



## **Board of Aldermen Agenda**

### **Work Session Agenda**

September 1, 2020 – 7:00 p.m.

#### **WORK SESSION**

**I. CALL TO ORDER/ROLL CALL**

**II. DISCUSSION ITEMS:**

- A. Work Session minutes – August 25, 2020.
- B. Discuss Community Development FY 2021 proposed budget.
- C. Discuss Finance FY 2021 proposed budget.
- D. Discuss projects related to I-49 Conversion Project.
- E. Open discussion.

City Clerk Becky Schimmel      Posted at 3:00 pm  
City of Grandview                  August 28, 2020  
1200 Main St.  
Grandview, MO 64030

*Your interest in the City of Grandview is appreciated.*

**City of Grandview, Missouri**  
**Board of Aldermen Work Session Minutes**  
**August 25, 2020**

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Attending: Mayor Leonard Jones, Aldermen John Maloney, Debbie Bibbs, Annette Turnbaugh, Dan Hartman, Damon Randolph, Ron Brownlee; City Administrator Cemal Umut Gungor, Assistant City Administrator Kirk Decker, and Acting City Clerk Holly Beyer

Absent: City Clerk Becky Schimmel

Staff and Others Attending: City Attorney Joe Gall, Fire Chief Ron Graham, Police Chief Charles Iseman, Assistant Chiefs: Richard Rodgers, Ryan Sharp, Matt McCall, Public Works Director Dennis Randolph, and City Engineer Doug Wesselschmidt.

The meeting was called to order by Mayor Jones at 7:06 p.m., roll was called and a quorum was declared present. The August 18, 2020 Work Session meeting minutes were approved as written. Alderman Maloney abstained due to absence.

**ITEM II. DISCUSSION ITEMS:**

**Item B. Discuss Police Department FY 2021 proposed budget.**

Police Chief Charles Iseman, Assistant Chiefs: Richard Rodgers, Matt McCall, and Ryan Sharp provided the attached presentation on the Police Department's Fiscal Year 2021 Proposed Budget.

**Item C. Discuss Public Works FY 2021 proposed budget**

Public Works Director Director Dennis Randolph provided the attached presentation on the Works Department's Fiscal Year 2021 Proposed Budget.

**Item D. Open Discussion.**

Alderman Brownlee requested the 150 Hwy corridor be spruced up and taken care of a little better. Mr. Gungor provided a response.

Alderman Hartman commented that it is nice when all of the highway corridors look nice. Mayor Jones provided a response.

Mayor Jones thanked the Board members who attended the Chive Transparent Brewing ribbon cutting.

Mayor Jones reminded the Board of the upcoming department budget reviews and commented on the ease of viewing the reformatted budget on Adobe PDF.

Alderman Maloney requested the new ambulance be brought in for the Board to view. Mr. Gungor and Mayor Jones provided a response.

**ITEM II. ADJOURNMENT**

The meeting adjourned at 8:39 p.m.

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Holly Beyer, Acting City Clerk

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Approved



# Board of Aldermen Agenda

## Work Session Agenda

August 25, 2020 – Immediately following Regular Session

### **WORK SESSION**

**I. CALL TO ORDER/ROLL CALL**

**II. DISCUSSION ITEMS:**

- A. Work Session minutes – August 18, 2020.
- B. Discuss Police Department FY 2021 proposed budget.
- C. Discuss Public Works FY 2021 proposed budget.
- D. Open discussion.

City Clerk Becky Schimmel    Posted at 3:00 pm  
City of Grandview                August 21, 2020  
1200 Main St.  
Grandview, MO 64030

*Your interest in the City of Grandview is appreciated.*



## CITY OF GRANDVIEW

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### MEMORANDUM

TO: Board of Alderman

FROM: Dennis Randolph 

DATE: 8-26-2020

SUBJECT: WSP supplement for PE services for I-49 Outer Rd Conversion Project.

An ordinance will be presented to the Board on September 22, 2020 seeking approval of a supplemental agreement with WSP for PE services for the I-49 Outer Rd Conversion Project. These additional services supports the City in acquiring the right-of-way and easements of Phase 1 of the project. Please see attachment for additional information.

**SUPPLEMENTAL AGREEMENT NO. 1  
TO  
ENGINEERING SERVICES CONTRACT**

This Supplemental Agreement is made part of an agreement dated *August 13, 2019* between the *City of Grandview* and *WSP USA Inc.* for design of project *STP-3322(410)*. The purpose of this Supplemental Agreement is to provide additional Design-Build procurement and right-of-way acquisition support. These additional services shall be in an amount not to exceed forty-nine thousand (\$49,000.00) without further authorization. The total design phase services shall be in an amount not to exceed five hundred thirty-eight thousand (\$538,000.00). Attachment A outlines the cost breakdown for this Supplemental Agreement.

Supplement Agreement No. 1 accepted as defined herein:

OWNER: \_\_\_\_\_ ENGINEER: \_\_\_\_\_

BY: \_\_\_\_\_ BY: \_\_\_\_\_

TITLE: \_\_\_\_\_ TITLE: \_\_\_\_\_

DATE: \_\_\_\_\_ DATE: \_\_\_\_\_

ATTEST:

BY: \_\_\_\_\_ BY: \_\_\_\_\_

TITLE: \_\_\_\_\_ TITLE: \_\_\_\_\_

DATE: \_\_\_\_\_ DATE: \_\_\_\_\_

Executed by the City of Grandview on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

ATTACHMENT A  
SUPPLEMENTAL AGREEMENT NO. 1  
Job No. STP 3322(410), J4P2237

Design Phase Services (Additional):

The I-49 Outer Roadway Conversion Project is a 2.5-mile corridor improvement project that will convert the outer roads of I-49 from one-way to two-way from M-150 to Harry S. Truman Drive through the City of Grandview, MO.

WSP's services provided under the original agreement included preliminary engineering for developing Right-of-Way Plans for Phase 2 of the project and procurement support for developing the documents and procedures in order to select a Design-Builder.

This supplemental agreement is for additional services to support the City of Grandview in acquiring the right-of-way and easements identified in the design of Phase 1 of the project. The scope of services are as follows:

**Project Management/Administration** – Provide project management of WSP tasks, including development of schedule, budget, and reporting of progress.

**Coordination** - with City, Appraiser, Acquisition Agent, and Property Owners regarding proposed right-of-way, easements and property impacts. Includes coordination with up to 15 properties.

**Design Modifications** - Revise preliminary design and right-of-way documents as a result of property owner coordination. Includes modification to the design for up to 10 locations.

**RFP Development** - Incorporate requirements into the RFP as a result of property coordination, design, and right-of-way modifications.

Services to be performed by October 31, 2020 assuming a notice to proceed no later than August 31, 2020.



## CITY OF GRANDVIEW

### MEMORANDUM

TO: Board of Alderman

FROM: Dennis Randolph 

DATE: 8-26-2020

SUBJECT: WSP supplement for CE services for I-49 Outer Rd Conversion Project.

An ordinance will be presented to the Board on September 22, 2020 seeking approval of a supplemental agreement with WSP for CE services for the I-49 Outer Rd Conversion Project. These additional services supports the City in acquiring the right-of-way and easements of Phase 1 of the project. Please see attachment for additional information.



## CITY OF GRANDVIEW

### MEMORANDUM

TO: Board of Alderman

FROM: Dennis Randolph 

DATE: 8-26-2020

SUBJECT: An Ordinance Approving Agreements with Valbridge Property Advisors, SXT Real Estate Group, LLC, and Orrick and Erskine for the Appraisal, Review Appraisal, and Negotiation Services respectively required to purchase Right of Way for the construction of Phase 2 of the I-49 Outer Roadway Conversion Project.

An ordinance will be presented to the Board on September 22, 2020 seeking approval of an agreement for the Appraisal, Review Appraisal, and Negotiation Services respectively required to purchase Right of Way for the construction of Phase 2 of the I-49 Outer Roadway Conversion Project.

As with phase 1 of the I-49 Outer Roadway Conversion Project to ensure federal compliance of the acquisition of right of way and per the previously approved funding agreement with the Missouri Department of Transportation (MoDOT), the City will retain the responsibility of acquiring the necessary right of way required for the project. It is anticipated that the City will have to acquire permanent and temporary easements and roadway right of way from 60 parcels for phase 2. The actual number of parcels involved could be more or less depending on the final alignment. The City will seek reimbursement from MoDOT of 80% of the costs to acquire these properties from MoDOT.

For phase 1 the City staff had determined that Valbridge Property Advisors had the necessary experience with appraisal services required for federal aid projects. Additionally, Orrick and Erskine, LLP had previously successfully provided appraisal and negotiation services for the City on federally funded projects. City staff had also determined that SXT Real Estate Group, LLC, a separate and independent appraiser not associated with Valbridge Property Advisors, had the necessary expertise to provide review appraisal services for the properties. These companies have successfully been providing services for phase 1 and it is deemed in the best interest of the City to extend agreements with them for phase 2.

Valbridge Property Advisors have provided a scope and fee for appraisal services in this phase of right of way acquisition. Appraisal services are proposed at \$120,420.00.

SXT Real Estate Group, LLC has provided City staff an estimate of \$72,000 for review appraisal services for the estimated 60 properties.

Orrick & Erskine, LLP have provided a scope and fee for negotiation services in this phase of right of way acquisition. Negotiation services are proposed at \$95,725.00.

The total funds for appraisal and negotiation services and review appraisal services proposed is \$288,145.00. The funds would come from the Transportation Sales Tax Fund. The costs are reimbursable by MoDOT at 80%.