**TENTATIVE AGENDA**
**RAYTOWN BOARD OF ALDERMEN**
**FEBRUARY 13, 2024**
REGULAR SESSION NO. 20
RAYTOWN CITY HALL
10000 EAST 59TH STREET
RAYTOWN, MISSOURI 64133
AND
ONLINE ZOOM WEBINAR
7:00 P.M.

The meeting will be streamed live and can be accessed on the City's website at www.raytown.mo.us. In addition, a video recording of the meeting will be available within 48 hours on the City's website. For questions, contact City Clerk, Teresa Henry at (816) 737-6004 or thenry@raytown.mo.us.

Public comments can be made in-person by signing in before the meeting using the sign-in sheet available in the City Hall Council Chamber. To make public comments remotely, please use the Zoom Webinar ID and Passcode below and notify the Clerk, using the contact information above, of your intent to give a Public Comment remotely during the live online meeting, or send your Public Comments to the City Clerk at the email address above by 12:00 p.m. (noon) on February 13, 2024 so that your comments can be presented in writing to the Board of Aldermen during the Public Comments section of the meeting agenda. All Public Comments received will be kept on file in the City Clerk's office.

zoom.us/join
Webinar ID: 828 3798 9445
Passcode: 999067

## OPENING SESSION

Invocation/Pledge of Allegiance
Roll Call

Proclamations/Presentations

- ★ Proclamation recognizing Holidays with a Heart

Public Comments

Comments from the Mayor
Comments from the City Administrator
Committee Reports

## LEGISLATIVE SESSION

1. **CONSENT AGENDA**
All matters listed under the Consent Agenda are considered to be routine by the Board of Aldermen and will be enacted by one motion without separate discussion or debate. An item designated for the Consent Agenda may be removed from the Consent Agenda at the request of the Mayor or an Alderman, where there is no objection by the remaining members of the Board. If there is an objection to removal of an item from the Consent Agenda, the item may be removed by a motion and vote of the Board.

**Minutes from the January 16, 2024 Board of Aldermen Meeting**

**R-3578-24: A RESOLUTION** SUPPORTING THE MAYOR'S AD HOC EVENT COMMITTEE IN THEIR EFFORTS TO ORGANIZE A SUMMER CONCERT SERIES ON THE CITY'S GREENSPACE IN THE CENTRAL BUSINESS DISTRICT. Point of Contact: Mayor McDonough and Dave Turner, Parks and Recreation Director.

**R-3579-24: A RESOLUTION** AUTHORIZING AND APPROVING AN EXPENDITURE OF FUNDS WITH MO TURF FOR NUISANCE ABATEMENT SERVICES IN EXCESS OF $30,000.00 BUT WITHIN BUDGETED AMOUNTS FOR FISCAL YEAR 2023-2024. Point of Contact: Diane Egger, Community Development Director.

**R-3580-24: A RESOLUTION** AUTHORIZING AND APPROVING A MAINTENANCE AGREEMENT BY AND BETWEEN AZTECA SYSTEMS HOLDINGS, LLC AND THE CITY OF RAYTOWN, MISSOURI FOR USE OF THE CITYWORKS PROGRAM IN AN AMOUNT NOT TO EXCEED $69,472.00 FOR FISCAL YEAR 2023-2024. Point of Contact: Robinson Camp, Public Works Director.

**R-3581-24: A RESOLUTION** AUTHORIZING AND APPROVING THE APPOINTMENT OF PATRICK NELSON TO THE RAYTOWN PARK BOARD. Point of Contact: Teresa Henry, City Clerk.

## NEW BUSINESS

2. **FIRST READING: Bill No. 6658-24, Section XVII: AN ORDINANCE** AMENDING CHAPTER 12-COURTS AND JAILS, ARTICLE 1-IN GENERAL, SECTION 12-10-COURT COSTS ESTABLISHED OF THE RAYTOWN MUNICIPAL CODE. Point of Contact: Traci Fann, Municipal Judge.

    ★ A suspension of the rules has been requested by the Municipal Judge.

3. **FIRST READING: Bill No. 6659-24, Section XVII: AN ORDINANCE** AMENDING CHAPTER 28 OFFENSES AND NUISANCES, ARTICLE VIII-OFFENSES RELATING TO ADMINISTRATION OF JUSTICE, SECTION 28-248-FALSE INFORMATION TO THE COURT OF THE RAYTOWN MUNICIPAL CODE. Point of Contact: Ross Nigro, City Prosecutor.

    ★ A suspension of the rules has been requested by the City Prosecutor.

4. **FIRST READING: Bill No. 6660-24, Section XIII: AN ORDINANCE** APPROVING A FINAL SITE PLAN FOR THE PURPOSE OF A BUILDING EXPANSION FOR H&H COLOR LAB ON LAND LOCATED AT 8906 E. 67TH STREET IN AN HC/350, HIGHWAY COMMERCIAL/350 HIGHWAY CORRIDOR OVERLAY, DISTRICT WITHIN THE CITY OF RAYTOWN, JACKSON COUNTY, MISSOURI. Point of Contact: Diane Egger, Community Development Director.

    ★ A suspension of the rules has been requested to assist the applicant with a very pressing construction schedule.

**ADJOURNMENT**

**MINUTES**
**RAYTOWN BOARD OF ALDERMEN**
**JANUARY 16, 2024**
REGULAR SESSION NO. 19
RAYTOWN CITY HALL
10000 EAST 59TH STREET
RAYTOWN, MISSOURI 64133
AND
ONLINE ZOOM WEBINAR
7:00 P.M.

Mayor Michael McDonough called the January 16, 2024, Board of Aldermen Regular meeting to order at 7:01 p.m. Alderman Bill Van Buskirk provided the invocation and led the pledge of allegiance.

Roll was called by Jennifer Baird, City Attorney, and the attendance was as follows:

Present: Alderman Greg Walters, Alderman Ian Scott, Alderman Loretha Hayden, Alderman Ryan Myers, Alderman Janet Emerson, Alderman Theresa Garza, Alderman Bill Van Buskirk, Alderman Diane Krizek

Absent: Alderman Jim Aziere, Alderman Bonnaye Mims

Alderman Mims joined the meeting at 7:06 p.m.

Alderman Aziere joined the meeting at 7:06 p.m.

**Public Comments**

Morris Melloy

**Communication from the Mayor**

Mayor McDonough spoke on recent events and City business.

**Communication from the City Administrator**

Damon Hodges, City Administrator, provided an update on the City's current projects and plans.

**Committee Reports**

None

## LEGISLATIVE SESSION

1. **CONSENT AGENDA**
All matters listed under the Consent Agenda are considered to be routine by the Board of Aldermen and will be enacted by one motion without separate discussion or debate. An item designated for the Consent Agenda may be removed from the Consent Agenda at the request of the Mayor or an Alderman, where there is no objection by the remaining members of the Board. If there is an objection to removal of an item from the Consent Agenda, the item may be removed by a motion and vote of the Board.

**Minutes from the January 2, 2024 Board of Aldermen Meeting**

Alderman Mims, seconded by Alderman Garza, made a motion to adopt. The motion was approved by a vote of 9-0-0-1.

DRAFT

Ayes: Aldermen Mims, Garza, Scott, Krizek, Emerson, Hayden, Van Buskirk, Walters, Aziere
Nays: None
Absent: None
Abstain: Alderman Myers

## NEW BUSINESS

2. **FIRST READING: Bill No. 6657-24, Section XVII: AN ORDINANCE** AMENDING CHAPTER 12-COURTS AND JAILS, ARTICLE 1-IN GENERAL, SECTION 12-6 AND CHAPTER 42-TRAFFIC AND MOTOR VEHICLES, ARTICLE XVIII-TRAFFIC VIOLATIONS BUREAU, SECTION 42-548 THROUGH SECTION 42-551 OF THE RAYTOWN MUNICIPAL CODE. Point of Contact: Traci Fann, Municipal Judge.

The item was read by title only by Teresa Henry, City Clerk.

Teresa Henry, City Clerk, presented the item.

Alderman Aziere left the meeting at 7:27 p.m.

Alderman Mims, seconded by Alderman Emerson, made a motion to suspend the rules and hold an immediate second reading. The motion was approved by a vote of 7-2-1.

Ayes: Aldermen Mims, Emerson, Scott, Krizek, Hayden, Myers, Garza
Nays: Aldermen Van Buskirk, Walters
Absent: Alderman Aziere

The item was read for a second time by title only by Teresa Henry, City Clerk.

Alderman Aziere returned to the meeting at 7:30 p.m.

Alderman Mims, seconded by Alderman Emerson, made a motion to adopt. The motion was approved by a vote of 10-0.

Ayes: Aldermen Mims, Emerson, Scott, Krizek, Hayden, Van Buskirk, Walters, Aziere, Myers, Garza
Nays: None

3. **R-3577-24: A RESOLUTION** AUTHORIZING AND APPROVING AN AGREEMENT BY AND BETWEEN THE CITY OF RAYTOWN AND GEORGE BUTLER ASSOCIATES FOR ENGINEERING SERVICES FOR THE CONCEPTUAL DESIGN OF THE 2024 GENERAL OBLIGATION BONDS PROJECT FOR STORM WATER IN AN AMOUNT NOT TO EXCEED $299,689.00 AND AMENDING THE FISCAL YEAR 2023-2024 BUDGET. Point of Contact: Robinson Camp, Public Works Director.

The item was read by title only by Teresa Henry, City Clerk.

The item was presented by Robinson Camp, Raytown Public Works Director, Damon Hodges, Raytown City Administrator, Caleb Dwyer of Columbia Capital, and a team of people representing George Butler and Associates including Daria Sakharova, Matt Garder, and Kurt Hassler.

Alderman Van Buskirk, seconded by Alderman Scott, made a motion to adopt. The motion was approved by a vote of 10-0.

Ayes: Aldermen Van Buskirk, Scott, Mims, Krizek, Emerson, Hayden, Walters, Aziere, Myers, Garza
Nays: None

DRAFT

**DISCUSSION ITEM**

4. Raytown Flag Redesign - Mayor McDonough and Joey Carley

Alderman Van Buskirk, seconded by Alderman Myers, made a motion directing staff to create an ordinance for the proposed flag redesign. The motion was approved by a vote of 7-3.

Ayes: Aldermen Van Buskirk, Myers, Scott, Krizek, Hayden, Garza, Mims
Nays: Aldermen Emerson, Walters, Aziere

**ADJOURNMENT**

Alderman Mims, seconded by Alderman Krizek, made a motion to adjourn. The motion was approved by a majority of those present.

The meeting adjourned at 8:30 p.m.

_____
Teresa M Henry, City Clerk, MRCC

DRAFT

# CITY OF RAYTOWN
# Request for Board Action

**DATE SUBMITTED: 02/09/2024**

**MEETING DATE: February 13, 2024**

**SUBMITTED BY:** **DEPARTMENT: Administration**

**Document Type:** Resolution

## SUBJECT/REQUEST

Authorize and approve the Raytown Live Music Series for the 2024 summer season.

## BACKGROUND/JUSTIFICATION

The City of Raytown Planning Committee for the Raytown Live Music Series would like to request approval from the Board of Aldermen to continue the Raytown Live Music Series for the 2024 summer season.

The committee is planning on hosting 5 nights of music on the second Saturday of every month May through September in 2024. The Committee is requesting to use the Raytown City Green Space for the events, and host music from 7:00 p.m.-9:00 p.m. on the second Saturdays. Events will be funded through sponsorships and donations.

The Planning Committee will also plan for food trucks and possibly vendors to sell their wares for the spectators and participants of the events.

## RECOMMENDED MOTION

Raytown Live Planning Committee recommends the event for approval.

## PREVIOUS ACTION

## COMMISSION/COMMITTEE REVIEW

## FINANCIAL IMPACT

| | |
|---|---|
| Contractor: | |
| Amount of Request/Contract: | |
| Amount Budgeted: | |
| From Account Name and #: | Amount: |
| To Account Name and #: | Amount: |

**REVIEWED BY**

| |
|---|
| Teresa Henry<br>Damon Hodges<br>Teresa Henry |

**LIST OF REFERENCE DOCUMENTS ATTACHED**

| |
|---|
| 1. Reso Raytown Live 2024 |

**SUPPORTING DOCUMENTS**
**(FOR CONTRACT ITEMS ONLY)**

| Document | Attached | If not attached, explain |
|---|---|---|
| Secretary of State: | | |
| Certificate of Insurance: | | |
| E-Verify Affidavits: | | |
| E-Verify proof of enrollment: | | |
| Bond: | | |
| IRS Form W-9: | | |
| Bid/RFP/RFQ: (submit all) | | |
| Bid/RFP/RFQ Tabulation: | | |
| Bid Waiver: Sole source<br>or less than three bids | | |
| Contractor address and email: | | |
| Project Exemption Certificate needed: | | |
| Other: | | |

**RESOLUTION NO.: R-3578-24**

**A RESOLUTION SUPPORTING THE MAYOR'S AD HOC EVENT COMMITTEE IN THEIR EFFORTS TO ORGANIZE A SUMMER CONCERT SERIES ON THE CITY'S GREENSPACE IN THE CENTRAL BUSINESS DISTRICT**

**WHEREAS**, the City of Raytown owns property in the central business district; and

**WHEREAS**, the Mayor has appointed an Ad Hoc Event Committee to explore and organize a summer concert series to be held on the City's property in the central business district; and

**WHEREAS**, the Raytown Park Board passed a resolution to support the summer concert series and assigned staff to assist with the organization of the series; and

**WHEREAS**, the Board of Aldermen find it is in the best interest of the City to the support the organization of a summer concert series to be held on the City's property in the central business district;

**NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE CITY OF RAYTOWN, MISSOURI, AS FOLLOWS:**

**THAT**, support of the Mayor's Ad Hoc Event Committee in their efforts to organize a summer concert series known as Raytown Live is hereby approved.

**PASSED AND ADOPTED** by the Board of Aldermen and **APPROVED** by the Mayor of the City of Raytown, Missouri, the 13th day of February, 2024.

_____
Michael McDonough, Mayor

ATTEST:

_____
Teresa M. Henry, City Clerk

Approved as to Form:

_____
Jennifer M. Baird, City Attorney

# CITY OF RAYTOWN
# Request for Board Action

**DATE SUBMITTED: 02/09/2024**

**MEETING DATE: February 13, 2024**

**SUBMITTED BY:** **DEPARTMENT: Community Development**

**Document Type:** Resolution

## SUBJECT/REQUEST

Board of Aldermen to spend in excess of $30,000.00 but within budgeted amounts for nuisance abatement services.

## BACKGROUND/JUSTIFICATION

In 2021, the Community Development Department requested bids from qualified firms interested in providing nuisance abatement services and MO Turf was the only firm to submit a bid. On May 17, 2021, the City entered into a two (2) year agreement with MO Turf (with the City having the option to extend the contract for additional two (2) year terms thereafter). Pursuant to the City's purchasing policy, expenditures of funds with a single vendor in excess of $30,000.00 annually must be approved by the Board. The Community Development budget anticipates that the costs of abating trash, mowing tall grass and weeds, boarding up abandoned properties, and removing stagnant water will exceed $30,000.00; therefore, staff is requesting Board approval to spend in excess of $30,000.00

## RECOMMENDED MOTION

Staff recommends approval to spend in excess of $30,000, but within budgeted amounts, for nuisance abatement services.

## PREVIOUS ACTION

## COMMISSION/COMMITTEE REVIEW

## FINANCIAL IMPACT

| | |
|---|---|
| Contractor: MoTurf | |
| Amount Budgeted: $75,000.00 | |
| From Account Name and #: 101-82-00-100-53597 | Amount: $30,000.00 |

## REVIEWED BY

Diane Egger
Damon Hodges
Teresa Henry

**LIST OF REFERENCE DOCUMENTS ATTACHED**

1. Reso MO Turf Nuisance Abatement Services Spending Authorization 2024

**SUPPORTING DOCUMENTS**
**(FOR CONTRACT ITEMS ONLY)**

| Document | Attached | If not attached, explain |
|---|---|---|
| Secretary of State: | | |
| Certificate of Insurance: | | |
| E-Verify Affidavits: | | |
| E-Verify proof of enrollment: | | |
| Bond: | | |
| IRS Form W-9: | | |
| Bid/RFP/RFQ: (submit all) | | |
| Bid/RFP/RFQ Tabulation: | | |
| Bid Waiver: Sole source or less than three bids | | |
| Contractor address and email: | | |
| Project Exemption Certificate needed: | | |
| Other: Agreement | on file | |

**RESOLUTION NO.: R-3579-24**

**A RESOLUTION AUTHORIZING AND APPROVING AN EXPENDITURE OF FUNDS WITH MO TURF FOR NUISANCE ABATEMENT SERVICES IN EXCESS OF $30,000.00 BUT WITHIN BUDGETED AMOUNTS FOR FISCAL YEAR 2023-2024**

**WHEREAS**, in 2021 the City of Raytown issued an invitation to bid for the provision of nuisance abatement services; and

**WHEREAS**, the Community Development Department received one (1) response to the invitation, submitted by MO Turf; and

**WHEREAS**, the purchasing policy adopted by the City of Raytown requires that any expenditure of funds with a single vendor in excess of $30,000.00 annually be approved by the Board of Aldermen; and

**WHEREAS,** on May 17, 2021, the City entered into an agreement with MO Turf for a two-year term, with the option to extend for an additional two-year term, to provide nuisance abatement services; and

**WHEREAS**, the City anticipates that during this year of the existing contract that the City will spend in excess of $30,000.00 on nuisance abatement services associated with Neighborhood Services; and

**WHEREAS**, the Board of Aldermen find it is in the best interest of the City to approve an expenditure of funds with MO Turf for nuisance abatement services in excess of $30,000.00 but within budgeted amounts for fiscal year 2023-2024.

**NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE CITY OF RAYTOWN, MISSOURI, AS FOLLOWS:**

**THAT** the expenditure of funds with MO Turf for nuisance abatement services in excess of $30,000.00, but within budgeted amounts for fiscal year 2023-2024 is hereby authorized and approved.

**PASSED AND ADOPTED** by the Board of Aldermen and **APPROVED** by the Mayor of the City of Raytown, Missouri, the 13th day February 2024.

_____
Michael McDonough, Mayor

ATTEST:

Approved as to Form:

_____
Teresa M. Henry, City Clerk

_____
Jennifer M. Baird, City Attorney

# CITY OF RAYTOWN
# Request for Board Action

**DATE SUBMITTED: 02/09/2024**

**MEETING DATE: February 13, 2024**

**SUBMITTED BY:** **DEPARTMENT: Public Works**

**Document Type:** Resolution Agreement/Contract

## SUBJECT/REQUEST

AUTHORIZATION TO ENTER INTO AN AGREEMENT WITH AZTECA SYSTEMS HOLDINGS, LLC, FOR THE USE OF THE CITYWORKS PROGRAM FOR THE 2023-2024 BUDGET YEAR IN THE AMOUNT OF $69,472.00.

## BACKGROUND/JUSTIFICATION

Currently, The City of Raytown is using Cityworks for Building Maintenance, Bulk Pick-up, Fleet, Parks & Recreation, Right of Way, Sanitary Sewer, Stormwater, Streets, and Traffic. Cityworks helps the department keep track of daily work activities, asset management, infrastructure management, permitting, and cost analysis. This program is an interictal piece of software that allows our staff to run more efficiently in our daily activities in Public Works, Sanitary Sewer, Parks, and Engineering.

The City of Raytown has contracted with Azteca Systems Holdings for three (3) years and their contract will expire on March 1, 2024. This is a continuation of the services of Cityworks program.

## RECOMMENDED MOTION

Staff recommends approval as submitted

## PREVIOUS ACTION

## COMMISSION/COMMITTEE REVIEW

## FINANCIAL IMPACT

| | |
|---|---|
| Contractor: | Azteca Systems Holdings, LLC |
| Amount of Request/Contract: | $69,472.00 |
| Amount Budgeted: | $72,900.00 |
| From Account Name | Public Works - Contractual Services |

| | |
|---|---|
| From Account Number | 101-62-00-100-53999 |
| Amount | $41,496.00 |
| From Account Name | Sanitary Sewer - Contractual Services |
| From Account Number | 501-62-00-100-53999 |
| Amount | $15,496.00 |
| From Account Name | Parks & Recreation - Contractual Services |
| From Account Number | 201-92-00-100-53999 |
| Amount | $12,480.00 |

**REVIEWED BY**

Robinson Camp
Michael Graham
Jennifer Baird
Damon Hodges
Teresa Henry

**LIST OF REFERENCE DOCUMENTS ATTACHED**

1. Reso Cityworks Asset Management Agreement-2024
2. 2023-2024 Cityworks Contract Renewal

**SUPPORTING DOCUMENTS**
**(FOR CONTRACT ITEMS ONLY)**

| Document | Attached | If not attached, explain |
|---|---|---|
| Secretary of State: | | On File |
| Certificate of Insurance: | | On File |
| E-Verify Affidavits: | | On File |
| E-Verify proof of enrollment: | | On File |
| Bond: | | N / A |
| IRS Form W-9: | | On File |
| Bid/RFP/RFQ: (submit all) | | N / A |
| Bid/RFP/RFQ Tabulation: | | N / A |
| Bid Waiver: Sole source or less than three bids | | N / A |
| Contractor address and email: | | On File |
| Project Exemption Certificate needed: | | N / A |
| Other: | X | Contract |

**RESOLUTION NO.: R-3580-24**

**A RESOLUTION AUTHORIZING AND APPROVING A MAINTENANCE AGREEMENT BY AND BETWEEN AZTECA SYSTEMS HOLDINGS, LLC AND THE CITY OF RAYTOWN, MISSOURI FOR USE OF THE CITYWORKS PROGRAM IN AN AMOUNT NOT TO EXCEED $69,472.00 FOR FISCAL YEAR 2023-2024**

**WHEREAS**, the City of Raytown utilizes the Cityworks program for daily actives in Public Works, Sanitary Sewer, Park and Engineering; and

**WHEREAS**, the Cityworks program assist with keeping track of daily work activities, asset management, infrastructure management, permitting and cost analysis; and

**WHEREAS**, the Board of Aldermen find it is in the best interest of the City to authorize and approve a maintenance agreement by and between Azteca Systems Holdings, LLC and the City of Raytown for the use of the Cityworks program as set forth in Exhibit "A" in an amount not to exceed $69,472.00 for fiscal year 2023-2024;

**NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE CITY OF RAYTOWN, MISSOURI, AS FOLLOWS**:

**THAT** the maintenance agreement by and between Azteca Systems Holdings, LLC and the City of Raytown for the use of the Cityworks program as set forth in Exhibit "A" in an amount not to exceed $69,472.00 for fiscal year 2023-2024 is hereby authorized and approved; and

**FURTHER THAT** the City Administrator is hereby authorized to execute all documents necessary and to take any and all actions necessary to effectuate the terms of the contract and the City Clerk is authorized to attest to the same.

**PASSED AND ADOPTED** by the Board of Aldermen and **APPROVED** by the Mayor of the City of Raytown, Missouri, the 13th day of February, 2024.

_____
Michael McDonough, Mayor

ATTEST:

_____
Teresa M. Henry, City Clerk

Approved as to Form

_____
Jennifer M. Baird, City Attorney

Azteca Systems, LLC - Cityworks
11075 S State St, Suite 24 | Sandy, UT 84070
801-523-2751 | Fax # 801-523-3734

| | |
|---|---|
| Quote Number | Q-33216-1 |
| Created Date | 1/9/2024 |

## Contact Information

| | | | |
|---|---|---|---|
| Contact Name: | Robinson Camp | Prepared By Name: | Jenn Miya |
| Customer: | Raytown (MO), City of | Prepared By Phone: | (801) 872-9528 |
| Contact Address: | 1000 E 59th St<br>Raytown, MO<br>64133 | Prepared By Email: | jennifer_miya@trimble.com |

## Quote Lines

| Product Name | Quantity | Net Unit Price |
|---|---|---|
| AMS ELA Cityworks Online Custom | 1.00 | USD 39,520.00 |
| Cityworks Logins | 25.00 | USD 0.00 |
| Mobile Native Apps (iOS/Android) - AMS | 1.00 | USD 0.00 |
| Respond - AMS | 1.00 | USD 0.00 |
| Storeroom | 1.00 | USD 0.00 |
| Web Hooks - AMS | 1.00 | USD 0.00 |
| Metrics API | 1.00 | USD 6,864.00 |
| PLL Workgroup Cityworks Online Standard 6+ Logins | 4.00 | USD 7,488.00 |
| Public Access - PLL | 1.00 | USD 15,600.00 |
| Mobile Native Apps (iOS/Android) - PLL | 1.00 | USD 0.00 |
| Respond - PLL | 1.00 | USD 0.00 |
| Web Hooks - PLL | 1.00 | USD 0.00 |
| | **TOTAL:** | USD 69,472.00 |

## Notes

| | | | |
|---|---|---|---|
| Year 1 Dollar Value | USD 69,472.00 | Year 1 Date Range | 3/2/2024 - 3/1/2025 |

**Maintenance Start Date:** 3/2/2024 **Maintenance End Date:** 3/1/2025

Quote Notes:

Price has increased to reflect adjustment from the previous year. This change will take effect on your next annual renewal.

**Terms and Conditions**

Payment Terms
Payment due within 30 days

IF YOUR ORGANIZATION REQUIRES A PURCHASE ORDER, PLEASE CONTACT YOUR FINANCE DEPARTMENT TO BEGIN THE APPROVAL PROCESS TO AVOID PAYMENT DELAYS.

All quotations are valid for ninety-days (90) from the date above, unless otherwise stated in this quotation form. All prices quoted are in USD, unless specifically provided otherwise, above. These prices and terms are valid only for items purchased for use and delivery for the Customers listed above.

Unless otherwise referenced, this quotation is for the Cityworks software products referenced above only. Pricing for implementation services (installation, configuration, training, etc.), or other software applications is provided separately and upon request.

The procurement, installation and administration of the Esri software or any other third-party software utilized in conjunction with Cityworks will be the responsibility of the Customer.

For “on-prem” installations, the procurement, installation and administration of the RDBMS utilized in conjunction with Cityworks will be the responsibility of the Customer. Currently, Cityworks supports Oracle and SQL Server. The procurement, installation and administration of the infrastructure
(hardware and networking) utilized in conjunction with Cityworks will be the responsibility of the Customer.

This quotation and the pricing information herein is confidential and proprietary and may not be copied or released other than for the express purpose of the current system Software and Product selection and purchase. This information may not be given to outside parties or used for any other purpose without written consent from Azteca Systems, LLC or unless otherwise specifically permitted by law. If a “public access” or similar request is made, Customer, shall notify Azteca Systems, prior to any disclosure.

Software Licensing
All Azteca Systems software offered in this quotation are commercial off-the-shelf (COTS) software developed at private expense, and is subject to the terms and conditions of the signed “Cityworks Software License and Maintenance Agreement” ("Agreement") and any and all addendums or amendments thereto. A fully executed copy of the Agreement and any addendum(s) is required before delivery and installation and usage of the software is subject to the terms of the current license agreement.

The terms and conditions of the executed Cityworks Software License Agreement apply to this Quote unless otherwise specifically stated herein. Any additional or conflicting terms set forth in any purchase orders, invoices, or other standard form documents exchanged during the ordering process, other than product descriptions, quantities, pricing, and dates are void and of no effect.

Delivery method is by way of download through Azteca Systems, LLC. customer support web portal.

Taxes
Prices quoted do not include any applicable state, sales, local, or use taxes unless so stated. In preparing your budget and/or Purchase Order, please allow for any applicable taxes, including, sales, state, local or use taxes as necessary. Azteca Systems reserves the right to collect any applicable sales, use or other taxes tax assessed by or as required by law. Azteca Systems reserves the right to add any applicable tax to the invoice, unless proof with the order is shown that your organization or entity is tax exempt or if it pays any applicable tax directly.

International Customers
These items are controlled by the U.S. government and authorized for export only to the country of ultimate destination for use by the ultimate consignee or end-user(s) herein identified. They may not be resold, transferred, or otherwise disposed of, to any other country or to any person other than the authorized ultimate consignee or end-user(s), either in their original form or after being incorporated into other items, without first obtaining approval from the U.S. government or as otherwise authorized by U.S. law and regulations.

Your signature indicates your acceptance of this Quote, and that you have read and accepted the Terms and Conditions set forth above.

_____
Accepted by:

_____
Title

_____/_____/_____
Date

# CITY OF RAYTOWN
# Request for Board Action

**DATE SUBMITTED: 02/09/2024**

**MEETING DATE: February 13, 2024**

**SUBMITTED BY:** **DEPARTMENT: Administration**

**Document Type:** Resolution

## SUBJECT/REQUEST

Appointment of Patrick Nelson to the Raytown Park Board.

## BACKGROUND/JUSTIFICATION

The Raytown Park Board was established pursuant to Ordinance 109, which provides for the appointment of nine (9) Park Board Directors appointed by the Mayor with the approval of the Board of Aldermen. The term of the members is for three years and the terms are supposed to be staggered to provide consistent and experienced leadership.

The Mayor has recommended that Patrick Nelson be appointed to replace Michael Anderson (who resigned) with an unexpired term which expires June 1, 2024.

## RECOMMENDED MOTION

Approve appointment.

## PREVIOUS ACTION

## COMMISSION/COMMITTEE REVIEW

## FINANCIAL IMPACT

| | |
|---|---|
| Contractor: | |
| Amount of Request/Contract: | |
| Amount Budgeted: | |
| From Account Name and #: | Amount: |
| To Account Name and #: | Amount: |

## REVIEWED BY

Teresa Henry
Damon Hodges

Teresa Henry

**LIST OF REFERENCE DOCUMENTS ATTACHED**

1. Reso Appointing Patrick Nelson-Raytown Park Board 2024
2. Reso Appointing Patrick Nelson-Raytown Park Board 2024-Application

**SUPPORTING DOCUMENTS**
**(FOR CONTRACT ITEMS ONLY)**

| Document | Attached | If not attached, explain |
|---|---|---|
| Secretary of State: | | |
| Certificate of Insurance: | | |
| E-Verify Affidavits: | | |
| E-Verify proof of enrollment: | | |
| Bond: | | |
| IRS Form W-9: | | |
| Bid/RFP/RFQ: (submit all) | | |
| Bid/RFP/RFQ Tabulation: | | |
| Bid Waiver: Sole source or less than three bids | | |
| Contractor address and email: | | |
| Project Exemption Certificate needed: | | |
| Other: | | |

**RESOLUTION NO.: R-3581-24**

**A RESOLUTION AUTHORIZING AND APPROVING THE APPOINTMENT OF PATRICK NELSON TO THE RAYTOWN PARK BOARD**

**WHEREAS,** the Raytown Park Board was established pursuant to Ordinance 109 which provides for the appointment of nine (9) Park Board Directors appointed by the Mayor with the approval of the Board of Aldermen; and

**WHEREAS,** a vacancy currently exists on the Raytown Park Board and the Mayor has recommended and desires to appoint Patrick Nelson to fill a vacancy and fulfill the remainder of a 3-year term expiring June 1, 2024 or until a successor is duly appointed; and

**WHEREAS,** the Board of Aldermen find it is in the best interest of the City to approve such appointment as proposed by the Mayor;

**NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE CITY OF RAYTOWN, MISSOURI, AS FOLLOWS:**

**THAT** Patrick Nelson, 9010 E. 75th Street, Raytown, Missouri is hereby appointed as a member of the Raytown Park Board to fill a vacancy and fulfill the remainder of a 3-year term expiring June 1, 2024, or until a successor is duly appointed;

**PASSED AND ADOPTED** by the Board of Aldermen and **APPROVED** by the Mayor of the City of Raytown, Missouri, the 13th day of February, 2024.

_____
Michael McDonough, Mayor

ATTEST:

_____
Teresa M. Henry, City Clerk

Approved as to Form:

_____
Jennifer M. Baird, City Attorney

**From:** donotreply@form.govoffice.com
**To:** Teresa M. Henry
**Subject:** Apply to Serve of Boards, Commissions, and Committees (form) has been filled out on your site.
**Date:** Friday, January 26, 2024 10:34:18 AM

---

Your Site has received new information through a form.
Form: Apply to Serve of Boards, Commissions, and Committees
Site URL: www.raytown.mo.us
---
Date: 2024-01-26
Full Name: Patrick Nelson
Street Address: 9010 E 75th Street
Address City, State, Zip: Raytown MO 64138
Phone: (913)602-3380
Fax:
Email: patrick@redtailacademy.org
Which board would you like to serve on?: Park Board
I would like to serve on this Board or Commission because: As a transplant to Raytown, I am committed to showcasing all the features of our city. I am the past chairman of the Board for the Raytown Area Commerce and Tourism.
My strength(s) on this Board/Commission will be: My strengths are a proven leader and a business professional involved in providing opportunities for our youth. I believe that developing future leaders is important and it is necessary to instill historic values to ensure the future is on the correct path.
Trade/College/University/Degree/Date: N/A
Current Employer/Address/Position: Red Tail Academy
6750 Antioch Rd Suite 305B
Merriam, KS 66204
Past Employers/Address/Position/Dates: AVIATION INSTITUTE OF MAINTENANCE | Kansas City, Missouri
Campus Director of Admissions / Community Outreach Representative
04/2011 - 01/2013 / 01/2018 - 3/2023

SCHWAN'S FOOD COMPANY | Kansas City, Missouri
Area Manager
01/2016 - 01/2018

NEW REFLECTIONS TECHNICAL INSTITUTE | Kansas City, Missouri
Campus Director
01/2015 - 01/2016

MATTRESS FIRM
Store Manager / Training Manager, District Technical Support Technician
01/2013 - 01/2015

TECHSKILLS | Lenexa, Kansas
Campus Director
11/2007 - 02/2010

VATTEROTT COLLEGE | Kansas City, Missouri
Director of Admissions
10/2005 - 10/2007

LANCE INC | Kansas City, Missouri
Branch Manager / District Manager
10/2001 - 10/2005 / 03/2010 - 12/2010
Organization/Leadership Position(s)/Membership Date(s): Chariman of the Board - Raytown Area Chamber and

Tourism - 2023
Executive Director - Red Tail Academy - May 2023 - Present
Board of Directors - Red Tail Academy - July 2020 - May 2023

Do you have business or property interests that might place you in a conflict of interest situation should you be appointed to this Board/Commission? If so, please explain: No
Are your personal and real estate taxes current? If not, you can provide an explanation if you choose: Yes
Do you anticipate that there will be times when you will not be able to attend the Board/Commission meeting? If yes, how often to do you anticipate this would occur?: No

Do Not Click Reply - This e-mail has been generated from a SmartForm.

# CITY OF RAYTOWN
# Request for Board Action

**DATE SUBMITTED: 02/09/2024**

**MEETING DATE: February 13, 2024**

**SUBMITTED BY:** **DEPARTMENT: Court**

**Document Type:** Ordinance

## SUBJECT/REQUEST

Board of Aldermen approval of an amendment to Chapter 12-Courts and Jails, Article 1-In General, Section 12-10 related to Court Costs Established.

## BACKGROUND/JUSTIFICATION

The Office of State Courts Administrator (OSCA) is responsible for providing administrative, business and technology support services to the courts. During an audit OSCA in the City of Raytown's Municipal Division, they noted the proposed amendment that they would like the City to correct as soon as possible.

## RECOMMENDED MOTION

Approve as sumbitted.

## PREVIOUS ACTION

## COMMISSION/COMMITTEE REVIEW

## FINANCIAL IMPACT

| | |
|---|---|
| Contractor: | |
| Amount of Request/Contract: | |
| Amount Budgeted: | |
| From Account Name and #: | Amount: |
| To Account Name and #: | Amount: |

## REVIEWED BY

Teresa Henry
Jennifer Baird
Damon Hodges
Teresa Henry

**LIST OF REFERENCE DOCUMENTS ATTACHED**

1. Ord Chapter 12 Text Amendment-Court Costs
2. Ord Chapter 12 Text Amendment-Court Costs-Exhibit A

**SUPPORTING DOCUMENTS**
**(FOR CONTRACT ITEMS ONLY)**

| Document | Attached | If not attached, explain |
|---|---|---|
| Secretary of State: | | |
| Certificate of Insurance: | | |
| E-Verify Affidavits: | | |
| E-Verify proof of enrollment: | | |
| Bond: | | |
| IRS Form W-9: | | |
| Bid/RFP/RFQ: (submit all) | | |
| Bid/RFP/RFQ Tabulation: | | |
| Bid Waiver: Sole source or less than three bids | | |
| Contractor address and email: | | |
| Project Exemption Certificate needed: | | |
| Other: | | |

**BILL NO. 6658-24** **ORDINANCE NO. _____** **SECTION NO. XVII**

**AN ORDINANCE AMENDING CHAPTER 12-COURTS AND JAILS, ARTICLE 1-IN GENERAL, SECTION 12-10-COURT COSTS ESTABLISHED OF THE RAYTOWN MUNICIPAL CODE**

**WHEREAS**, it is necessary from time to time to amend the Raytown Municipal Code;

**NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE CITY OF RAYTOWN, MISSOURI, AS FOLLOWS:**

**SECTION 1 – AMENDMENT.** Chapter 12-Courts and Jails, Article 1-In General, Section 12-10-Court Costs Established, as attached hereto as Exhibit "A" to the Raytown Municipal Code.

**SECTION 2 – REPEAL OF ORDINANCES IN CONFLICT.** All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

**SECTION 3 – SEVERABILITY CLAUSE.** The provisions of this ordinance are severable and if any provision hereof is declared invalid, unconstitutional or unenforceable, such determination shall not affect the validity of the remainder of this ordinance.

**SECTION 4 – EFFECTIVE DATE.** This ordinance shall be in full force and effect from and after the date of its passage and approval.

**BE IT REMEMBERED** that the above was read two times by heading only, **PASSED and ADOPTED** by a majority of the Board of Aldermen and **APPROVED** by the Mayor of the City of Raytown, Jackson County, Missouri, this 13th day of February, 2024.

_____
Michael McDonough, Mayor

ATTEST:

_____
Teresa M. Henry, City Clerk

Approved as to Form:

_____
Jennifer M. Baird, City Attorney

# EXHIBIT A

## Chapter 12 COURTS AND JAILS

### *ARTICLE I. IN GENERAL*

**Sec. 12-10. Court costs established.**

(a) Court costs in an amount not to exceed ~~$12.50~~ **$12.00** per case for each municipal ordinance violation filed before the municipal judge are hereby established. The municipal judge may assess costs against the defendant except in those cases where the defendant is found by the judge to be indigent and unable to pay the costs. Assessment of court costs by the municipal judge shall be assessed in the discretion of the judge when deemed applicable.

(b) The costs of any action may be assessed against the prosecuting witness and judgment be rendered against him that he pay the same and stand committed until paid in any case where the prosecuting witness or complainant dismisses the action prior to trial.

(Code 1969, § 18-13; Ord. No. 1825-78, § 1, 12-19-1978; Ord. No. 2166-80, § 1, 12-2-1980; Ord. No. 3590-90, § 1, 10-2-1990; Ord. No. 4028-94, § 1, 9-20-1994)

# CITY OF RAYTOWN
# Request for Board Action

**DATE SUBMITTED: 02/09/2024**

**MEETING DATE: February 13, 2024**

**SUBMITTED BY:** **DEPARTMENT: Court**

**Document Type:** Ordinance

## SUBJECT/REQUEST

Board of Aldermen approval of an amendment to Chapter 28, Offenses and Nuisances, Chapter 28, Offenses and Nuisances, Article VIII-Offenses Relating to Administration of Justice, Section 28-248-False Information to the Court.

## BACKGROUND/JUSTIFICATION

The Court has been having an issue with false insurance cards and would like an ordinance to address the issue.

## RECOMMENDED MOTION

Approve as sumbitted.

## PREVIOUS ACTION

## COMMISSION/COMMITTEE REVIEW

## FINANCIAL IMPACT

| | |
|---|---|
| Contractor: | |
| Amount of Request/Contract: | |
| Amount Budgeted: | |
| From Account Name and #: | Amount: |
| To Account Name and #: | Amount: |

## REVIEWED BY

Rhonda Wooderson
Jennifer Baird
Damon Hodges
Teresa Henry

**LIST OF REFERENCE DOCUMENTS ATTACHED**

1. Ord Chapter 28-Text Amendment-False Information
2. Ord Chapter 28 Text Amendment-False Information-Exhibit A

**SUPPORTING DOCUMENTS**
**(FOR CONTRACT ITEMS ONLY)**

| Document | Attached | If not attached, explain |
|---|---|---|
| Secretary of State: | | |
| Certificate of Insurance: | | |
| E-Verify Affidavits: | | |
| E-Verify proof of enrollment: | | |
| Bond: | | |
| IRS Form W-9: | | |
| Bid/RFP/RFQ: (submit all) | | |
| Bid/RFP/RFQ Tabulation: | | |
| Bid Waiver: Sole source or less than three bids | | |
| Contractor address and email: | | |
| Project Exemption Certificate needed: | | |
| Other: | | |

**BILL NO. 6659-24** **ORDINANCE NO. _____** **SECTION NO. XVII**

**AN ORDINANCE AMENDING CHAPTER 28 OFFENSES AND NUISANCES, ARTICLE VIII-OFFENSES RELATING TO ADMINISTRATION OF JUSTICE, SECTION 28-248-FALSE INFORMATION TO THE COURT OF THE RAYTOWN MUNICIPAL CODE**

**WHEREAS**, it is necessary from time to time to amend the Raytown Municipal Code;

**NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE CITY OF RAYTOWN, MISSOURI, AS FOLLOWS:**

**SECTION 1 – AMENDMENT.** Chapter 28, Offenses and Nuisances, Article VIII-Offenses Relating to Administration of Justice, Section 28-248-False Information to the Court, as attached hereto as Exhibit "A" to the Raytown Municipal Code.

**SECTION 2 – REPEAL OF ORDINANCES IN CONFLICT.** All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

**SECTION 3 – SEVERABILITY CLAUSE.** The provisions of this ordinance are severable and if any provision hereof is declared invalid, unconstitutional or unenforceable, such determination shall not affect the validity of the remainder of this ordinance.

**SECTION 4 – EFFECTIVE DATE.** This ordinance shall be in full force and effect from and after the date of its passage and approval.

**BE IT REMEMBERED** that the above was read two times by heading only, **PASSED and ADOPTED** by a majority of the Board of Aldermen and **APPROVED** by the Mayor of the City of Raytown, Jackson County, Missouri, this ___ day of February, 2024.

_____
Michael McDonough, Mayor

ATTEST:

_____
Teresa M. Henry, City Clerk

Approved as to Form:

_____
Jennifer M. Baird, City Attorney

# EXHIBIT A

## Chapter 28 OFFENSES AND NUISANCES

### *ARTICLE VIII. OFFENSES RELATING TO ADMINISTRATION OF JUSTICE*

**Sec. 28-248. False Information to the Court.**

(a) A person commits the offense of false information by knowingly filing with the Court or providing to the judge or a court clerk any false, fake or fraudulent document for the purpose of avoiding prosecution or seeking reduction of fines.

(b) Any person knowingly providing a document claiming to be a valid insurance card knowing it is false, fake or fraudulent shall be guilty under this section.

**Secs. ~~28-248~~ 28-249—28-272. Reserved.**

# CITY OF RAYTOWN
# Request for Board Action

**DATE SUBMITTED: 02/09/2024**

**MEETING DATE: February 13, 2024**

**SUBMITTED BY:** **DEPARTMENT: Community Development**

**Document Type:** Ordinance

## SUBJECT/REQUEST

The approval of an ordinance for a Final Site Plan for H&H Color Lab for a building expansion located at 8906 E. 67th Street.

## BACKGROUND/JUSTIFICATION

The applicant, H&H Color Lab, is requesting the approval of a Final Site Plan for a 14,820 square foot building expansion on the north side of the existing building. This site has been used as the home of H&H Color Lab since approximately 1974. Now, the current demands of business operations require the building to be expanded. The building expansion will be on the northern edge of the building, will not be visible from the public right-of-way, and will take place wholly on the applicant's property.

As a condition of Ordinance No. 5488-14, which was approved on January 7, 2014, a final site plan shall be submitted for review and approval by the Board of Aldermen in accordance with the City's site plan and development regulations.

It should be noted that this property is also within the Highway 350 Design Corridor, which means it will have to follow additional regulations that are intended to encourage high-quality architecture, site planning, lighting, landscaping, screening, signage, infrastructure planning, and traffic flow.

Staff recommends the following conditions of approval:

Prior to the issuance of any utility or construction permits, all engineering documents must be submitted and approved by the Department of Public Works. This includes:

1. Private stormwater system design (collection system pipes & inlets);
2. Stormwater detention basin calculations and design; and,
3. Erosion & sediment control plan design.

Approval of the Final Site Plan shall be valid for a period of twelve (12) months from the date of approval by the ultimate decision maker, except that:

1. If a building permit is issued for construction within the area covered by the Final Site Plan and substantial construction is commenced, the Final Site Plan shall be valid so long as the building permit is valid.

2. The development and public affairs director, after receiving input from the joint review committee, may approve an extension not to exceed 12 months at the applicant's request.

## RECOMMENDED MOTION

Staff recommends approval with conditions as outlined in the staff report.

## PREVIOUS ACTION

Ordinance No. 5488-14

## COMMISSION/COMMITTEE REVIEW

## FINANCIAL IMPACT

| | |
|---|---|
| Contractor: | |
| Amount of Request/Contract: | |
| Amount Budgeted: | |
| From Account Name and #: | Amount: |
| To Account Name and #: | Amount: |

## REVIEWED BY

Diane Egger
Jennifer Baird
Damon Hodges
Teresa Henry

## LIST OF REFERENCE DOCUMENTS ATTACHED

1. Ord H & H Color Lab-Final Site Plan
2. PZ.2024.03_H&H.Color.Lab

## SUPPORTING DOCUMENTS (FOR CONTRACT ITEMS ONLY)

| Document | Attached | If not attached, explain |
|---|---|---|
| Secretary of State: | | |
| Certificate of Insurance: | | |
| E-Verify Affidavits: | | |
| E-Verify proof of enrollment: | | |
| Bond: | | |
| IRS Form W-9: | | |
| Bid/RFP/RFQ: (submit all) | | |
| Bid/RFP/RFQ Tabulation: | | |

| | | |
|---|---|---|
| Bid Waiver: Sole source or less than three bids | | |
| Contractor address and email: | | |
| Project Exemption Certificate needed: | | |
| Other: | | |

**AN ORDINANCE APPROVING A FINAL SITE PLAN FOR THE PURPOSE OF A BUILDING EXPANSION FOR H&H COLOR LAB ON LAND LOCATED AT 8906 E. 67TH STREET IN AN HC/350, HIGHWAY COMMERCIAL/350 HIGHWAY CORRIDOR OVERLAY, DISTRICT WITHIN THE CITY OF RAYTOWN, JACKSON COUNTY, MISSOURI**

**WHEREAS,** Application PZ-2024-03, was duly submitted on or about January 22, 2024, by David Joiner, Integral Design Architecture, on behalf of property owner, H&H Color Lab, requesting approval of a final site plan for the purpose of a building expansion at 8906 E. 67TH Street within an HC/350, Highway Commercial/350 Corridor Overlay District in the City of Raytown, Jackson County, Missouri (the "Application"); and

**WHEREAS,** pursuant to Section 50-521 of the Raytown Municipal Code, a final site plan must be reviewed and approved by the decision maker of the preliminary site plan and is required for the construction of an expansion or enlargement to an existing building structure if the property is zoned commercial. The site has a previously approved Preliminary Site Plan, which was approved by the Board of Aldermen.

**WHEREAS,** the Board of Aldermen finds and declares that the provisions hereinafter contained and enacted are in pursuit of and for the purpose of securing and promoting the public safety, health, and general welfare of persons in the City of Raytown and rendered a decision to approve the Application.

**NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF RAYTOWN, MISSOURI, AS FOLLOWS:**

**SECTION 1 – APPROVAL AND CONDITIONS OF APPROVAL**. That the Application for approval of a Final Site Plan for a building expansion on property located at 8906 E. 67th Street within an HC/350, Highway Commercial/350 Highway Corridor Overlay District in the City of Raytown, Jackson County, Missouri, be approved and issued to H&H Color Labs, subject to the following conditions as contained in the staff report:

1. **Prior to the issuance of any utility or construction permits, all engineering documents must be submitted and approved by the Department of Public Works. This includes:**
    a. **Private stormwater system design (collection system pipes & inlets);**
    b. **Stormwater detention basin calculations and design; and,**
    c. **Erosion & sediment control plan design.**
2. **Approval of the Final Site Plan shall be valid for a period of twelve (12) months from the date of approval by the ultimate decision maker, except that:**
    a. **If a building permit is issued for construction within the area covered by the Final Site Plan and substantial construction is commenced, the Final Site Plan shall be valid so long as the building permit is valid.**
    b. **The development and public affairs director, after receiving input from the joint review committee, may approve an extension not to exceed 12 months at the applicant's request.**

**SECTION 2 – REPEAL OF ORDINANCES IN CONFLICT.** All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

**SECTION 3 – SEVERABILITY CLAUSE.** The provisions of this ordinance are severable and if any provision hereof is declared invalid, unconstitutional or unenforceable, such determination shall not affect the validity of the remainder of this ordinance.

**SECTION 4 – EFFECTIVE DATE.** This ordinance shall be in full force and effect from and after the date of its passage and approval.

**BE IT REMEMBERED** that the above was read two times by heading only, **PASSED and ADOPTED** by a majority of the Board of Aldermen and **APPROVED** by the Mayor of the City of Raytown, Jackson County, Missouri, this ____ day of February 2024.

_____
Michael McDonough, Mayor

ATTEST:

_____
Teresa M. Henry, City Clerk

Approved as to Form:

_____
Jennifer M. Baird, City Attorney

**Community Development Department**
Planning and Zoning Division
10000 E 59th Street ● Raytown, MO 64133
Phone: 816-737-6014 ● Fax: 816-737-6164

# Staff Report

**To:** City of Raytown, Board of Aldermen

**From:** Shana Kelly, Planning & Zoning Coordinator

**Case #: Final Site Plan – PZ-2024-03**

**Planning & Zoning Meeting Date:** N/A

**Board of Aldermen Dates:** February 13, 2024

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**Applicant:** David Joiner | Integral Design Architecture

**Location:** 8906 E. 67th Street

**Ward:** 1

**Property Owner:** H&H Color Lab, Inc.

**Project Summary:** The applicant is requesting the approval of a Final Site Plan for the purpose of an expansion on the north side of their existing building.

**Staff Recommendation:** Staff recommends **Approval with Conditions** of the Final Site Plan Application. Conditions are outlined below.

---

**Background Information:** David Joiner with Integral Design Architecture, on behalf of H&H Color Lab, is requesting the approval of a Final Site Plan for a 14,820 square foot building expansion on the north side of the existing building. This site has been used as the home of H&H Color Lab since approximately 1974. In 1997, the property was rezoned from “R-2” to “C-3” (Extensive Commercial) and the building was expanded. In 2013, the property was rezoned from “HC” (Highway Corridor Commercial) to “HC-P” (Highway Corridor Commercial and Planned Zoning Overlay District) and the Final Plat for H&H Color Lab was approved and the northernmost portion of Kentucky Avenue was vacated to become a private street. Now, the current demands of business operations require that the building be expanded. The building expansion will be on the north edge of the building and will not be visible from the public right-of-way.

**Zoning:** HC/350, Highway Commercial / 350 Highway Corridor Overlay District

**Total Land Area:** +/- 4.28 Acres

**Future Applications:** If the Final Site Plan application is approved, the property will need to obtain approved building permits prior to Occupancy.

**Public Noticing:** Public noticing was not required with this application.

**Neighborhood Meeting:** A neighborhood meeting was not required with this application.

**Adjacent Properties:**

| | Zoning: | Current Land Use: |
|---|---|---|
| **North:** | "HC-P" (Highway Commercial/350 Corridor Overlay District) | Single-Family Homes |
| **South:** | "HC-P" (Highway Commercial/350 Corridor Overlay District) and "R-3" (High-Density Residential District) | E. 67th Street (Collector Street) Commercial Business (Sutherlands Home Improvement Store) and Multi-Family Homes (El Dorado Apartments) |
| **East:** | "R-2" (Medium Density Residential) | Single-Family Homes |
| **West:** | "HC-P" (Highway Commercial/350 Corridor Overlay District) | Rice-Tremonti Historic Site |

**Street Classification:** H&H Color Labs is located on E 67th Street. E 67th Street is classified as a Collector Street.

**Phasing:** The building expansion is proposed to be completed in a single phase.

---

Staff has reviewed the submitted site development plan in relation to the following Commercial Site Design standards specified in the 350 Highway Corridor Design Standards Overlay District.

1. Access Standards: According to the 350 Corridor Overlay District Design Standards, cross access easements and joint connections shall be utilized whenever possible. This property does not have frontage directly onto 350 Highway and is not located adjacent to commercial developments, therefore this is not applicable to this request.

2. Driveway design standards: The intent of the 350 Highway Corridor Overlay District driveway design standards is to prevent the queuing of vehicles along 350 Highway. Although the property is within the 350 Highway Corridor Overlay District, this site does not have any frontage along 350 Highway. The new development is for the expansion of the existing building on the north side. The driveway connects the site to E. 67th Street on the south side. It is existing and will not be expanded or extended in any way.

3. Linkages: The majority of the site was developed prior to the 350 Highway Corridor Overlay District standards being adopted. This request is for the expansion of the

existing building on the north edge of the existing building and will not affect pedestrian access to and from the facility.

4. Site landscape areas: The 350 Highway Corridor Overlay Design Standards require that landscaping shall be a combination of drought-tolerant plantings, such as evergreens, deciduous trees and shrubs, and decorative grasses and that a minimum 20 percent of plant varieties shall provide year-round color, texture and/or other special interest. Selected shrubs varieties should have a natural maximum growth height of three feet (3') for visibility. While it is necessary to remove some of the trees from the site for the construction of the building addition, a total of 36 new trees and 55 new shrubs are being added. Staff has reviewed the Site Development Plan and has determined that it complies with the above requirements for this standard.

5. Site Lighting: The intent of the Highway 350 Corridor Site Lighting requirements is to create safe and aesthetically pleasing environments throughout the development while being mindful to prevent light spillover onto neighboring properties. A Photometric Plan has been provided which meets the lighting requirements. Illumination at all property lines is 0.0-footcandles.

6. Commercial Building Design Standards: Highway 350 Corridor Overlay Design Guidelines require the following criteria to apply to the proposed building expansion:

    a. Compatible architectural design, including building materials and colors, shall be carried throughout the development area. Designs shall provide visual interest and variety yet be consistent with the architectural character of the area.
    b. Architectural details such as texture, pattern, color and building form used on the front facade shall be incorporated on all building facades.
    c. Any side of the building visible from a street, parking area or public open space shall be given architectural treatment using two or more of the following:
        i. Windows;
        ii. Pedestrian entrances;
        iii. Balconies;
        iv. Architectural details;
        v. Awnings.
    d. Building massing shall be varied to create a logical hierarchy of building forms; to break up long expanses of facade to create shade and shadow; and to create "human scale."
    e. Building materials shall be of equal or higher quality than the materials of structures in the area. However, dissimilar materials may be permitted when incorporating other characteristics, such as scale, form, architectural detailing and color to make the building compatible with the area.
    f. Service and mechanical areas shall be designed as an architectural feature of the building and entirely screened from view.
    g. No more than one hue may be applied to the body of a building, but combinations of tints, shades, and tones of the hue shall be permitted; and additional hues may be permitted for trim and accent.

h. A full palette of color to be used on the exterior and roof of the building shall be submitted for review and approval.
i. When a new building or building addition is proposed, a full color rendering of all building elevations prepared by a licensed architect, or a graphic designer shall be submitted for review and approval with the site plan.

The proposed building expansion will take place on the north side of the existing building and will not be visible from the public right-of-way. Even though the expansion will not be visible from public right-of-way, the proposed addition satisfies all the 350 Highway Overlay District Commercial Building Design Standard requirements. It is compatible with the existing building materials and colors. Visual interest is created by a combination of composite metal siding and simulated wood-grain accent panels. Siding panels on the west elevation will have a textured stucco appearance.

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**PUBLIC WORKS**

**Public Works/Engineering conditions of approval are included in this report, and a letter is included as an attachment to this packet.**

**ATTACHMENTS:**

- Zoning Map
- Site Photo
- Application
- Renderings and Plans
- Letter from Applicant Re: Stormwater Design 2-5-24
- Public Works Department Letter 2-6-24
- Deed of Trust
- Paid Tax Receipts
- Street Classification Map

---

Staff recommends that the Planning & Zoning Commission **Approve** Final Site Plan application **PZ-2024-03** subject to the following conditions:

1. Prior to the issuance of any utility or construction permits, all engineering documents must be submitted and approved by the Department of Public Works. This includes:
    a. Private stormwater system design (collection system pipes & inlets);
    b. Stormwater detention basin calculations and design; and,
    c. Erosion & sediment control plan design.

**Community Development Department**
Planning and Zoning Division
10000 E 59th Street ● Raytown, MO 64133
Phone: 816-737-6014 ● Fax: 816-737-6164

2. Approval of the Final Site Plan shall be valid for a period of twelve (12) months from the date of approval by the ultimate decision maker, except that:
    a. If a building permit is issued for construction within the area covered by the Final Site Plan and substantial construction is commenced, the Final Site Plan shall be valid so long as the building permit is valid.
    b. The development and public affairs director, after receiving input from the joint review committee, may approve an extension not to exceed 12 months at the applicant's request.

**Community Development Department**
Planning and Zoning Division
10000 E 59th Street ● Raytown, MO 64133
Phone: 816-737-6014 ● Fax: 816-737-6164

## Zoning Map

**Community Development Department**
Planning and Zoning Division
10000 E 59th Street ● Raytown, MO 64133
Phone: 816-737-6014 ● Fax: 816-737-6164

## Site Photo

Area of proposed building expansion (North of existing building)

SPLAN-000163-2024

**Community Development Department**
Planning and Zoning Division
10000 E 59th Street ● Raytown, MO 64133
Phone: 816-737-6014 ● Fax: 816-737-6164

# PLANNING APPLICATION

| Office Use Only | Application Type(s): |
|---|---|
| Case #: | Final Site Plan |
| Fee Paid: | $300.00 |
| PC Meeting Date: | N/A |
| B of A Meeting Date: | February 20, 2024 |
| Newspaper Notice Date: | N/A |
| Notice Letters Date: | N/A |

| **Project Info:** | |
|---|---|
| Project Name: H + H COLOR LAB BUILDING ADDITION | |
| Project Address: 8906 E 67TH STREET, RAYTOWN, MO 64133 | |
| Existing Zoning: HC-HIGHWAY COMMERCIAL | Existing Land Use: COMMERCIAL / INDUSTRIAL |
| Proposed Zoning: (SAME) | Proposed Land Use: (SAME) |
| Total Acreage: 4.28 Acres | |

| **Applicant:** | | | |
|---|---|---|---|
| Name of Applicant: DAVID L JOINER | Company (If Applicable): INTEGRAL DESIGN ARCHITECTURE | | |
| Address: 8836 REEDS ROAD | City: OVERLAND PARK | State: KS | Zip: 66207 |
| Phone: 913-244-4083 | Email: dljoinerarch@gmail.com | | |
| Applicant Signature: X | | | |

Revised: 08/17/23

**Community Development Department**
Planning and Zoning Division
10000 E 59th Street ● Raytown, MO 64133
Phone: 816-737-6014 ● Fax: 816-737-6164

| **Property Owner:** | |
|---|---|
| Name of Owner: WAYNE HAUB | Company (If Applicable): H + H COLOR LAB |
| Address: 8906 E 67TH STREET RAYTOWN MO 64133<br>City: State: Zip: | |
| Phone: 800-821-1305 | Email: whaub@hotmail.com |
| Property Owner Signature:<br>**X** | |

**Please Give a Detailed Description of the Proposal Below:**

THE PROJECT CONSISTS OF A NEW 14,820 SF BUILDING ADDITION ON THE NORTH SIDE OF AN EXISTING COMMERCIAL PRINTING FACILITY TO ENABLE EXPANSION OF THE COMPANY'S PRINTING CAPABILITY.

THE NEW BUILDING'S CONSTRUCTION MATERIALS INCLUDE CONCRETE FOUNDATIONS & INTERIOR FLOOR SLAB, PRE-ENGINEERED CLEAR-SPAN STRUCTURAL STEEL FRAMES, AND SECONDARY STEEL FRAMING. THE EXTERIOR FINISH MATERIALS INCLUDE FORMED METAL ROOF, COMPOSITE METAL SIDING PANELS (IN TWO COLORS), SIMULATED HORIZONTAL WOOD-GRAIN METAL ACCENT PANELS, FIXED METAL WINDOWS, METAL DOORS AND GUTTERS / DOWNSPOUTS MATCHING THE SIDING COLORS. SIDING PANELS ON THE WEST ELEVATION WILL HAVE A TEXTURED STUCCO APPEARANCE AND SIDING PANELS ON THE NORTH & EAST ELEVATIONS WILL HAVE SUBTLE VERTICAL LINES. THE EXTERIOR SIDING PANELS WILL HAVE A BASE OFF-WHITE COLOR WITH A WARM GREY ACCENT COLOR ABOVE. THE NEW BUILDING'S COLORS WILL HARMONIZE WELL WITH THE EXISTING BUILDING'S COLORS.

NEW LANDSCAPING WILL INCLUDE NEW TREES, SHRUBS AND SODDED LAWN AREAS. NARROW SCREEN TREES WILL BE INSTALLED ON THE NORTH & EAST SIDE OF THE BUILDING ADJACENT TO RESIDENTIAL PROPERTIES. EXISTING SIGNAGE WILL REMAIN IN PLACE AND CONSISTS OF A METAL SIGN (APPROX. 7'-6" WIDE X 6'-0" HIGH) ON THE SOUTH BUILDING FACE AND COMPANY LOGOS ON (2) EXISTING ENTRANCE CANOPIES ON THE WEST & NORTH BUILDING FACES.

A STORMWATER DETENTION BASIN IS PLANNED TO BE INSTALLED AT THE NORTH END OF THE EXISTING CUL-DE-SAC.

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## Additional Contact Information

Please provide additional contact information if applicable below:

| | | | | | |
|---|---|---|---|---|---|
| **Project Lead:** | | | | | |
| Name: | DAVE BROWN | Company: | H + H COLOR LAB | | |
| Address: | 8906 E 67TH STREET | City: | RAYTOWN | State: MO | Zip: 64133 |
| Phone: | 800-821-1305 EXT. 132 | Email: | dbrown@hhcolorlab.com | | |
| **Developer:** | | | | | |
| Name: | KURT KRASICK | Company: | MAR BUILDING SOLUTIONS | | |
| Address: | 1445 SE BROADWAY | City: | LEE'S SUMMIT | State: MO. | Zip: 64081 |
| Phone: | 816-272-5435 | Email: | kurt@marbuildingsolutions.com | | |
| **Engineer:** | | | | | |
| Name: | CHAD STREETER | Company: | VAN DEURZEN ASSOCIATES | | |
| Address: | 11011 KING ST. | City: | OVERLAND PARK | State: KS | Zip: 66210 |
| Phone: | 913-451-6305 | Email: | cmstreeter@vandeurzenassoc.com | | |
| **Architect:** | | | | | |
| Name: | DAVID L JOINER RA | Company: | INTEGRAL DESIGN ARCHITECTURE | | |
| Address: | 8836 REEDS RD | City: | OVERLAND PARK | State: KS | Zip: 66207 |
| Phone: | 913-244-4083 | Email: | dljoinerarch@gmail.com | | |
| **Surveyor:** | | | | | |
| Name: | BOB ANDERSON | Company: | ANDERSON SURVEYING | | |
| Address: | 1270 NE DELTA SCHOOL RD | City: | LEE'S SUMMIT | State: MO | Zip: 64064 |
| Phone: | (816) 246-5050 | Email: | bob@andersonsurvey.com | | |

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| **Landscape Architect:** | | | |
|---|---|---|---|
| Name: AMANDA WHITE | | Company: ROSEHILL GARDENS | |
| Address: 311 E 135TH St | City: KANSAS CITY | State: MO | Zip: 64145 |
| Phone: (816) 941-4777 | | Email: awhite@rosehillgardens.com | |
| **Attorney:** | | | |
| Name: | | Company: | |
| Address: | City: | State: | Zip: |
| Phone: | | Email: | |
| **Other:** | | | |
| Name: ERIK KNUDSEN | | Company: BC ENGINEERS | |
| Address: 5720 REEDER ST | City: SHAWNEE | State: KS | Zip: 66203 |
| Phone: 913-262-1772 | | Email: erik@bcengineer.com | |

1. The proposed action will be in keeping with the character of the neighborhood because: IT IS AN ADDITION TO A PRIOR APPROVED COMMERCIAL BUILDING AND BECAUSE OF ITS SCALE AND AESTHETIC QUALITIES IS IN KEEPING WITH THE CHARACTER OF THE SURROUNDING NEIGHBORHOOD.

2. The proposed use will be consistent with the uses and zoning on nearby parcels because: THE PROPOSED USE OF THE BUILDING ADDITION IS CONSISTENT WITH THE EXISTING APPROVED USE AND ZONING. IT IS ADJACENT TO SEVERAL RESIDENTIAL ZONED PROPERTIES.

3. Prior to submitting this application, the property has been vacant for: THE PROPERTY WHERE THE BUILDING ADDITION IS PLANNED CURRENTLY HAS TWO ORIGINAL RESIDENTIAL LOTS, ONE OF WHICH IS BEING DEMOLISHED.

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4. This property is more suited for the proposed use than its current use(s) because: THE VACANT LAND IS OWNED BY THE SAME OWNER OF THE EXISTING BUILDING'S PROPERTY, AND IS NEEDED FOR THE EXPANSION.

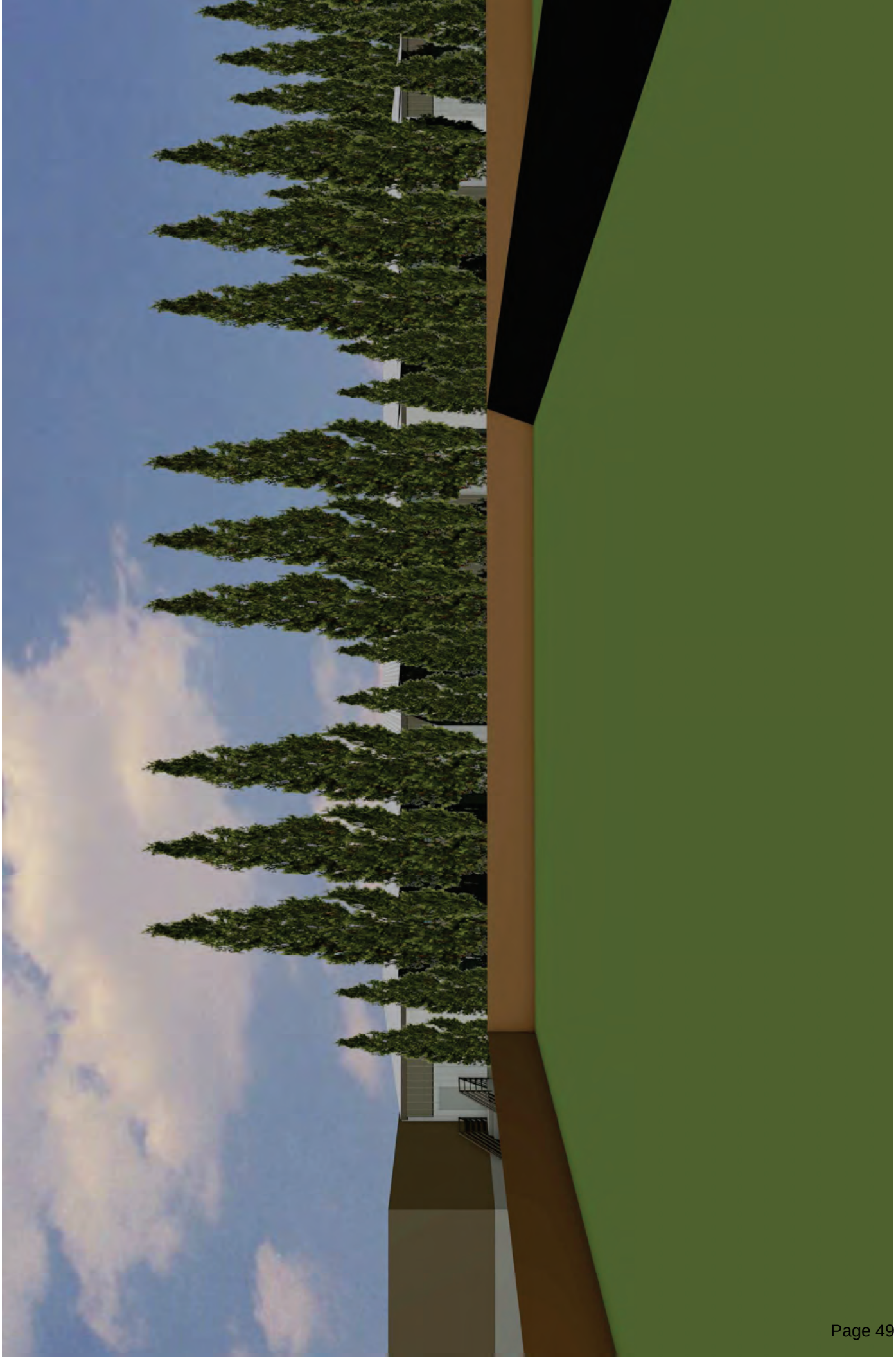
5. The proposed use could have the following detrimental effects on nearby parcels: THERE WOULD BE NO DETRIMENTAL EFFECTS ON NEARBY PARCELS.

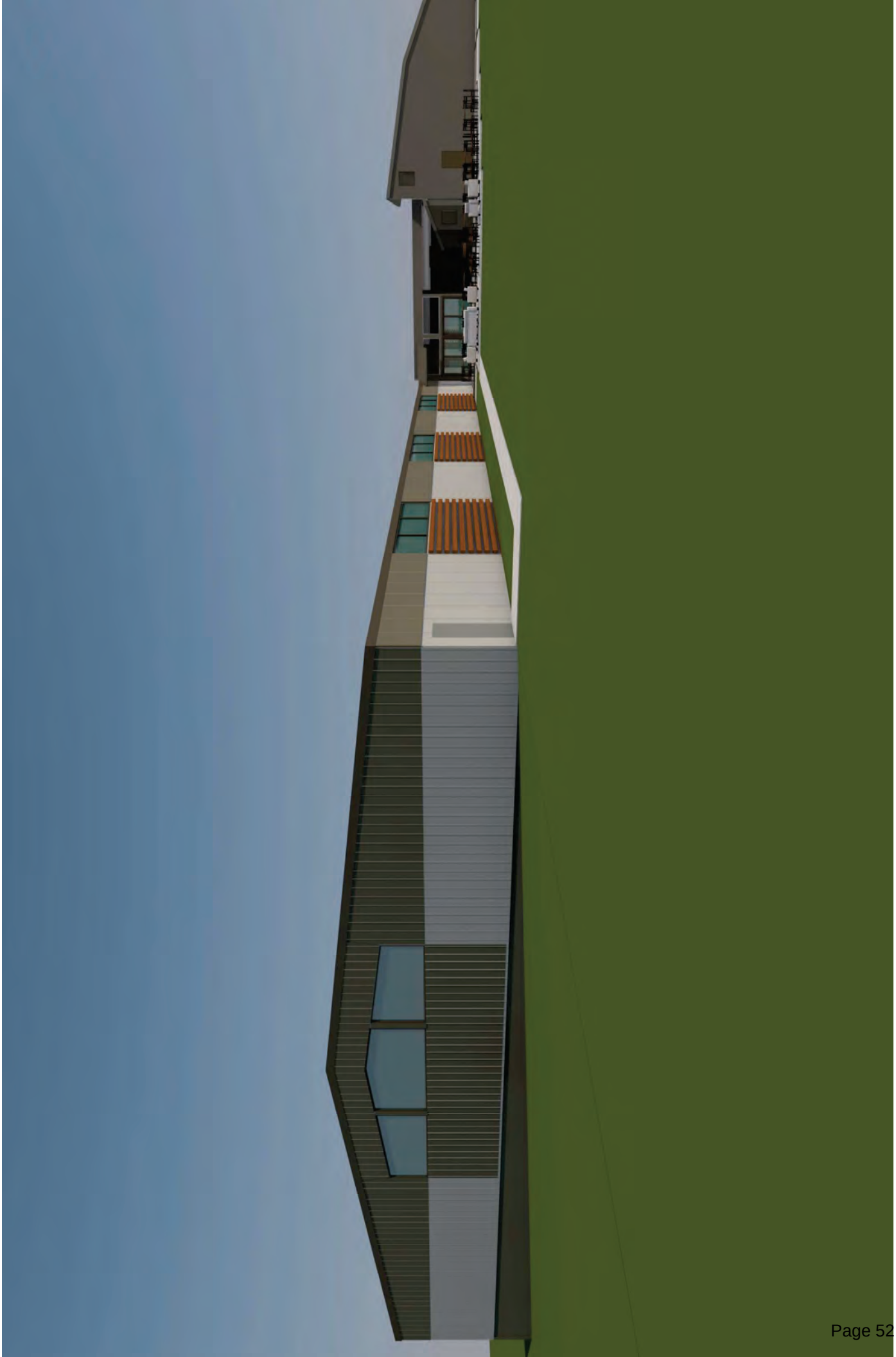
6. If the application is denied, the property owner(s) will face the following hardships:
   THE INABILITY TO EXPAND OPERATIONS AND ADDRESS GROWING MARKET DEMAND FOR THEIR PRINTING SERVICES.

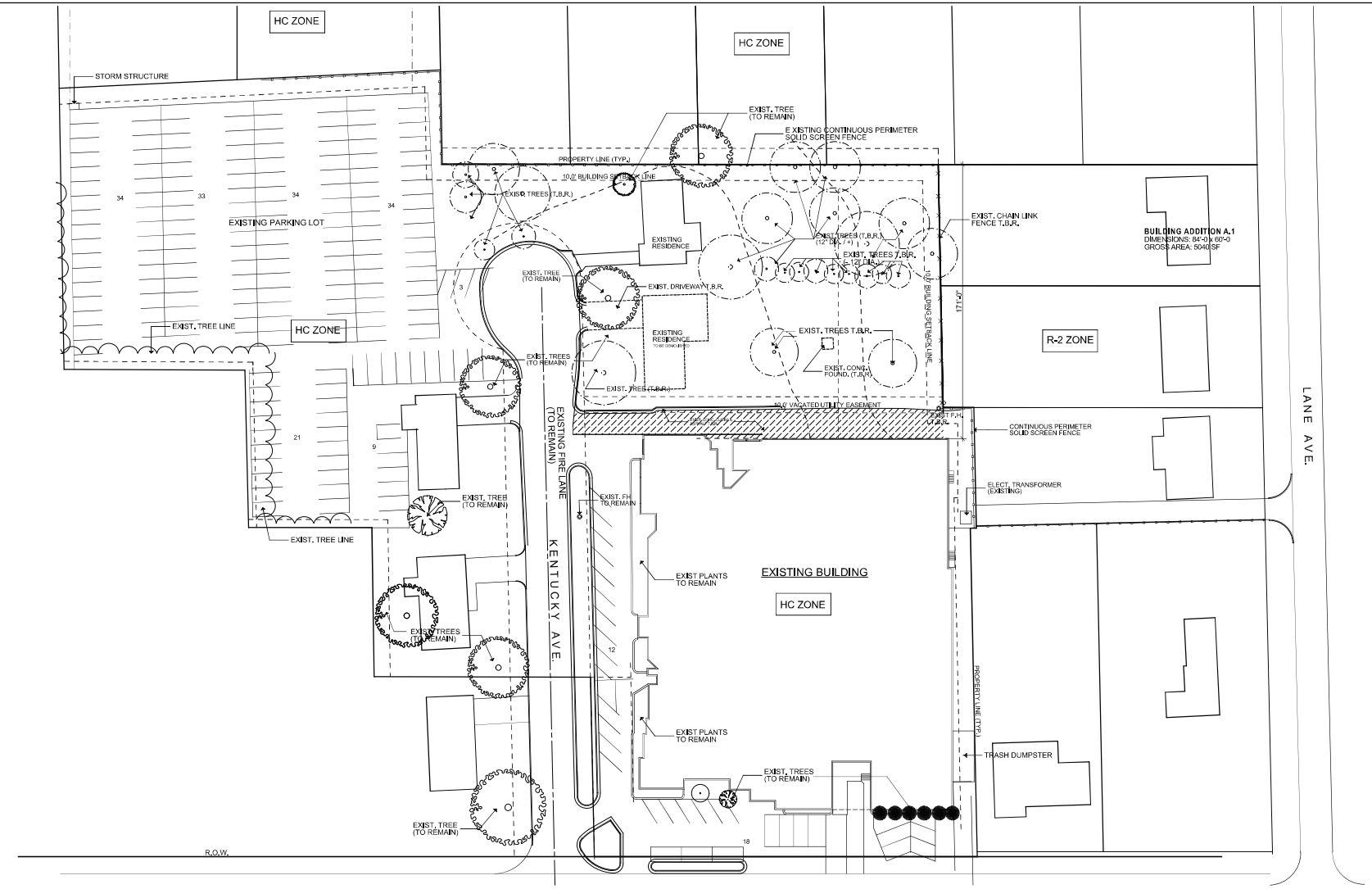
7. Public facilities and utilities are adequate to serve the proposed use as follows:
   AVAILABLE UTILITIES INCLUDE ELECTRICAL, WATER, SEWER, GAS.

8. The proposed development implements the Comprehensive Plan in the following ways:
   THE EXPANDED DEVELOPMENT WILL BE WITHIN THE EXISTING COMMERCIAL ZONE AS PRESCRIBED BY THE COMPREHENSIVE PLAN. THIS DEVELOPMENT WILL ALSO CONFORM TO THE CITY'S OBJECTIVES IN TERMS OF CONTROLLING TRAFFIC, NOISE AND UNDESIRABLE POLLUTANTS.

9. Additional comments: THE PROPERTY OWNERS FEELS THIS IS THE MOST VIABLE OPTION IN TERMS OF EXPANSION OPPORTUNITIES. THEY REALLY DESIRE TO MAINTAIN THEIR PRESENCE IN RAYTOWN DUE TO THE DIFFICULTIES & COSTS OF RELOCATING, THE CLOSE PROXIMITY OF MANY OF THEIR EMPLOYEES AND THEIR RECOGNIZED LONG HISTORY IN THE AREA.








# EXIST./DEMO SITE PLAN

1" = 30'-0"

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| No. | Date | Revision |
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# H+H COLOR LAB

## BUILDING EXPANSION

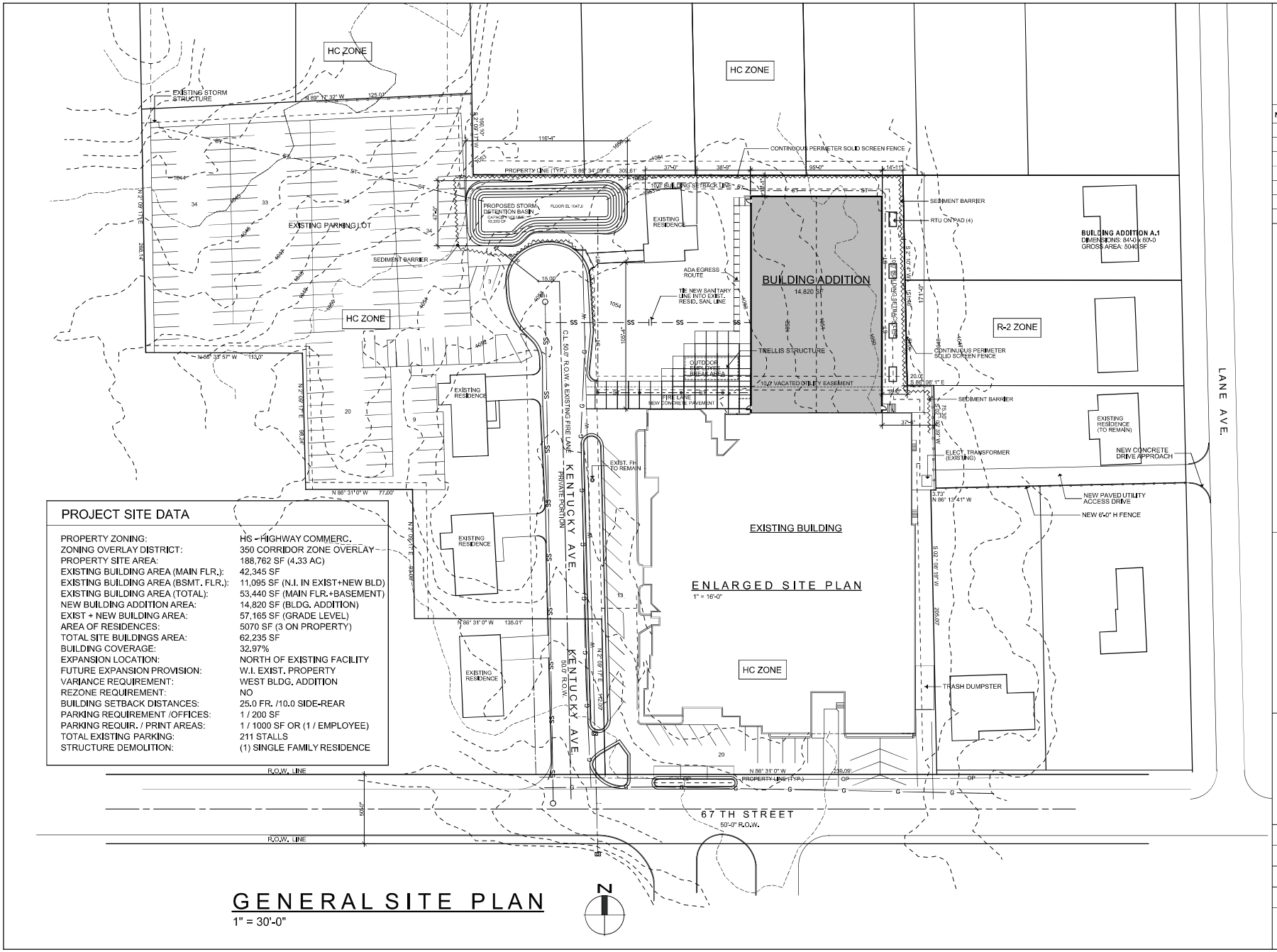
8906 E 67TH STREET
RAYTOWN, MISSOURI

## FINAL SITE PLAN

INTEGRAL DESIGN
ARCHITECTURE
8836 REEDS ROAD / OVERLAND PARK, KANSAS 66207 PHONE 913-383-3738

STATE OF MISSOURI
1/30/24

DATE: 1-30-24
REVISED:
PROJECT NO:
DRAWING TITLE: EXISTING / DEMO SITE PLAN
SHEET NO. A-1




## PROJECT SITE DATA

| | |
|---|---|
| PROPERTY ZONING: | HC - HIGHWAY COMMERC. |
| ZONING OVERLAY DISTRICT: | 350 CORRIDOR ZONE OVERLAY |
| PROPERTY SITE AREA: | 188,762 SF (4.33 AC) |
| EXISTING BUILDING AREA (MAIN FLR.): | 42,345 SF |
| EXISTING BUILDING AREA (BSMT. FLR.): | 11,095 SF (N.I. IN EXIST+NEW BLD) |
| EXISTING BUILDING AREA (TOTAL): | 53,440 SF (MAIN FLR.+BASEMENT) |
| NEW BUILDING ADDITION AREA: | 14,820 SF (BLDG. ADDITION) |
| EXIST + NEW BUILDING AREA: | 57,165 SF (GRADE LEVEL) |
| AREA OF RESIDENCES: | 5070 SF (3 ON PROPERTY) |
| TOTAL SITE BUILDINGS AREA: | 62,235 SF |
| BUILDING COVERAGE: | 32.97% |
| EXPANSION LOCATION: | NORTH OF EXISTING FACILITY |
| FUTURE EXPANSION PROVISION: | W.I. EXIST. PROPERTY |
| VARIANCE REQUIREMENT: | WEST BLDG. ADDITION |
| REZONE REQUIREMENT: | NO |
| BUILDING SETBACK DISTANCES: | 25.0 FR. /10.0 SIDE-REAR |
| PARKING REQUIREMENT /OFFICES: | 1 / 200 SF |
| PARKING REQUIR. / PRINT AREAS: | 1 / 1000 SF OR (1 / EMPLOYEE) |
| TOTAL EXISTING PARKING: | 211 STALLS |
| STRUCTURE DEMOLITION: | (1) SINGLE FAMILY RESIDENCE |

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| No. | Date | Revision |
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# H+H COLOR LAB

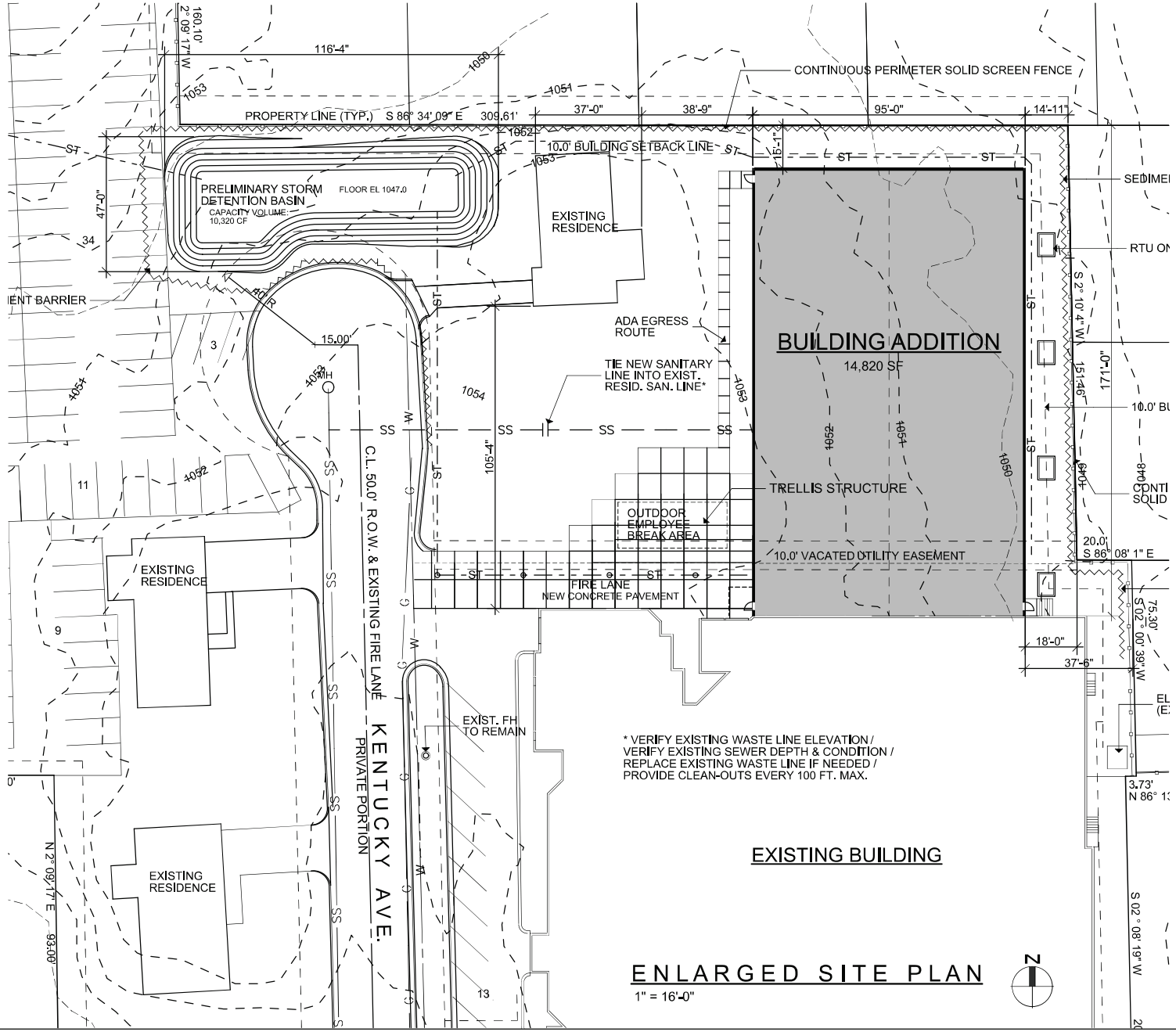
## BUILDING EXPANSION

8906 E 67TH STREET
RAYTOWN, MISSOURI

## FINAL SITE PLAN

INTEGRAL DESIGN
ARCHITECTURE
8836 REEDS ROAD / OVERLAND PARK, KANSAS 66207 PHONE 913-383-3738

DATE: 1-30-24
REVISED:
PROJECT NO:
DRAWING TITLE: GENERAL SITE PLAN
SHEET NO. A-2

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|---|---|---|
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# H+H COLOR LAB

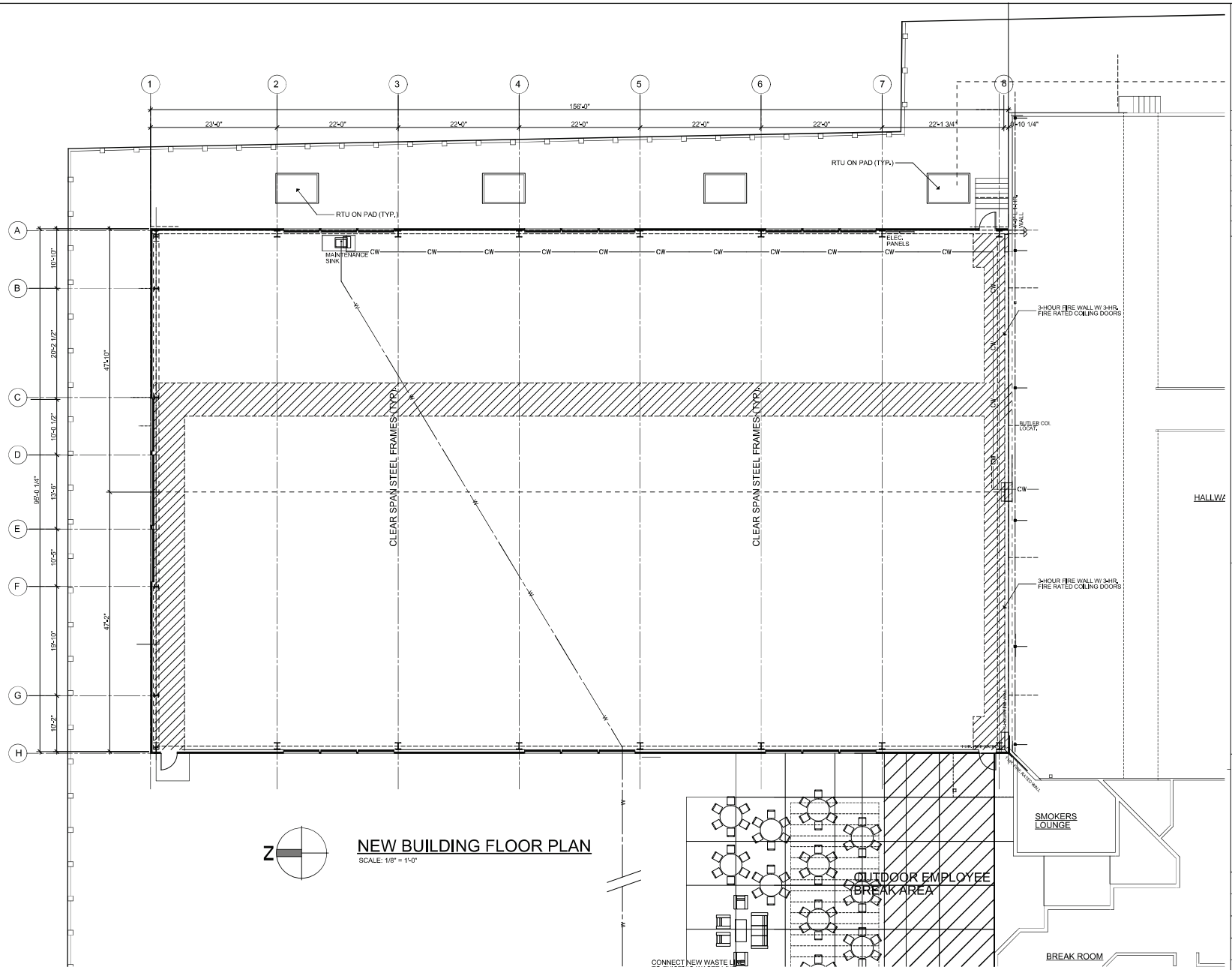
## BUILDING EXPANSION

8906 E 67TH STREET
RAYTOWN, MISSOURI

**FINAL SITE PLAN**

INTEGRAL DESIGN
ARCHITECTURE
8836 REEDS ROAD / OVERLAND PARK, KANSAS 66207 PHONE 913•383•0738

DATE: 1-30-24
REVISED: 2-05-24
PROJECT NO:
DRAWING TITLE: ENLARGED SITE PLAN
SHEET NO. **A-3**




## NEW BUILDING FLOOR PLAN

SCALE: 1/8" = 1'-0"

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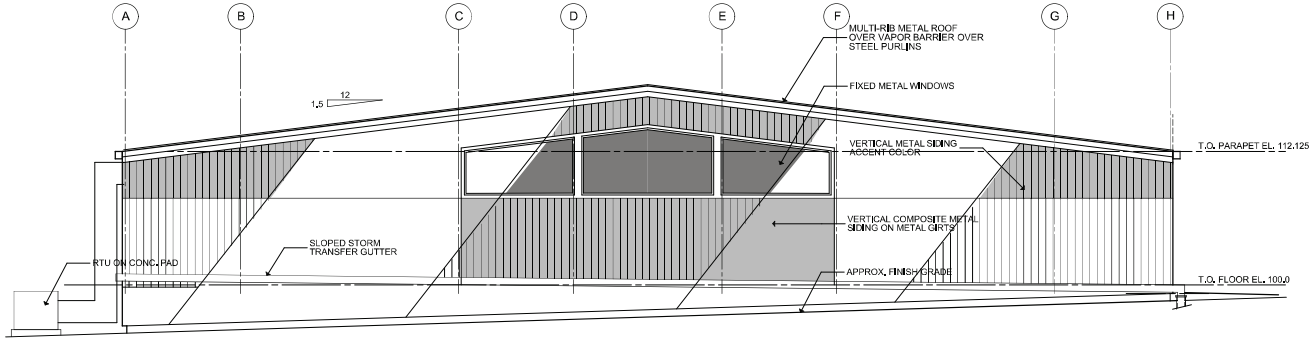
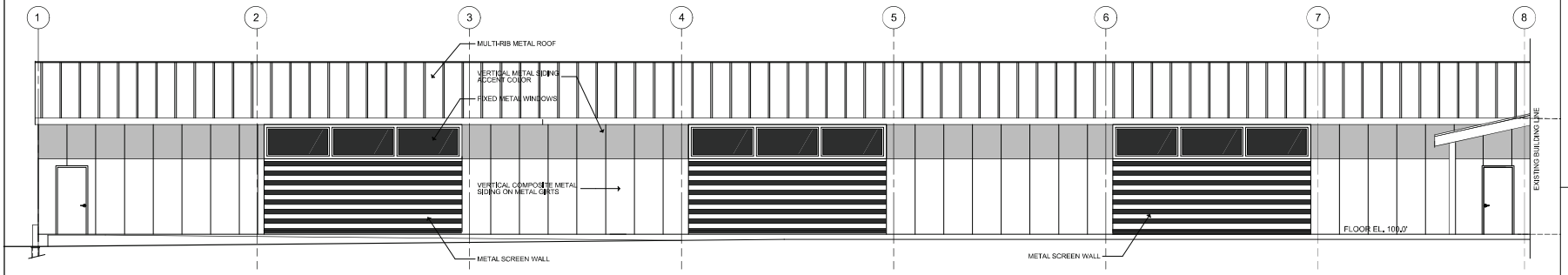
|---|---|
| DATE: | 1-30-24 |
| REVISED: | 2-05-24 |
| PROJECT NO: | |
| DRAWING TITLE: | FLOOR PLAN |
| SHEET NO. | A-4 |




## NORTH ELEVATION

3/16" = 1'-0"




## WEST ELEVATION

3/16" = 1'-0"

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RAYTOWN, MISSOURI

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INTEGRAL DESIGN
ARCHITECTURE
8836 REEDS ROAD / OVERLAND PARK, KANSAS 66207 PHONE 913-383-3738

STATE OF MISSOURI
JASON ALAN GRAY
NUMBER A-2002
REGISTERED ARCHITECT
1/30/24

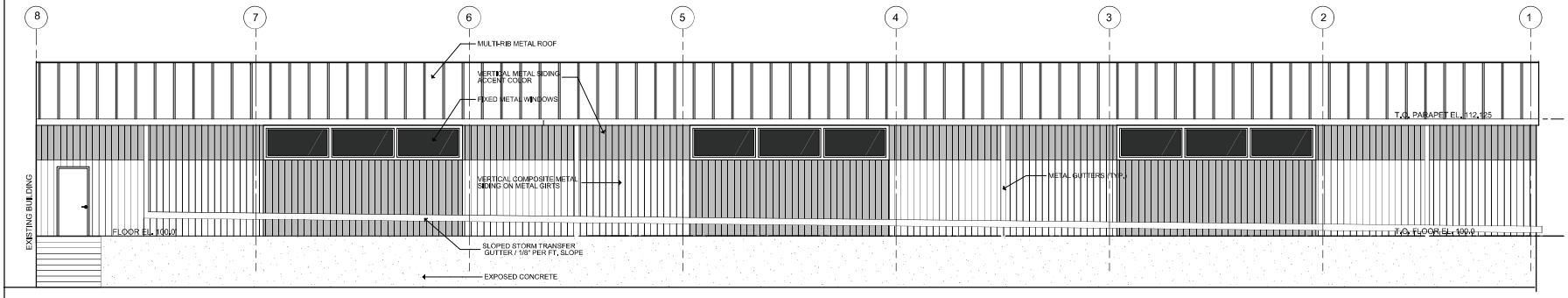
DATE: 1-30-24

REVISED:

PROJECT NO:

DRAWING TITLE: EXTERIOR ELEVATIONS

SHEET NO. A-5




EAST ELEVATION

3/16" = 1'-0"

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# H+H COLOR LAB

## BUILDING EXPANSION

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RAYTOWN, MISSOURI

## FINAL SITE PLAN

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ARCHITECTURE
8836 REEDS ROAD / OVERLAND PARK, KANSAS 66207 PHONE 913-383-3738

STATE OF MISSOURI
1/30/24

DATE: 1-30-24

REVISED:

PROJECT NO:

DRAWING TITLE: EXTERIOR ELEVATIONS

SHEET NO. A-6

PLANTING NOTES:

1. ALL WORK SHALL BE COORDINATED WITH THE WORK OF OTHER TRADES.

2. LOCATE AND FLAG ALL UNDERGROUND UTILITIES PRIOR TO ANY CONSTRUCTION. CONTRACTOR SHALL PROTECT EXISTING OVERHEAD AND UNDERGROUND UTILITIES. ANY DAMAGE TO SUCH SHALL BE REPAIRED BY THE CONRACTOR AT NO EXPENSE TO THE OWNER.

3. PLANTS AND THE MATERIALS ARE QUANTIFIED AND SUMMARIZED FOR THE CONVENIENCE OF THE CITY AND LOCAL GOVERNING BODIES. CONFIRM AND INSTALL SUFFICIENT QUANTITIES TO COMPLETE THE WORK AS DRAWN.

4. PLAN IS SUBJECT OT CHANGES BASED ON PLANT SIZE AND MATERIAL AVAILABILITY. ALL CHANGES OR SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT.

5. ALL PLANT MATERIAL SHALL BE NURSERY GROWN TO MEET MINIMUM SIZE AS SPECIFIED IN THE AMERICAN STANDARD FOR NURSERY STOCK ESTABLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION (ANSLA). THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL NOT MEETING SPECIFICATIONS.

6. ALL TREES SHALL BE CALIPERED AND ANY UNDERSIZED TREES SHALL BE REJECTED. SPECIFIED CALIPER MEASUREMENT FOR TREES SHALL BE MEASURED AT 12" ABOVE THE GRADE.

7. PLANTING OF TREES, SHRUBS, SODDED AND SEEDED TURFGRASS SHALL BE COMMENCED DURING EITHER THE SPRING (MARCH 1 - JUNE 30) OR FALL (SEPTEMBER 1 - OCTOBER 30) PLANTING SEASON AND WITH WATER AVAILABLE FOR IRRIGATION PURPOSES.

8. CONTRACTOR SHALL STAKE OR MARK ALL PLANT MATERIAL LOCATIONS PRIOR TO INSTALLATION. CONTRACTOR SHALL HAVE THE LANDSCAPE ARCHITECT APPROVE ALL STAKING PRIOR TO INSTALLATION. FIELD ADJUSTMENTS MAY BE NECESSARY BASED UPON FIELD CONDITIONS (I.E. ROOT BALL AND DROP INLET CONFLICT). ALL ADJUSTMENTS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT.

9. THE LANDSCAPE CONTRACTOR SHALL REMOVE ALL CONSTRUCTION DEBRIS AND MATERIALS INJURIOUS TO PLANT GROWTH FROM PLANTING PITS AND BEDS PRIOR TO BACKFILLING WITH PLANTING MIX.

10. BACKFILL ALL PLANTING BEDS TO A MINIMUM 4-INCH DEPTH WITH PLANTING SOIL MIX. PLANTING SOIL MIX SHALL CONSIST OF ONE (1) PART PERLITE, ONE (1) PART PEAT MOSS, AND TWO (2) PARTS CLEAN LOAM TOPSOIL THOROUGHLY MIX PLANTING SOIL COMPONENTS PRIOR TO PLACEMENT.

11. ALL LANDSCAPE PLANTING AREAS, EXCLUDING TURF AREAS SHALL BE MULCHED WITH A MINIMUM OF 3-4" OF SHREDDED HARDWOOD MULCH UNLESS OTHERWISE NOTED ON PLANS.

12. A PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO ALL SHRUB BEDS FOLLOWING MULCH INSTALLATION.

13. SHOVEL CUT EDGING IS TO BE USED ON ALL LANDSCAPE BEDS ABUTTING SOD AREAS.

14. ALL LANDSCAPE AREAS SHOWN ON SHEETS L100 TO BE IRRIGATED WITH A HIGH-EFFICIENCY, AUTOMATIC IRRIGATION SYSTEM ACHIEVING 100% EVEN COVERAGE OF ALL LANDSCAPE AREAS. IRRIGATION SYSTEM SHALL BE DESIGN-BUILD TO MEET ALL CITY REQUIREMENTS. THE CONTRACTOR SHALL SUBMIT A SHOP DRAWING OF THE IRRIGATION SYSTEM FOR APPROVAL BY THE OWNER AND THE LANDSCAPE ARCHITECT.

15. LANDSCAPE CONTRACTOR IS TO BE RESPONSIBLE FOR WATERING ALL PLANT MATERIALS UNTIL THE TIME OF PERMANENT IRRIGATION SYSTEM IS FULLY FUNCTIONAL AND ACCEPTANCE OF THE PROJECT HAS TAKEN PLACE. ANY MATERIAL WHICH DIES OR DEFOLIATES PRIOR TO ACCEPTANCE OF THE WORK WILL BE PROMPTLY REMOVED AND REPLACED.

16. THE CONTRACTOR WILL COMPLETELY GUARANTEE ALL WORK FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF ACCEPTANCE. CONTRACTOR WILL MAKE ALL REPLACEMENTS PROMPTLY (AS PER DIRECTION OF OWNER).

SODDING NOTES:

1. ALL DISTURBED AREAS WITHIN THE PUBLIC RIGHT-OF-WAY WITHIN TRACT SHALL BE SODDED WITH TURF-TYPE TALL FESCUE SOD WITH A MINIMUM OF 3 CULTIVARS. ALL OTHER DISTURBED AREAS (UNLESS OTHERWISE NOTED ON THE PLANS) SHALL CONTAIN PERMANENT SEEDING TO MEET THE CITY REQUIREMENTS.

2. ALL LAWN AREAS SHALL RECEIVE A MINIMUM 4" DEPTH OF TOPSOIL COMPACTED TO 85% MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT.

3. THE ENTIRE SURFACE TO BE SODDED SHALL BE REASONABLY SMOOTH AND FREE FROM STONES, ROOTS, OR OTHER DEBRIS.

4. SOD SHALL BE MACHINE STRIPPED AT A UNIFORM SOIL THICKNESS OF APPROXIMATELY ONE INCH (PLUS OR MINUS ¼-INCH). THE MEASUREMENT FOR THICKNESS SHALL EXCLUDE TOP GROWTH AND THATCH, AND SHALL BE DETERMINED AT THE TIME OF THE CUTTING IN THE FIELD. PRECAUTIONS SHALL BE TAKEN TO PREVENT DRYING AND HEATING. SOD DAMAGED BY HEAT AND DRY CONDITIONS, AND SOD CUT MORE THAN 18 HOURS BEFORE BEING INCORPORATED INTO THE WORK SHALL NOT BE USED.

5. HANDLING OF SOD SHALL BE DONE IN A MANNER THAT WILL PREVENT TEARING, BREAKING, DRYING AND OTHER DAMAGE. PROTECT EXPOSED ROOTS FROM DEHYDRATION. DO NOT DELIVER MORE SOD THAN CAN BE LAID IN 24 HOURS.

6. MOISTEN PREPARED SURFACE IMMEDIATELY PRIOR TO LAYING SOD. WATER THOROUGHLY AND ALLOW SURFACE TO DRY BEFORE INSTALLING SOD. FERTILIZE, HARROW OR RAKE FERTILIZER IN THE TOP 1 ½ INCHES OF THE TOPSOIL, AT A UNIFORM RATE OF ONE POUND OF NITROGEN PER 1000 S.F.

7. SOD SHALL BE CAREFULLY PLACED IN THE DIRECTION PARALLEL WITH THE SLOPE OF THE AREA TO BE SODDED. SOD STRIPS SHALL BE BUTTED TOGETHER BUT NO OVERLAPPED WITH THE SEAMS STAGGERED ON EACH ROW.

8. FERTILIZER SHALL BE 20-10-5 COMMERCIAL FERTILIZER OF THE GRADE, TYPE, AND FORM SPECIFIED AND SHALL COMPLY WITH THE RULES OF THE STATE OF MISSOURI DEPARTMENT OF AGRICULTURE. FERTILIZER SHALL BE IDENTIFIED ACCORDING TO THE PERCENT N, P, K, IN THAT ORDER.

9. ALL SOD ON SLOPES GREATER THAN 3:1 AND WITHIN DETENTION AREAS SHALL BE STAKED.

10. SATURATE SOD WITH FINE WATER SPRAY WITHIN TWO HOURS OF PLANTING. DURING FIRST WEEK AFTER PLANTING, WATER DAILY OF MORE FREQUENTLY AS NECESSARY TO MAINTAIN MOIST SOIL TO A MINIMUM DEPTH OF FOUR INCHES BELOW SOD.

11. CONTRACTOR SHALL PROVIDE FULL MAINTENANCE FOR SODDED TURF GRASS FOR A PERIOD OF 30 DAYS AFTER THE DATE OF FINAL ACCEPTANCE. AT THE END OF THE MAINTENANCE PERIOD, A HEALTHY, WELL-ROOTED, EVEN-COLORED, VIABLE TURF MUST BE ESTABLISHED. THE TURF GRASS SHALL BE FREE OF WEEDS, OPEN JOINTS, BARE AREAS, AND SURFACE IRREGULARITIES.

12.

## H AND H COLOR LAB: PLANT SCHEDULE

| NAME: COMMON | NAME: BOTANICAL | QUANTITY/ SIZE |
|---|---|---|
| COLORADO BLUE SPRUCE/ ORNAMENTAL EVERGREEN | Picea pungens 'Glauca' | 1/ 8 FT. HEIGHT |
| GREEN GIANT ARBORVITAE | Thuja occidentalis 'Green Giant' | 24/ 8 FT. HEIGHT |
| DEGROOT'S SPIRE ARBORVITAE | Thuja occidentalis 'Degroot's Spire' | 8/ 8 FT. HEIGHT |
| PERFECTA JUNIPER | Juniperus chinensis 'Perefcta' | 3/ 6 FT. HEIGHT |
| GREY OWL JUNIPER | Juniperus chinensis 'Grey Owl' | 8/ 3 GAL. CONT |
| VANILLA STRAWBERRY HYDRANGEA | Hydrangea paniculata 'Renhy' | 9/ 3 GAL. CONT |
| GREEN MOUNTAIN BOXWOOD | Buxus x 'Green Mountain' | 4/ 30" |
| GREEN VELVET BOXWOOD | Buxus x 'Green Velvet' | 6/ 12" |
| DOUBLE KNOCK-OUT ROSE | Rosa 'Radtko' | 9/ 3 GAL. CONT |
| KARL FORESTER GRASS | Calamagrostis x acutiflora 'Karl Forester' | 19/ 1 GAL. CONT |
| SOD | | 26,000 SQ. FT |

EXISTING TREE COUNT: 26

EXISTING SHRUB COUNT: 51

NEWLY PROPOSED TREE COUNT: 36

NEWLY PROPOSED SHRUB COUNT: 55

TREES REQUIRED BY CITY CODE: 37 (60 PROVIDED)

SHRUBS REQUIRED BY CITY CODE: 74 (106 PROVIDED)

PROPOSED LANDSCAPE BED TOTAL: (1,180 SQ. FT)

NOTICE:

PROFESSIONAL FULL SITE SURVEY WAS NOT PROVIDED TO ROSEHILL THEREFORE EXISTING TREE LOCATIONS AND SIZES MAY VARY SLIGHTLY. ROSEHILL DOES NOT ACCEPT LIABILITY FOR ACCURATENESS OF BASEMAP AS PROVIDED

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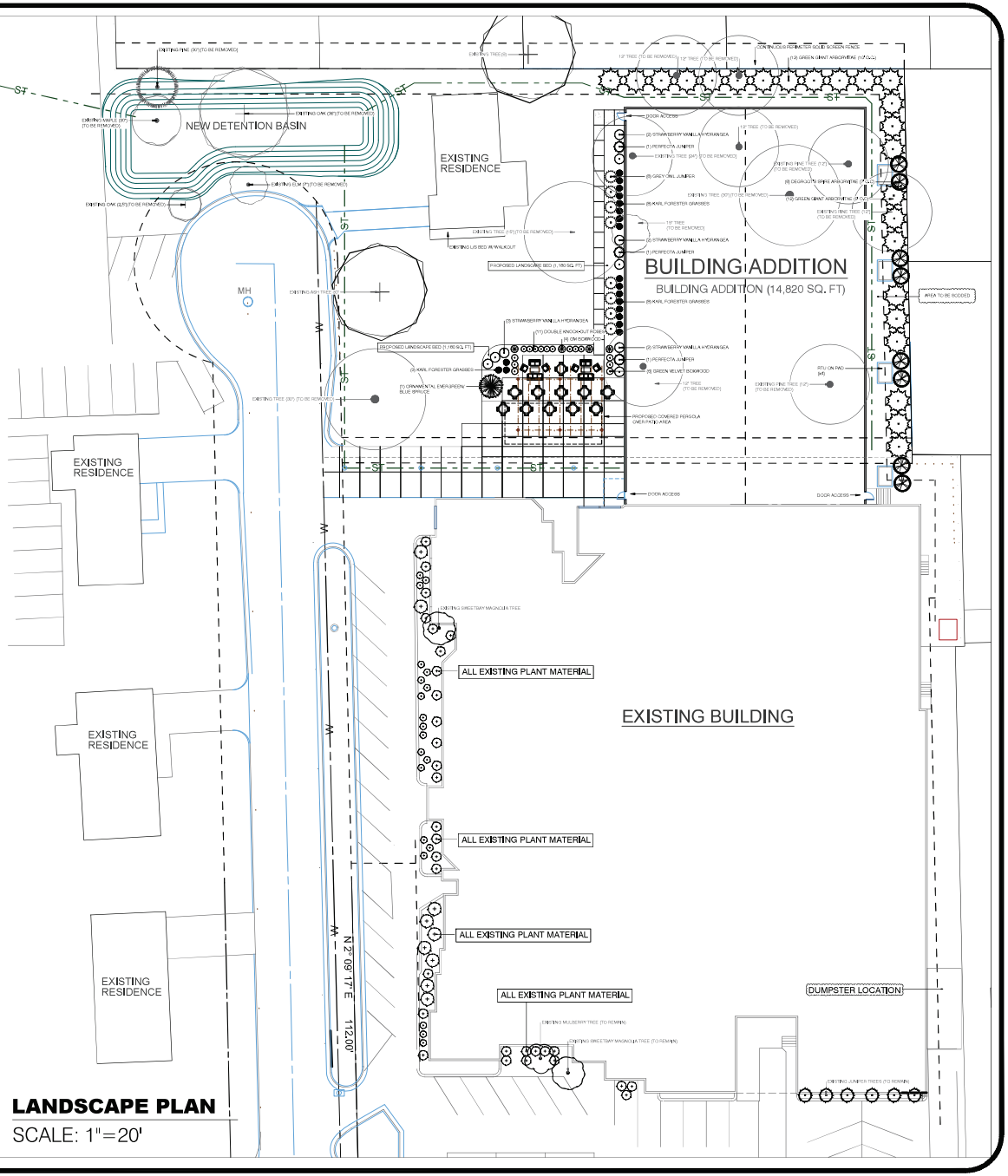
NORTH

0 20 40 60 80 feet

1" = 20'




## LANDSCAPE PLAN

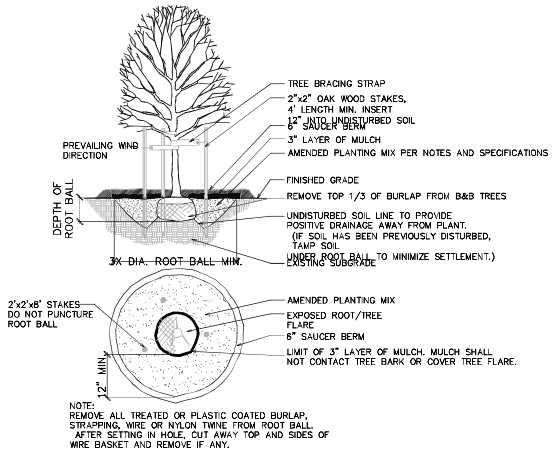
SCALE: 1"=20'

SHEET: 1 OF 1
DATE: 2/6/24
DRAWN BY: MC
SCALE: 1"=20'

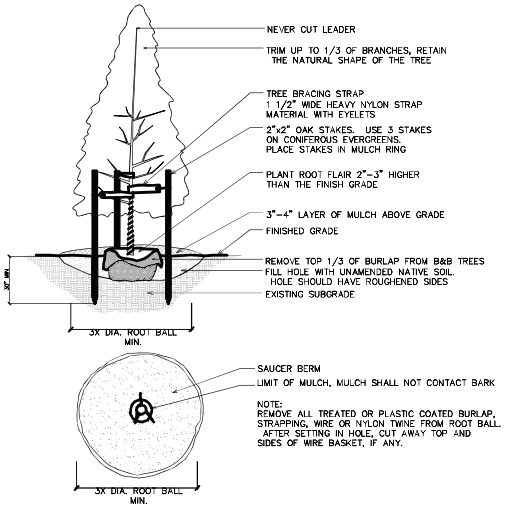
H AND H COLOR LAB
8906 E. 67TH STREET
RAYTOWN, MO 64133

ROSEHILL GARDENS
Roots a Century Deep
816-941-4777 - 311 E. 135th Street - Kansas City, MO 64145 - www.RosehillGardens.com

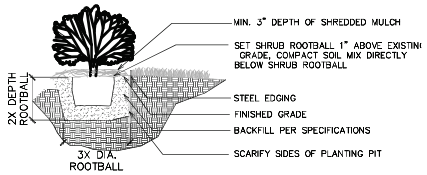
# H AND H COLOR LAB: PLANTING DETAIL SHEET



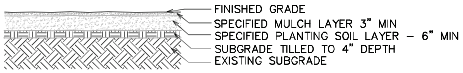

1 TREE PLANTINGS
SCALE: N.T.S.




2 EVERGREEN PLANTINGS
SCALE: N.T.S.




3 SHRUB BED PLANTINGS
SCALE: N.T.S.




4 ORNAMENTAL GRASSES/ PERENNIAL/ ANNUAL BED PLANTINGS
SCALE: N.T.S.

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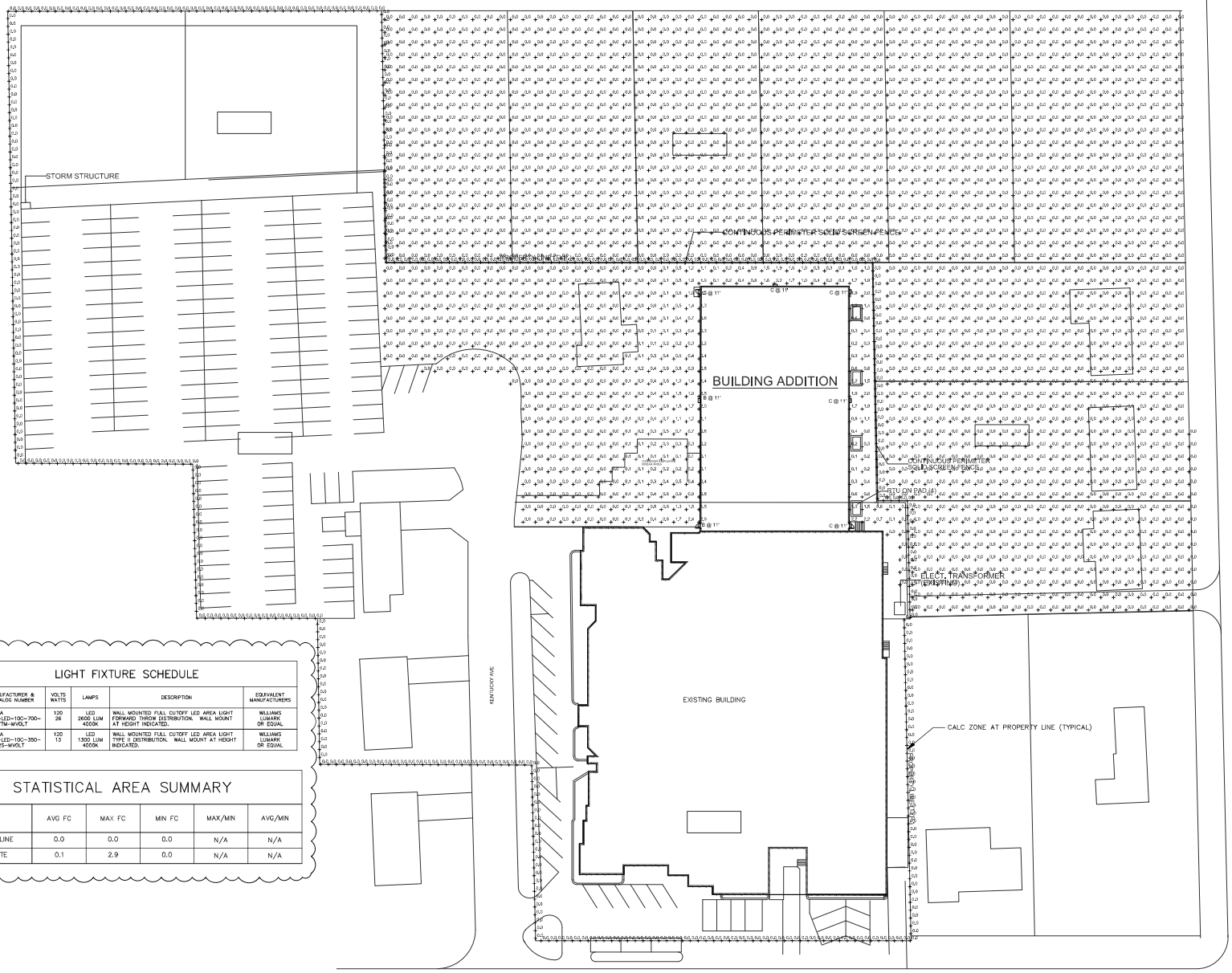
SHEET: 1 OF 1
DATE: 1/22/24
DRAWN BY: MC
SCALE: NTS

H AND H COLOR LAB: PLANTING DETAILS
RAYTOWN, MO 64133

ROSEHILL GARDENS
Roots a Century Deep
816-941-4777 - 311 E. 135th Street - Kansas City, MO 64145 - www.RosehillGardens.com




SITE PHOTOMETRIC PLAN
SCALE: 1" = 30'

## LIGHT FIXTURE SCHEDULE

| MARK NO. | MANUFACTURER & CATALOG NUMBER | VOLTS WATTS | LAMPS | DESCRIPTION | EQUIVALENT MANUFACTURERS |
|---|---|---|---|---|---|
| B | LITHONIA DSXW1-LED-10C-700-40K-TFTM-MVOLT | 120 26 | LED 2600 LUM 4000K | WALL MOUNTED FULL CUTOFF LED AREA LIGHT FORWARD THROW DISTRIBUTION. WALL MOUNT AT HEIGHT INDICATED. | WILLIAMS LUMARK OR EQUAL |
| C | LITHONIA DSXW1-LED-10C-350-40K-T2S-MVOLT | 120 13 | LED 1300 LUM 4000K | WALL MOUNTED FULL CUTOFF LED AREA LIGHT TYPE II DISTRIBUTION. WALL MOUNT AT HEIGHT INDICATED. | WILLIAMS LUMARK OR EQUAL |

## STATISTICAL AREA SUMMARY

| AREA | AVG FC | MAX FC | MIN FC | MAX/MIN | AVG/MIN |
|---|---|---|---|---|---|
| PROPERTY LINE | 0.0 | 0.0 | 0.0 | N/A | N/A |
| ENTIRE SITE | 0.1 | 2.9 | 0.0 | N/A | N/A |

BC ENGINEERS INCORPORATED
5720 Reeder
Shawnee, KS 66203
(913)262-1772

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PE COA #2009003629

3/30/2024

STATE OF MISSOURI
DARIN T. SEIDEL
NUMBER
PE-2009003629
PROFESSIONAL ENGINEER

BC PROJECT #23858

INTEGRAL DESIGN ARCHITECTURE
8858 REEDS RD, OVERLAND PARK, KS 66207

A PROJECT FOR:
H & H COLOR LAB
8906 E 67TH ST, RAYTOWN, MO 64133

ISSUE DATE:
01/24/24

REVISION:
1 CITY COMMENTS

SHEET TITLE
SITE PHOTOMETRIC PLAN

PH1

# RECEIPT (REC-029476-2024)
# FOR CITY OF RAYTOWN

**BILLING CONTACT**
Integral Design Architecture
David Joiner

Payment Date: 01/26/2024

| Reference Number | Fee Name | Transaction Type | Payment Method | Amount Paid |
|---|---|---|---|---|
| SPLAN-000163-2024 | Final Site Plan Fee | Fee Payment | Check #3547 | $300.00 |
| 8906 E 67TH ST Raytown, MO 64133 | | | **SUB TOTAL** | **$300.00** |
| | | | **TOTAL** | **$300.00** |

INTEGRAL DESIGN
ARCHITECTURE

8836 REEDS ROAD
OVERLAND PARK
KANSAS 66207
TEL 913–383–3738

Date: 2-05-24

Jason Hanson
Public Works Department
City of Raytown
10000 East 59th Street
Raytown, Missouri 64133

**RE: H + H COLOR LAB BUILDING EXPANSION – STORMWATER DESIGN**

Dear Jason,

We would like to respectfully request your consideration to allow us to submit the final stormwater design as a deferred submittal during the permit review phase this month. The reason for this request is to allow extra time to fully prepare the required documentation including stormwater system design (collection system pipes & inlets), detention basin design, and erosion & sediment control plan design.

We have been delayed in completing these drawings due to delays associated with the surveying company in providing accurate topographic information to base our final design on. We now have the completed topo survey and are working diligently on the final stormwater and erosion & sediment control plans, details & specifications.

Our civil engineer strongly believes the concept stormwater management design will successfully function as required and the final documentation to be furnished as a deferred submittal will demonstrate this to be true.

Thank you for your consideration of our request.

Sincerely,

David L Joiner RA
Integral Design Architecture

# Public Works Department

**10000 East 59th Street**
**Raytown, Missouri 64133**
**(816) 737-6012**
**www.raytown.mo.us**


February 6, 2024

Mr. David Joiner
Integral Design Architecture
8836 Reeds Road
Overland Park, KS 66207

Re: H+H Color Lab ("Applicant") Building Expansion – Request to Defer Stormwater Design submittals

Dear Mr. Joiner,

Pursuant to your letter dated February 5, 2024 in which you request to defer the stormwater design submittal, the City of Raytown Public Works Dept. is agreeable to deferring the stormwater design submittal as further explained below.

More specifically, pursuant to Section 50-521(b)(15) of the Raytown Municipal Code, an application for considering a final site plan shall include: ***All existing and proposed storm water collection, detention, and retention facilities, including location, dimensions, capacity and final plans, along with erosion control plans***.

In the ordinance approving the Applicant's Final Site Plan, which will be considered by the Raytown Board of Aldermen on February 13, 2024, staff will include a condition that the Applicant submit and have approved all required engineering documents *before any utility permits or construction permits are to be issued*. The required engineering documents are as follows:

- Private stormwater system design (collection system pipes & inlets).
- Stormwater detention basin calculations and design.
- Erosion & sediment control plan design.

The above condition is not applicable to any permits related to the demolition of existing structures.

If you have any questions, please call me at 816-737-6092 or e-mail jasonh@raytown.mo.us.

Sincerely,

Jason M. Hanson

Jason M. Hanson
City Engineer

Official Receipt

Jackson County, MO

# 2023 Property Tax

**Paid October 25th, 2023**

## Receipt Details

**Receipt Number**
13679406

**Amount Applied**
$114,084.25

**Payer Name**
H & H COLOR LAB INC

**Tender Type**
ELECTRONIC CHECK

**Payer Address**
8906 E 67TH ST
RAYTOWN, MO 64133

## Real Property

Property Account Number 45-230-15-31-00-0-00-000

**Name**
H & H COLOR LAB INC

**Address**
6612 LANE AVE
RAYTOWN, MO 64133

**Since**
1980-01-01

**To**
--

**Legal Line**
RAYTOWN HIGHLANDS LOT 4 (EX W 20')

## Tax Year 2023

Receipt Details

| Amount Applied | Unpaid Balance | Description |
|---|---|---|
| $1,814.58 | $0.00 | A/V Principal-Reside |

Distribution of Districts

**STATE BLIND PENSION**
$6.08
**BOARD OF DISABLED SERVICES**
$14.50
**MENTAL HEALTH**
$19.30
**METRO JUNIOR COLLEGE**
$36.05
**MID-CONTINENT LIBRARY**
$58.95
**CITY - RAYTOWN**
$76.80
**JACKSON COUNTY**
$103.61
**FIRE DISTRICT - RAYTOWN**

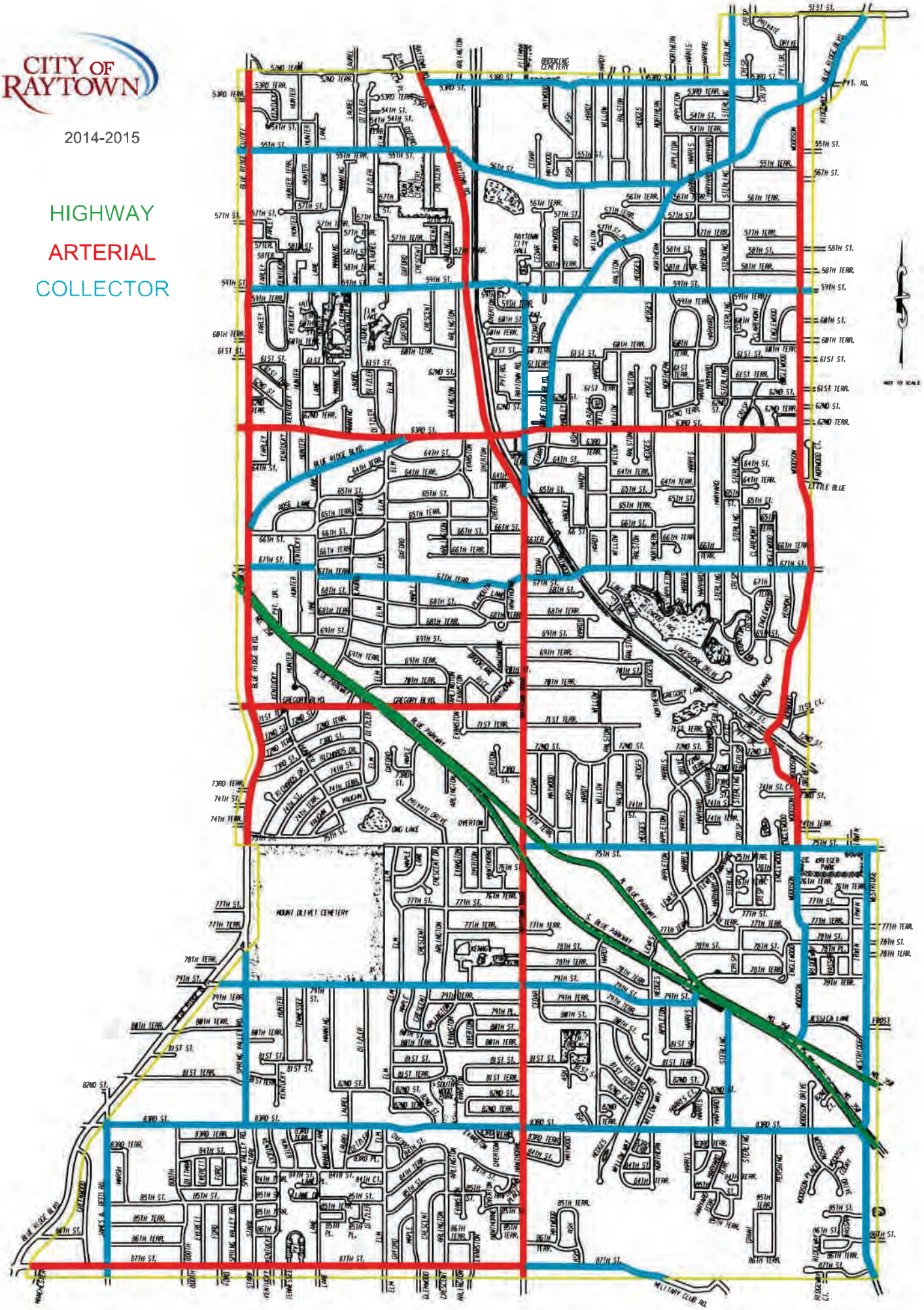
CITY OF RAYTOWN

2014-2015

HIGHWAY

ARTERIAL

COLLECTOR



$219.37
**RAYTOWN SCHOOL C-II**
$1,279.93

## Real Property
Property Account Number 45-230-15-42-00-0-00-000

**Name**
H & H COLOR LAB INC

**Address**
8903 E 66TH ST
RAYTOWN, MO 64133

| Since | To |
|---|---|
| 2014-06-12 | -- |

**Legal Line**
H & H COLOR LAB---LOT 3

## Tax Year 2023
Receipt Details

| Amount Applied | Unpaid Balance | Description |
|---|---|---|
| $2,691.14 | $0.00 | A/V Principal-Reside |

Distribution of Districts
**STATE BLIND PENSION**
$9.01
**BOARD OF DISABLED SERVICES**
$21.51
**MENTAL HEALTH**
$28.62
**METRO JUNIOR COLLEGE**
$53.46
**MID-CONTINENT LIBRARY**
$87.43
**CITY - RAYTOWN**
$113.89
**JACKSON COUNTY**
$153.66
**FIRE DISTRICT - RAYTOWN**
$325.34
**RAYTOWN SCHOOL C-II**
$1,898.21

## Real Property
Property Account Number 45-230-15-43-00-0-00-000

**Name**
H & H COLOR LAB INC

**Address**
8905 E 66TH ST
RAYTOWN, MO 64133

| Since | To |
|---|---|
| 2014-06-12 | -- |

**Legal Line**
H & H COLOR LAB---LOT 2

## Tax Year 2023
Receipt Details

| Amount Applied | Unpaid Balance | Description |
|---|---|---|
| $3,444.49 | $0.00 | A/V Principal-Reside |

## Distribution of Districts

**STATE BLIND PENSION**
$11.53
**BOARD OF DISABLED SERVICES**
$27.53
**MENTAL HEALTH**
$36.64
**METRO JUNIOR COLLEGE**
$68.43
**MID-CONTINENT LIBRARY**
$111.91
**CITY - RAYTOWN**
$145.78
**JACKSON COUNTY**
$196.67
**FIRE DISTRICT - RAYTOWN**
$416.41
**RAYTOWN SCHOOL C-II**
$2,429.60

---

## Real Property

Property Account Number 45-230-15-44-00-0-00-000

**Name**
H & H COLOR LAB INC

**Address**
8906 E 67TH ST
RAYTOWN, MO 64133

| Since | To |
|---|---|
| 2014-06-12 | -- |

---

**Legal Line**
H & H COLOR LAB---LOT 1

---

## Tax Year 2023

Receipt Details

| Amount Applied | Unpaid Balance | Description |
|---|---|---|
| $52,881.74 | $0.00 | A/V Principal-Commer |
| $9,459.07 | $0.00 | A/V Principal-Reside |
| $8,481.15 | $0.00 | Replacement Tax |

## Distribution of Districts

**STATE BLIND PENSION**
$177.06
**BOARD OF DISABLED SERVICES**
$422.58
**MENTAL HEALTH**
$562.46
**METRO JUNIOR COLLEGE**
$1,050.55
**MID-CONTINENT LIBRARY**
$1,718.07
**CITY - RAYTOWN**
$2,238.03
**JACKSON COUNTY**
$3,019.45
**FIRE DISTRICT - RAYTOWN**
$6,393.02
**RAYTOWN SCHOOL C-II**
$37,300.51
**STATE BLIND PENSION**

$31.67
**BOARD OF DISABLED SERVICES**
$75.59
**MENTAL HEALTH**
$100.61
**METRO JUNIOR COLLEGE**
$187.91
**MID-CONTINENT LIBRARY**
$307.31
**CITY - RAYTOWN**
$400.32
**JACKSON COUNTY**
$540.10
**FIRE DISTRICT - RAYTOWN**
$1,143.53
**RAYTOWN SCHOOL C-II**
$6,672.02

## Personal Property
### Property Account Number 03853250B

**Name**
H & H COLOR LAB INC

**Address**
8906 E 67TH ST
RAYTOWN, MO 64133

**Since**
2001-08-31

**To**
--

## Tax Year 2023
### Receipt Details

**Type**
TRUCK

**Make**
FORD

**Model**
CAB AND CHAS

**Series**
UNSPECIFIED

**Model Year**
2016

**Item ID**
1FDWE3FLXGDC07699

**Plate Number**
--

**Type**
TRUCK

**Make**
CHRYSLER

**Model**
TOWN AND COUNTRY

**Series**
4D 2WD

**Model Year**
2014

**Item ID**
2C4RC1BG5ER435740

**Plate Number**
--

**Name on Title 1**
H & H COLOR LAB

**Type**
TRUCK

**Make**
LEXUS

**Model**
RX

**Series**
4D AWD

**Model Year**
2021

**Item ID**
2T2YGMDA7MC062883

**Plate Number**
--

**Name on Title 1**
H & H COLOR LAB INC

**Name on Title 2**
WAYNE BERRY HAUB

**Amount Applied**
$35,287.08

**Unpaid Balance**
$0.00

**Description**
A/V Principal-Regular

| Amount Applied | Unpaid Balance | Description |
|---|---|---|
| $25.00 | $0.00 | Merchants/Manufacturers Licenses |

## Distribution of Districts

**STATE BLIND PENSION**
$118.15
**BOARD OF DISABLED SERVICES**
$281.98
**MENTAL HEALTH**
$375.32
**METRO JUNIOR COLLEGE**
$701.02
**MID-CONTINENT LIBRARY**
$1,146.44
**CITY - RAYTOWN**
$1,493.40
**JACKSON COUNTY**
$2,014.83
**FIRE DISTRICT - RAYTOWN**
$4,265.96
**RAYTOWN SCHOOL C-II**
$24,889.99

**Any unpaid balance will continue to accumulate interest, penalties, and fees.**

This receipt reflects the amount of any current unpaid balance at the time this receipt is generated. It does not include any such interest, penalties and fees that are later accrued. Changes to the account may change the unpaid balance amount.

If this payment does not clear your financial institution, this receipt is void and you may receive a returned item fee and late penalty. Please verify with your financial institution that this payment has cleared.

ELECTRONICALLY RECORDED
JACKSON COUNTY, MISSOURI
04/20/2012 04:32:10 PM
TD FEE: $ 24.00 2 Pages
INSTRUMENT NUMBER:
2012E0042791

# Trustee's Deed

**(Out of Trust)**

***This Deed,*** made and entered into on April 20, 2012, by and between **Grantor(s):** Clem M. LaMar, Leatha L. LaMar, and Glenna S. Marshall, Trustees, or their successors in trust, of the Clem M. LaMar and Leatha L. LaMar Revocable Living Trust, Dated December 2, 2007, whose address is 2500 Still Meadow Lane, Blue Springs, MO of the County of Jackson, State of MO and **Grantee(s):** H & H Color Lab, Inc. corporation of the County of Jackson, State of MO. **Mailing Address of the Grantee(s):** 8906 East 67th Street, Raytown, MO 64133

***Witnesseth,*** that the trust is in full force and effect and has not terminated or been revoked, and Grantor(s) is/are the duly appointed qualified and currently acting trustee(s) under the above referenced trust. The Grantor(s), for and in consideration of the sum of One Dollar ($1.00) and other valuable consideration paid by the Grantee(s), the receipt of which is hereby acknowledged, does/do by these presents ***Grant, Bargain and Sell, Convey and Confirm*** unto the Grantee(s), the following described Real Estate, situated in the County of Jackson and State of Missouri, to-wit:

LOT 13, RAYTOWN HIGHLANDS, A SUBDIVISION IN THE CITY OF RAYTOWN, JACKSON COUNTY, MISSOURI.

Grantor herein states and affirms that Clem M. LaMar and Leatha L. LaMar were married continuously, never having been divorced, from the time they acquired title to the subject property herein described, until the death of Leatha L. LaMar on June 25th, 2012 in Jackson County.

Subject to Building lines, easements, restrictions and conditions of record, if any, and to any zoning laws or ordinances affecting the herein described property.

***To Have and To Hold*** the same, together with all rights and appurtenances to the same belonging, unto the Grantee(s) and to the heirs and assigns of such Grantee(s) forever.

The Grantor(s) hereby covenanting that Grantor(s) and the heirs, executors, administrators, and assigns of such Grantor(s), shall and will ***Warrant and Defend*** the title to the premises unto the Grantee(s), and to the successors and assigns of such Grantee(s) forever, against the lawful claims of all persons whomsoever, excepting, however, the general taxes for the calendar year 2012 and thereafter, and special taxes becoming a lien after the date of this deed.

***In Witness Whereof,*** the Grantor(s) has/have executed these presents the day and year first above written.

File No.: 1255530 First American Title

Clem M. LaMar, Leatha L. LaMar, and
Glenna S. Marshall, Trustees, or their
successors in trust, of the Clem M. LaMar
and Leatha L. LaMar Revocable Living Trust,
Dated December 2, 2007

Clem M. LaMar, Trustee

Glenna S. Marshall, Trustee

---

State of Missouri }
} ss.
County of Jackson }

On April 20th, 2012, before me, personally appeared Clem M. LaMar, Trustee, Glenna S. Marshall Trustee known to be the person(s) who executed the foregoing instrument in behalf of Clem M. LaMar, Leatha L. LaMar, and Glenna S. Marshall, Trustees, or their successors in trust, of the Clem M. LaMar and Leatha L. LaMar Revocable Living Trust, Dated December 2, 2007

and acknowledged to me that they executed the same for the purposes therein stated.

***In Testimony Whereof,*** I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

Joyce A Wrinkle Notary Public

My Term Expires: May 21, 2012

**Joyce A. Wrinkle**
**Notary Public-Notary Seal**
**State of Missouri**
**County of Jackson**
**My Commission Expires May 21, 2012**
**Commission # 08413917**

File No.: 1255530