

A Proposal for Legal Services to the City of Cole Camp, Missouri



Mauer | LAW FIRM PA

MAUER LAW FIRM PA

11030 Granada Lane, Suite 150

Overland Park, KS 66211

Telephone: 816-759-3300

Facsimile: 816-759-3399

www.mauerlawfirm.com

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SUMMARY OF PROPOSAL

- For over two decades, the Mauer Law Firm PA lawyers have provided municipalities with experienced legal counsel. Our City clients include Harrisonville, Roeland Park, Buckner, Blue Springs, Independence and Mission Woods.

- Steven E. Mauer of Mauer Law Firm PA has served as City Attorney for Harrisonville, Missouri, Buckner, Missouri and Roeland Park, Kansas. He served as City Attorney of Harrisonville, Missouri for over 20 years. He served as City Attorney in Buckner, Missouri for 18 years. Based on this experience, we can respond to the City's legal needs without additional "cost" or paying for "learning" time.

- Alex C. Felzien of Mauer Law Firm PA currently serves as City Attorney for Harrisonville, Roeland Park, and Buckner. His practice has focused on municipal law for nearly eight (8) years and will be the primary attorney for Cole Camp.

- Mauer Law Firm PA can provide counsel experienced in all types of specialized legal issues, including: employment matters; commercial disputes; personal injury actions; bankruptcy claims; civil rights suits; wrongful death actions; workers compensation hearings; wrongful termination claims; Federal and State administrative actions; environmental suits; utility regulatory hearings; real estate, construction and development; zoning variances; nuisance claims; and general property disputes.

- Besides representing municipalities, Mauer Law Firm PA represents many major corporations and financial institutions in the Kansas City metropolitan area.

LETTER OF INTEREST

Thank you for the opportunity to present this proposal for services to the City of Cole Camp. A large portion of our practice at Mauer Law Firm PA involves representation of municipalities like the City of Cole Camp. We also represent Administrative Agencies, Park Departments and School Districts. As former “big firm” lawyers, we have broad and deep expertise on which our clients rely to aid them in solving their most challenging legal and operational problems. At the same time, our clients get the personal attention unique to small firms. We strive to be partners with our clients, gaining a thorough understanding of our clients’ needs. For our City clients, we look at ourselves as additional staff members, available to pitch in on any project. Mauer Law Firm PA’s practice is designed to ensure our clients’ interests are protected across the board.

Mauer Law Firm PA’s attorneys are supported by excellent staff, working together to ensure the best possible outcome. We embrace every opportunity to improve, staying current on developments in the law. Effective problem solving takes more than pure legal analysis; it requires practical, real world experience. At Mauer Law Firm PA, our collective legal experience permits delivery of both creative and practical strategies and solutions.

FIRM OVERVIEW

The attorneys at Mauer Law Firm PA have been representing municipalities as City Attorney for over twenty years. For these cities, we handle all types of legal needs, including: ordinance review, research of legal questions, contract analysis, economic development plans, and administrative matters. Due to these long-standing relationships, our attorneys are familiar with the requirements for your community.

We believe Mauer Law Firm PA is uniquely positioned to provide legal services to the City of Cole Camp. Mauer Law Firm PA has worked extensively to attract new developments to city clients, including new retail centers and residential development projects. Another example would be that the attorneys at Mauer Law Firm PA have served as legal counsel for the TIF commission of Kansas City and handled all of the eminent domain proceedings for the Kansas City Downtown Redevelopment Project, which includes the H&R Block and Cordish Development areas. We assisted cities in establishing their own TIF Commission. Mauer Law Firm PA has assisted several of its current city clients in preparing new zoning codes and revising their City Master Plans.

In Benton County, and around the country, we can provide the City with experienced litigation counsel. Mauer Law Firm PA's attorneys have successfully defended all types of legal claims. The attorneys at Mauer Law Firm PA have represented municipalities in lawsuits throughout Missouri for many years. Mauer Law Firm PA provides this service with an experienced team of attorneys, legal assistants and staff members.

As plaintiff's counsel, Mauer Law Firm PA attorneys have won verdicts in excess of forty million dollars. As defense counsel, they have fought off claims for similar amounts. They have handled appeals on all levels of federal and state courts, including the Supreme Court of Missouri. In business matters, Mauer Law Firm PA's attorneys have provided the experience and guidance necessary to allow our clients to flourish and become the biggest in their respective industries.

TEAM OVERVIEW

Mauer Law Firm PA would be pleased to be considered as counsel to the City of Cole Camp. The primary contact person will be:

Alex C. Felzien, Esq.
11030 Granada Lane, Suite 150
Overland Park, Kansas 66211
816-759-3300 – Office
636-697-5252 – Mobile
816-759-3399 – Facsimile

Alex Felzien is a partner of Mauer Law Firm PA and a life-long Missouri resident. Born in the Bootheel of Missouri, Alex was raised in Cape Girardeau, moved to St. Louis for better schooling opportunities, and eventually moved to Kansas City for law school. Alex is a graduate of Lindenwood University in St. Charles, Missouri, and UMKC Law School in Kansas City, Missouri. Alex's wife Caitlin Felzien is a homicide prosecutor in Jackson County, Missouri. Together, they have two children: Ella and Jack.

Felzien has a substantial practice focusing on the representation of municipalities. Currently, Felzien serves as the City Attorney for Harrisonville, Missouri, Buckner, Missouri, and Roeland Park, Kansas.

During his service to these municipalities, Felzien has provided all types of legal advice. He has prepared and negotiated contracts; mediated disputes; attended personnel grievance hearings; served as litigation counsel in all types of disputes; revised employee manuals; prepared ordinances; and drafted municipal procedures. In sum, Felzien has handled almost all matters that could be confronted by a Missouri municipality.

ADDITIONAL PERSONNEL

To provide legal services to the City of Cole Camp, the following attorneys will assist Mr. Felzien:

1. Jamie L. Walker

J.D., University of Missouri – Kansas City, 2011

B.A. Political Science and English, University of Missouri – Columbia, 2008

Bar Admissions –

State Bar of Kansas

State Bar of Missouri

Federal District Court – Western District of Missouri

Activities –

- Kansas City Metropolitan Bar Association
- Missouri Bar Association
- Association of Women Lawyers of Greater Kansas City

Ms. Walker joined Mauer Law Firm PA in January 2023. Ms. Walker represents Mauer Law Firm PA at City meetings and has created working relationships with City Council members, City staff and City vendors. She has experience resolving municipal issues such as preparing options for the rezoning of property; and crafting proposed legislation directly affecting municipalities. She also reviews and drafts contracts between cities and their vendors, drafts ordinances, and researches legal questions and/or updates to municipal law. Prior to joining the team at Mauer Law Firm PA, Ms. Walker practiced as a real estate attorney for over a decade in Kansas City.

3. Caroline Taylor

- J.D., University of Kansas 2025
- B.A. in History, University of Wisconsin 2020

Bar Admissions –

- State Bar of Kansas
- State Bar of Missouri

Ms. Taylor joined Mauer Law Firm in 2025 after interning with Integrity Innovations. Previously, she also served as a Judicial Law Clerk at the Douglas County, Kansas Courthouse, Juvenile Division as well as several years of experience as a Legal Assistant in multiple law firms. Caroline graduated from the University of Kansas Law School in 2025. Caroline focuses on commercial and municipal litigation.

QUALIFICATIONS

HARRISONVILLE, MISSOURI

Mauer Law Firm PA provides the City of Harrisonville with a team of attorneys to meet all of its needs. As a combined effort, Mauer Law Firm PA attorneys have: assisted the City with all aspects of construction and funding of an \$11,000,000 community center; rewritten the City's personnel manual to comply with FMLA and other applicable statutes; defended employment claims; provided employee and supervisor training; conducted harassment and other employment investigations; filed condemnation actions and prosecuted them to completion; defended the City in a breach of contract; negotiated numerous franchise agreements and prepared numerous contracts for City services and materials; prepared specific ordinances governing City procedures; and generally responded to inquiries from the City Council, department directors, and the City Administrator.

BUCKNER, MISSOURI

For the City of Buckner, Missouri, Mauer Law Firm PA reviews all City ordinances and prepares contracts and legal opinions for the City as needed. We work closely with the City on all employment and litigation related matters, environmental issues, and other legal concerns. We assisted the City with a \$7,000,000 financing project involving the issuance of industrial development notes, which resulted in the reconstruction and reopening of the City's largest employer, Great Southern Wood. Mauer Law Firm PA is working closely with the City on several zoning, land use and administrative issues. We also assisted in construction of a new City Hall, Police Department, and redevelopment of the Historic Downtown area.

ROELAND PARK, KANSAS

Mauer Law Firm PA has served as City Attorney for Roeland Park, Kansas for several years. For the City of Roeland Park, Mauer Law Firm PA provides a broad range of legal services to serve the City's needs. The attorneys at Mauer Law Firm PA have: attended City Council meetings, workshops, and various committee meetings; re-activated the Roe Manor Heights Home Owners Association to repeal racial covenants in property owners' deeds; reviewed and rewritten City Code sections to ensure compliance with State law; conducted presentations to inform the City about complex areas of law, such as TIF Districts; and reviewed City ordinances, employment contracts, and service contracts.

MISSION WOODS, KANSAS

Mauer Law Firm PA served as City Attorney for Mission Woods, Kansas. Although smaller than Harrisonville, Mission Woods experienced many of the same issues. As City Attorney, we helped the City navigate new development challenges, redevelopment projects, and numerous code compliance concerns. We reviewed ordinances and attended City Council meetings and other zoning meetings. We served as Board Secretary and prepared minutes for all meetings.

INDEPENDENCE, MISSOURI

For several years, Mauer Law Firm PA has served as litigation counsel for the City of Independence. Whether the City is plaintiff or defendant, Mauer Law Firm PA is its counsel. Steven E. Mauer has been the primary client contact for Independence. In this capacity, he has represented the City in all types of matters, including: excessive force complaints involving police officers and jail personnel; breach of contract; wrongful termination, including alleged age discrimination; territorial disputes for the Power & Light Department; easement acquisition and disputes; construction disputes for the Public Works Department; personnel board appearances involving employee termination; property code enforcement in conjunction with the Community Development Department; defense of economic development activities, including TIF Agreements; Sunshine Law disputes; and, a variety of other matters.

ADDITIONAL CITIES

The attorneys at Mauer Law Firm PA have also provided representation to numerous municipalities for a variety of projects and cases. This representation includes high profile litigation, such as representing the TIF Commission of Kansas City and the Downtown Redevelopment Project. Mauer Law Firm PA has represented the City of Lee's Summit, Missouri and the City of Lenexa, Kansas in various matters, including property disputes. Finally, Mauer Law Firm PA's attorneys have represented the City of Overland Park in cases involving charges of civil rights violations by police officers.

REFERENCES

CITY OF BUCKNER

For further information about Mauer Law Firm PA's representation of Buckner, please contact: City Administrator/Clerk, 816-650-3191.

CITY OF ROELAND PARK

Mauer Law Firm PA works with numerous City officials for the City of Roeland Park. Our primary contact is Keith Moody, City Administrator, 913-722-2600.

CITY OF OLATHE

Dianna Wright is the former City Administrator for the City of Harrisonville and worked closely with Mauer Law Firm PA in its representation of Harrisonville. Ms. Wright is the current Director of Human Resources for Olathe, Kansas and can be reached at 913-971-8680.

ADDED VALUE FROM MAUER LAW FIRM PA

Mauer Law Firm PA prides itself on providing top quality advice and solutions with the utmost care and responsiveness. We continually strive to better understand our clients' options and needs. We strive to adapt what we know about municipal governance to better situate our clients in an ever-changing community. We recognize the press of business and budget and are willing to explore alternative fee arrangements and creative partnering to ensure our services add value no matter how small, or how complex, the matter.

We appreciate the opportunity to present this proposal to the City of Cole Camp. We believe Mauer Law Firm PA can provide unsurpassed legal services to the City. Let us share why we believe Mauer Law Firm PA offers the finest legal services available.

Respectfully submitted,



Alex C. Felzien