and Gravel Restoration (2 Ply Sheets Hot Applied, Covered in Gravel)	Flood and Gravel	Flood and Gravel
Weight of System	4.5 lbs. psf	12-20 lbs. psf - Exceeds allowable limit in letter, noted can reduce cover board to 1/8" to get within required 9psf	5.5 lbs. psf	5.5 lbs. psf
Asphalt Type	Cold Applied (63% Asphalt by Volume)	Type IV Hot Asphalt	Cold Applied (50% Asphalt Content by Volume)	Cold Applied (50% Asphalt Content by Volume)
Mil Thickness	6 gallons per 100/SF (96 Mils Wet)	1/4" Cover board, Base Sheet 94 Mils, Cap sheet 94 Mils, Flood Coat (Hot Asphalt) 200 Mils Wet (338 Mils Wet)	7 Gallons per 100/SF (112 Mils Wet)	7 Gallons per 100/SF (112 Mils Wet)
Warranty Duration	10 Years	20 Years	10 Years	10 Years
Material Budget	\$ 682,500.00	Included	\$ 600,000	\$ 640,000
Labor Budget	\$ 1,267,500.00	Included	\$ 700,000	\$ 810,000
Subtotal	\$ 1,950,000	\$ 1,650,000	\$ 1,300,000	\$ 1,450,000
Replacement of Previously Repaired Areas (Silicone)	Included	Included	Included	Included
Removal and Replacement of Wet Insulation	Included**	Included*	\$ 26,000	\$ 26,000
New Flashings	Included	Included	Where Racking Occurs Only	Included
New Metal (Coping)	Included	Included	Not Included, Reuse of existing	Included
Detailing around Penetrations and Curbs	Included	Included	Included	Included
Barrier at Top of Parapet	Ice and Water Dam	Modified Sheet	Not included, Reuse of existing coping	EPDM Sheet
Total Construction Budget	\$ 1,950,000	\$ 1,650,000	\$ 1,326,000	\$ 1,476,000

\*Included based on areas identified in 5/14/25 Scan

\*\* Full Depth replacement of entire Section A8 and A3



s i n c e 1 8 9 5



# THE GARLAND COMPANY, INC.

HIGH-PERFORMANCE BUILDING ENVELOPE SOLUTIONS

3800 EAST 9<sup>TH</sup> STREET • CLEVELAND, OHIO 44105-2197  
t: (216) 641-7500 • f: (216) 841-0655 • 800-327-9533 • www.garlandco.com

February 19, 2026

Mr. Bobby Wray  
Cass County Facilities  
2501 W Mechanic Street  
Harrisonville, MO 64701

Subject: Cass County Justic Center Roofing Bid

Mr. Wray,

Thank you for trusting Garland with your building envelope and waterproofing needs. At Garland we understand every project is unique and have the materials and expertise required to provide you with a reliable long-term solution. Please review the Estimates below and contact me directly if you have questions.

***Garland General Requirements for all Options:***

- *Field Prep/Repair of blisters and surface irregularities on existing roof membrane.*
- *Removal of previously coated areas and replacement with like materials. (White Silicone).*
- *Removal of Wet insulation and replace with like material. Full Replacement in saturated areas confirmed by thermal scan.*
- *Replacement of all wall flashings and vertical termination per Garland Specification.*
- *Coating of all exposed flashings.*
- *Addition of Ice and water barrier over all perimeter walls and area dividers.*
- *Install new trim and cap metal.-Standard Color*
- *Use Low VOC Materials for reduced odor.*

*Exclusions: EPDM areas, lightning protection repairs, unforeseen conditions such as deck replacement and/or wood nailer replacement.*

**ALL BUDGETS TO BE VERIFIED VIA FORMAL BIDDING.**

*Flood and Gravel Restoration \$1,950,000*

*10-year warranty*

*Liqui-Tech Fluid Applied Restoration Coating \$2,300,000*

*20-year warranty*

*Modified Bitumen Multi-Ply Retrofit \$3,150,000*

*25-year warranty.*



## THE GARLAND COMPANY, INC.

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3800 EAST 9<sup>TH</sup> ST. STREET • CLEVELAND, OHIO 44105-2197  
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All budgets include The Garland Company's professional services bundled within:

- **Pre-Construction Services**
  - Complete system design – specifications, details, drawings
  - Procurement/Budgeting assistance
  - Oversight of RFP, bid documents, and contractor vetting
- **Owner Representative Services**
  - Garland engineering services
  - Progress QA/QC inspections & performance documentation
  - Design modifications during construction
  - Pay application review
  - Close-out documentation and Warranty

Thank you,

Nathan Ediger  
Territory Manager, The Garland Company, Inc.  
p: (913) 269-9996



**Existing Condition Photos-**



**Roof Detail**  
Approximately 102,700 total Square Feet  
Section 1-10,700/50  
Section 2-30,000  
Section 3-19,000  
Section 4- 23,000/22  
Section 5-20,000  
Membrane- Modified Bitumen  
Drains-Internal and scuppers  
Access- Internal  
% Of Wet- TBD



Overall view of existing roof system.



Overall view of existing roof system.



Overall view of existing roof system.



Overall view of existing roof system.

**Existing Condition Photos-**



**Roof Detail**  
Approximately 102,700 total Square Feet  
Section 1-10,700  
Section 2-30,000  
Section 3-19,000  
Section 4- 23,000  
Section 5-20,000  
Membrane- Modified Bitumen  
Drains-Internal and scuppers  
Access- Internal  
% Of Wet- TBD



Field of roof has moderate granule loss but in fair condition.



Noted areas of patching indicating leak and potential wet insulation

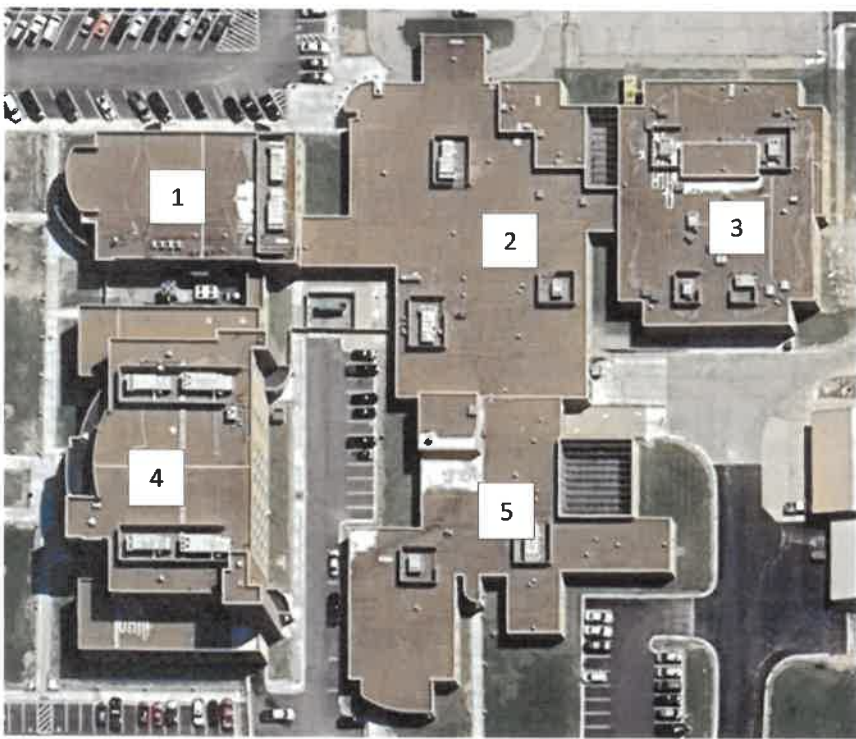


Noted blisters that would require patching prior to restoration.



Additional patch area indicating leak in field and/or flashings

**Existing Condition Photos-**



**Roof Detail**  
 Approximately 102,700 total Square Feet  
 Section 1-10,700  
 Section 2-30,000  
 Section 3-19,000  
 Section 4- 23,000  
 Section 5-20,000  
 Membrane- Modified Bitumen  
 Drains-Internal and scuppers  
 Access- Internal  
 % Of Wet- TBD



Tall vertical walls have EPDM waterproofing and need repairs



Wall flashings and metal trim are in poor condition and need to be replaced.



Detached wall flashings were found throughout roof system.



Recommend replacement of wall flashings and coping cap metal.

**Existing Condition Photos- Core Sample**



**Wall Panels New:**  
Install self-adhering ice and water shield, install wall panel clips 18" O.C., install 22 gauge vertical wall panels.

**EXPANSION / AREA UNDER:** [Green dashed line symbol]  
New expansion joint to be added between roof sections.

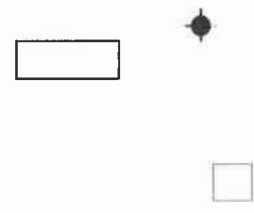
**GUTTER:** [Blue dashed line symbol]  
PER MFG SPECIFICATION

**CURB TO BE REMOVED:** [X symbol]  
REMOVE AND INFILL WITH LIKE MATERIAL

**HVAC CURB:** [Square symbol]  
8 INCH MINIMUM FLASHING HEIGHT

**DRAIN SCUPPER:** [Star symbol]  
SUMP A MINIMUM OF 24 INCHES FROM CENTER

**PIPE PENETRATION:** [Circle symbol]  
PER MFG SPECIFICATION



Contractor to verify all measurements and quantities





Cass County, Missouri  
Justice Center Roofing  
3/5/2026



PROGRAM BUDGET CHECKLIST	Pre-Inspection Budget 1.27.26	Post Inspection Budget - Good	Post Inspection Budget - Better	Post Inspection Budget - Best	Notes
	102,700 SF	102,700 SF	102,700 SF	102,700 SF	
<b>A. Construction</b>					
1. Justice Center Roofing	\$ 1,500,000	\$ 1,950,000	\$ 2,300,000	\$ 2,900,000	Based on Garland Budgets dated February 2026
1a. Replace Wet Insulation per Thermal Scan	\$ 20,791	\$ -	\$ -	\$ -	Included as part of budgets
2. Escalation 5.0%	\$ 75,000	\$ -	\$ -	\$ -	Escalation realized in updated budgets.
3. Contingency 3%	\$ 45,000	\$ 58,500.00	\$ 69,000	\$ 87,000	
<b>Sub-Total</b>	<b>\$ 1,640,791</b>	<b>\$ 2,008,500</b>	<b>\$ 2,369,000</b>	<b>\$ 2,987,000</b>	
<i>Cost / SF</i>	\$ 16	\$ 20	\$ 23	\$ 29	
<b>B. Special Construction</b>					
1. Permitting	\$ 13,585	\$ 15,608	\$ 17,591	\$ 20,990	Based on standard building permit fees for City of Harrisonville.
<b>Sub-Total</b>	<b>\$ 13,585</b>	<b>\$ 15,608</b>	<b>\$ 17,591</b>	<b>\$ 20,990</b>	
<b>C. Furniture &amp; Fixtures</b>					
<b>Sub-Total</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	
<b>D. Professional Services</b>					
1. Owner's Representative - NAVIGATE	\$ 47,250	\$ 47,250	\$ 47,250	\$ 47,250	NAVIGATE Contract - Lump Sum
2. Thermal Scan - Rescan - Prior to Bid	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	Previous scan completed on 5/14/25, requires rescan after 6 months
3. Structural Analysis of Roof	\$ -	\$ -	\$ -	\$ -	Completed. Verify amount with County to track in budget.
4. Roof Testing - Post Construction	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	To be included in GC Bid Package.
<b>Sub-Total</b>	<b>\$ 67,250</b>	<b>\$ 67,250</b>	<b>\$ 67,250</b>	<b>\$ 67,250</b>	
<b>E. Technology</b>					
<b>Sub-Total</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	
<b>F. Financing</b>					
<b>Sub-Total</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	
<b>G. Miscellaneous Costs</b>					
1. Bid Document Advertisement	\$ 500	\$ 500	\$ 500	\$ 500	GC Contract and COOP Agreement, Assumed \$2500/EA
2. Attorney Reviews	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	
<b>Sub-Total</b>	<b>\$ 5,500</b>	<b>\$ 5,500</b>	<b>\$ 5,500</b>	<b>\$ 5,500</b>	
<b>Soft Cost Subtotal (B - G)</b>	<b>\$ 86,335</b>	<b>\$ 88,358</b>	<b>\$ 90,341</b>	<b>\$ 93,740</b>	
<b>ESTIMATED PROJECT COST</b>	<b>\$ 1,727,126</b>	<b>\$ 2,096,858</b>	<b>\$ 2,459,341</b>	<b>\$ 3,080,740</b>	
<i>Total Cost / SF</i>	\$ 17	\$ 20	\$ 24	\$ 30	
<b>FUNDING SOURCES</b>					
1. Verify Funding Source and Amount	\$ -	\$ -	\$ -	\$ -	
Budget	\$ -	\$ -	\$ -	\$ -	
<b>OVER/(UNDER)</b>	<b>\$ 1,727,126</b>	<b>\$ 2,096,858</b>	<b>\$ 2,459,341</b>	<b>\$ 3,080,740</b>	



Roofing and Building Maintenance Division

David Smith, RRO  
Field Advisor  
Cell - 816.365.0159  
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**Cass County Justice Center**

**Burmastic MB Restoration (Gravel Built-Up Roof Restoration)**

- Remove all wet insulation determined from thermal scan. Install new insulation by adhering base layer to metal deck and use low rise foam to adhere cover board. This should be brought back to existing system's height.
- Install 2 plies of Burmastic Comp plies set in Burmastic adhesive. These plies should extend onto the existing system a minimum of 12".
- Install PowerPly 300 granular and set in Burmastic adhesive. This ply should cover the 2 plies and extend onto the existing system and minimum of 12". Around patch area install a three-course repair with ELS and Burmesh.
- Wash roof system with low pressure power washer. Do not use high pressure that will remove existing granules. This is a rinse to remove dirt from mb system. Allow system to complete dry before installation of restoration products. Use a pinless moisture meter and record reading. This reading must be zero.
- Clean all loose granules from system. In drain sump areas, after washing and removal of all debris, prime sump area with TremPrime QD.
- Cut blisters and heat weld back flat. Install three course repairs with ELS and Burmesh over cut.
- Apply ELS and Burmesh on all horizontal laps. 25 ft2 per 5-gallon pail in a 3 course (mastic, reinforcement, mastic) application. Rates will vary depending on ambient temperature and actual surface conditions.
- Apply ELS and Burmesh on all vertical walls and curb laps. 11 ft2/gallon. Rates will vary depending on ambient temperature and actual surface conditions.
- Install TremTreds and set in ELS. Walkway will be determined by drawing.
- Apply Alumination 301 to wall and curb flashings. Coverage should be 2 gallons per ft2. This can be done by making 2 passes at 1 gallon per ft2 each application.
- Apply Burmastic Flood coat at a rate of 7 gallons per square and immediately imbed rock.

**Material List**

ELS  
 Burmesh  
 PowerPly 300  
 Burmastic Comp Ply  
 Burmastic Adhesive  
 TremPrime QD  
 TremTreds  
 Alumination 301

Tremco Job Site Inspection \$1210/day (Optional)

**Warranty & Budget**

**10 Year Tremco Warranty - \$1,300,000 (Material Component \$600,000)**

**Note: 5 Year Renewable Available at 10 Year Time Frame**

Roofing and Building Maintenance Division

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**Cass County Justice Center**

**AlphaGuard MTS Restoration 'Fluid Applied Roof Restoration'**

- Remove all wet insulation determined from thermal scan. Install new insulation by adhering base layer to metal deck and use low rise foam to adhere cover board. This should be brought back to existing system's height.
- Install 2 plies of Burmastic Comp plies set in PowerPly Endure Bio adhesive. These plies should extend onto the existing system a minimum of 12".
- Install PowerPly 300 granular and set in PowerPly Endure Bio adhesive. This ply should cover the 2 plies and extend onto the existing system and minimum of 12". Around patch area install a three-course repair with Geogard Seam Sealer and Permafab.
- Wash roof system with low pressure power washer. Do not use high pressure that will remove existing granules. This is a rinse to remove dirt from mb system. Allow system to complete dry before installation of restoration products. Use a pinless moisture meter and record reading. This reading must be zero.
- Clean all loose granules from system. Anywhere there is 50% granular loss prime with AlphaGuard WB Primer at a rate of 200 ft per gallon.
- Cut blisters and heat weld back flat. Install three course repairs with Geogard Seam Sealer and Permafab over cut.
- If any repair of Geogard Seam Sealer is left exposed for more than 72 hours, then a reprime must be done with Geogard Primer at a rate of 400 ft<sup>2</sup> per gallon. The Geogard Primer must me cover when tacky not wet or dry.
- AlphaGuard Base coat and Permafab reinforcement must be installed on all curbs, penetrations, and drains before moving to installation in the field. This must be applied at 4 gallons per square/64 mill.
- Install base coat to flashing surfaces according to manufacturer's written instructions. Extend coating up vertical surfaces a minimum of 8" and out onto horizontal surfaces 4".
- Install Permafab reinforcement immediately into wet base coat. Extend reinforcement up vertical surfaces a minimum of 8" and out onto horizontal surfaces 4". Lap adjacent flashing pieces of fiberglass no less than 3". Roll the surface of the fiberglass to completely embed it into the wet base coat.
- The base coat should only be applied to the area that you intend to embed the reinforcement into at any given time. Using a roller or brush, fully saturate the reinforcement, working from the center outwards.
- When encountering a corner, the reinforcement should wrap by 3-4" and be fully embedded into the AlphaGuard Base Coat. Using a brush, work the reinforcement into the corner. It may be necessary to make relief cuts to form tightly.
- Remove drain strainer and clamping ring. Remove all rust and debris from the surface of drain bowl. If necessary, use a grinder to sand metal surfaces down to clean, bare, metal.
- Prime metal surfaces with AlphaGuard M-Prime.
- Install AlphaGuard Base Coat onto existing system and metal drain bowl flange. Install a target piece of reinforcement immediately into the wet base coat and roll to fully embed/saturate the material.
- After AlphaGuard Top Coat has been installed re-install drain clamping ring and strainer. Replace drain ring clamping bolts.
- Inspect the wall and corners for any pinholes or unsaturated areas. If any areas exist, reapply a small amount of AlphaGuard base coat until areas are fully saturated.
- All penetrations should be properly prepared by grinding metal surfaces to a bright metal, removing asphalt residue and priming with the appropriate primers.
- Once a penetration has been properly prepared, mark them at least 8" above the roof deck. Tape along these marks to ensure you have a clean, straight line.
- On round penetrations, cut pieces to sizes that are manageable and tear the bottom edge, 2-3" from the edge. This will allow the reinforcement to conform to the pipe. Apply the AlphaGuard base coat and fully embed the reinforcement. The field base coat should extend over the toe of the flashing, to the base of the pipe. Once cured, the AlphaGuard top coat can be applied, followed by the field top coat. On square

penetrations, cut pieces that are manageable. Cut the pieces to go 8" above the field of the roof and 4" onto the field of the roof. Apply the AlphaGuard base coat and fully embed the reinforcement. The field base coat should extend over the toe of the flashing, to the base of the pipe. Once cured, the AlphaGuard top coat can be applied, followed by the field top coat.

- Install base coat directly onto approved ply sheet and spread coating evenly according to Tremco's written instructions.
- Back roll to achieve a minimum wet mil thickness. 4 Gallons per square foot/64 mil
- Install Permafab reinforcement immediately into wet base coat. Roll surface of fiberglass to fully embed into wet basecoat. Roll until fully saturated.
- Lap adjacent rolls of glass mat no less than 3". End laps shall be no less than 6".
- Lap onto flashing no less than 3".
- Roll the surface of the fiberglass to completely embed into the wet base coat.
- Allow base coat to cure before installing top coat.
- Fiberglass reinforcement must be fully encapsulated in base coat and not contain pin holes, voids, or openings.
- Priming of the base coat with Geogard Primer is required if topcoat is not applied within 72 hours of the base coat application. The basecoat shall be lightly primed at a rate of 400 square ft per gallon.
- Install top coat on flashings first. Extend coating up vertical surfaces a minimum of 8" and out onto horizontal surfaces.
- Install top coat directly over field base coat and spread coating evenly at a rate of 2 gallons per square foot/32 mil.
- Back roll to achieve a minimum 32 wet mil thickness.
- Avoid foot traffic on new fluid-applied membrane for a minimum of 24 hours.
- ALPHAGUARD NON-SKID WALKWAY APPLICATION
- Ensure areas are clean, dry, free of debris/contaminants, etc. prior to application.
- Use tape to mask off the non-skid walkway area.
- Color striping can be installed along the perimeter of non-skid walkway applications to identify the areas on the roof surface. If requested, mask off a 3-4" wide area along the perimeter of the walkway area for installation of color striping.
- If the previously installed system has cured and been exposed for more than 72 hours, an application of Geogard Primer will be required prior to application.
- Install an additional layer of top coat in desired color or white at 1 gal / 100 sq. ft. (16-24 wet mils) to properly prepared walkway area. NOTE: AlphaGuard BIO walkways must be installed in white top coat. Color striping can be used to designate these areas if required.
- Broadcast to refusal, an approved non-skid media in to wet top coat. Approved Non-Skid Media: Silica Sand (20-40 mesh) - Coverage: 20-30 lbs. / 100 sq.ft. - 11 Roofing Granule - Coverage: 10-15 lbs. / 100 sq. ft
- Immediately back roll completed area with a dry nap roller, creating an even dispersal of non-skid media.
- Immediately remove tape following applications.
- Once cured, use a blower to remove any loose granules from the roofing surface.
- Any repairs must be made with Geogard Seam Sealer and Permafab.

### Material List

AlphaGuard MTS Base Coat (Tan Color)  
AlphaGuard MTS Top Coat  
AlphaGuard WB Primer  
AlphaGuard M Prime  
Geogard Primer  
Geogard Seam Sealer  
PermaFab  
Burmastic Comp Ply  
PowerPly 300  
PowerPly Endure Bio Adhesive

Tremco Job Site Inspection \$1210/day (Optional)

### Warranty & Budget

**20 Year Tremco Warranty - \$2,300,000 (Material Component \$1,100,000)**

**Note: 10 to 15 Year Renewable Available at 20 Year Time Frame**

Roofing and Building Maintenance Division

David Smith, RRO

Field Advisor

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Cass County Justice Center

TremPly KEE Retrofit (*Single Ply Retrofit*)

- Remove all wet insulation determined from thermal scan. Install new insulation by adhering base layer to metal deck and use low rise foam to adhere cover board. This should be brought back to existing system's height.
- Install 2 plies of Burmastic Comp plies set in PowerPly Endure Bio adhesive. These plies should extend onto the existing system a minimum of 12".
- Install PowerPly 300 granular and set in PowerPly Endure Bio adhesive. This ply should cover the 2 plies and extend onto the existing system and minimum of 12". Around patch area install a three-course repair with Geogard Seam Sealer and Permafab.
- Install 1" Trisotech Insulation and adhere with Low Rise Foam. Install roof insulation in parallel courses with tightly butted (1/8" gaps or less) and staggered joints (minimum 6"). Boards must be cut accurately to fit neatly around all penetrations. Small pieces and scraps of insulation will not be allowed.
- Install 3/8" Densdeck coverboard and adhere with Low Rise Foam.
- Install no more insulation than can be covered during the same working day.
- Taper roof insulation to drain sumps using tapered edge strips. If insulation layer is 1 1/2" or less, taper 12" from the drain bowl. If insulation thickness exceeds 1 1/2", taper 18" from the drain bowl.
- At the end of each work day, provide a watertight cover (tarpaulin) on all unused insulation to avoid moisture penetration.
- Refer to Tremco Inc.'s complete insulation instruction and requirements before proceeding with the installation.

**Fully Adhered Systems:**

- Surfaces receiving Bonding Adhesive must be clean, dry and free from oil, grease, or other contaminants.
- Plan placement of the Roof Membrane System to insure that water will flow over or along, but not against, membrane laps or side laps. (No back water seams).
- Mix Bonding Adhesive thoroughly before use.
- Application to horizontal surfaces using Fleece Back Membrane:
  - a. Apply Bonding Adhesive to the substrate in full coverage and roll the membrane into place.
  - b. Application rate will vary based upon substrate porosity. Refer to spec data pages and Single Ply Adhesive Coverage Rates document for proper coverage rates.
- DO NOT ALLOW BONDING ADHESIVE TO FULLY DRY before rolling membrane into adhesive. Roll the membrane, using a 75# membrane roller or equivalent, into the adhesive to remove wrinkles and assure positive contact with the substrate.
- Minimize foot traffic on freshly applied fleece-back membrane until adhesive is fully cured. (Cure times will vary depending on ambient conditions)
- Application to horizontal surfaces using TremPly KEE Non-Fleece-Back Membrane ONLY:
  - Position TremPly KEE Non-Fleece Membrane in intended location and fold back onto membrane.
  - Apply specified bonding adhesive to both the substrate and back of the membrane.
  - Application rate will vary based upon substrate porosity. Refer to spec data pages and Single Ply Adhesive Coverage Rates document for proper coverage rates.
  - Allow adhesive to partially dry to a tacky feel when touched with the backside of a dry finger before bonding membrane to substrate.
- DO NOT ALLOW BONDING ADHESIVE TO FULLY DRY before rolling membrane into adhesive. Roll the membrane, using a 75# membrane roller or equivalent, into the adhesive to remove wrinkles and assure positive contact with the substrate.

**Application to vertical surfaces using Non-Fleece Membrane:**

- Position Flashing membrane in intended location and fold back onto field of roof.
  - a. Flashing shall extend six inches (6") (152 mm) onto the field of the roof from either the toe of the cant (when cants are specified) or the horizontal vertical transition point, as appropriate.
- While non-Fleece membranes can be used as flashing membranes, Tremco Inc. recommends the use of non-fleece back as the preferred flashing membrane to assure proper overlap for heat welding of vertical and horizontal flashing laps.
- Apply specified bonding adhesive to the back side of the flashing membrane and on the substrate (substrate only for fleece-back membrane) in full coverage and allow adhesive to partially dry to touch.
- Application rate will vary based upon substrate porosity. Refer to spec data pages and Single Ply Adhesive Coverage Rates document for proper coverage rates.
- Place the flashing membrane onto the vertical surface and pressure roll to assure positive contact.
- Do not allow bonding adhesive to contaminate lap areas. Remove adhesive from lap area with an approved solvent.
- Heat weld overlap seams of flashing membrane to field membrane.
- Heat weld vertical flashing laps.
  - a. If using fleece back flashing membrane: butt ends of flashing membrane and heat weld a cover strip (6" min.) over the flashing end lap.

## FLASHINGS AND DETAILS

### Flashing – (Membrane):

- Clean all vents, pipes, conduits, walls and stacks to bare metal. All protrusions must be properly secured to the roof deck. Remove and properly discard all lead, pipe and drain flashings. Flash all penetrations according to approved details.
- Remove all cant strips and loose wall flashings.
  - a. Cant strips are not required for Tremco Thermoplastic membranes but are acceptable for use.
- Flash all curbs, parapets and interior walls in strict accordance with approved Details.
- Tremco Inc. recommends the use of non-fleece back as the preferred flashing membrane.
- All flashing shall be totally adhered to approved substrate with Bonding Adhesive applied in sufficient quantity to ensure total adhesion. If flashing is carried over the top of a parapet, it is recommended that the top of the parapet receives an air seal to prevent wind from traveling beneath the membrane and potentially billowing the flashing.
- The base of all membrane flashing shall extend out on to the plane of the deck, beyond the wood nailer to a maximum width of 8".
- Vertical flashing shall be terminated no less than 8" above the plane of the deck with approved termination bar or metal cap flashing.
- Vertical wall flashing terminations shall not exceed 30" without additional parallel horizontal rows of termination bars between the deck and the termination point of the flashing. Spacing between horizontal rows shall not exceed 24".
- Install TremPly KEE Walkways determined by drawing.

### Roof Drains:

- Flash all roof drains in strict accordance with roof drain detail. Replace any worn drain parts that may cut the roofing membrane or prevent a watertight seal. Replace all drain bolts or clamps holding the clamping ring to the drain basin. Ensure all drain basins are free of debris prior to leaving the roof after each day.
- Replace all broken drain domes.
- All drains must have approved clamping rings.
- Unreinforced Flashing Membrane must be used as a target flashing on the membrane.
- If a single width of unreinforced membrane is not wide enough to extend 6" passed the drain bowl, switch to non-fleece back material for drain target.
- A field weld must not pass under clamping ring.

## INSPECTIONS AND REPAIRS

### Installation of Membrane:

- It will be the responsibility of the roofing contractor to initiate a Q.C. program to govern all aspects of the

installation of the new roof.

- The job foreman and the Tremco supervisor will be responsible for the daily execution of the Q.C. program which will include, but is not limited to, the inspection of all heat welding.
- If inconsistencies in the quality of the welds are found, all work shall cease until corrective actions are taken to ensure the continuity of all field welds.

#### **Temporary Seals:**

- At the end of each working day or the sign of rain, install a temporary watertight seal where the exposed edge of the completed new roofing terminates at the uncovered deck or old, existing roof surface.
- If the old roof surface is covered with slag, spud back 6" from where the membrane will be fastened to the deck. Use a sufficient sized strip of TremPly KEE membrane to bridge the new membrane and the roof deck.
- If using TPA membrane, the strip must be welded to the new roofing membrane and cemented to the cleaned roof deck.
- Prior to commencement of work, remove all temporary seals if they will cause water damage and any exposed roof cement if used. (DO NOT TRACK ROOF MASTICS OR ASPHALT BASED PRODUCTS ONTO THE TPA ROOFING MEMBRANE).

#### **Inspection:**

- The following pages describe areas that will attract the attention of the Tremco Technical Representative during the final warranty inspection. Checking for proper welds and compliance with the job specifications will be their major concern. In general, they will be examining the roof to ensure that the contractor has executed the workmanship required to ensure the longevity of the system – not only for the full term of the warranty coverage but also for as many years as the system has the potential to provide. Unless the roof is "100%," warranty must be withheld until all errors are corrected.

#### **Cleaning:**

- Remove all heavy debris and clear drains and scuppers. Ensure that all drains and downspouts are clear.
- Using a 2,500 PSI power washer, with or without a rotating head, wash all areas to loosen and remove dirt from the surface of the membrane.
- If dirt still resides on the surface of the roof, use mild, biodegradable detergent and scrub pads to further loosen the dirt and lift it from the TremPly KEE surface. Ensure that the detergent used complies with local codes and that, if run-off is prohibited, that the water is captured and properly disposed of.
- If detergent is used, rinse the surface of the roof to remove residual detergent. Again, ensure that all runoff has been captured, if necessary, in your area.
- For areas that may still have residual and hard to remove contaminants on the surface, wipe areas with acetone and WHITE RAGS ONLY, then rinse.

#### **Material List**

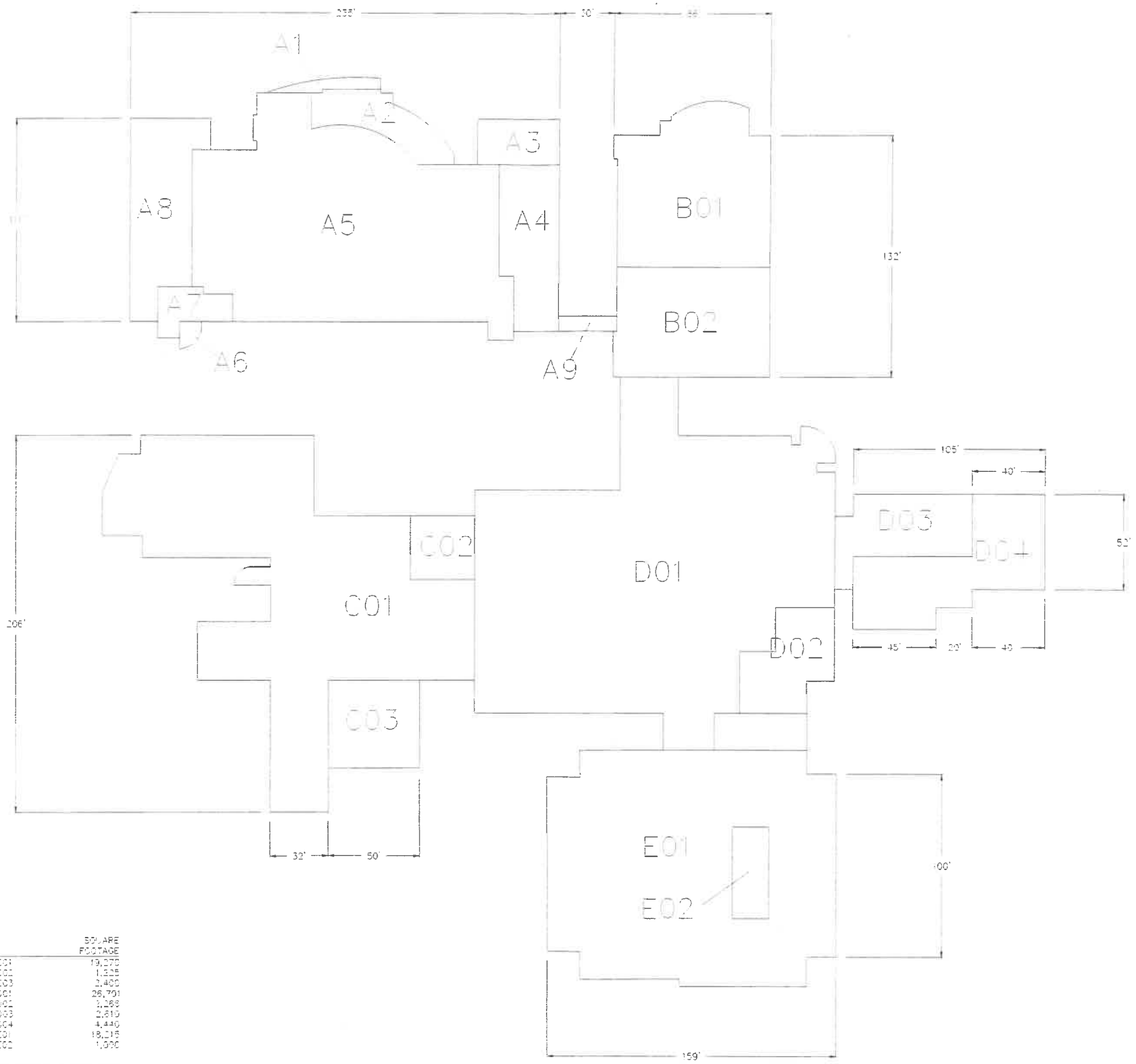
TremPly KEE 60 Mill (Tan Color)  
TremPly KEE 60 Mil Nonreinforced (Tan Color)  
KEE Pipe Flashings  
KEE T Covers  
KEE Corners  
TremPly KEE LV Bonding Adhesive  
TremPly KEE Yellow Walkway

Tremco Job Site Inspection \$1210/day (Optional)

#### **Warranty & Budget**

**30 Year Tremco Warranty - \$2,900,000 (Material Component \$1,400,000)**

2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29



ROOF NAME	SQUARE FOOTAGE	ROOF NAME	SQUARE FOOTAGE
ROOF A01	335	ROOF C01	19,075
ROOF A02	1,604	ROOF C02	1,325
ROOF A03	1,125	ROOF C03	2,400
ROOF A04	2,763	ROOF D01	26,791
ROOF A05	16,294	ROOF D02	3,288
ROOF A06	146	ROOF D03	2,810
ROOF A07	323	ROOF D04	4,440
ROOF A08	3,564	ROOF E01	18,215
ROOF A09	256	ROOF E02	1,590
ROOF B01	6,944		
ROOF B02	5,590		
TOTAL			114,571

REVISIONS	No.	DATE	BY

NOTES:

**LEGEND**

- \* CORE
- + DRAIN / OVERFLOW DRAIN
- = SCUPPER / OVERFLOW SCUPPER
- EXPANSION JOINT / CONTROL JOINT
- HIDDEN LINE
- POUSE LINE



CUSTOMER:  
 Case County Justice Center  
 BUILDING:  
 Case County Justice Center

LOCATION:  
 2501 W. Main St., Morrisville, NC, 27560  
 FILE LOCATION & NAME

DRAWN BY	DATE DRAWN	AGREEMENT #
RL	5/17/08	000000

APPROVED BY	DATE	SERVICE ORDER #
RL	-	000000

**ROOF PLAN**  
 SCALE 1" = 30'

THE DRAWING IS A REPRESENTATION OF THE INFORMATION PROVIDED TO WTI BY THE CLIENT. WTI IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT. WTI SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS DRAWING.





Cass County, Missouri  
Justice Center Roofing  
3/5/2026



PROGRAM BUDGET CHECKLIST	Pre-Inspection Budget 1.27.26	Post Inspection Budget - Good -1	Post Inspection Budget - Good -2	Post Inspection Budget - Better - 1	Post Inspection Budget - Better - 2	Post Inspection Budget - Best	Notes
	102,700 SF	102,700 SF	102,700 SF	102,700 SF	102,700 SF	102,700 SF	
<b>A. Construction</b>							
1. Justice Center Roofing	\$ 1,500,000	\$ 1,326,000	\$ 1,476,000	\$ 2,326,000	\$ 2,476,000	\$ 2,900,000	Based on Tremco Budgets dated February 2026
1a. Replace Wet Insulation per Thermal Scan	\$ 20,791	\$ -	\$ -	\$ -	\$ -	\$ -	Included as part of budgets
2. Escalation 5.0%	\$ 75,000	\$ -	\$ -	\$ -	\$ -	\$ -	Escalation realized in updated budgets.
3. Contingency 3%	\$ 45,000	\$ 39,780.00	\$ 44,280.00	\$ 69,780	\$ 74,280	\$ 87,000	
<b>Sub-Total</b>	\$ <b>1,640,791</b>	\$ <b>1,365,780</b>	\$ <b>1,520,280</b>	\$ <b>2,395,780</b>	\$ <b>2,550,280</b>	\$ <b>2,987,000</b>	
<i>Cost / SF</i>	\$ 16	\$ 13	\$ 15	\$ 23	\$ 25	\$ 29	
<b>B. Special Construction</b>							
1. Permitting	\$ 13,585	\$ 12,073	\$ 12,923	\$ 17,738	\$ 18,588	\$ 20,990	Based on standard building permit fees for City of Harrisonville.
<b>Sub-Total</b>	\$ <b>13,585</b>	\$ <b>12,073</b>	\$ <b>12,923</b>	\$ <b>17,738</b>	\$ <b>18,588</b>	\$ <b>20,990</b>	
<b>C. Furniture &amp; Fixtures</b>							
<b>Sub-Total</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
<b>D. Professional Services</b>							
1. Owner's Representative - NAVIGATE	\$ 47,250	\$ 47,250	\$ 47,250	\$ 47,250	\$ 47,250	\$ 47,250	NAVIGATE Contract - Lump Sum
2. Thermal Scan - Rescan - Prior to Bid	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	Previous scan completed on 5/14/25, requires rescan after 6 months
3. Structural Analysis of Roof	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Completed. Verify amount with County to track in budget.
4. Roof Testing - Post Construction	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	To be included in GC Bid Package.
<b>Sub-Total</b>	\$ <b>67,250</b>	\$ <b>67,250</b>	\$ <b>67,250</b>	\$ <b>67,250</b>	\$ <b>67,250</b>	\$ <b>67,250</b>	
<b>E. Technology</b>							
<b>Sub-Total</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
<b>F. Financing</b>							
<b>Sub-Total</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
<b>G. Miscellaneous Costs</b>							
1. Bid Document Advertisement	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	
2. Attorney Reviews	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	GC Contract and COOP Agreement, Assumed \$2500/EA
<b>Sub-Total</b>	\$ <b>5,500</b>	\$ <b>5,500</b>	\$ <b>5,500</b>	\$ <b>5,500</b>	\$ <b>5,500</b>	\$ <b>5,500</b>	
<b>Soft Cost Subtotal (B - G)</b>	\$ <b>86,335</b>	\$ <b>84,823</b>	\$ <b>85,673</b>	\$ <b>90,488</b>	\$ <b>91,338</b>	\$ <b>93,740</b>	
<b>ESTIMATED PROJECT COST</b>	\$ <b>1,727,126</b>	\$ <b>1,450,603</b>	\$ <b>1,605,953</b>	\$ <b>2,486,268</b>	\$ <b>2,641,618</b>	\$ <b>3,080,740</b>	
<i>Total Cost / SF</i>	\$ 17	\$ 14	\$ 16	\$ 24	\$ 26	\$ 30	
<b>FUNDING SOURCES</b>							
1. Verify Funding Source and Amount	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Budget	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
<b>OVER/(UNDER)</b>	\$ <b>1,727,126</b>	\$ <b>1,450,603</b>	\$ <b>1,605,953</b>	\$ <b>2,486,268</b>	\$ <b>2,641,618</b>	\$ <b>3,080,740</b>	



**PERFORMANCE  
ROOF SYSTEMS**  
A **SOPREMA** GROUP COMPANY

To: Scott Vilas  
Senior Project Manager  
Navigate Building Solutions

## Cass County Justice Center-Roof Renovation Budgetary Recommendations-SOPREMA/PRS

### Scope of work/options:

#### Option.-1\_ "Better"

Manufacturer-Performance Roof Systems

1. Prepare existing MB roof for direct recover.
2. Directly Torch-apply APP Polyester-reinforced Modified Bitumen base and cap-ply.

#### BUDGETARY NUMBERS-

Labor, Material and Metal included based on 110,000sf of existing roof..... **Budget \$2,200,000.**

---

#### Option.-2\_ "Best"

Manufacturer-SOPREMA

1. Prepare existing MB roof for recover.
2. Adhere ½” Gypsum coverboard in approved foam insulation.
3. Adhere base and cap SBS Fiberglass-reinforced plies in EF Adhesive. (Premium, non-toxic, low odor, solvent-free, polymeric membrane adhesive)

#### BUDGETARY NUMBERS-

Labor, Material and Metal included based on 110,000sf of existing roof..... **Budget \$3,300,000.**

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#### Option.-3\_ "Good"

Manufacturer-SOPREMA

1. Prepare existing MB roof for recover.
2. Adhere 1/4” Asphaltic coverboard in Type IV hot asphalt.
3. Adhere base and cap SBS Polyester-reinforced plies in Type IV hot asphalt.
4. Flood coat over cap ply in Type IV asphalt and embedded gravel per manufacturers recommendations.

#### BUDGETARY NUMBERS-

Labor, Material and Metal included based on 110,000sf of existing roof..... **Budget \$1,650,000.**

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\*All square footage's to be verified prior to bidding.

\*All wall flashing to be removed and replaced with new.

\*All existing wet insulation to be identified, removed and replaced with like kind.

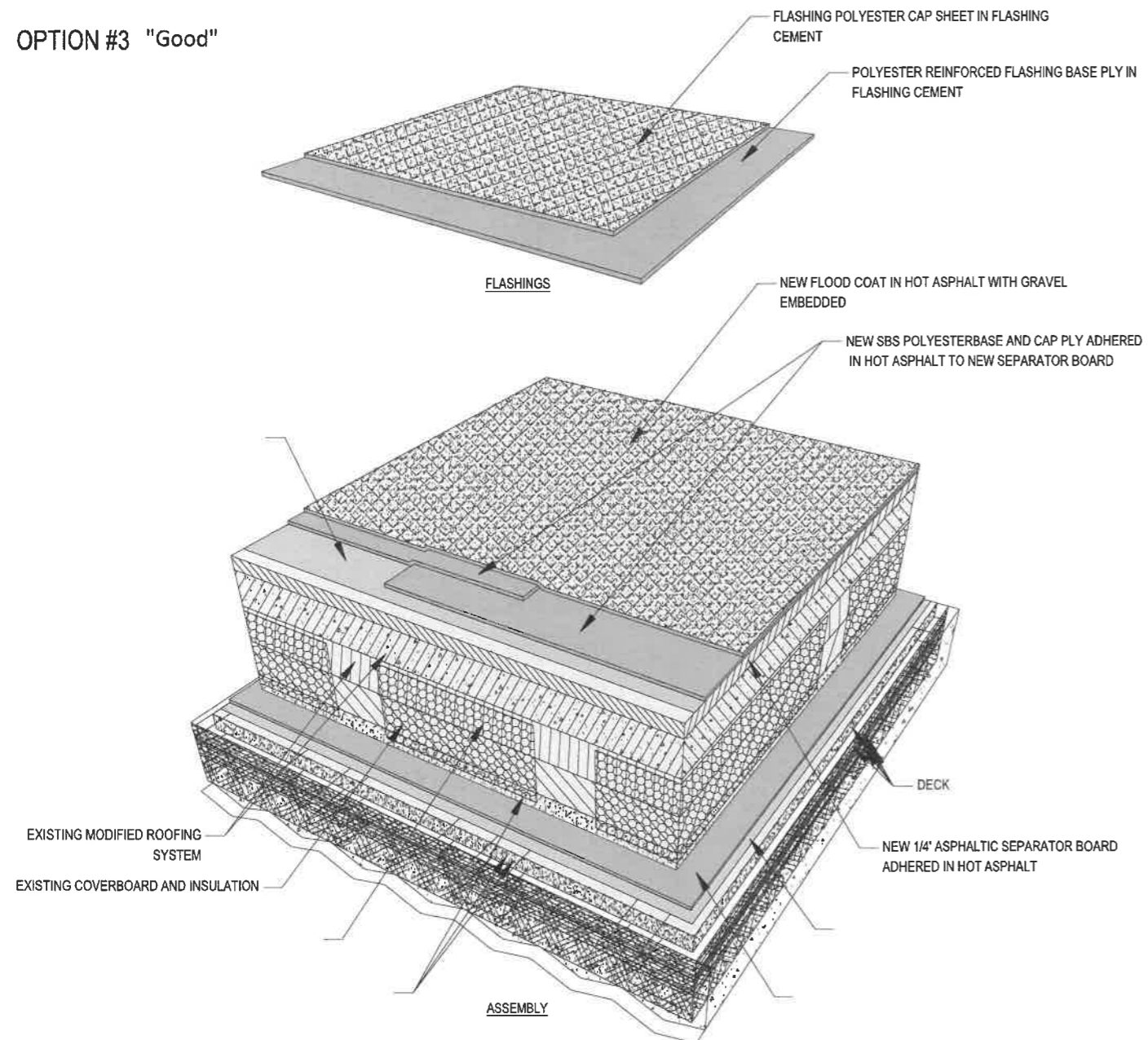
\*All metal to be removed and re-used after new install.

\*Insurance requirements to be verified, if FM insured numbers may alter.

\*All SOPREMA/PRS system options to include a 20-YEAR Platinum Warranty.



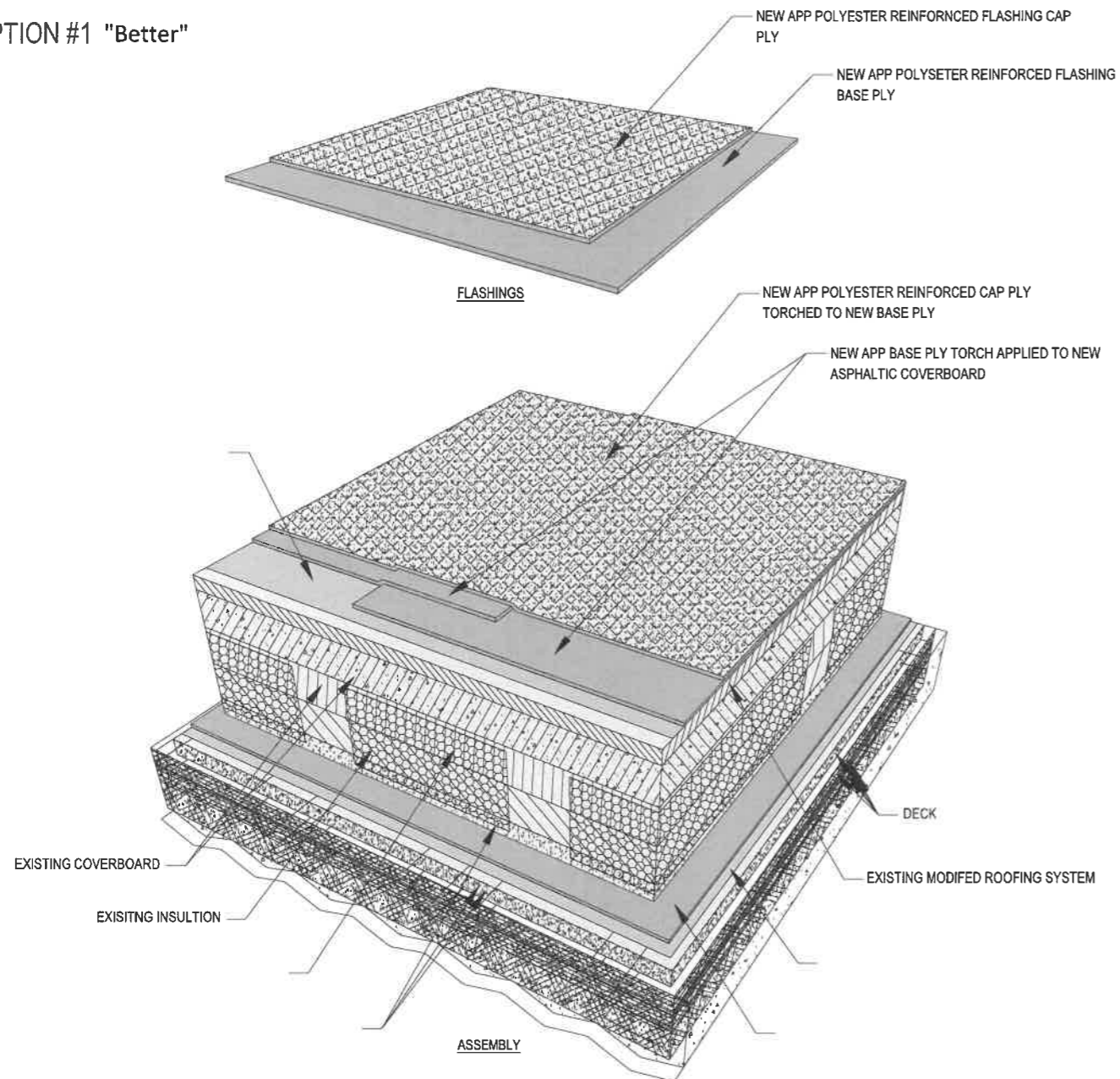
**OPTION #3 "Good"**



- NOTES:**
1. SOPREMA DETAIL DRAWINGS: REFER TO SOPREMA AND OTHER RELATED PUBLISHED DOCUMENTATION, PRODUCT DATA SHEETS (PDS) AND SAFETY DATA SHEETS (SDS) FOR ADDITIONAL INFORMATION. ALL DETAIL DRAWINGS AND RELATED INSTALLATION GUIDELINES ARE PROVIDED BY SOPREMA FOR THE SOLE PURPOSE OF ISSUING A SOPREMA WARRANTY. ACCORDINGLY, THE DETAIL DRAWINGS ARE NOT OFFERED, AND SHOULD NOT BE CONSIDERED, AS A SUBSTITUTE FOR PROFESSIONAL DESIGN SERVICES.
  2. HOT WORK: THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING APPROPRIATE CONDITIONS TO UTILIZE HEAT-WELDING EQUIPMENT. REFER TO THE NRCA CERTA RECOMMENDATIONS, LOCAL CODES AND BUILDING OWNER'S REQUIREMENTS FOR HOT WORK OPERATIONS.
  3. PRIMER: WHERE NOT SHOWN OR INDICATED ON DETAIL DRAWINGS, REFER TO MATERIAL PRODUCT DATA SHEETS FOR PRIMER APPLICATION REQUIREMENTS.
  4. Existing roof must be thoroughly inspected by SOPREMA
  5. PAC must provide verification that roof is dry by means of a non-destructive roof scan and results submitted to SOPREMA Technical Services.
  6. Remove and replace all wall and curb flashings, roof jacks, drain leads, scupper and vent pipe flashings.
  7. Building owners are responsible for structural load requirements, building codes and insurance compliance.
  8. SOPREMA recommends that all existing metal be replaced (decision to reuse existing metal components is the designer's responsibility).
  - 9.

	PROJECT: <b>CASS COUNTY JUSTICE CENTER</b>	NO.:	REVISION:	DATE:
	TITLE: <b>2 PLY BUR SBS MEMBRANE, INSULATED, ROOF ASSEMBLY</b>			
	SCALE: NTS	DRAWING NUMBER: <b>US.RM2APP.01.01</b>		

OPTION #1 "Better"

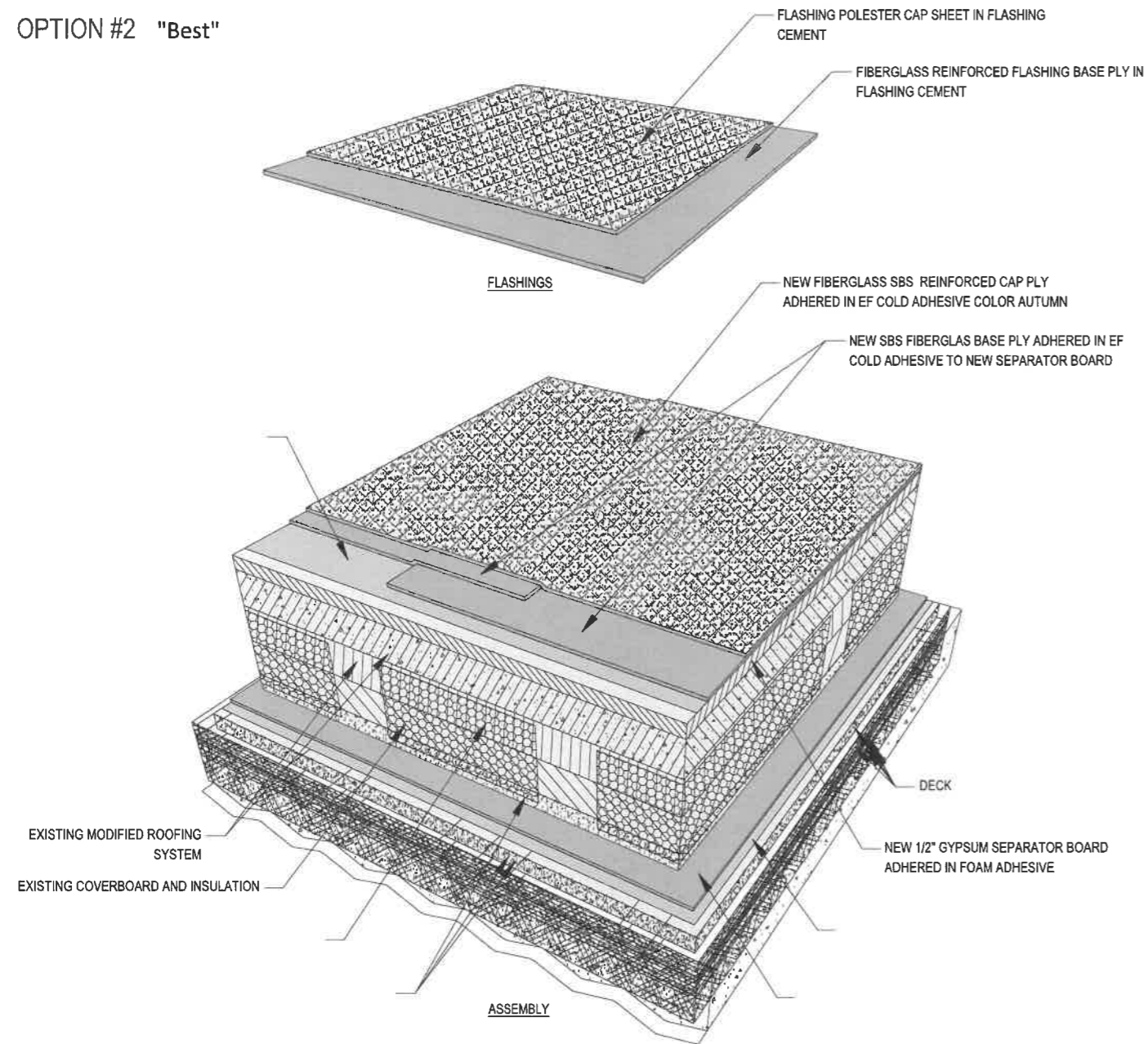


NOTES:

1. PERFORMANCE ROOF SYSTEMS DETAIL DRAWINGS: REFER TO PERFORMANCE ROOF SYSTEMS AND OTHER RELATED PUBLISHED DOCUMENTATION, PRODUCT DATA SHEETS (PDS) AND SAFETY DATA SHEETS (SDS) FOR ADDITIONAL INFORMATION. ALL DETAIL DRAWINGS AND RELATED INSTALLATION GUIDELINES ARE PROVIDED BY PERFORMANCE ROOF SYSTEMS FOR THE SOLE PURPOSE OF ISSUING A PERFORMANCE ROOF SYSTEMS WARRANTY. ACCORDINGLY, THE DETAIL DRAWINGS ARE NOT OFFERED, AND SHOULD NOT BE CONSIDERED, AS A SUBSTITUTE FOR PROFESSIONAL DESIGN SERVICES.
2. HOT WORK: THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING APPROPRIATE CONDITIONS TO UTILIZE HEAT-WELDING EQUIPMENT. REFER TO THE NRCA CERTA RECOMMENDATIONS, LOCAL CODES AND BUILDING OWNER'S REQUIREMENTS FOR HOT WORK OPERATIONS.
3. PRIMER: WHERE NOT SHOWN OR INDICATED ON DETAIL DRAWINGS, REFER TO MATERIAL PRODUCT DATA SHEETS FOR PRIMER APPLICATION REQUIREMENTS.
4. Existing roof must be thoroughly inspected by a Performance Roof Systems Approved Contractor (PAC).
5. PAC must provide verification that roof is dry by means of a non-destructive roof scan and results submitted to Performance Roof Systems Technical Services.
6. Remove and replace all wall and curb flashings, roof jacks, drain leads, scupper and vent pipe flashings.
7. Building owners are responsible for structural load requirements, building codes and insurance compliance.
8. Performance Roof Systems recommends that all existing metal be replaced (decision to reuse existing metal components is the designer's responsibility).
- 9.

	PROJECT: CASS COUNTY JUSTICE CENTER	NO.:	REVISION:	DATE:
	TITLE: 2 PLY APP MEMBRANE; INSULATED, ROOF ASSEMBLY			
	SCALE: NTS	DRAWING NUMBER: <b>US.RM2APP.01.01</b>		

OPTION #2 "Best"



- NOTES:
1. SOPREMA DETAIL DRAWINGS: REFER TO SOPREMA AND OTHER RELATED PUBLISHED DOCUMENTATION, PRODUCT DATA SHEETS (PDS) AND SAFETY DATA SHEETS (SDS) FOR ADDITIONAL INFORMATION. ALL DETAIL DRAWINGS AND RELATED INSTALLATION GUIDELINES ARE PROVIDED BY SOPREMA FOR THE SOLE PURPOSE OF ISSUING A SOPREMA WARRANTY. ACCORDINGLY, THE DETAIL DRAWINGS ARE NOT OFFERED, AND SHOULD NOT BE CONSIDERED, AS A SUBSTITUTE FOR PROFESSIONAL DESIGN SERVICES.
  2. HOT WORK: THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING APPROPRIATE CONDITIONS TO UTILIZE HEAT-WELDING EQUIPMENT. REFER TO THE NRCA CERTA RECOMMENDATIONS, LOCAL CODES AND BUILDING OWNER'S REQUIREMENTS FOR HOT WORK OPERATIONS.
  3. PRIMER: WHERE NOT SHOWN OR INDICATED ON DETAIL DRAWINGS, REFER TO MATERIAL PRODUCT DATA SHEETS FOR PRIMER APPLICATION REQUIREMENTS.
  4. Existing roof must be thoroughly inspected by SOPREMA
  5. PAC must provide verification that roof is dry by means of a non-destructive roof scan and results submitted to SOPREMA Technical Services.
  6. Remove and replace all wall and curb flashings, roof jacks, drain leads, scupper and vent pipe flashings.
  7. Building owners are responsible for structural load requirements, building codes and insurance compliance.
  8. SOPREMA recommends that all existing metal be replaced (decision to reuse existing metal components is the designer's responsibility).
  - 9.

	PROJECT:	CASS COUNTY JUSTICE CENTER		
	TITLE:	2 PLY SBS MEMBRANE, INSULATED, ROOF ASSEMBLY		
	NO.:	REVISION:	DATE:	
	SCALE: NTS	DRAWING NUMBER: <b>US.RM2APP.01.01</b>		



Cass County, Missouri  
Justice Center Roofing  
3/5/2026



PROGRAM BUDGET CHECKLIST	Pre-Inspection Budget 1.27.26	Post Inspection Budget - Good	Post Inspection Budget - Better	Post Inspection Budget - Best	Notes
	102,700 SF	102,700 SF	102,700 SF	102,700 SF	
<b>A. Construction</b>					
1. Justice Center Roofing	\$ 1,500,000	\$ 1,650,000	\$ 2,200,000	\$ 3,300,000	Based on Performance Roof Systems Budgets dated February 2026 Included as part of budgets Escalation realized in updated budgets.
1a. Replace Wet Insulation per Thermal Scan	\$ 20,791	\$ -	\$ -	\$ -	
2. Escalation	5.0% \$ 75,000	\$ -	\$ -	\$ -	
3. Contingency	3% \$ 45,000	\$ 49,500.00	\$ 66,000	\$ 99,000	
<b>Sub-Total</b>	<b>\$ 1,640,791</b>	<b>\$ 1,699,500</b>	<b>\$ 2,266,000</b>	<b>\$ 3,399,000</b>	
	<i>Cost / SF</i> 16	17	22	33	
<b>B. Special Construction</b>					
1. Permitting	\$ 13,585	\$ 13,908	\$ 17,024	\$ 23,256	Based on standard building permit fees for City of Harrisonville.
<b>Sub-Total</b>	<b>\$ 13,585</b>	<b>\$ 13,908</b>	<b>\$ 17,024</b>	<b>\$ 23,256</b>	
<b>C. Furniture &amp; Fixtures</b>					
<b>Sub-Total</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	
<b>D. Professional Services</b>					
1. Owner's Representative - NAVIGATE	\$ 47,250	\$ 47,250	\$ 47,250	\$ 47,250	NAVIGATE Contract - Lump Sum Previous scan completed on 5/14/25, requires rescan after 6 months Completed. Verify amount with County to track in budget. To be included in GC Bid Package.
2. Thermal Scan - Rescan - Prior to Bid	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	
3. Structural Analysis of Roof	\$ -	\$ -	\$ -	\$ -	
4. Roof Testing - Post Construction	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	
<b>Sub-Total</b>	<b>\$ 67,250</b>	<b>\$ 67,250</b>	<b>\$ 67,250</b>	<b>\$ 67,250</b>	
<b>E. Technology</b>					
<b>Sub-Total</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	
<b>F. Financing</b>					
<b>Sub-Total</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	
<b>G. Miscellaneous Costs</b>					
1. Bid Document Advertisement	\$ 500	\$ 500	\$ 500	\$ 500	GC Contract and COOP Agreement, Assumed \$2500/EA
2. Attorney Reviews	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	
<b>Sub-Total</b>	<b>\$ 5,500</b>	<b>\$ 5,500</b>	<b>\$ 5,500</b>	<b>\$ 5,500</b>	
<b>Soft Cost Subtotal (B - G)</b>	<b>\$ 86,335</b>	<b>\$ 86,658</b>	<b>\$ 89,774</b>	<b>\$ 96,006</b>	
<b>ESTIMATED PROJECT COST</b>	<b>\$ 1,727,126</b>	<b>\$ 1,786,158</b>	<b>\$ 2,355,774</b>	<b>\$ 3,495,006</b>	
<i>Total Cost / SF</i>	17	17	23	34	
<b>FUNDING SOURCES</b>					
1. Verify Funding Source and Amount	\$ -	\$ -	\$ -	\$ -	
Budget	\$ -	\$ -	\$ -	\$ -	
<b>OVER/(UNDER)</b>	<b>\$ 1,727,126</b>	<b>\$ 1,786,158</b>	<b>\$ 2,355,774</b>	<b>\$ 3,495,006</b>	



## Cass County Commission – Work Session Minutes

**What:** Department Head updates

**When:** March 5, 2026

**Time Started:** 12:00 pm

**Time Ended:** 12:20 pm

**Location:** Historic Courthouse, 3<sup>rd</sup> floor conference room

Attendance	Name	Title
X	Bob Huston	Presiding Commissioner
X	Mike Moreland	Associate Commissioner District 1
X	Jeff Fletcher	Associate Commissioner District 2
X	Kathy Lambertz	County Clerk
X	Travis Jones	R&B Director
X	Holly Braswell	HR Director
X	Mark Wise	IT Director
X	Jana Sudheimer	Payroll Clerk
X	Valerie McCubbin	Codes & Zoning Director
X	Mat McCall	Health Department Director
X	Bobby Wray	Maintenance Superintendent
X	Kayleigh Bowes	Commission Administrative Assistant

1. Call to Order
2. Roll Call:

### General Topics of Discussion

**Commission** – Appreciates everyone, doing great work. Right people in the offices

Health Dept – busy with the world cup, up to date on inspections

Codes & Zoning – About at the same spot as last year with permits, High school student shadowed the office- they want to be a building inspector.

Road & Bridge – hoping to get Camp Branch open in a few days, rocking roads, dust control, two new hirers coming in the nest few weeks.

Maintenance – painted over 10,000 sq ft at JC, trimming hedge rows, powerwashing building, large and small plumbing issues resolved, new roof coming.

Emergency Management talked about the new EOP.

**Prepared By: Kayleigh Bowes**



## Cass County Commission – Work Session Minutes

**What:** Discuss bids – Sheriff’s Office Addition

**When:** March 12, 2026

**Time Started:** 9:00 am

**Time Ended:** 9:20 am

**Location:** Historic Courthouse, 3<sup>rd</sup> floor conference room

**Address:** 102 E Wall Street, Harrisonville, MO 64701

Attendance	Name	Title
x	Bob Huston	Presiding Commissioner
x	Mike Moreland	Associate Commissioner District 1
	Jeff Fletcher	Associate Commissioner District 2

1. Call to Order
2. Roll Call:

### General Topics of Discussion

Companies that submitted bids that were due March 10, 2026, at 12:00 pm

TESSERE

HMN

Archimages

International Architects

PGAV Architects

Commissioner Moreland motioned to accept HMN bid; Presiding Commissioner Huston seconded the motion. Vote 2-0

Presiding Commissioner Huston motioned to adjourn the meeting; Commissioner Moreland seconded the motion. Vote 2-0

Bid packets are available in the clerk's office

Prepared By: Kayleigh Bowes



## **Cass County Commission – Work Session Minutes**

What: Cass County Commission

When: Thursday, March 12, 2026

Time Started: 8:00 AM

Time Ended: 8:30 AM

Location: Historic Courthouse – 102 E Wall, Harrisonville, Mo 64701

### **Call to Order**

The work session was called to order by Commissioner Huston at 8:00 AM.

### **Roll Call**

Present:

- Bob Huston, Presiding Commissioner
- Mike Moreland, Associate Commissioner District 1
- Jeff Fletcher, Associate Commissioner District 2

### **General Topics of Discussion**

#### **Blue Cross Blue Shield Renewal Proposal**

Staff presented renewal options from Blue Cross Blue Shield for the County's health insurance plans.

- Option 1 – Renew Current Plans As-Is
  - 6% increase compared to current rates
  - Potential refund of up to 5% of premiums depending on plan performance
- Option 2 – Blue Select Plus Network (alternative network option)
  - -4% decrease compared to current rates
  - Would exclude several local hospitals including St. Luke's, HCA facilities (Centerpoint and Menorah), Cass Regional, and Belton Regional



### **Midwest Public Risk (MPR) Proposal**

Staff also presented a proposal from Midwest Public Risk (MPR) for health insurance coverage.

- Rates approximately 3–4% lower compared to current rates.
- A renewal rate cap of 7% for July 1, 2027, plan year.
- Staff noted the proposal would represent a transition from the County's current fully insured arrangement with Blue Cross to participate in the Midwest Public Risk public entity risk pool.

### **Commissioner Discussion**

Commissioners discussed the proposals and the potential cost differences between the options.

The Commission indicated support for moving forward with MPR.

### **Adjournment**

Commissioner Huston made a motion to adjourn the meeting at 8:30 AM, and Commissioner Fletcher seconded the motion.

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STATE OF MISSOURI, }  
County of Cass, } ss.

In the County Commission of Cass County, Missouri, at the January Term, 2026, held on the 25<sup>th</sup> day of March 2026 amongst others, were the following proceedings:

## RESOLUTION NO. 26-23 OF THE CASS COUNTY COMMISSION

***APPROVING AN APPRAISAL ENGAGEMENT WITH BLISS ASSOCIATES, LLC FOR  
PROPERTY LOCATED AT 107 COUNTY LINE ROAD, BELTON, MISSOURI***

***NOW, THEREFORE, BE IT HEREBY RESOLVED AND ORDERED BY THE  
COUNTY COMMISSION OF CASS COUNTY, MISSOURI, THAT,*** the attached proposal and engagement letter from Bliss Associates, LLC, dated March 11, 2026, for appraisal services concerning approximately 7.6 acres located at 107 County Line Road, Belton, Missouri, for a fee of \$3,500.00, is hereby approved. The Presiding Commissioner is hereby authorized to execute the engagement letter on behalf of Cass County, Missouri.

ADOPTED BY THE COUNTY COMMISSION OF CASS COUNTY, MISSOURI, THIS 25TH DAY OF MARCH 2026.

\_\_\_\_\_  
Bob Huston  
Presiding Commissioner

\_\_\_\_\_  
Mike Moreland  
Associate Commissioner  
Dist. 1

\_\_\_\_\_  
Jeff Fletcher  
Associate Commissioner  
Dist. 2

ATTEST:



\_\_\_\_\_  
Kathy Lambertz  
County Clerk

Dated: \_\_\_\_\_



March 11, 2026

Commissioner Bob Huston  
Presiding Commissioner  
Cass County, Missouri  
102 E. Wall Street  
Harrisonville, Missouri 64701

Via email: [bhuston@casscounty.com](mailto:bhuston@casscounty.com)

Dear Commissioner Huston:

Thank you for contacting Bliss Associates, LLC regarding your appraisal needs. This letter is to submit our proposal for appraisal services concerning the following property:

**Approximately 7.6 Acres  
107 County Line Road  
Belton, Missouri 64012.**

Based on your needs, we will prepare an appraisal report for the above captioned property. The scope of work will conform to the *Uniform Standards of Professional Appraisal Practice* (USPAP) and the Standards of Professional Practice of the Appraisal Institute. Real property interests to be valued are those of the fee simple interest. We will develop the sales comparison approach to value.

The purpose of the assignment is to estimate market value for the subject property. The client and intended user is Cass County, Missouri, and no others. The intended use is for contemplation of a potential sale. The opinion of value will have a contemporary effective date.

The fee for this assignment is \$3,500. Terms are payment upon delivery of the completed appraisal. We will begin work on the assignment upon receipt of the signed engagement letter and required information. Delivery of the report will occur within 3-4 weeks of engagement, barring unforeseen delays.

The appraisal fee is in no way contingent on approval by the client of the value conclusions by the appraisers. The terms on page three are incorporated into this agreement.

Nothing in this agreement shall create a contractual relationship between the appraiser and the client, and any third party, or any cause of action in favor of any third party. This agreement shall not be construed to render any person or entity a third-party beneficiary of this agreement, including, but not limited to, any third parties identified herein. The appraiser specifically disclaims any liability to unauthorized third parties.

#### ***Client's Obligations***

In order to facilitate a timely and accurate appraisal, the following information shall be provided by the client:

- Any recent offers, listings or negotiations for sale of the property
- Any engineering studies prepared for the land parcel
- ALTA survey (as available)

- Summary of negotiations or acquisitions of any easements, access easements, or other discussion with adjacent fee holder

Please do not hesitate to contact me with any questions. I look forward to working with you again!

Sincerely,



Brian Reardon, MAI  
President

If you are in agreement with the preceding, please sign and return of copy of the engagement letter via mail, email or fax.

**By:**

**Date:**

---

Commissioner Bob Huston  
Presiding Commissioner  
Cass County, MO

CC: Mr. Paul Campo

## AGREEMENT TERMS AND CONDITIONS

In addition to the terms and conditions on the face of this letter, appraiser and client agree to the following:

1. **Appraisal Report Standards:** The appraisal services will be conducted in conformity with requirements of the Code of Professional Ethics and the Uniform Standards of Professional Practice of The Appraisal Institute, including requirements for review of the report for compliance with professional standards by duly authorized representatives of The Appraisal Institute.
2. **Reproduction and Dissemination of Contents of the Appraisal Report:** In accepting the appraisal report, client agrees to disseminate the report only in its original entirety and not in portions, except: (1) as Appraiser may give written consent, and/or (2) as client's counsel may find appropriate for exchange requirements in legal proceedings. In dissemination of portions, by any communication, client agrees not to provide portions of such type or matter which may mislead third parties with regard to the Appraiser's data, reasoning, or conclusions.
3. **Public Media:** Client agrees that no part of this report shall be disseminated to the public through advertising media or public communication without the prior written consent and approval of the Appraiser.
4. **Payment Schedule:** All fees and expenses are due and payable upon demand by invoice statement and are not contingent in any manner on the value appraised nor on an action or event resulting from the analyses, opinions, or conclusions or use of, this report; nor on client's success in obtaining any loan, sale, decision, or court judgment relating to appraised property. Client agrees to pay all unpaid fees and expenses prior to trial testimony, should that be necessary. Client agrees that any bills unpaid after 30 days will be subject to a 10% annualized interest charge.
5. **Mutual Limitation of Liability:** Appraiser and Client agree that the following mutual limitation of liability is agreed to in consideration of the fees to be charged and the nature of Appraiser's services under this Agreement. Appraiser and Client agree that to the fullest extent permitted by applicable law, each party's and its Personnel's maximum aggregate and joint liability to the other party for claims and causes of action relating to this Agreement or to appraisals or other services under this Agreement shall be limited to the higher of (\$25,000) or the total fees and costs charge by Appraiser for the services that are the subject of the claim(s) or cause(s) of action. This limitation of liability extends to all types of claims or causes of action, whether in breach of contract or tort, including without limitation claims/causes of action for negligence, professional negligence or negligent misrepresentation on the part of either party or its Personnel, but excluding claims/causes of action for intentionally fraudulent conduct, criminal conduct or intentionally caused injury. The Personnel of each party are intended third-party beneficiaries of this paragraph, means the respective party's staff, employees, contractors, members, partners and shareholders. Appraiser and Client agree that they each have been free to negotiate different terms than stated above or contract with other parties.
6. **Interest Charges:** In the event any fees due for services rendered to client, including, but not limited to, appraisal report, pre-trial preparation, pre-trial conferences, assistance to client or his attorney, expert testimony, and/or exhibits, etc., are not paid within 30 days of submission of statement, client agrees to pay 10 percent per annum, accrued monthly on the unpaid balance, to accrue from the date of statement.
7. **Litigation:** In the event we are required to bring legal action under this contract and prevail, we shall be paid all reasonable expenses of collection and litigation including, but not limited to, collection agency fees, reasonable attorney's fees, court costs, witness fees, and any other charges necessary incurred in the enforcement of this agreement.
8. **Limiting Conditions:** The appraisal will have a list of limiting conditions which represents assumptions built into the report. It will include general assumptions (e.g. "assuming no toxic waste on the site") as well as more specific conditions as warranted by information available to the appraiser.
9. **Testimony:** In the event Appraiser is required by subpoena or other legal process to provide testimony or produce documents relating to Appraisers services under this agreement, whether in court, deposition, arbitration or in any other proceeding, and regardless of the identity of the party requiring such testimony, client agrees to compensate appraiser for the time incurred by Appraiser in connection with the preparation for and provision of such testimony at appraisers normal hourly legal work rates and to reimburse Appraisers actual expenses.

10. **Appraisal Statements and Conditions:** The appraisal performed under this agreement will be subject to all statements, assumptions, limiting conditions and other conditions (collectively, "Appraisal Conditions") set forth in the appraisal report. Client agrees that Client will review the Appraisal Conditions upon receipt of the report and that Client's use of the appraisal will constitute acceptance of the Appraisal Conditions. The Appraisal Conditions shall be considered as being incorporated into and forming part of this Agreement with respect to the appraisal in which they are contained and to the services relating to that appraisal.
11. **Acceptance of Appraisal Statements, Conditions and Assumptions:** Any use of or reliance on the appraisal by any party, regardless of whether the use or reliance is authorized or known by the Appraiser, constitutes acceptance of, and is subject to, all appraisal statements, limiting conditions and assumptions stated in the appraisal report.
12. **Maximum Time Frame for Legal Actions:** Unless the time frame is shorter under applicable law, any legal action or claim relating to the appraisal or Appraiser's services shall be filed in court (or in the applicable arbitration tribunal, if the parties to the dispute have executed an arbitration agreement) within two (2) years from the date of delivery to Client of the appraisal report to which the claims or causes of action relate or, in the case of acts or conduct after delivery of the report, two (2) years from the date of the alleged acts or conduct. The time frame stated in this section shall not be extended by any delay in the discovery or accrual of the underlying claims, causes of action or damages. The time frame stated in this section shall apply to all noncriminal claims or causes of action of any type.
13. **No Assignment of Claims:** Legal claims or causes of action relating to the appraisal are not transferable or assignable to a third party, except (i) as the result of a legal entity, (ii) with regard to the collection of a bona fide existing debt for services but then only to the extent of the total compensation for the appraisal plus reasonable interest, or (iii) in the case of an appraisal performed in connection with the origination of a mortgage loan, as part of the transfer or sale of the mortgage before an event of default on the mortgage or note or its legal equivalent.

# Certified Copy of Record

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STATE OF MISSOURI, }  
County of Cass, } ss.

In the County Commission of Cass County, Missouri, at the January Term, 2026, held on the 25<sup>th</sup> day of March 2026 amongst others, were the following proceedings:

## RESOLUTION NO. 26-24 OF THE CASS COUNTY COMMISSION

### *APPROVING AN ENGAGEMENT LETTER WITH WAGSTAFF & CARTMELL, LLP*

***NOW, THEREFORE, BE IT HEREBY RESOLVED AND ORDERED BY THE COUNTY COMMISSION OF CASS COUNTY, MISSOURI, THAT,*** the County Commission hereby approves the attached engagement letter with Wagstaff and Cartmell, LLP. The Presiding Commissioner is hereby authorized to execute the engagement letter on behalf of Cass County, Missouri.

ADOPTED BY THE COUNTY COMMISSION OF CASS COUNTY, MISSOURI, THIS 25<sup>TH</sup> DAY OF MARCH 2026.

\_\_\_\_\_  
Bob Huston  
Presiding Commissioner

\_\_\_\_\_  
Mike Moreland  
Associate Commissioner  
Dist. 1

\_\_\_\_\_  
Jeff Fletcher  
Associate Commissioner  
Dist. 2

ATTEST:



\_\_\_\_\_  
Kathy Lambertz  
County Clerk

Dated: \_\_\_\_\_



March 12, 2026

**Via Email: [pcampo@publiclawfirm.com](mailto:pcampo@publiclawfirm.com)**

Paul Campo  
Cass County Counselor

Re: Joan Hoffman vs. Cass County, Missouri and Cass County Commissioners  
Case No. 26CA-CC00034, Cass County, Missouri

Dear Paul:

Thank you for contacting us regarding representation of Cass County and its Commissioners in the above matter. This letter sets forth a proposal to represent Cass County and its Commissioners in the above matter and all other matters as the County Counselor or County Commission may direct from time to time upon mutual agreement.

We propose to represent Cass County and its Commissioners on an hourly basis for our time as follows:

- \$650 per hour for partner time,
- \$350 per hour for associate time, and
- \$200 per hour for paralegal time.

We will invoice the County monthly for our time working on the above matter as well as any litigation costs or expenses we may incur for the County or its Commissioners in this matter. If this proposal is acceptable, please have the appropriate party[ies] execute this proposal and return it to me.

Sincerely,

Brian J. Madden

Accepted By:

\_\_\_\_\_

Date

\_\_\_\_\_

For Cass County, Missouri

\_\_\_\_\_

Date

\_\_\_\_\_

For Cass County Commissioners

# Certified Copy of Record

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STATE OF MISSOURI, }  
County of Cass, } ss.

In the County Commission of Cass County, Missouri, at the January Term, 2026, held on the 25<sup>th</sup> day of March 2026 amongst others, were the following proceedings:

## **RESOLUTION NO. 26-25 OF THE CASS COUNTY COMMISSION**

***SETTING A PUBLIC HEARING ON A PETITION TO VACATE CERTAIN PLATTED BUT UNCONSTRUCTED ROADWAYS WITHIN THE DICKENSON MANOR SUBDIVISION PURSUANT TO SECTION 71.270, RSMo.***

***BE IT HEREBY RESOLVED AND ORDERED BY THE COUNTY COMMISSION OF CASS COUNTY, MISSOURI, THAT,***

Section 1. The Cass County Commission hereby sets a public hearing on the petition to vacate certain platted but unconstructed roadways within the Dickenson Manor Subdivision for \_\_\_\_\_, 2026, at \_\_\_\_\_ .m., at the Old Historic Courthouse, 3<sup>rd</sup> Floor, 102 East Wall Street, Harrisonville, Missouri.

Section 2. The County Clerk is hereby directed to cause notice of the public hearing to be published in a newspaper of general circulation within Cass County at least fifteen (15) days prior to the date of the hearing as required by Section 71.270, RSMo.

Section 3. The proponents of the petition shall notify all utility providers serving the area of the proposed roadway vacation and shall provide copies of such notices and any responses received to the County prior to the public hearing.

Section 4. At the time and place set for the public hearing, the Cass County Commission shall hear evidence and receive comments regarding the petition and thereafter determine whether the proposed vacation should be granted.

ADOPTED BY THE COUNTY COMMISSION OF CASS COUNTY, MISSOURI, THIS 25<sup>TH</sup> DAY OF MARCH 2026.

\_\_\_\_\_  
Bob Huston  
Presiding Commissioner

\_\_\_\_\_  
Mike Moreland  
Associate Commissioner  
Dist. 1

\_\_\_\_\_  
Jeff Fletcher  
Associate Commissioner  
Dist. 2

ATTEST:



\_\_\_\_\_  
Kathy Lambertz  
County Clerk

Dated: \_\_\_\_\_

**TO: THE CASS COUNTY COMMISSION**  
**Re: Petition to vacate a Road**

We the undersigned residents of Mount Pleasant Township hereby petition the Cass County Commission close the following described road:

3 unbuilt roadways (including 191st Street) located in and part of 20+ acres in the undeveloped section of Dickenson Manor Subdivision, Cass County MO.

**Proposed Legal Description:** A Replat of Dickenson Manor, Lots 1-4, Mount Pleasant Township, Cass County, MO.

Print Name	Signature Here	Print Address
OK James Littleton		Owners of 20 undeveloped acres m/l in Dickenson Manor
OK Jessica Littleton		Owners of 20 undeveloped acres m/l in Dickenson Manor



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**AFFIDAVIT OF CIRCULATOR**

We, James & Jessica Littleton, Property owner's of record of the road to be vacated described herein, being first duly sworn, hereby say that the above and foregoing signed this petition and each of them signed his/her name thereto personally in my presence; I believe that each has accurately stated his/her name and property location, and that each signer is a property owner of record of the proposed vacated road described.

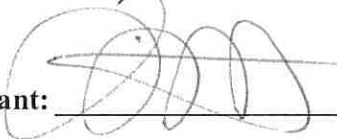
Signature of Affiant:



Printed Name:

James Littleton

Signature of Affiant:



Printed Name:

Jessica Littleton

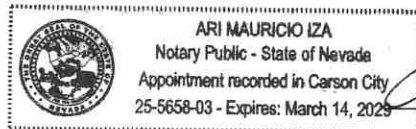
Address of Affiant:

1518 Riverpark Pkwy

Dayton, NV 89403-6375

Subscribed to and sworn to me this 23 day of February, 202~~3~~<sup>4</sup> AS

NOTARY SEAL:



Notary Signature

COUNTY CLERK'S RECEIPT OF PETITION:

This petition was filed in my Office on 2-27-26



*Kathy Lambertz*

Kathy Lambertz, County Clerk

Clerk of the Commission



LAUBER MUNICIPAL LAW  
*Serving those who serve the public*

February 23, 2026

Jim Gamble  
The Gamble Group  
Keller Williams KC Metro  
jimsellskc@kw.com

**Re: Vacation of unbuilt roadway within the Mt. Pleasant Township  
Special Road District**

Mr. Gamble,

Thank you for reaching out regarding the vacation of roadways within the Mt. Pleasant Township Special Road District.

Based on my review, the County Commission—and not the Mt. Pleasant Township Special Road District—has authority to vacate streets, alleys, and roads under § 71.270 RSMo. At this time, the Special Road District has no objections to the vacation petition you intend to file with the Cass County Clerk.

If you have any questions, please contact me at [npurifoy@laubermunicipal.com](mailto:npurifoy@laubermunicipal.com) or at 816-382-7101.

Sincerely,

Sincerely,

Nicholas Purifoy  
Lauber Municipal Law  
[npurifoy@laubermunicipal.com](mailto:npurifoy@laubermunicipal.com)



i



**NOTICE OF PETITION TO VACATE ROADWAYS**  
**Cass County, Missouri**

Notice is hereby given that a petition has been filed with the Cass County Commission requesting the vacation of certain platted roadways pursuant to Section 71.270, RSMo. The petition requests that the Cass County Commission vacate three (3) unbuilt roadways, including 191st Street, located within the undeveloped portion of the Dickenson Manor Subdivision in Mount Pleasant Township, Cass County, Missouri, affecting property described generally as: A Replat of Dickenson Manor, Lots 1–4, Mount Pleasant Township, Cass County, Missouri.

The petition was filed by property owners adjacent to the proposed vacation area. The Cass County Commission will consider the petition at its regular meeting on: **April \_\_, 2026**, at Noon, at the Old Historic Courthouse, 3<sup>rd</sup> Floor, 102 E. Wall Street Harrisonville, Missouri

Any person interested in the subdivision or affected by the proposed vacation may appear at that time and show cause, if any, why the requested vacation should not be granted.

Kathy Lambertz  
County Clerk  
Cass County, Missouri

# Certified Copy of Record

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STATE OF MISSOURI, }  
County of Cass, } ss.

In the County Commission of Cass County, Missouri, at the January Term, 2026, held on the 25th day of March 2026 amongst others, were the following proceedings:

## CASS COUNTY, MISSOURI RESOLUTION NO. 26-26

### *A RESOLUTION AUTHORIZING CASS COUNTY, MISSOURI TO PARTICIPATE IN THE NATIONAL OPIOID SETTLEMENT WITH CERTAIN REGIONAL DISTRIBUTORS AND DISPENSERS.*

WHEREAS, Cass County, Missouri (“County”) has previously participated in national opioid litigation and settlement efforts intended to address the harms caused by the opioid epidemic and to provide resources for prevention, treatment, and recovery efforts within Missouri communities; and

WHEREAS, a new national opioid settlement has been reached with six regional pharmaceutical distributors and dispensers, identified as Associated Pharmacies, Inc. (and American Associated Pharmacies); J M Smith Corporation; Louisiana Wholesale Drug Company, Inc.; Morris and Dickson Co.; North Carolina Mutual Wholesale Drug Company, Inc.; and United Natural Foods, Inc. (including its subsidiaries SuperValu and Advantage Logistics) (collectively, the “Remnant Defendants”); and

WHEREAS, the Remnant Defendants Settlement provides an opportunity for eligible political subdivisions, including Cass County, Missouri, to participate in the settlement and receive an allocation of settlement funds intended to address opioid-related harms; and

WHEREAS, participation in the settlement requires eligible entities to affirmatively “opt in” by executing and returning a Combined Subdivision Participation and Release Form on or before May 4, 2026; and

WHEREAS, the Cass County Commission finds that participation in the Remnant Defendants Settlement is in the best interests of the County and its residents and will assist in supporting ongoing opioid abatement efforts within the County and throughout the State of Missouri.

**BE IT HEREBY RESOLVED AND ORDERED BY THE COUNTY COMMISSION OF CASS COUNTY, MISSOURI, THAT,** this Commission hereby elects to participate in the national opioid settlement with the Remnant Defendants described above in the recital clauses, incorporated herein by this reference. The Presiding Commissioner, or his designee, is hereby authorized and directed to execute the Combined Subdivision Participation and Release Form, and any related documents necessary to effectuate Cass County's participation in the settlement. The appropriate County officials are authorized to take such additional actions and execute such additional documents as may be necessary to implement Cass County's participation in the settlement and to receive and administer any settlement funds allocated to the County in accordance with applicable law.

ADOPTED BY THE COUNTY COMMISSION OF CASS COUNTY, MISSOURI, THIS 25<sup>TH</sup> DAY OF MARCH 2026.

\_\_\_\_\_  
Bob Huston  
Presiding Commissioner

\_\_\_\_\_  
Mike Moreland  
Associate Commissioner  
Dist. 1

\_\_\_\_\_  
Jeff Fletcher  
Associate Commissioner  
Dist. 2

ATTEST:



\_\_\_\_\_  
Kathy Lambertz  
County Clerk

Dated: \_\_\_\_\_



New National Opioids Settlement: Six Remnant Defendants  
Notice and Claims Administrator  
[opioidsparticipation@rubris.com](mailto:opioidsparticipation@rubris.com)

To: Cass County, MO  
Reference Number: CL-2018748

**THIS PACKAGE CONTAINS DOCUMENTATION TO PARTICIPATE IN THE NEW  
NATIONAL OPIOIDS SIX REMNANT DEFENDANTS SETTLEMENT. YOU MUST TAKE  
ACTION IN ORDER TO PARTICIPATE.**

**Deadline: Monday, May 4, 2026**

A new proposed national opioids settlement ("*Six Remnant Defendants Settlement*") has been reached with six regional distributors/dispenser defendants: Associated Pharmacies, Inc. (and American Associated Pharmacies); J M Smith Corporation; Louisiana Wholesale Drug Company, Inc.; Morris and Dickson Co.; North Carolina Mutual Wholesale Drug Company, Inc.; and United Natural Foods, Inc. (including its subsidiaries SuperValu and Advantage Logistics) (each individually, a "*Remnant Defendant*," and, collectively, the "*Six Remnant Defendants*"). This package is a follow-up communication to the *Notice of National Opioids Settlement* recently sent electronically.

You are receiving this package, which includes a *Combined Subdivision Participation and Release Form*, because your entity is eligible to participate.

This electronic envelope contains:

- A *Combined Subdivision Participation and Release Form* for the *Six Remnant Defendants Settlement* that your entity is eligible to join, including a release of any claims.

**The *Combined Subdivision Participation and Release Form* must be executed, without alteration, and submitted on or before Monday, May 4, 2026, for your entity to be included in the initial participation calculations and payment eligibility under the *Six Remnant Defendants Settlement*.**

The MDL Plaintiffs' Executive Committee recommends that subdivisions agree to the settlement. If a subdivision elects to participate in the *Six Remnant Defendants Settlement* by executing the *Combined Subdivision Participation and Release Form*, the subdivision elects to participate in the settlement as to all *Six Remnant Defendants*. A subdivision cannot elect to participate in the settlement as to fewer than all *Six Remnant Defendants*. Based upon *Combined Subdivision Participation and Release Forms* received on or before Monday, May 4, 2026, the participation rate will be used by each *Remnant Defendant* to



individually determine whether participation is sufficient to move forward. If the settlement moves forward, your release will become effective as to all *Remnant Defendants* that determine to move forward. If a *Remnant Defendant* determines not to move forward, your release as to that *Remnant Defendant* will not become effective.

You are encouraged to discuss the terms and benefits of the *Six Remnant Defendants Settlement* with your counsel. Information and documents regarding the *Six Remnant Defendants Settlement*, can be found on the national settlement website at <https://nationalopioidsettlement.com/>. This website will be supplemented if additional documents are created.

### **How to return signed forms:**

There are three methods for returning the executed *Combined Subdivision Participation and Release Form* to the Notice and Claims Administrator:

- (1) *Electronic Signature via DocuSign*: Executing the *Combined Subdivision Participation and Release Form* electronically through DocuSign will return the signed form to the Notice and Claims Administrator and associate your form with your entity's records. Electronic signature is the most efficient method for returning the *Combined Subdivision Participation and Release Form*, allowing for more timely participation and the potential to meet higher settlement payment thresholds, and is therefore strongly encouraged.
- (2) *Manual Signature returned via Rubris Platform Portal*: If your entity is unable to return an executed *Combined Subdivision Participation and Release Form* using DocuSign, the signed *Combined Subdivision Participation and Release Form* may be submitted via the Rubris Platform Portal. Please utilize the link within the New National Opioid Settlement Notice email in order to upload your entity's *Combined Subdivision Participation and Release Form* directly to the Rubris Platform Portal.
- (3) *Manual Signature returned via electronic mail*: If your entity is unable to return an executed *Combined Subdivision Participation and Release Form* using DocuSign, the signed *Combined Subdivision Participation and Release Form* may be returned via electronic mail to [opioidsparticipation@rubris.com](mailto:opioidsparticipation@rubris.com). Please include the name, state, and reference ID of your entity in the body of the email and use the subject line *Combined Subdivision Participation and Release Form – [Entity Name, Entity State] – [Reference ID]*.

Detailed instructions on how to sign and return the *Combined Subdivision Participation and Release Form*, including changing the authorized signer, can be found at National Opioid Settlement Website. You may also contact [opioidsparticipation@rubris.com](mailto:opioidsparticipation@rubris.com).



**The sign-on period ends on Monday, May 4, 2026.**

If you have any questions about executing the *Combined Subdivision Participation and Release Form*, please contact your counsel or the Notice and Claims Administrator at [opioidsparticipation@rubris.com](mailto:opioidsparticipation@rubris.com).

Thank you,  
Notice and Claims Administrator

*The Notice and Claims Administrator is retained to provide the settlement notice required by the settlement agreement referenced above and to manage the collection of settlement participation forms from the settlement.*

**EXHIBIT G**

**Six (6) Remnant Defendants’  
Combined Subdivision Participation and Release Form  
 (“Combined Participation Form”)**

Governmental Entity: Cass County	State: MO
Authorized Official:	
Address 1:	
Address 2:	
City, State, Zip:	
Phone:	
Email:	

The governmental entity identified above (“Governmental Entity”), in order to obtain and in consideration for the benefits provided to the Governmental Entity pursuant to the six (6) Remnant Defendants’ Settlement Agreement (“RDSA”), dated February 3, 2026, and described further in Paragraph 1, and acting through the undersigned authorized official, hereby elects to participate in the RDSA, release all Released Claims against all Released Entities, and agrees as follows:

1. The Governmental Entity hereby elects to participate in the RDSA as a Participating Subdivision with each of the following six (6) Remnant Defendants that are parties to the RDSA: (1) Associated Pharmacies, Inc. (and American Associated Pharmacies), (2) J M Smith Corporation, (3) Morris and Dickson Co., L.L.C., (4) Louisiana Wholesale Drug Company, Inc., (5) North Carolina Mutual Wholesale Drug Company, Inc., and (6) United Natural Foods, Inc. (and SuperValu).
2. The Governmental Entity is aware of and has reviewed the RDSA, understands that all capitalized terms not defined in this Combined Participation Form have the meanings defined in the RDSA, and agrees that by executing this Combined Participation Form, the Governmental Entity elects to participate in the RDSA and become a Participating Subdivision as provided in the RDSAs.
3. The Governmental Entity shall promptly, and in any event no later than 14 days after the Reference Date and prior to the filing of the Consent Judgment, dismiss with prejudice any Released Claims that it has filed against any Released Entity in the RDSA. With respect to any Released Claims pending in *In Re National Prescription Opiate Litigation*, MDL No. 2804, the Governmental Entity authorizes the Plaintiffs’ Executive Committee to execute and file on behalf of the Governmental Entity a Stipulation of Dismissal with Prejudice for each of six (6) Remnant Defendants listed in Paragraph 1 above substantially in the form found at <https://nationalopioidsettlement.com/additional-settlements/>.
4. The Governmental Entity agrees to the terms of each of the RDSA pertaining to Participating



Subdivisions as defined therein.

5. By agreeing to the terms of the RDSA settlements and becoming a Releasor, the Governmental Entity is entitled to the benefits provided therein, including, if applicable, monetary payments beginning after the Effective Date.
6. The Governmental Entity agrees to use any monies it receives through the RDSA solely for the purposes provided therein.
7. The Governmental Entity submits to the jurisdiction of the MDL Court and agrees to follow the process for resolving any disputes described in the RDSA.
8. The Governmental Entity has the right to enforce the RDSA as provided therein.
9. The Governmental Entity, as a Participating Subdivision, hereby becomes a Releasor for all purposes of the RDSA, including without limitation all provisions related to release of any claims, and along with all departments, agencies, divisions, boards, commissions, districts, instrumentalities of any kind and attorneys, and any person in his or her official capacity whether elected or appointed to serve any of the foregoing and any agency, person, or other entity claiming by or through any of the foregoing, and any other entity identified in the definition of Releasor, provides for a release to the fullest extent of its authority. As a Releasor, the Governmental Entity hereby absolutely, unconditionally, and irrevocably covenants not to bring, file, or claim, or to cause, assist or permit to be brought, filed, or claimed, or to otherwise seek to establish liability for any Released Claims against any Released Entity in the RDSA in any forum whatsoever. The release provided for in the RDSA is intended by the Parties to be broad and shall be interpreted so as to give the Released Entities in the RDSA the broadest possible bar against any liability relating in any way to Released Claims and extend to the full extent of the power of the Governmental Entity to release claims. The RDSA shall be a complete bar to any Released Claim against the Released Entities.
10. The Governmental Entity hereby takes on all rights and obligations of a Participating Subdivision as set forth in the RDSA.
11. In connection with the releases provided in the RDSA, each Governmental Entity expressly waives, releases, and forever discharges any and all provisions, rights, and benefits conferred by any law of any state or territory of the United States or other jurisdiction, or principle of common law, which is similar, comparable, or equivalent to § 1542 of the California Civil Code, which reads:

**General Release; extent.** A general release does not extend to claims that the creditor or releasing party does not know or suspect to exist in his or her favor at the time of executing the release that, if known by him or her would have materially affected his or her settlement with the debtor or released party.



A Releasor may hereafter discover facts other than or different from those which it knows, believes, or assumes to be true with respect to the Released Claims in the RDSA, but each Governmental Entity hereby expressly waives and fully, finally, and forever settles, releases and discharges, upon the Effective Date, any and all Released Claims that may exist as of such date but which Releasors do not know or suspect to exist, whether through ignorance, oversight, error, negligence or through no fault whatsoever, and which, if known, would materially affect the Governmental Entities' decision to participate in the RDSA.

12. The Governmental Entity understands and acknowledges that nothing herein is intended to modify in any way the terms of any of the RDSA, to which Governmental Entity hereby agrees. To the extent this Combined Participation Form is interpreted differently from the RDSA in any respect, the RDSA controls.

I have all necessary power and authorization to execute this Combined Participation Form on behalf of the Governmental Entity.

Signature: \_\_\_\_\_

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

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

Date: \_\_\_\_\_



National Opioids Settlements: Six Remnant Defendants  
Notice and Claims Administrator  
[opioidsparticipation@rubris.com](mailto:opioidsparticipation@rubris.com)

To: Cass County, MO  
Reference Number: CL-2018748

***THIS SETTLEMENT OVERVIEW CONTAINS IMPORTANT INFORMATION ABOUT  
THE SIX REMNANT DEFENDANTS NATIONAL OPIOID SETTLEMENT***

**SIX REMNANT DEFENDANTS SETTLEMENT OVERVIEW**

A new national opioid settlement has been reached with six regional distributors/dispenser defendants (Remnant Defendants Settlement): Associated Pharmacies, Inc (and American Associated Pharmacies); J M Smith Corporation; Louisiana Wholesale Drug Company, Inc.; Morris and Dickson Co.; North Carolina Mutual Wholesale Drug Company, Inc.; and United Natural Foods, Inc. (including its subsidiaries SuperValu and Advantage Logistics) (Six Remnant Defendants). There is one settlement agreement covering the combined settlement with the Six Remnant Defendants.

If effectuated, the proposed Remnant Defendants Settlement will result in the the Six Remnant Defendants paying a combined \$97,625,000.00 in cash for purposes of abating the opioid epidemic. An Eligible Entity's participation in the Remnant Defendants Settlement, the Settlement will result in a one-time settlement payment to each Eligible Entity. The Settlement funds must be used for the *Core Strategies and Approved Uses* set forth in Exhibit D of the Remnant Defendant Settlement Agreement.

The Remnant Defendants Settlement does not include State Attorneys General or any amount allocated to a State. Rather, this Settlement will be distributed only and directly to any Eligible Entity that participates by signing and returning the *Combined Subdivision Participation and Release Form* by the deadline.

The allocation to participating entities will be calculated using the national Denver model but removing from the equation any amount that the Denver model would allocate to a State Attorney General or a State allocation. Specifically, the interstate allocation formula will be used to calculate what amount should go to all the subdivisions in each state and then apply the intrastate allocation as between all subdivisions who are either a litigating subdivision or a non-litigating subdivision with a population of 30,000 or more. Using that methodology, a national pro-rata percentage was created. That allocation percentage of participation is reflected in Exhibit E of the Remnant Defendant Settlement Agreement.



Eligible Entities must decide whether to participate by **Monday, May 4, 2026.**

## **WHO IS RUBRIS INC. AND WHAT IS THE NOTICE AND CLAIMS ADMINISTRATOR?**

The Settlement provides that a Notice and Claims Administrator will provide notice and manage the collection of participation forms. Rubris, Inc. is the Notice and Claims Administrator for this new Settlement and was also retained for the prior national opioid settlements.

## **WHY IS YOUR ENTITY RECEIVING THIS NOTICE?**

Your entity is eligible to participate in this Settlement. This Notice is also sent directly to counsel for each Eligible Entity if the Notice and Claims Administrator has their information. *If you are represented by an attorney with respect to opioid claims, please contact them.*

## **WHERE CAN YOU FIND MORE INFORMATION?**

Detailed information about the Settlement may be found at:

<https://nationalopioidsettlement.com>

You are encouraged to review the Settlement Agreement terms and discuss the terms and benefits with your counsel. Each Eligible Entity will need to decide whether to participate in the proposed Settlement, and entities are encouraged to work through this process before the Monday, May 4, 2026, deadline.

## **HOW DO YOU PARTICIPATE IN THE SETTLEMENT?**

The Settlement requires that each Eligible Entity take affirmative steps to “opt in” to the Settlement. You will receive the *Combined Subdivision Participation and Release Form* via DocuSign along with instructions from the Implementation Administrator. In order to participate in this Settlement, a person with authority must sign and return the required *Combined Subdivision Participation and Release Form*. DocuSign remains the preferred method of submission of the needed form.

The participation rate will be used to determine whether participation for each *Remnant Defendant* is sufficient to move forward. If the Settlement moves forward, your release will become effective as to that *Remnant Defendant*. If the settlement as to any *Remnant Defendant* does not move forward, the release as to that *Remnant Defendant* will not become effective.

Please add the following email addresses to your “safe” list so emails do not go to spam / junk folders: [dse\\_na3@docusign.net](mailto:dse_na3@docusign.net) and [opioidsparticipation@rubris.com](mailto:opioidsparticipation@rubris.com). Please monitor your email for the Participation Form and instructions.



All required documentation must be signed and returned on or before Monday, May 4, 2026. Upon effectuation of the Remnant Defendants Settlement, each Eligible Entity will be provided with a link to a portal where you will enter contact and payment information to receive settlement funds.



To: Cass County, MO  
Reference Number: CL-2018748

**NOTICE OF NEW NATIONAL OPIOID SETTLEMENT  
AND UPCOMING ACTION NEEDED TO PARTICIPATE:  
MONDAY, May 4, 2026, DEADLINE**

A new national opioid settlement has been reached with six regional distributors/dispenser defendants (Remnant Defendants Settlement): Associated Pharmacies, Inc. (and American Associated Pharmacies); J M Smith Corporation; Louisiana Wholesale Drug Company, Inc.; Morris and Dickson Co.; North Carolina Mutual Wholesale Drug Company, Inc.; and United Natural Foods, Inc. (including its subsidiaries SuperValu and Advantage Logistics) (Six Remnant Defendants).

This is the formal Notice required by the Remnant Defendants Settlement. You are receiving this Notice because your entity is entitled to participate (Eligible Entity). Please read this Notice and the attached *Settlement Overview* carefully. The *Settlement Overview* provides additional information concerning this new national opioid settlement.

Your entity may have participated in prior national opioid settlements. This Notice concerns the opportunity to participate in this **new** settlement with the Six Remnant Defendants. Your entity may participate in this new settlement even if it did not participate in a prior national settlement.

**All Eligible Entities must “opt in” to participate in this new settlement.** To do so, a person with authority must sign and return the *Combined Subdivision Participation and Release Form* that will be sent via DocuSign shortly. If an Eligible Entity is unable to return an executed *Combined Subdivision Participation and Release Form* using DocuSign, the signed *Combined Subdivision Participation and Release Form* may be submitted via the Rubris Platform Portal. Please utilize the link included in this Notice to upload your entity’s *Combined Subdivision Participation and Release Form* directly to the Rubris Platform Portal. DocuSign remains the preferred method of submission of the needed form.

**The deadline to return the *Combined Subdivision Participation and Release Form* is Monday, May 4, 2026.**

Questions about this Notice or the process for receiving and submitting the required *Combined Subdivision Participation and Release Form* may be directed to your attorney or the Notice and Claims Administrator at [opioidsparticipation@rubris.com](mailto:opioidsparticipation@rubris.com).

Please review the list of individuals on this email and contact the Notice and Claims Administrator at [opioidsparticipation@rubris.com](mailto:opioidsparticipation@rubris.com) if someone else at your entity should receive communications about this Settlement.



**If your entity is represented by an attorney with respect to opioid claims and they are not copied on this message, please immediately contact them concerning this Notice.**

Thank you,  
National Opioids Notice and Claims Administrator for the Remnant Defendants  
Settlement

*The Notice and Claims Administrator is retained to provide the Settlement Notice required by the Settlement Agreement referenced above and to manage the collection of Subdivision Settlement Participation Forms.*





Jack Bondon &lt;jackb@casscounty.com&gt;

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## NEW NATIONAL OPIOID SETTLEMENT NOTICE - Six Remnant Defendants - CL-2018748

1 message

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**National Opioids Settlements Implementation Administrator for Six Remnant Defendants**Thu, Mar 5, 2026 at  
11:43 AM

&lt;system@rubris.com&gt;

Reply-To: opioidsparticipation@rubris.com

To: pcampo@publiclawfirm.com, jfletcher@casscounty.com, stevec@casscounty.com, jackb@casscounty.com, bmadden@wcllp.com

To: Cass County, MO

Rubris Reference Number: CL-2018748

### **NOTICE OF NEW NATIONAL OPIOID SETTLEMENTS AND UPCOMING ACTION NEEDED TO PARTICIPATE**

A new national opioid settlement has been reached with the Six Remnant Defendants. This is the formal notice required by the settlements and authorized by the parties.

Please read this email and the attached documents carefully.

All entities will be receiving the Six Remnant participation form via DocuSign shortly. However, if your entity would prefer to sign and return the documentation via wet ink, please [click here](#) and follow the provided instructions.

If your entity is represented by an attorney with respect to opioid claims and they are not copied on this message, please immediately contact them concerning this notice.

Thank you,



National Opioids Settlements Notice and Claims Administrator for Six Remnant Defendants

**Do not Share This Email.** This email contains a link to a task in the Rubris platform. It is important that you do not share the email or link with others. Anyone with access to the link will be able to view and make changes to the data. Rubris is not liable for access to your data by individuals to whom you make the email or link available.

By accessing the link above to the Rubris platform, you agree to the [Rubris Platform Terms of Use](#) and for Rubris to process your data in conformance with the Rubris [Privacy Policy](#) available at [www.rubris.com](http://www.rubris.com).

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#### 2 attachments

 **settlement\_overview\_six\_remnant\_defendants.pdf**  
54K **notice\_document.pdf**  
47K

# Certified Copy of Record

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STATE OF MISSOURI, }  
County of Cass, } ss.

In the County Commission of Cass County, Missouri, at the January Term, 2026, held on the 25th day of March 2026 amongst others, were the following proceedings:

## RESOLUTION NO. 26-27 OF THE CASS COUNTY COMMISSION

### DECLARING CERTAIN COUNTY EQUIPMENT TO BE SUPRLUS AND AUTHORZING THE DISPOSAL THEREOF

*NOW, THEREFORE, BE IT HEREBY RESOLVED AND ORDERED BY THE COUNTY COMMISSION OF CASS COUNTY, MISSOURI, THAT,* Cass County finds itself in possession of certain equipment that is no longer needed for County operations or that is in disrepair but the cost to repair is unreasonable. The equipment listed on the Surplus List, attached hereto and incorporated herein, is declared surplus. The equipment listed on the Surplus List shall be disposed in a manner determined by the Presiding Commissioner, or his designee, including sale by receipt of sealed bids, public auction, Internet auction or negotiated sale to a public entity, provided however, that if there is no reasonable market value then the equipment may be recycled, disposed of or donated for a public purpose as the Presiding Commissioner or his designee may determine appropriate.

ADOPTED BY THE COUNTY COMMISSION OF CASS COUNTY, MISSOURI, THIS 25<sup>TH</sup> DAY OF MARCH 2026

\_\_\_\_\_  
Bob Huston  
Presiding Commissioner

\_\_\_\_\_  
Mike Moreland  
Associate Commissioner  
Dist. 1

\_\_\_\_\_  
Jeff Fletcher  
Associate Commissioner  
Dist. 2

ATTEST:



\_\_\_\_\_  
Kathy Lambertz  
County Clerk

Dated: \_\_\_\_\_

2026 Spring Surplus			
Year	Description	VIN	Department
2007	Chevy Pickup	2GCEC19C971544365	Road and Bridge
2015	Wheel Loader	1DW544KHKFF671976	Road and Bridge

# Certified Copy of Record

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STATE OF MISSOURI,

County of Cass,

} ss.

In the County Commission of Cass County, Missouri, at the January Term, 2026, held on the 25<sup>th</sup> day of March 2026 amongst others, were the following proceedings:

## RESOLUTION NO. 26-28 OF THE CASS COUNTY COMMISSION

### *APPROVING AN AGREEMENT WITH DILILLO INDUSTRIES LLC D/B/A LEGACY LAWNS FOR MOWING SERVICES AT THE CASS COUNTY JUSTICE CENTER*

***BE IT HEREBY RESOLVED AND ORDERED BY THE COUNTY COMMISSION OF CASS COUNTY, MISSOURI, THAT***, this Commission approves the attached Agreement between Cass County, Missouri and DiLillo Industries LLC d/b/a Legacy Lawns for mowing and lawn maintenance services at the Cass County Justice Center. The Presiding Commissioner is authorized and directed to execute, on behalf of the County, the Agreement and any related documents necessary to effectuate the engagement.

ADOPTED BY THE COUNTY COMMISSION OF CASS COUNTY, MISSOURI, THIS 25<sup>TH</sup> DAY OF MARCH 2026.

\_\_\_\_\_  
Bob Huston  
Presiding Commissioner

\_\_\_\_\_  
Mike Moreland  
Associate Commissioner  
Dist. 1

\_\_\_\_\_  
Jeff Fletcher  
Associate Commissioner  
Dist. 2

ATTEST:



\_\_\_\_\_  
Kathy Lambertz  
County Clerk

Dated: \_\_\_\_\_

## AGREEMENT

**THIS AGREEMENT**, made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2026, (the “Effective Date”) by DiLillo Industries LLC dba Legacy Lawns (hereinafter “Contractor”) and Cass County, Missouri (hereinafter “County”).

In consideration of the compensation to be paid to the Contractor and of the mutual agreement herein contained, the parties to these presents have agreed and hereby agree, the County for itself and its successors, and the Contractor for itself, himself, or themselves, or its, his or their successors and assigns, or its, his or their executors and administrators, as follows:

Section 1. Term of Agreement. This Agreement shall begin as of the Effective Date and shall expire December 31, 2027.

Section 2. Scope of Services. The Contractor shall provide the Project Services described in exhibit A. The Contractor will hire, train, supervise, direct the work of, and discharge all personnel engaged by them to perform the Project Services. The Contractor is solely responsible for payment of wages, salaries, fringe benefits and other compensation of, or claimed by, the Contractor’s personnel in the performance of the Project Services, including, without limitation, contributions to any employee benefit plans and all payroll taxes. Contractor shall be responsible to pay all costs for permits, licenses, fees and insurance which may be required to perform the work required. The Contractor will utilize the personal services of its staff to deliver the Project Services. The Contractor may also engage third-party contractors and other parties in connection with its performance of the Project Services, subject to prior approval by the County.

Section 3. Payment. City shall pay Contractor as follows: per mowing event: \$490.00.

Section 4. Insurance Requirements.

A. General Provisions. Contractor shall file upon request with the County evidence of liability insurance that is consistent with the amounts and endorsements set forth below, and shall maintain such insurance until this contract is terminated.

B. Limits and Coverage.

Commercial General Liability Insurance: Bodily Injury or Death/Property Damage:  
\$1,000,000 occurrence/\$2,000,000 aggregate.

Comprehensive Automobile and Truck Liability (Owner—Leased—Non-Owned & Hired) - Bodily Injury or Death / Property Damage- \$ 1,000,000.00 – Combined Single Limit (each accident).

Workmen’s Compensation Insurance - State (Statutory) & Employer’s Liability (\$1,000,000.00)

Section 5. Additional Conditions

- A. The Contractor shall be as fully responsible to the County for the acts and omissions of its subcontractors, and of persons either directly or indirectly employed by them, as Contractor is for the acts and omissions of persons it directly employs. Contractor shall cause appropriate provisions to be inserted in all subcontracts relating to this work, to bind all subcontractors to Contractor by all the terms herein set forth, and insofar as applicable to the work of subcontractors and to give Contractor the same power regarding termination of any subcontract as the County may exercise over Contractor under any provisions of this contract. Nothing contained in this contract shall create any contractual relation between the subcontractor and the County or between any subcontractors.
- B. This agreement does not create an employee/employer relationship between the parties. It is the parties' intention that the Contractor will be an independent contractor and not the County's employee for all purposes, including, but not limited to, the application of the Fair Labor Standards Act minimum wage and overtime payments, Federal Insurance Contribution Act, the Social Security Act, the Federal Unemployment Tax Act, the provisions of the Internal Revenue Code, Missouri Revenue and Taxation laws, Missouri Workers' Compensation and Unemployment Insurance laws.
- C. The County shall have the right at any time by written notice to Contractor to terminate and cancel this contract, without cause and without recourse, for the convenience of the County, and Contractor shall immediately stop work. In such event County shall not be liable in any manner whatsoever to Contractor except for payment for actual work performed prior to such notice in an amount proportionate to the completed contract price and for the actual costs of preparations made by Contractor for the performance of the cancelled portions of the contract, including a reasonable allowance of profit applicable to the actual work performed and such preparations. Anticipatory profits and consequential damages shall not be recoverable by Contractor.
- D. The Contractor shall defend, indemnify and save harmless the County, its elected or appointed officials, agents and employees from and against any and all liability, suits, damages, costs (including attorney fees), losses, outlays and expenses from claims in any manner caused by, or allegedly caused by, or arising out of, or connected with, this contract, or the work or any subcontract thereunder (the Contractor hereby assuming full responsibility for relations with subcontractors), including, but not limited to, claims for personal injuries, death, property damage, or for damages from the award of this contract to Contractor.
- E. The Contractor agrees in the performance of this contract not to discriminate on the grounds or because of race, creed, color, national origin or ancestry, sex, religion, handicap, age, or political opinion or affiliation, against any employee of Contractor or applicant for employment and shall include a similar provision in all subcontracts let or awarded hereunder.
- F. This agreement contains the entire agreement of the parties. No modification, amendment, or waiver of any of the provisions of this agreement shall be effective unless in writing specifically referring hereto, and signed by both parties.

G. This agreement and every question arising hereunder shall be construed or determined according to the laws of the State of Missouri. Should any part of this agreement be adjudicated, venue shall be proper only in the Circuit Court of Cass County, Missouri.

**IN WITNESS WHEREOF**, the Contractor and the County have executed this Agreement as of the Effective Date.

DiLillo Industries LLC dba Legacy Lawns:  
**(CONTRACTOR):**

**CASS COUNTY, MISSOURI (COUNTY):**

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

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

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

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

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

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

Date: \_\_\_\_\_

Date: \_\_\_\_\_

## **Exhibit A**

### **Project Services**

The scope of the project includes mowing and weed/edge trimming of the Cass County Justice Center located at 2501 West Wall Street, Harrisonville, Mo.

General lawn maintenance services for the areas denoted as the Mow Area. Excluded is the area in yellow denoted as Conservation Area. These services include furnishing all labor and equipment necessary for the scope of work. The scope of work includes mowing and trimming/edging. Services also include the removal from the sidewalks and parking areas of grass/vegetation, leaf cuttings and materials remaining as a result of such mowing, trimming or edging work.

All work must be performed in a timely manner, with height of grass not exceeding eight inches, or frequency of mowing not exceeding a 2 week time period without mowing except during periods of dry weather.



## References:

1. Jeff Shook  
Little Blue Valley WSD  
816-935-2696  
shook@lbvsd.org
2. Frank Weaver  
American Water  
816-738-9057  
franklin.weaver@amwater.com
3. Kris Wheeler  
Opes Commercial Real Estate  
816-541-2986  
Kris@opescre.com

# Justice Center Mowing

## BID SHEET

Contractor shall furnish all labor, materials, equipment, tools, and insurance necessary to complete the work described in the Scope of Project.

Mow Area - Bid per mowing event: \$ 490

Contractor: Legacy Lawns

Address 1007 Eastwood Harrisonville, MO

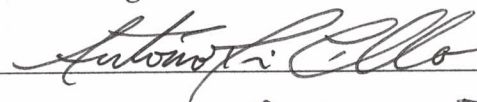
Phone 816.837.0303

E-mail info@legacylawnskc.com

Taxpayer ID # 85-0564142

Will Contractor engage subcontractors? Yes or  No

### Authorized Signature:

By: 

Name & Title (Printed) Antonio DiLillo - Owner

Date 3/5/2020





**ADDITIONAL REMARKS SCHEDULE**

<b>AGENCY</b> Family Union Ins		<b>NAMED INSURED</b> DILILLO INDUSTRIES LLC DBA: Legacy Lawns 1007 EASTWOOD RD HARRISONVILLE, MO 64701	
<b>POLICY NUMBER</b> 984655384		<b>EFFECTIVE DATE:</b> 07/31/2025	
<b>CARRIER</b> Progressive Casualty Insurance Company	<b>NAIC CODE</b> 24260		

**ADDITIONAL REMARKS**

**THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,**  
**FORM NUMBER:** 25 **FORM TITLE:** Certificate of Liability Insurance

**Additional Coverages**

Insurance coverage(s)	Limits
Uninsured Motorist Bodily Injury	\$300,000 Combined Single Limit
Underinsured Motorist Bodily Injury	\$300,000 Combined Single Limit

**Description of Location/Vehicles/Special Items**

**Scheduled autos only**

<b>2023 CHEVROLET SILVERADO 3GCNAAED0PG345751</b>	
Comprehensive	\$1,000 Ded
Collision	\$1,000 Ded
Rental Reimbursement	\$50 Per Day (\$1,500 Max)
Medical Payments	\$2,000 each person
Loan/Lease Gap	25% of the actual cash value
<b>2019 CHEVROLET SILVERADO 3GCNWAEF2KG287525</b>	
Comprehensive	\$1,000 Ded
Collision	\$1,000 Ded
Rental Reimbursement	\$50 Per Day (\$1,500 Max)
Medical Payments	\$2,000 each person
<b>2020 FORD TRANSIT CONNECT NM0LS7E20L1462435</b>	
Comprehensive	\$1,000 Ded
Collision	\$1,000 Ded
Rental Reimbursement	\$50 Per Day (\$1,500 Max)
Medical Payments	\$2,000 each person
<b>2023 CHEVROLET SILVERADO 1GC4YLE73PF141654</b>	
Comprehensive	\$1,000 Ded
Collision	\$1,000 Ded
Rental Reimbursement	\$50 Per Day (\$1,500 Max)
Medical Payments	\$2,000 each person
Loan/Lease Gap	25% of the actual cash value



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

03/11/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must be endorsed. If **SUBROGATION IS WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> FAMILY UNION INSURANCE 37280188 2860 GUINOTTE AVENUE KANSAS CITY MO 64120	<b>CONTACT NAME:</b>	
	<b>PHONE</b> (816) 287-8597 (A/C, No, Ext):	<b>FAX</b> (A/C, No):
	<b>E-MAIL ADDRESS:</b>	
	<b>INSURER(S) AFFORDING COVERAGE</b>	
	<b>INSURER A:</b> Property and Casualty Insurance Company of Hartford	<b>NAIC#</b> 34690
<b>INSURED</b> DILILLO INDUSTRIES LLC DBA LEGACY LAWNS 1007 EASTWOOD RD HARRISONVILLE MO 64701-2511	<b>INSURER B:</b>	
	<b>INSURER C:</b>	
	<b>INSURER D:</b>	
	<b>INSURER E:</b>	
	<b>INSURER F:</b>	

**COVERAGES****CERTIFICATE NUMBER:****REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/Y YYY)	LIMITS	
A	COMMERCIAL GENERAL LIABILITY	X		37 SBM BN1L8F	01/06/2026	01/06/2027	EACH OCCURRENCE	\$2,000,000
	<input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	\$1,000,000
	<input checked="" type="checkbox"/> General Liability						MED EXP (Any one person)	\$10,000
							PERSONAL & ADV INJURY	\$2,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	\$4,000,000
	<input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC						PRODUCTS - COMP/OP AGG	\$4,000,000
	OTHER:							
	<b>AUTOMOBILE LIABILITY</b>						COMBINED SINGLE LIMIT (Ea accident)	
	<input type="checkbox"/> ANY AUTO						BODILY INJURY (Per person)	
	<input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS						BODILY INJURY (Per accident)	
	<input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS						PROPERTY DAMAGE (Per accident)	
	<input type="checkbox"/> AUTOS							
	<b>UMBRELLA LIAB EXCESS LIAB</b>						EACH OCCURRENCE	
	<input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS-MADE						AGGREGATE	
	DED: RETENTION \$							
	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b>						PER STATUTE	OTHER
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)						E.L. EACH ACCIDENT	
	If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A				E.L. DISEASE -EA EMPLOYEE	
							E.L. DISEASE - POLICY LIMIT	
A	Employment Practices Liability Insurance			37 SBM BN1L8F	01/06/2026	01/06/2027	Each Claim Limit	\$25,000
							Annual Aggregate Limit	\$25,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Those usual to the Insured's Operations. Certificate holder is an additional insured per the Business Liability Coverage Form SL3032 attached to this policy.

**CERTIFICATE HOLDER**

Cass County MO  
 2501 W WALL ST  
 HARRISONVILLE MO 64701

**CANCELLATION**

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

*Susan S. Castaneda*

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# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
03/11/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> Automatic Data Processing Insurance Agency, Inc.  1 Adp Boulevard Roseland NJ 07068		<b>CONTACT NAME:</b> Automatic Data Processing Insurance Agency, Inc. <b>PHONE (A/C, No, Ext):</b> 1-800-524-7024 <b>FAX (A/C, No):</b> <b>E-MAIL ADDRESS:</b>																						
<b>INSURED</b> DILILLO INDUSTRIES LLC  1007 Eastwood Rd  Harrisonville MO 64701		<table border="1"> <thead> <tr> <th colspan="2">INSURER(S) AFFORDING COVERAGE</th> <th>NAIC #</th> </tr> </thead> <tbody> <tr> <td><b>INSURER A:</b></td> <td>Employers Preferred Insurance Company</td> <td>10346</td> </tr> <tr> <td><b>INSURER B:</b></td> <td></td> <td></td> </tr> <tr> <td><b>INSURER C:</b></td> <td></td> <td></td> </tr> <tr> <td><b>INSURER D:</b></td> <td></td> <td></td> </tr> <tr> <td><b>INSURER E:</b></td> <td></td> <td></td> </tr> <tr> <td><b>INSURER F:</b></td> <td></td> <td></td> </tr> </tbody> </table>		INSURER(S) AFFORDING COVERAGE		NAIC #	<b>INSURER A:</b>	Employers Preferred Insurance Company	10346	<b>INSURER B:</b>			<b>INSURER C:</b>			<b>INSURER D:</b>			<b>INSURER E:</b>			<b>INSURER F:</b>		
INSURER(S) AFFORDING COVERAGE		NAIC #																						
<b>INSURER A:</b>	Employers Preferred Insurance Company	10346																						
<b>INSURER B:</b>																								
<b>INSURER C:</b>																								
<b>INSURER D:</b>																								
<b>INSURER E:</b>																								
<b>INSURER F:</b>																								

**COVERAGES**      **CERTIFICATE NUMBER:** 4902174      **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	<b>COMMERCIAL GENERAL LIABILITY</b> <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR  GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:						EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMP/OP AGG \$ \$
	<b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	<b>UMBRELLA LIAB</b> <input type="checkbox"/> OCCUR <b>EXCESS LIAB</b> <input type="checkbox"/> CLAIMS-MADE DED    RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
A	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N		EIG579086201	01/01/2026	01/01/2027	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

### CERTIFICATE HOLDER

Cass County, Missouri  
2501 West Wall Street  
  
Harrisonville MO 64701

### CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE  
*[Signature]*

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**Work Authorization Affidavit**

STATE OF MISSOURI            )  
  ) ss.  
COUNTY OF CASS            )

As used in this Affidavit, the following terms shall have the following meanings:

EMPLOYEE: Any person performing work or service of any kind or character for hire within the State of Missouri.

FEDERAL WORK AUTHORIZATION PROGRAM: Any of the electronic verification of work authorization programs operated by the United States Department of Homeland Security or an equivalent federal work authorization program operated by the United States Department of Homeland Security to verify information of newly hired employees, under the Immigration Reform and Control Act of 1986 (IRCA), P.L. 99-603.

KNOWINGLY: A person acts knowingly or with knowledge, (a) with respect to the person’s conduct or to attendant circumstances when the person is aware of the nature of the person’s conduct or that those circumstances exist; or (b) with respect to a result of the person’s conduct when the person is aware that the person’s conduct is practically certain to cause that result.

UNAUTHORIZED ALIEN: An alien who does not have the legal right or authorization under federal law to work in the United States, as defined in 8 U.S.C. 1324a(h)(3).

BEFORE ME, the undersigned authority, personally appeared ANTONIO DILILLO, who, being duly sworn, states on his oath or affirmation as follows:

1. My name is ANTONIO DILILLO and I am currently the OWNER of LEGACY LAWN (hereinafter “Contractor”), and I am authorized to make this Affidavit.
2. I am of sound mind and capable of making this Affidavit and am personally acquainted with the facts stated herein.
3. Contractor is enrolled in and participates in a federal work authorization program with respect to the employees working in connection with the contracted services.
4. Contractor does not knowingly employ any person who is an unauthorized alien in connection with the contracted services set forth above.

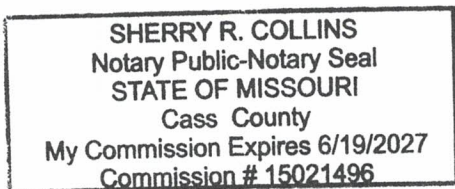
Antonio D. Lillo  
Affiant / Contractor

ANTONIO DILILLO  
Printed Name

Subscribed and sworn to before me this 17<sup>th</sup> day of March, 2026.

SEAL

Sherry R Collins  
Notary Public



# Certificate of Training

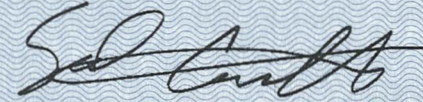
County Commissioners Association of Missouri

*Bob Huston*  
*Cass County*

is awarded on this 27th day of February 2026, for having completed 20  
hours of training in accordance with Chap. 49.082(3) RSMo.



Scott Walk  
President of CCAM  
& Associate Commissioner,  
Nodaway County



Sid Conklin  
1<sup>st</sup> VP of CCAM  
& Presiding Commissioner,  
Randolph County

# Certificate of Training

County Commissioners Association of Missouri

*Mike Moreland*  
*Cass County*

is awarded on this 27th day of February 2026, for having completed 20  
hours of training in accordance with Chap. 49.082(3) RSMo.



Scott Walk  
President of CCAM  
& Associate Commissioner,  
Nodaway County



Sid Conklin  
1<sup>st</sup> VP of CCAM  
& Presiding Commissioner,  
Randolph County

# Certificate of Training

County Commissioners Association of Missouri

*Jeff Fletcher*  
*Cass County*

is awarded on this 27th day of February 2026, for having completed 20  
hours of training in accordance with Chap. 49.082(3) RSMo.



Scott Walk  
President of CCAM  
& Associate Commissioner,  
Nodaway County



Sid Conklin  
1<sup>st</sup> VP of CCAM  
& Presiding Commissioner,  
Randolph County

ANNUAL SETTLEMENT OF CHRIS MOLENDORP, COLLECTOR OF CASS COUNTY FOR YEAR  
**ENDED FEBRUARY 28, 2026**

SUMMARY OF CHARGES	AMOUNTS	SUMMARY OF CREDITS	AMOUNTS
TOTAL CURRENT	208,502,796.33	TOTAL COLLECTIONS	215,769,330.02
TOTAL BACK AND PROTESTED	10,858,108.61	TOTAL DELINQUENT	9,535,695.04
TOTAL OTHER	6,484,583.82	TOTAL ABATEMENTS	536,667.50
		TOTAL PROTESTED	3,796.20
		TOTAL REFUNDS	
TOTAL CHARGES	225,845,488.76	TOTAL CREDIT	225,845,488.76
TAX BOOK DIFFERENCES		TAX BOOK DIFFERENCES	
<b>GRAND TOTAL CHARGES</b>	<b>225,845,488.76</b>	<b>GRAND TOTAL CREDITS</b>	<b>225,845,488.76</b>
TOTAL SURTAX IN THIS AMOUNT IF NOT SHOWN AS A SEPARATE DISTRIBUTION	2,519,125.53		

**DISTRIBUTIONS**

STATE	871,755.90	SHELTER WORKSHOP	1,164,789.05
GENERAL REVENUE	119,795.81	FEES (ml, clerk, coll, rec, trust,probt)	7,721.73
SPECIAL ROAD AND BRIDGE	699,263.56	CID'S & NID'S/SPECIAL ASSESS	1,595,363.99
HEALTH CENTER	3,155,653.08	ADV & LIEN /CERT MAIL, POST FEE	37,122.18
SCHOOLS	142,369,063.20	DRAINAGE DITCH	1,578.88
CITIES	24,138,652.26	SURPLUS	285,299.02
SURTAX		CITY STICKERS	60,169.43
LIBRARY	6,379,835.55	ALL CERF	1,203,440.75
COUNTY ROAD & BRIDGE	4,555,822.66	COLLECTOR'S MAINTENANCE	99,373.84
AMBULANCE	5,773,273.67	TAX MAINTENANCE FUND	281,431.89
FIRE	13,667,935.94	ASSESSMENT	1,794,214.33
JR. COLLEGE	1,277,273.63	COMMISSIONS: COUNTY	2,918,931.56
"TIF	3,311,568.11		
SUB-TOTAL	206,319,893.37	SUB-TOTAL	9,449,436.65
		<b>TOTAL DISTRIBUTIONS</b>	<b>215,769,330.02</b>

I, KATHY LAMBERTZ, CLERK OF THE COUNTY COMMISSION OF CASS COUNTY HEREBY CERTIFY THE ABOVE AND THE ATTACHED TO BE A COPY OF THE ANNUAL SETTLEMENT OF THE COUNTY COLLECTOR WITH THE COUNTY COMMISSION ON THE 1st\_ DAY OF MARCH, 2026 YEAR. FOR THE YEAR ENDING FEBRUARY 28th, 2026 AS THE SAME APPEARS OF RECORD IN MY OFFICE.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED THE SEAL OF THE COUNTY COMMISSION OF CASS COUNTY DONE AT MY OFFICE IN HARRISONVILLE THIS 1ST DAY OF MARCH, 2026

CLERK OF COUNTY COMMISSION

*Kathy Lambertz*



CHARGES		CREDITS	
CURRENT	AMOUNT	CURRENT	AMOUNT
<b>2025 LAND TAX BOOK</b>		<b>2025 LAND TAX BOOK</b>	
FROM TAX BOOK	153,531,093.45	BY COLLECTIONS	150,212,214.34
FROM ADDITIONS	4,541.88	BY DELINQUENT	3,279,712.50
		BY ABATEMENTS	40,495.66
		BY PROTESTED	3,212.83
<b>2025 PERSONAL TAX BOOK</b>		<b>2025 PERSONAL TAX BOOK</b>	
FROM TAX BOOK	37,121,876.68	BY COLLECTIONS	34,879,883.15
FROM ADDITIONS	1,947,942.94	BY DELINQUENT	3,906,563.66
		BY ABATEMENTS	282,789.44
		BY PROTESTED	583.37
<b>2025 UTILITY TAX BOOK</b>		<b>2025 UTILITY TAX BOOK</b>	
FROM TAX BOOK - RR & Utilities	12,299,013.69	BY COLLECTIONS	12,378,386.33
PRIVATE RAILCAR	79,372.64	BY DELINQUENT	
earned interest		BY ABATEMENTS	-
		BY PROTESTED	-
<b>2025 "TIF"</b>		<b>2025 "TIF"</b>	
FROM TAX BOOK	3,504,033.41	BY COLLECTIONS	3,478,458.11
		BY DELINQUENT	25,575.30
		BY ABATEMENTS	
		BY PROTESTED	
<b>2025 IN LIEU OF</b>		<b>2025 IN LIEU OF</b>	
FROM TAX BOOK	13,355.10	BY COLLECTIONS	13,355.10
		BY DELINQUENT	
		BY ABATEMENTS	
		BY PROTESTED	
<b>2025 DRAINAGE DITCH</b>		<b>2025 DRAINAGE DITCH</b>	
FROM TAX BOOK	1,566.54	BY COLLECTIONS	1,547.68
		BY DELINQUENT	18.86
<b>2025 PROTESTED TAX</b>		<b>2025 PROTESTED TAX</b>	
FROM TAX BOOK		BY COLLECTIONS(prot sett + int)	
FROM INT ON PROTESTED TAX		BY REFUNDS AND ABATE(+int)	
FROM INT ON ABATED PROTEST		BY PROTESTED(remaining)	
<b>TOTAL CURRENT CHARGES</b>	<b>208,502,796.33</b>	<b>TOTAL CURRENT CHARGES</b>	<b>208,502,796.33</b>

CHARGES		CREDITS	
BACK AND PROTESTED	AMOUNT	BACK AND PROTESTED	AMOUNT
<b>2024 AND PRIOR LAND TAX BOOK</b>		<b>2024 AND PRIOR LAND TAX BOOK</b>	
FROM TAX BOOK	3,074,092.32	BY COLLECTIONS	2,360,388.16
FROM ADDITIONS	2,707.08	BY DELINQUENT	685,723.60
CORR TO CHG-ACCT ABT TWICE	1,267.45	BY ABATEMENTS	31,955.09
<b>2024 &amp; PRIOR PERS TAX BOOK</b>		<b>2024 &amp; PRIOR PERS TAX BOOK</b>	
FROM TAX BOOK	4,992,597.97	BY COLLECTIONS	5,774,617.27
FROM ADDITIONS	2,601,547.73	BY DELINQUENT	1,638,101.12
		BY ABATEMENTS	74,340.85
		BY OUTLAW ABATE 2020	107,086.46
		BY PROTESTED	
<b>2024 AND PRIOR RR &amp; Utility</b>		<b>2024 AND PRIOR RR &amp; Utility</b>	
FROM TAX BOOK - PRIV RAIL CAR		BY COLLECTIONS	
PRIVATE RAILCAR ADD-ONS		BY DELINQUENT	
		BY ABATEMENTS	
<b>2024 AND PRIOR "TIF"</b>		<b>2024 AND PRIOR "TIF"</b>	
FROM TAX BOOK	161,403.39	BY COLLECTIONS	161,403.39
FROM ADDITIONS		BY DELINQUENT	
		BY ABATEMENTS	
<b>2024 AND PRIOR PROTESTED TAX</b>		<b>2024 AND PRIOR PROTESTED TAX</b>	
FROM TAX BOOK	24,126.17	BY COLLECTIONS(prot sett + int)	24,492.67
FROM INT ON PROTESTED TAX	366.50	BY REFUNDS AND ABATE(+int)	
FROM INT ON ABATED PROTEST		BY PROTESTED(remaining)	
<b>TOTAL BACK AND PROT</b>	<b>10,858,108.61</b>	<b>TOTAL BACK AND PROT</b>	<b>10,858,108.61</b>
<b>OTHER</b>		<b>OTHER</b>	
	<b>AMOUNT</b>		<b>AMOUNT</b>
FROM INTEREST ON TAXES	1,504,636.41	BY COLLECTIONS	1,504,636.41
FROM 2% PENALTIES	282,929.49	BY COLLECTIONS	282,929.49
FROM 2% TMF	281,431.89	BY COLLECTIONS	281,431.89
FROM INT ON INVESTMENTS	389,300.14	BY COLLECTIONS	389,300.14
24 & PRIOR DRAINAGE DITCH	31.21	BY COLLECTIONS	31.21
FROM LICENSE	4,410.00	BY COLLECTIONS	4,410.00
TAX SALE (surplus and adv.)	291,821.37	BY COLLECTIONS	291,821.37
FEES(coll. Fees)	239.00	BY COLLECTIONS	239.00
NID'S	218,806.19	BY COLLECTIONS	218,806.19
CID'S	1,281,039.61	BY COLLECTIONS	1,281,039.61
ALL CERF	1,203,440.75	BY COLLECTIONS	1,203,440.75
LIEN FEES/CERT MAIL, POST FEES	30,599.83	BY COLLECTIONS	30,599.83
BELTON PILOTS	416,178.41	BY COLLECTIONS	416,178.41
CITY FEES	71,851.61	BY COLLECTIONS	71,851.61
Every PILOT PYMTS(surtax)	17,893.11	BY COLLECTIONS	17,893.11
PROBATE FEES	1,012.73	BY COLLECTIONS	1,012.73
TIF 25% REIMBURSEMENT	450,384.00	BY COLLECTIONS	450,384.00
PACE ASSESSMENTS	36,518.07	BY COLLECTIONS	36,518.07
TRUSTEE FEES	2,060.00	BY COLLECTIONS	2,060.00
IN LIEU OF		BY COLLECTIONS	-
<b>TOTAL OTHER CHARGES</b>	<b>6,484,583.82</b>	<b>TOTAL OTHER CHARGES</b>	<b>6,484,583.82</b>

**2025 Financial Report  
Cass County, Missouri**

COUNTY FUNDS	Balance	Receipts	Transfers		Disbursements	Transfers		Balance
	December 31, 2024		In	Out		Out	December 31, 2025	
COUNTY REVENUE GENERAL OPERATING	6,402,237.31	18,623,639.22	298,136.19		6,251,175.34	12,643,985.88		\$6,428,851.52
LAW ENFORCEMENT AND JUSTICE FUND	3,396,741.80	21,144,381.76	9,634,832.14		25,946,287.39	5,002,916.86		\$3,226,751.45
COUNTY REVENUE RESERVE FUND	5,246,608.09	255,571.17	1,000,000.00		0.00	0.00		\$6,502,179.26
LAW ENFORCEMENT RESERVE	2,045,397.20	69,523.55	0.00		47,250.00	0.00		\$2,067,670.75
ASSESSOR'S OPERATING FUND	3,379,860.11	2,072,693.41	175.06		1,701,445.80	520.21		\$3,750,762.57
ROAD & BRIDGE	10,179,337.29	10,904,394.94	1,501,155.37		7,944,724.42	3,742,006.99		\$10,898,156.19
NEIGHBORHOOD IMPROVEMENT DISTRICT BOND	0.00	65,223.78	0.00		58,753.81	1,688.25		\$4,781.72
FEDERAL BRIDGES	564,176.65	1,086,382.38	100,000.00		915,366.70	0.00		\$835,192.33
ROAD AND BRIDGE SALES TAX CITIES	1,602,202.53	1,770,265.94	0.00		1,717,493.14	1,465.59		\$1,653,509.74
ROAD AND BRIDGE SALES TAX COUNTY	4,765,353.67	4,030,114.48	1,465.59		2,575,548.64	1,013.73		\$6,220,371.37
ROAD BOND DEBT SERVICE FUND	3,916,378.65	314,797.94	0.00		2,042,200.00	0.00		\$2,188,976.59
ROAD AND BRIDGE RESERVE FUND	1,194,194.27	121,466.71	3,501,688.25		32,040.69	0.00		\$4,785,308.54
PROSECUTING ATTORNEY TRAINING FUND	33,799.08	7,478.13	0.00		11,107.23	257.87		\$29,912.11
PROSECUTING ATTORNEY DELINQUENT TAX	32,036.34	1,344.55	0.00		0.00	0.00		\$33,380.89
PROSECUTING ATTORNEY ADMIN HANDLING	4,148.26	2,891.31	246.00		246.00	0.00		\$7,037.57
PROSECUTING ATTORNEY CONTINGENCY FUND	2,500.00	457.94	20,000.00		19,708.43	748.51		\$2,500.00
LAW ENFORCEMENT TRAINING FUND	32,625.55	6,085.09	0.00		21,509.86	0.00		\$17,180.78
SHERIFF TRAINING POST	9,719.88	2,865.76	0.00		0.00	0.00		\$12,585.64
SHERIFF CIVIL PROCESS FUND	521,841.08	100,457.37	0.00		139,852.12	0.00		\$482,446.33
LAW ENFORCEMENT RESTITUTION FUND	28,184.50	1,182.88	0.00		0.00	0.00		\$29,367.38
SHERIFF'S REVOLVING FUND	355,195.15	97,153.80	0.00		337,204.58	0.00		\$115,144.37
INMATE SECURITY FUND	389,550.48	293,649.35	0.00		239,573.30	24,969.42		\$418,857.11
SHERIFF'S INTER GOVERNMENTAL AGREEMENT	1,796,045.81	1,424,349.78	0.00		342,690.00	1,329,166.00		\$1,548,539.59
CASS COUNTY CRIME COMMISSION	0.00	0.00	190,000.00		0.00	190,000.00		\$0.00
SHERIFF'S SALARY RESERVE	561,648.10	21,740.72	0.00		0.00	400,000.00		\$183,388.82
DRUG COURT	72,001.23	17,221.64	0.00		5,707.86	5.92		\$83,509.09
HEALTH DEPARTMENT	319,933.96	1,121,597.12	781,683.30		1,715,769.59	8,626.09		\$498,798.70
HEALTH DEPARTMENT RESERVE	626,580.29	21,746.67	43,388.73		0.00	0.00		\$691,715.69
WOMEN INFANTS & CHILDREN (WIC)	0.00	309,108.79	90,000.00		252,932.76	146,176.03		\$0.00
OPIOID SETTLEMENT FUND	674,193.08	306,746.35	0.00		130,533.14	7,377.17		\$843,029.12
COUNTY CLERK TRAINING	14,473.88	628.92	0.00		6,316.23	0.00		\$8,786.57
ELECTION FUND	0.00	235,716.45	192,000.00		200,851.75	205,512.13		\$21,352.57
HELP AMERICA VOTE ACT GRANT	12,533.38	3,097.35	0.00		13,290.00	1,599.98		\$740.75
STATE ELECTION IMPROVEMENT GRANT	35,699.21	16,575.29	0.00		30,594.26	0.00		\$21,680.24
ELECTION SERVICES FUND	59,524.03	16,803.53	11,011.21		3,183.27	0.00		\$64,155.50
SHOW ME CERTIFICATION GRANT	0.00	3,012.66	0.00		0.00	0.00		\$3,012.66
RECORDER'S RETENTION FUND	461,024.63	85,614.89	0.00		100,169.51	104.94		\$446,365.07
COLLECTOR'S SPECIAL MAINTENANCE	29,492.11	97,964.04	0.00		38,779.12	0.00		\$88,677.03
COLLECTOR'S TAX SALE SURPLUS	270,212.63	285,299.02	0.00		256,178.15	13,898.97		\$285,434.53
DOMESTIC VIOLENCE FUND	0.00	18,211.54	0.00		8,712.44	0.00		\$9,499.10
SCHOOLS	195,928.06	156,419.82	13,898.97		223,684.99	0.00		\$142,559.86
SCHOOL REVOLVING FUND	0.80	0.00	0.00		0.00	0.00		\$0.80
COUNTY EMPLOYEE RETIREMENT FUND	0.00	2,079,952.89	0.00		2,079,952.89	0.00		\$0.00
EMPLOYEE DENTAL VISION	3,856.01	1,509.26	45,000.00		19,534.90	0.00		\$30,830.37
COURTHOUSE RESTORATION FUND	89,842.46	26,550.28	0.00		0.00	0.00		\$116,392.74
NORTHWEST CASS SEWER DISTRICT	67,256.53	15,601.98	0.00		69,942.00	0.00		\$12,916.51
ESCROW	0.00	76,981.16	0.00		76,981.16	0.00		\$0.00
UNCLAIMED FEES	3,550.73	2,935.75	548.61		781.54	431.66		\$5,821.89
FINANCIAL INSTITUTION TAX	42,082.65	95,606.40	0.00		44,301.72	0.00		\$93,387.33
HISTORIC COURTHOUSE SINKING FUND	208,070.79	7,740.53	200,000.00		0.00	0.00		\$415,811.32
NORTH CASS ANNEX DEVELOPMENT FUND	1,030,182.74	53,136.46	1,375,000.00		24,245.00	125,000.00		\$2,309,074.20
JUSTICE CENTER DEBT SERVICE FUND	925,230.16	19,501.03	1,290,547.00		2,234,546.85	0.00		\$731.34
JUSTICE CENTER SINKING FUND	5,456,832.05	336,750.58	0.00		0.00	0.00		\$5,793,582.63
JUSTICE CENTER CONSTRUCTION FUND	3,749,658.99	154,421.76	3,556,715.76		435,438.65	0.00		\$7,025,357.86
<b>TOTALS</b>	<b>\$60,807,938.20</b>	<b>\$67,984,543.90</b>	<b>\$23,847,472.18</b>		<b>\$58,316,606.03</b>	<b>\$23,847,472.18</b>		<b>\$70,475,876.07</b>

BONDED INDEBTEDNESS	As of 12/31/2024	As of 12/31/2025
ROAD AND BRIDGE 2020A REFUNDING & IMPROVEMENT	\$15,330,000.00	\$13,800,000.00
GRAND OAKS FARM NID BOND	\$332,398.00	\$278,704.00
JUSTICE CENTER 2020 REFUNDING & IMPROVEMENT	\$21,795,000.00	\$20,020,000.00

DELINQUENT TAXES due county as of 12/31/25	Real Estate & Personal Property	\$239,643.07
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REAL ESTATE AND PERSONAL PROPERTY TAX LEVIES	SALES TAXES
COUNTY REVENUE GENERAL OPERATING- Levy of .0000 per \$100 Assessed Valuation	COUNTY REVENUE GENERAL OPERATING- 1/2 CENT SALES TAX
Total Assessed Valuation- General County \$2,789,452,121.00	ROAD AND BRIDGE COUNTY AND CITY- 1/4 CENT SALES TAX
Maximum Constitutional rate permitted for County purposes is .3500	JUSTICE CENTER BUILDING- 1/4 CENT SALES TAX
ROAD & BRIDGE- Levy of .1918 per \$100 Assessed Valuation	LAW ENFORCEMENT AND JUSTICE FUND- 1/4 CENT SALES TAX
Total Assessed Valuation- Road & Bridge \$2,270,875,260.00	LAW ENFORCEMENT OPERATIONS- 1/4 CENT SALES TAX
Maximum Constitutional rate permitted for County purposes is .3500	COUNTY REVENUE/ROAD AND BRIDGE/LAW ENFORCEMENT- LOCAL USE TAX
	RECREATIONAL MARIJUANA- 3 CENTS SALES TAX (ENDED 7-22-2025)

CURRENT GROSS ANNUAL SALARIES OF COUNTY OFFICIALS		
NAME	OFFICE	SALARY
BOB HUSTON	PRESIDING COMMISSIONER	\$93,453.88
JEFF FLETCHER	ASSOCIATE COMMISSIONER	\$91,453.96
MIKE MORELAND	ASSOCIATE COMMISSIONER	\$91,453.96
ROGER RAFFETY	ASSESSOR	\$91,453.96
JACK BONDON	AUDITOR	\$91,453.96
CHRIS MOLENDORP	COLLECTOR OF REVENUE	\$91,453.96
KATHY LAMBERTZ	COUNTY CLERK	\$91,453.96
BEN BUTLER	PROSECUTING ATTORNEY	\$168,154.04
RANDY JONES	PUBLIC ADMINISTRATOR	\$91,453.96
MIKE MEDSKER	RECORDER OF DEEDS	\$91,453.96
JEFF WEBER	SHERIFF	\$132,923.44
STEVE CHESLIK	TREASURER	\$91,453.96

We, Bob Huston, Mike Moreland, and Jeff Fletcher, duly elected commissioners of the County Commission of Cass County, Missouri, and I, Kathy Lambertz, County Clerk of Cass County, Missouri, certify that the above and foregoing is a complete and correct statement of every item of information required in Section 50.815 RSMO, for the year ending December 31, 2025, and we have checked every receipt from every source and every disbursement of every kind and to whom and for what each disbursement was made, and each receipt and disbursement is accurately included in the above and foregoing totals.

Wednesday, March 25, 2026

Bob Huston, Presiding Commissioner

Mike Moreland, Associate Commissioner, District 1

Jeff Fletcher, Associate Commissioner, District 2

Kathy Lambertz, County Clerk