TENTATIVE AGENDA
RAYTOWN BOARD OF ALDERMEN
SEPTEMBER 3, 2024
REGULAR SESSION NO. 34
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 September 3, 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: 872 2889 5875
Passcode: 423550

OPENING SESSION

Invocation/Pledge of Allegiance
Roll Call

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 August 13, 2024 Board of Aldermen Meeting

R-3626-24: A RESOLUTION AUTHORIZING AND APPROVING THE APPOINTMENT OF DIRECTORS TO THE LAUREL 350 HWY COMMUNITY IMPROVEMENT DISTRICT BOARD OF DIRECTORS. Point of Contact: Missy Wilson, Assistant City Administrator/Economic Development Administrator.

NEW BUSINESS

2. Public Hearing: A public hearing to consider a Conditional Use Permit for property located at 6240 Raytown Road.

   2a. **FIRST READING: Bill No. 6678-24, Section XIII. AN ORDINANCE** APPROVING ISSUANCE OF A CONDITIONAL USE PERMIT TO ANTENISHA JIMERSON, ROYAL MANSION DÉCOR EVENT SPACE PLANNING & WORKSHOP, TO OPERATE AN "ASSEMBLY ROOM" FACILITY AT 6240 RAYTOWN TRAFFICWAY IN AN NC, NEIGHBORHOOD COMMERCIAL, DISTRICT WITHIN THE CITY OF RAYTOWN, JACKSON COUNTY, MISSOURI. Point of Contact: Diane Egger, Community Development Director.

3. **FIRST READING: Bill No. 6679-24, Section VI-B-1. AN ORDINANCE** AUTHORIZING AND APPROVING THE ACCEPTANCE OF EASEMENTS IN CONNECTION WITH THE 59TH STREET AND RAYTOWN ROAD STORM WATER IMPROVEMENT PROJECT Point of Contact: Robinson Camp, Public Works Director.

   ★ Staff is requesting a suspension of the rules.

4. **R-3627-24: A RESOLUTION** AUTHORIZING AND APPROVING THE PROFESSIONAL SERVICES OF LEATH & SONS, INC. FOR EMERGENCY STORM WATER REPAIR AT 5417 STERLING AND RATIFYING THE EXPENDITURE OF FUNDS FOR THE REPAIR IN THE AMOUNT OF $75,000.00. Point of Contact: Robinson Camp, Public Works Director.

5. **R-3628-24: A RESOLUTION** AMENDING THE FISCAL YEAR 2023-2024 BUDGET RELATED TO FLEET MAINTENANCE. Point of Contact: Robinson Camp, Public Works Director.

ADJOURNMENT

MINUTES
RAYTOWN BOARD OF ALDERMEN
AUGUST 20, 2024
REGULAR SESSION NO. 33
RAYTOWN CITY HALL
10000 EAST 59TH STREET
RAYTOWN, MISSOURI 64133
AND
ONLINE ZOOM WEBINAR
7:00 P.M.
(IMMEDIATELY FOLLOWING THE 6:00 P.M. COMMITTEE OF THE WHOLE)

Mayor Michael McDonough called the August 20, 2024, Board of Aldermen Regular meeting to order at 7:12 p.m. Alderman Loretha Hayden provided the invocation and led the pledge of allegiance.

Roll was called by Teresa Henry, City Clerk, and the attendance was as follows:

Present: Alderman Bonnaye Mims, Alderman Loretha Hayden, Alderman Diane Krizek, Alderman Janet Emerson, Alderman Ian Scott, Alderman Bill Van Buskirk, Alderman Jim Aziere, Alderman Ryan Myers, Alderman Theresa Garza

Absent: Alderman Greg Walters

Proclamations/Presentations

Mayor McDonough presented a proclamation honoring Bill Price.

Public Comments

None

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

Comments and reports were shared by Aldermen Mims and Hayden.

1. STUDY SESSION

ARPA Update
Damon Hodges, City Administrator

The item was presented by Damon Hodges, City Administrator.

DRAFT

LEGISLATIVE SESSION

2. 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 August 13, 2024 Board of Aldermen Meeting

Alderman Mims, seconded by Alderman Hayden, made a motion to adopt. The motion was approved by a vote of 7-0-1-2

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

ADJOURNMENT

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

The meeting adjourned at 7:43 p.m.

_____
Teresa M Henry, City Clerk, MRCC

DRAFT

CITY OF RAYTOWN
Request for Board Action

DATE SUBMITTED: 08/21/2024

MEETING DATE: September 3, 2024

SUBMITTED BY: **DEPARTMENT: Administration**

Document Type: Resolution

SUBJECT/REQUEST

R-3626-24: Approving the following Directors as appointed to their respective terms, to serve until their successors are appointed.

BACKGROUND/JUSTIFICATION

On April 13, 2021, the Board of Aldermen approved Ordinance 5668-21 authorizing the creation of the Laurel 350 HWY Community Improvement District (CID). The Community Improvement District was created to reimburse and, if applicable, finance obligations issued by the CID for the purpose of demolition, renovation and construction of improvements, as well as any public infrastructure in the general area of 9002-9014 Hwy 350 and 6920 Laurel.

Per the approved CID petition, the CID imposes a 1% sales tax on all sales made within the boundaries of the CID.

Per terms of the approved Petition establishing the CID, the nominees for positions on the CID Board of Directors must be approved by the Board of Aldermen. As such, the action before you requests approval of the following proposed Directors for the assigned terms:

Beto Lopez: 10/1/2023 – 10/31/2025
Nathan Prather: 09/02/2024-10/31/2025
Paul Guastello, Jr.: 09/02/2024-10/31/2028
Charles V. Cuda: 09/02/2024-10/31/2028
Michelle Wilson: 10/1/2023 – 10/31/2025

The above nominees meet the qualifications outlined in the CID petition.

RECOMMENDED MOTION

Approve the Laurel 350 Hwy Community Improvement District Board of Directors Slate

PREVIOUS ACTION

On April 13, 2021, the Board of Aldermen approved Ordinance 5668-21 authorizing the creation of the Laurel 350 HWY Community Improvement District (CID). The Community Improvement District was created to reimburse and, if applicable, finance obligations issued

by the CID for the purpose of demolition, renovation and construction of improvements, as well as any public infrastructure in the general area of 9002-9014 Hwy 350 and 6920 Laurel.

On April 20, 2021, the Board of Aldermen approved Resolution R-3374-21 appointing Assistant City Administrator Michelle Wilson as a City representative on the Laurel 350 Hwy Community Improvement District Board of Directors.

COMMISSION/COMMITTEE REVIEW

FINANCIAL IMPACT

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

REVIEWED BY

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Reso Appointing CID Laurel 350 HWY BOD 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:		

RESOLUTION NO.: R-3626-24

A RESOLUTION AUTHORIZING AND APPROVING THE APPOINTMENT OF DIRECTORS TO THE LAUREL 350 HWY COMMUNITY IMPROVEMENT DISTRICT BOARD OF DIRECTORS

WHEREAS, the Laurel 350 Hwy Community Improvement District (CID), which was formed by Ordinance, adopted by the Board of Aldermen on April 13, 2021, is a political subdivision created under the authority of the Missouri Community Improvement District Act ("Act"), Sections 67.1401 et seq. RSMo, as amended, and is transacting business exercising the powers granted by the Act; and

WHEREAS, the District is governed by a five (5) member Board of Directors consisting of four members who represent the Developer and one member who represents the City; and

WHEREAS, to be qualified to serve on the Board of Directors a person shall be a citizen of the United States and have resided in the State of Missouri for at least one year preceding the submittal date of the petition; and

WHEREAS, pursuant to the provision of the approved Petition for the Creation of the Laurel 350 Hwy Community Improvement District successor directors shall be appointed by the Mayor, with the consent of the Board of Aldermen; and

WHEREAS, Beto Lopez, Nathan Prather, Paul Guastello, Jr., Charles Cuda and Michelle Wilson, have been nominated by the existing Board of Directors of the District.

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

THAT, the following Directors are appointed to their respective terms, to serve until their successors are appointed.

Beto Lopez: 10/1/2023 – 10/31/2025
Nathan Prather: 09/02/2024-10/31/2025
Paul Guastello, Jr.: 09/02/2024-10/31/2028
Charles V. Cuda: 09/02/2024-10/31/2028
Michelle Wilson: 10/1/2023-10/31/2025

PASSED AND ADOPTED by the Board of Aldermen and **APPROVED** by the Mayor of the City of Raytown, Missouri, the 3rd day of September, 2024.

_____
Michael McDonough, Mayor

ATTEST:

_____
Teresa M. Henry, City Clerk

Approved as to Form:

_____
Jennifer Baird, City Attorney

CITY OF RAYTOWN
Request for Board Action

DATE SUBMITTED: 08/27/2024

MEETING DATE: September 3, 2024

SUBMITTED BY: **DEPARTMENT: Administration**

Document Type: Ordinance

SUBJECT/REQUEST

FIRST READING: Bill No. 6678-24, Section XIII Approval of a Conditional Use Permit for an Assembly Room Use at 6240 Raytown Trafficway

BACKGROUND/JUSTIFICATION

The applicant, Antenisha Jimerson, is requesting the approval of a Conditional Use Permit for the *"Assembly Room"* land use for the purpose of having an event and workshop space at 6240 Raytown Trafficway, located within the Center 63 Shopping Center. Event spaces are permitted in the NC, Neighborhood Commercial Zoning District with the approval of a Conditional Use Permit. The maximum occupancy will be 300 people based on building and fire code requirements. There will be one more staff member in addition to the applicant.

RECOMMENDED MOTION

Approval with Conditions

PREVIOUS ACTION

The application was heard by the Planning & Zoning Commission on August 1, 2024. They voted to recommend Approval with Conditions.

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

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Ord CUP 6420 Raytown Road-Royal Mansion
2. PZ_FULL_PACKET_August.1.2024

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:		

AN ORDINANCE APPROVING ISSUANCE OF A CONDITIONAL USE PERMIT TO ANTENISHA JIMERSON, ROYAL MANSION DÉCOR EVENT SPACE PLANNING & WORKSHOP, TO OPERATE AN "ASSEMBLY ROOM" FACILITY AT 6240 RAYTOWN TRAFFICWAY IN AN NC, NEIGHBORHOOD COMMERCIAL, DISTRICT WITHIN THE CITY OF RAYTOWN, JACKSON COUNTY, MISSOURI

WHEREAS, Application PZ-2024-10, was duly submitted on or about June 14, 2024, by Antenisha Jimerson, Royal Mansion Decor Event Space Planning & Workshop, requesting approval of a Conditional Use Permit to operate an Assembly Room on property located at 6240 Raytown Trafficway within an NC, Neighborhood Commercial, District in the City of Raytown, Jackson County, Missouri (the "Application"); and

WHEREAS, the Application was considered by the Planning Commission on August 1, 2024, and by a vote of 7 in favor, 0 against, rendered a report to the Board of Aldermen recommending that the Application be approved; and

WHEREAS, after opening the public hearing, considering all testimony and the record, and then closing the public hearing, 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 subject to conditions.

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

SECTION 1 – APPROVAL OF CONDITIONAL USE PERMIT. That the Application for approval of a Conditional Use Permit to operate an Assembly Room on property located at 6240 Raytown Trafficway within an NC, Neighborhood Commercial, District in the City of Raytown, Jackson, County, Missouri is hereby approved and issued to Antenisha Jimerson, Royal Mansion Decor Event Space Planning & Workshop,

SECTION 2 – CONDITIONS OF APPROVAL. That the Application for approval of a Conditional Use Permit to operate an Assembly Room on property located at 6240 Raytown Trafficway within an NC, Neighborhood Commercial, District in the City of Raytown, Jackson County, Missouri, be approved and issued to Antenisha Jimerson, Royal Mansion Decor Event Space Planning & Workshop, subject to the following conditions as contained in the staff report and as approved by the Planning Commission:

1. The maximum occupancy must not exceed 300 persons.
2. Intent to serve alcohol by the drink on the premises shall require an application to be filed with the City and a permit be issued for such activity before any drinks are served;
3. The required parking stalls must be properly striped including ADA-compliant handicap stalls.
4. The business must comply with all applicable local, state, and federal laws and regulations.
5. The Conditional Use Permit shall not be transferrable beyond the initial intended end-user, Antenisha Jimerson (d/b/a/ Royal Mansion Décor Event Space Planning & Workshop) and will not be transferrable to another location.
6. Signage must be properly permitted and is a separate process.

7. Failure to comply with any of the conditions or provisions contained in the signed ordinance shall constitute violations of both this ordinance and the City's Zoning Code and shall be cause for revocation of the Conditional Use Permit granted herein in addition to other penalties contained in the City Code.

SECTION 3 – REPEAL OF ORDINANCES IN CONFLICT. All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

SECTION 4 – 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 5 – 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 September, 2024.

_____
Michael McDonough, Mayor

ATTEST:

_____
Teresa M. Henry, City Clerk

Approved as to Form:

_____
Jennifer M. Baird, City Attorney

CITY OF RAYTOWN

PLANNING & ZONING COMMISSION

AGENDA

Raytown City Hall
Board of Aldermen Meeting Chambers
10000 East 59th Street
August 1, 2024
7:00 pm

1. **Welcome by Chairperson**

2. **Call meeting to order and Roll Call**

Meyers:	Thurman:	Emerson:	Sneddon:
Jean-Paul:	Frazier:	Stock:	Bruenger:

3. **Approval of Minutes – May 2, 2024, Regular Meeting Minutes**
   a) Revisions
   b) Motion
   c) Second
   d) Additional Board Discussion
   e) Vote

4. **Public Discussion (Regarding matters not on this agenda only)**

5. **Old Business: None**

6. **New Business:**
   A. Case No.: <u>PZ-2024-10</u>
   Applicant: Antenisha Jimerson
   Reason: Requesting the approval of a Conditional Use Permit for an "*Assembly Room*" to be located at the property addressed as 6240 Raytown Trafficway.
      1. Introduction of Application by Chair
      2. Explanation of any ex parte' communication from Commission members regarding the application.
      3. Swearing in of all speakers by City Attorney that plan to give testimony during hearing.
      4. Enter Additional Relevant City Exhibits into the Record:
         a. Staff Report
         b. Application Supporting Documents and PowerPoint Presentation.
      5. Introduction of Application and Power Point by Staff
      6. Presentation of Application by Applicant

7. Enter Relevant Applicant's Exhibits into Record as Necessary
8. Request for Public Comment by Chairman
9. Additional Staff Comments and Recommendation
10. Commission Discussion
11. Commission Decision to Approve, Conditionally Approve or Deny the Application
    a. Motion
    b. Second
    c. Additional Board Discussion
    d. Vote

7. Other Business: The Lakota Group requests that a Special Planning Commission Meeting be held on Tuesday, September 10, 2024 at 7:00 PM.

8. Set Future Meeting Date – The next Regular Planning Commission Meeting is Scheduled for Thursday, September 5, 2024, at 7:00 PM. A Special Planning Commission Meeting will be held on September 10, 2024 at 7:00pm in the City Hall Council Chambers.

9. Adjourn

CITY OF RAYTOWN

PLANNING & ZONING COMMISSION

REGULAR MEETING

MINUTES

May 2, 2024
7:00 pm
Council Meeting Chambers

DRAFT

1. **Welcome by Chairman Meyers.** Chairman Meyers called the meeting to order at 7:00 PM.

2. **Call meeting to order and Roll Call.** David Frazier substituted for Ms. Stock as role of secretary.

Thurman: Present	Jean-Paul: Absent	Frazier: Present
Emerson: Present	Meyers: Present	Sneddon: Present
Bruenger: Present	Stock: Absent	

3. **Approval of Minutes:** Minutes of March 7, 2024, Regular Meeting were approved 6-0-2 upon a motion by Ms. Emerson and a second by Ms. Thurman.

4. **Public Discussion:** None.

5. **Old Business:** None.

6. **New Business:**

   A. **Case No.: <u>PZ-2024-04</u>**
   Applicant: Thiago Guerra
   Reason: Requesting the approval of a Rezoning for a portion of the Brywood Centre Development from R-3, High-Density Residential to NC, Neighborhood Commercial for Parcel ID #: 45-310-05-68-00-0-00-000, generally located at the northwest corner of Blue Ridge Cutoff and 62nd Street.

   1. **Introduction of Applications by Chairman.**

      Chairman Meyers introduced the applications.

   2. **Explanation of any Ex Parte Communications Regarding the Applications.**

      No members reported any ex parte communications regarding these applications.

   3. **Swearing in of all speakers by City Attorney that plan to give testimony during hearing.**

   4. **Enter Relevant Exhibits into the Record.**

Planning & Zoning Coordinator, Shana Kelly, entered the staff reports and supporting documents into the record.

5. Staff Presentation of Applications.

Shana Kelly, Planning & Zoning Coordinator, provided the staff reports and Power Point, addressing the background of the request, and purpose of the requested Rezoning application.

6. Commission Discussion.

Ms. Emerson inquired about a previous proposal to develop strip center commercial development on the property. Ms. Kelly responded that she was not aware of any previously proposed development on the subject parcel.

Mr. Meyers inquired if anyone had any questions for the applicant, to which no one replied. Mr. Meyers inquired if there was any public comment. There was none.

7. Commission Decision to Approve, Conditionally Approve, or Deny the Rezoning Application.

Ms. Thurman motioned, and Ms. Emerson seconded to recommend approval of the requested Rezoning application to the Board of Aldermen.

VOTE: Motion passed 6-0-2.

B. Case No.: PZ-2024-05
Applicant: Naveed Khalid, Monster Garage LLC.
Reason: Requesting the approval of a Conditional Use Permit for "*Vehicle Repair, Limited*" and for *"Limited Vehicle Sales"* for the property addressed as 8830 E. 350 Highway.

1. Introduction of Application by Chairman.

Chairman Meyer introduced the application.

2. Explanation of any Ex Parte Communications Regarding the Application.

No members reported any ex parte communications regarding this application.

3. Swearing in of all speakers by City Attorney that plan to give testimony during hearing.

4. Enter Relevant Exhibits into the Record.

Shana Kelly, Planning & Zoning Coordinator, entered the staff report and supporting documents into the record.

5. Staff Presentation of Application.

Shana Kelly, Planning & Zoning Coordinator, provided the staff report, addressing the background of the request, and use intentions for the property under the requested Conditional Use Permit.

6. Planning Commission Discussion on Application:

Ms. Thurman inquired if the vehicles that will be for sale will be marked as so. Ms. Kelly responded that that is a code requirement for new and used vehicle sales businesses, but that it is not a requirement for vehicle sales as an accessory use. Ms. Kelly responded that she did not include that condition in order to keep it from appearing as a used car lot, however, that it is a condition that the Planning Commission could add if they felt that it was needed. Mr. Meyers stated that he felt it would be beneficial to require vehicles for sale to be marked in order to prevent there from being more than the allowed six (6). Mr. Bruenger mentioned that he would like to see a similar condition placed on the cars for sale that is required for a vehicle sale lot. Ms. Thurman stated that she would also but would leave it to the rest of the commission members. Mr. Sneddon stated that he also agrees that it would be a good idea. He also inquired if the vehicle sales would only allow for the sale of vehicles that were left behind or if the business owners would be purchasing cars for the purpose of selling them. Ms. Kelly responded that they would only be allowed to sell vehicles that were abandoned and that purchasing vehicles for the purpose of selling them is not allowed with this particular application.

Mr. Frazier inquired about the ownership of the parcels.

7. Applicant's Comments on Application.

Mr. Jim Blomquist, the local representative of the owner, introduced himself and clarified that the same owner owns all the buildings in that parcel. Mr. Frazier inquired if the parking lot would be striped. The applicant responded that yes, it will be. Mr. Frazier inquired if it is the property owner, or the business owner will be constructing the sidewalk. Mr. Blomquist responded that the property owner will be paying for and constructing the sidewalk. Mr. Frazier inquired why this property owner is being required to construct the sidewalk when the subject property does not directly front 350 Highway. Ms. Kelly responded that the same property owner owns both the subject property and the adjacent property that does directly front 350 Highway. Because these properties are in the same ownership, she had requested they develop the sidewalk, and the applicant had agreed. Mr. Frazier stated that he agrees that the cars for sale should be required to be marked as so. Ms. Kelly read the condition for the labeling of vehicles for sale, specific to vehicle sales lots, new and used. spaces.

8. Commission Discussion.

Ms. Thurman moved to incorporate the verbiage into condition #7, which is taken from Section 50-107(b)(28)(f). Mr. Sneddon inquired where vehicles are to be parked. Mr. Blomquist responded. Mr. Sneddon asked the applicant, Mr. Naveed, if he would be able to abide by all the conditions outlined in the staff report. Discussion was had about the number of parking Mr. Frazier seconded the motion that Mr. Thurman had made to modify condition #7.

VOTE: Motion passed 6-0-2.

The public hearing was closed at 7:43pm.

9. Commission Decision to Approve, Conditionally Approve, or Deny Application.

Mr. Bruenger made a motion to recommend approval of the application to the Board of Aldermen subject to the amended condition. Ms. Thurman seconded the motion.

VOTE: Motion passed 6-0-2.

C. Case No.: PZ-2024-06
Applicant: Joshua Miller, Emerald Auto
Reason: Requesting the approval of a Conditional Use Permit for "*Vehicle Repair, Limited*" for the property addressed as 9305 E. 350 Highway.

1. Introduction of Application by Chairman.

Chairman Meyer introduced the application.

2. Explanation of any Ex Parte Communications Regarding the Application.

No members reported any ex parte communications regarding this application.

3. Swearing in of all speakers by City Attorney that plan to give testimony during hearing.

4. Enter Relevant Exhibits into the Record.

Shana Kelly, Planning & Zoning Coordinator, entered the staff report and supporting documents into the record.

5. Staff Presentation of Application.

Shana Kelly, Planning & Zoning Coordinator, provided the staff report, addressing the background of the request, and use intentions for the property under the requested Conditional Use Permit.

6. Planning Commission Discussion on Application:

Mr. Meyers inquired if the applicant would like to speak.

7. Applicant's Comments on Application.

The applicant, Mr. Joshua Miller, stated that his business had previously been located in Raytown and acknowledged that they had had parking issues before, but that those issues will not be a problem this time. Ms. Thurman inquired if there would be any vehicles that they would need to sell. Mr. Miller stated that no, they would not. Mr. Frazier asked if there are

any issues with the building itself. Ms. Kelly stated that she was not aware of any issues with the building, but that part of their commercial use permit requirements will be to have a building inspection performed by the Building Official and the fire department.

8. Commission Discussion.

Mr. Frazier asked if, in the future, we could condition that it is the responsibility of the property owner, not the business owner, to install the sidewalk. Ms. Kelly responded that the City does not get involved in determining who is responsible for its construction, we only make the requirement. More discussion was had regarding who should be responsible for future sidewalks. The City attorney stated that it is the responsibility of the property owner to construct the sidewalk. Ms. Thurman asked the applicant if they were confident that the property owner will construct the sidewalk. Ms. Maranda Miller, wife of Joshua Miller, stated that it will be incorporated into the lease agreement.

9. Commission Decision to Approve, Conditionally Approve, or Deny Application.

Mr. Frazier made a motion to recommend approval of the application to the Board of Aldermen subject to the conditions recommended in the staff report. Ms. Emerson seconded the motion.

VOTE: Motion passed 6-0-2.

D. Case No.: PZ-2024-08
Applicant: City Staff
Reason: Requesting the approval Text Amendment to allow for the "Utility, Major" land use to be included as an approved land use, and to determine the requirements for the development of new and for the expansion of existing major utility facilities.

1. Introduction of Application by Chairman.

Chairman Meyer introduced the application.

2. Explanation of any Ex Parte Communications Regarding the Application.

No members reported any ex parte communications regarding this application.

3. Swearing in of all speakers by City Attorney that plan to give testimony during hearing.

4. Enter Relevant Exhibits into the Record.

Shana Kelly, Planning & Zoning Coordinator, entered the staff report and supporting documents into the record.

5. Staff Presentation of Application.

Shana Kelly, Planning & Zoning Coordinator, provided the staff report, addressing the background of the request, and use intentions for the property under the requested text amendment.

6. **Commission Discussion on Application:**

Mr. Sneddon asked what caused this application to be brought forward at this time. Ms. Kelly responded that we have been approached by new companies wanting to expand their services into Raytown, and we have been approached by existing substations that would like to upgrade and expand their facilities, but that currently, the code does not allow for the construction of new or the expansion of existing substations. Ms. Kelly stated that it is defined in the code, but that we have not developed the provisions for how to deal with those moving forward. Mr. Bruenger asked which zoning districts these substations currently exist in. Ms. Kelly stated that she knew of one that currently exists in an R-1 district, and one that exists in an R-2 district. Mr. Frazier asked why we weren't allowing chain link fences. Ms. Kelly stated that it was chosen for aesthetics and screening, but that they could allow chain link fences if the commission would like to recommend that it be allowed. The commissioners asked additional questions of staff, to which staff and legal counsel responded.

The public hearing was closed at 8:25pm.

7. **Commission Decision to Approve, Conditionally Approve, or Deny Application.**

Mr. Sneddon made a motion to recommend approval of the application to the Board of Aldermen as recommended by staff in the staff report. Ms. Emerson seconded the motion.

VOTE: Motion passed 6-0-2.

7. **Other Business:**

Ms. Kelly announced that the consulting firm for the Comprehensive Plan update, the Lakota Group, will be in town and will hold a community workshop on Wednesday, May 22nd, 6:30pm, at the Raytown School Wellness Center, 10301 State Rte. 350, Raytown, MO 64138. All are encouraged to be there. The commissioners asked questions regarding the meeting, to which staff responded.

8. **Set Future Meeting Date –** No applications have been received for the Thursday, June 6, 2024, meeting. The next Regular Planning Commission Meeting is Scheduled for **Thursday, July 11, 2024, at 7:00 PM.**

9. **Meeting was Adjourned at 8:29 PM.**

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, Planning & Zoning Commission

From: Shana Kelly, Planning & Zoning Coordinator

Case #: Conditional Use Permit PZ-2024-10

Planning & Zoning Meeting Date: August 1, 2024

Board of Aldermen Dates: September 3, 2024
and September 17, 2024

Applicant: Antenisha Jimerson | Royal Mansion Decor Event Space Planning & Workshop

Location: 6240 Raytown Trafficway

Ward: 1

Property Owner: 1340 East 9th Street Realty Corp.

Project Summary: The applicant is requesting the approval of a **Conditional Use Permit** to request the approval of the "Assembly Room" land use for an event space.

Staff Recommendation: Staff recommends **Approval with Conditions** of the Conditional Use Permit Application. Conditions are outlined below.

Background Information: The applicant, Antenisha Jimerson, is requesting the approval of a Conditional Use Permit for the *"Assembly Room"* land use for the purpose of having an event and workshop space at 6240 Raytown Trafficway, located within the Center 63 Shopping Center. Event spaces are permitted in the NC, Neighborhood Commercial Zoning District with the approval of a Conditional Use Permit. The maximum occupancy will be 300 people based on building and fire code requirements. There will be one more staff member in addition to the applicant.

Zoning: NC, Neighborhood Commercial

Total Land Area: 7.2 Acres

Public Noticing: *The Daily Record:* A public hearing notice was published in The Daily Record Kansas City, on **July 9, 2024**. A copy of the affidavit of publication is included with the attachments to this report. Letters to Residents and Property Owners were mailed to property

owners within 185 feet of the subject property on **July 11, 2024.** A copy of the letter is included with the attachments to this report.

Neighborhood Meeting: The applicant held a neighborhood meeting on Wednesday, July 17, 2024. No one, other than the applicants, attended the meeting.

Adjacent Properties:

	Zoning:	**Current Land Use:**
North:	NC, Neighborhood Commercial	Commercial Businesses
South:	NC, Neighborhood Commercial	Commercial Businesses
East:	Public Right-of-Way (Arterial)	Raytown Trafficway
West:	NC, Neighborhood Commercial	Commercial Businesses

Land Use Conditions: The land use being requested by the Conditional Use Permit is subject to the following land use condition:

> *"Uses that commonly involve assemblies of large numbers of persons in a small area may require additional architectural analysis to ensure compliance with the adopted building and fire codes of the city. The director of community development or designated representative may determine that such documentation is required to be submitted for review prior to consideration of approval of a commercial use permit by staff or consideration of a conditional use permit by the planning commission."*
>
> **Staff Comment:** Prior to the submission of the Conditional Use Permit application, a Commercial Use Permit inspection was performed by the Building Official and the Raytown Fire Protection District. The space passed all inspections and was deemed sufficient for the operation of an event and workshop space. The maximum occupancy, determined by building and fire codes, is 300 people.

Street Classification: Raytown Trafficway is classified as an **Arterial Street**.

Streets and Sidewalks: The Center 63 Shopping Center is easily accessible for vehicles via Raytown Trafficway, a major arterial. In addition, there is an existing 5-foot ADA-compliant sidewalk along the frontage of Raytown Trafficway.

Parking Requirement: The City of Raytown Municipal Code requires one (1) parking space for each 100 square feet of usable floor area if no fixed seating exists. There are 11,000 square feet of usable floor space within the tenant space, therefore **110** parking spaces are required. The property is able to accommodate this parking requirement. A parking diagram has been included in this packet.

Conditional Use Permit Factors to Be Considered:

1. **The stability and integrity of the various zoning districts.**

   The property is commercial in nature and is surrounded by other commercial uses in the NC Zoning District. The proposed use will be compatible with the surrounding environment and will help to bring patrons to the area.

2. **The conservation of property values.**

   The property is located within the Center 63 shopping development. The approval of the Conditional Use Permit for an event space will help to retain property values as it will occupy a tenant space that has been vacant since October of 2023. No negative change to neighboring property values is expected.

3. **Protection against fire casualties.**

   Prior to the submission of the Conditional Use Permit application, a Commercial Use Permit inspection was performed by the Building Official and the Raytown Fire Protection District. The space passed all inspections and was deemed sufficient for the operation of an event and workshop space.

4. **Observation of general police regulations.**

   If managed properly, the proposed “Assembly Room” use will not violate any general police regulations.

5. **Prevention of traffic congestion.**

   The Center 63 Shopping Center provides three (3) vehicular access points from Raytown Trafficway and has ample parking. It is not anticipated that traffic congestion will be an issue.

6. **Promotion of traffic safety and the orderly parking of motor vehicles.**

   As previously stated, there are three (3) vehicular access points from Raytown Trafficway and the development has ample space for parking. Stalls will be required to be clearly striped. Parking and traffic circulation within the site as well as access to and from is not expected to be an issue.

7. **Promotion of the safety of individuals and property.**

   The tenant space is currently vacant. The approval of a Conditional Use Permit for the purpose of an event space will improve the safety of individuals and property by bringing more people to an underutilized site.

8. **Provisions for adequate light and air.**

No new development is being proposed. The existing shopping center is already developed and provides adequate light and air.

9. **Prevention of overcrowding and excessive intensity of land uses.**

   The Center 63 development is currently underutilized and has plenty of available parking spaces. The proposed business will bring many people to the area for short periods of time during events and will not exceed the property's capacity to handle it.

10. **Provision for public utilities and schools.**

    It is not anticipated that the proposed conditional use will have any impact on schools, and all necessary utilities are available to serve the property.

11. **Invasion by inappropriate uses.**

    The proposed use, the operation of an event and workshop space, is an appropriate use. The area is commercial in nature, has ample parking, and is easily accessible via Raytown Trafficway, a major arterial.

12. **Value, type and character of existing or authorized improvements and land uses.**

    Prior to the submission of the Conditional Use Permit application, a Commercial Use Inspection was performed, which included review by the Building Official and the Fire Department. The building passed all inspections, therefore no improvements to the building are required. A 5-foot ADA compliant sidewalk runs along the frontage of the Center 63 property adjacent to Raytown Trafficway. The parking stalls must be clearly striped, including the required handicap spaces. Other than the parking stall striping, no other public improvements will be required.

13. **Encouragement of improvements and land uses in keeping with overall planning.**

    The Future Land Use Map designates this area for commercial use. The proposed use of an event and workshop space is appropriate for this property and will help bring patrons to a currently underutilized commercial development.

14. **Provision for orderly and proper renewal, development, and growth.**

    The proposed business, if managed properly, will contribute to the orderly and proper renewal, development and growth of the City. The applicant's proposed re-use of a vacant tenant space, combined with the recommended conditions of approval, will contribute to the orderly renewal of the city by continuing occupancy in a structure that otherwise risks remaining vacant for an extended period.

PUBLIC WORKS:

- **Items that require plan revision or additional documentation before engineering can recommend approval:**
  - NONE
- **Items that are conditions of approval:**
  - NONE
- **Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents:**
  - NONE

ATTACHMENTS:

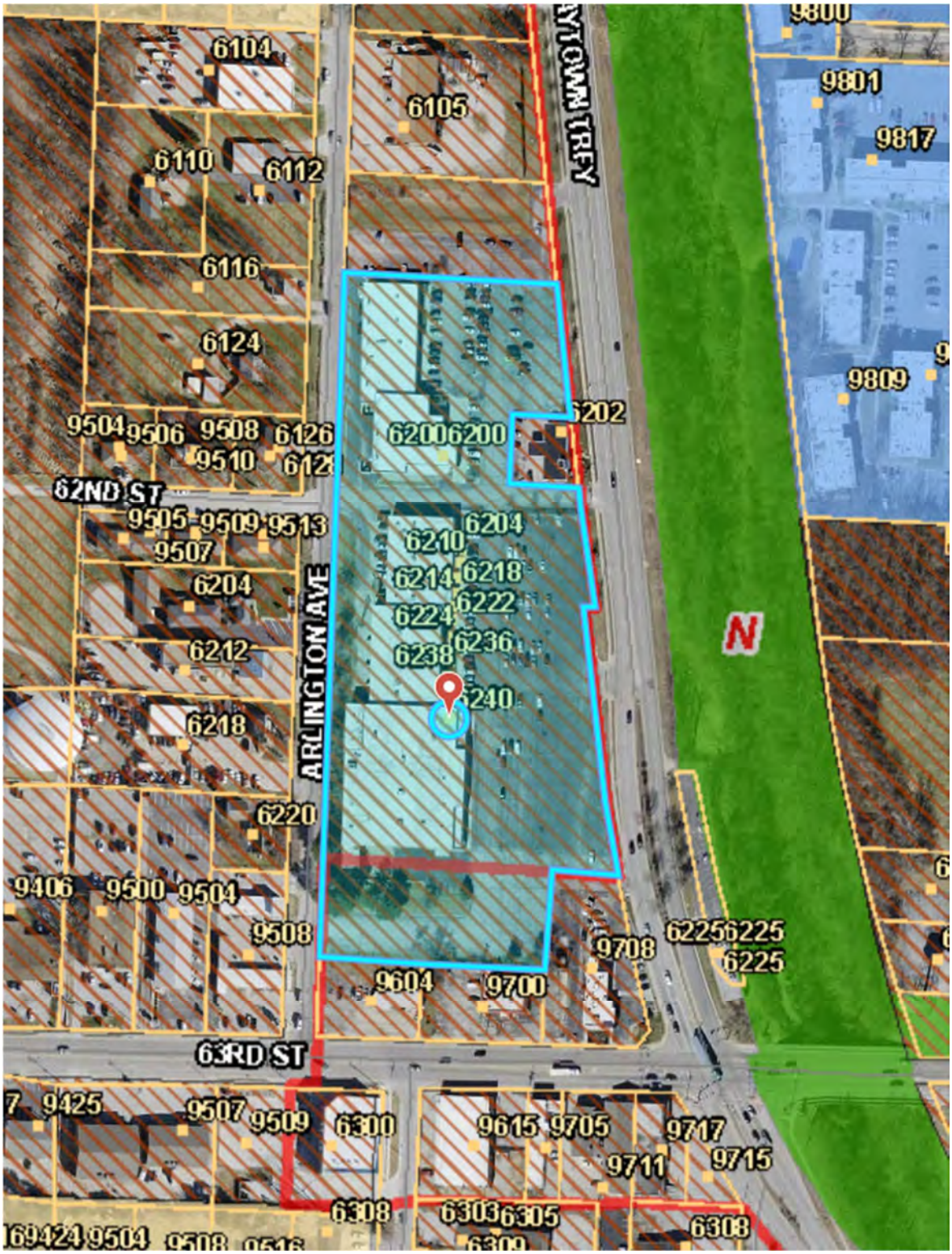
- Zoning Map
- Site Photos
- Public Notice Sign
- Parking Diagram
- Neighborhood Letter
- 185-ft Buffer Map
- Affidavit of Publication
- Application
- Receipt of Paid Taxes
- Street Classification Map
- 1996 Comprehensive Plan – Future Land Use Map

Staff recommends that the Planning & Zoning Commission **Approve** Conditional Use Permit application **PZ-2024-10** subject to the following conditions:

1. The maximum occupancy must not exceed 300 persons.
2. Intent to serve alcohol by the drink on the premises shall require an application to be filed with the City and a permit be issued for such activity before any drinks are served;
3. The required parking stalls must be properly striped including ADA-compliant handicap stalls.
4. The business must comply with all applicable local, state, and federal laws and regulations.
5. The Conditional Use Permit shall not be transferrable beyond the initial intended end-user, Antenisha Jimerson (d/b/a/ Royal Mansion Décor Event Space Planning & Workshop) and will not be transferrable to another location.
6. Signage must be properly permitted and is a separate process.
7. Failure to comply with any of the conditions or provisions contained in the signed ordinance shall constitute violations of both this ordinance and the City's Comprehensive Zoning Code and shall be cause of revocation of the Conditional Use Permit granted herein in addition to other penalties contained in the City Code.

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

Zoning Map:



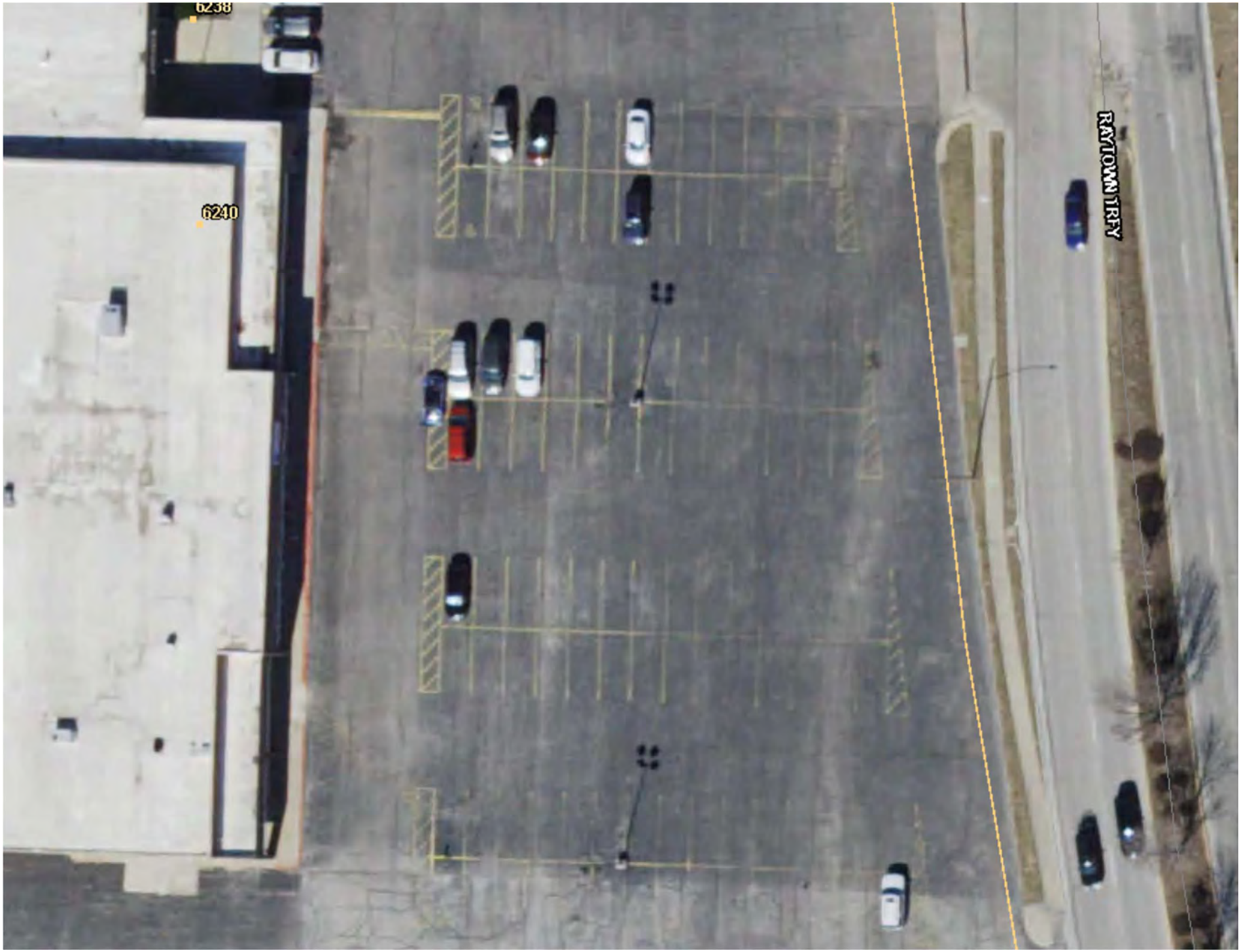
Community Development Department
Planning and Zoning Division
10000 E 59th Street ● Raytown, MO 64133
Phone: 816-737-6014 ● Fax: 816-737-6164

Site Photos:

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

Public Notice Sign

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


RAYTOWN TRFY
6240
6238

June 21, 2024
Re: Case No: PZ-2024-10

Dear Property Owner/Tenant:

Notice of Neighborhood Meeting and Public Hearings in Your Area

The Raytown Community Development Department is processing a Conditional Use Permit application filed by Antenisha Jimerson on behalf of the property owner requesting the approval of a Conditional Use Permit for the *"Assembly Room"* land use for the purpose of operating an event and workshop space in the tenant space located at 6240 Raytown Trafficway. This property is within the City of Raytown, Missouri and is zoned NC, Neighborhood Commercial. Event spaces are allowed in the NC, Neighborhood Commercial Zoning District with the approval of a Conditional Use Permit.

As a nearby owner or tenant, you are entitled to appear and provide comments at any of the public hearings on this matter or to provide written comments.

The applicant will be holding a neighborhood information meeting at Raytown City Hall at **3:30pm on Wednesday, July 17, 2024**, to which you are invited to discuss the application directly with them. City Staff will not be present at this time. If you have any concerns or need more information about the application, we highly recommend that you attend this meeting.

A public hearing to consider this application will be held by the Raytown Planning & Zoning Commission at 7:00 PM on **Thursday August 1, 2024.** The full packet and agenda will be available for view on the City of Raytown website on **Friday, July 26, 2024.**

The Raytown Board of Aldermen will also hold a public hearing regarding the above-described application, tentatively scheduled for 7:00 PM on **Tuesday, September 3, 2024.**

All public hearings will take place in the Council Chambers at Raytown City Hall located at 10000 E 59th Street, Raytown, MO 64133.

The public is invited to attend the neighborhood meeting and the public hearings to ask questions and provide comments regarding this application. Additional information regarding this application can be obtained from the Department of Community Development located in Raytown City Hall at 10000 East 59th Street, by phone at (816)737-6059 or by email at shanak@raytown.mo.us.

If you will require any special accommodations (i.e., qualified interpreter, large print reader, hearing assistance) to attend either of these public hearings, please notify the Department of Community Development at Raytown City Hall at (816)737-6014 no later than 48 hours prior to the applicable public hearing date.

185-Foot Buffer

The Daily Record Kansas City
920 Main St
Kansas City, MO, 64105
Phone: 8163841801 Fax: 0

The Daily Record
KANSAS CITY

Affidavit of Publication

To: Raytown, City Of, Missouri - City Clerk
10000 E 59Th St
Raytown, MO, 641333915

Re: Legal Notice 2627981, 6240 Raytown Trafficway

State of MO)
) SS:
County of Jackson County)

Before the undersigned Notary Public personally appeared Amanda Loyet on behalf of The Daily Record Kansas City, Jackson County who, being duly sworn, attests that the said newspaper is qualified under the provisions of Missouri Law governing public notices to publish, and did so publish, the notice annexed hereto; starting with the 07/09/2024 edition and ending with the 07/09/2024 edition for a total of 1 publications, and that the date of publications were as follows: 07/09/2024.

Publishers fee: $10.80

By: _____
Amanda Loyet

Sworn to me on this 9th day of July 2024

By: _____
Karie C. Clark
Notary Public, State of MO
No. 20404921
Qualified in Lincoln County
My commission expires on
October 19, 2024

BRANDON M CRAIL
Notary Public, Notary Seal
State of Missouri
St. Louis County
Commission # 20297992
My Commission Expires 03-05-2028

Notice of Public Hearings

Affected Property: 6240 Raytown Trafficway, Raytown, Missouri

Jackson County Parcel ID # 45-210-03-29-00-0-00-000

A public hearing to consider a Conditional Use Permit application for an "Assembly Room" use for an event and workshop space, filed by Antenisha Jimerson, Royal Mansion Décor Event Space Planning & Workshop, to be located on an NC, Neighborhood Commercial District-zoned property addressed as 6240 Raytown Trafficway in Raytown, Missouri, will be held by the Raytown Planning & Zoning Commission at 7:00pm on Thursday, August 1, 2024. The applicant intends to operate a venue for special events. The packet and agenda will be available for view on the City of Raytown website on Friday, July 26, 2024.

The Raytown Board of Aldermen will also hold a public hearing to consider this Conditional Use Permit, tentatively scheduled for 7:00pm on Tuesday, September 3, 2024.

All public hearings will take place in the Council Chambers at Raytown City Hall located at 10000 E. 59th St. Raytown, MO 64133.

The public is invited to attend the public hearings to ask questions and provide comments. Additional information can be obtained from the Department of Community Development located in Raytown City Hall at 10000 E. 59th Street, by telephone at (816)737-6059 or by email at shanak@raytown.mo.us.

If you will require any special accommodation (i.e., qualified interpreter, large print, reader, hearing assistance) to attend either of these public hearings, please notify the Department of Community Development at Raytown City Hall at (816)737-6014 no later than 48 hours prior to the applicable public hearing date.

2627981 Jackson Jul. 9, 2024

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

CITY OF RAYTOWN

PLANNING APPLICATION

Office Use Only		Application Type(s):
Case #:	UPRMT-000183-2024	Conditional Use Permit
Fee Paid:	$450.00	
PC Meeting Date:	08/01/24	
B of A Meeting Date:	09/3/24 and 09/17/24	
Newspaper Notice Date:	7/09/24	
Notice Letters Date:	7/11/24	

Project Info:

Project Name: Royal Museum Decor Event Space Planning & Workshop

Project Address: 6240 Raytown Tfwy

Existing Zoning: NC

Existing Land Use: vacant

Proposed Zoning: NC

Proposed Land Use: Event + workshop space

Total Acreage: 7.2 acres

Applicant:

Name of Applicant: Antenisha Jimerson

Company (If Applicable):

Address:

City: State: Zip:

Phone:

Email: Tenisha@queenteshaelcart.com

Applicant Signature:

X [signature]

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: 1340 East 9th Street Realty Corp.

Company (If Applicable):

Address: 194 New Gyp Rd

City: Lakewood State: NJ Zip: 08701

Phone: 800 559 7692

Email: paula@royalproperty.com

Property Owner Signature:

X

Please Give a Detailed Description of the Proposal Below:

With The Royal Mansion Decor Event Space Planning & Workshop we are offering a Top Tier Event Space large and small enough to accommodate Corporate Events, Quinceaneras, Weddings, and Receptions. As well as intimate spaces for smaller events such as Repasses, Baby Showers, Anniversaries, Graduation and Birthdays.

On the workshop side of The Royal Mansion, We aim to provide knowledge and hands on training for a growing industry. There are many facets to event planning. More than just linens and backdrops. It is our endeavor to equip decorators new and old with the tools and the space they need to be successful. Workshops to include how to build your entire vision for your clients professionally. The questions to ask and formats in which they can build into their websites to gain as much information to be able to provide appropriate quotes. The workshop will include but is not limited to the following.

Balloons- Garlands, Columns, Topiary, Walls. The different types of balloons and vendors. Accessories that are needed and how to use them.

Backdrops- Curtains, photos, how to incorporate balloons, floral backdrops, use of props and tables
Props- how to use props, cutouts, marquee numbers.

Florals- How to use floral, which florals to use together, fresh vs synthetic flowers, accessories and tools needed.

Centerpieces- How to create the vision of the client using all of the above to tie into the whole space.

Linens- how to use all forms of chaircovers and sashes. The use of spandex, rosette and satin chaircovers. Different types of chairs and how to use covers and sashes.

The list this workshop space will provide is exhaustive and unlimited as in the decor business its our wish to give the client the event they'll remember for a lifetime. By providing a space for those in the field to learn and grow their business here in Kansas City metro areas we will in no doubt be the place all decorators big and small come to either learn or be a part of the community of family we build along the way.

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

Landscape Architect:			
Name:	Company:		
Address:	City:	State:	Zip:
Phone:	Email:		
Attorney:			
Name:	Company:		
Address:	City:	State:	Zip:
Phone:	Email:		
Other:			
Name:	Company:		
Address:	City:	State:	Zip:
Phone:	Email:		

1. The proposed action will be in keeping with the character of the neighborhood because:

   Commercial Business

2. The proposed use will be consistent with the uses and zoning on nearby parcels because:

   Shopping Center

3. Prior to submitting this application, the property has been vacant for:

   Unknown

Revised: 08/17/23

CITY OF RAYTOWN

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

4. This property is more suited for the proposed use than its current use(s) because:

Large space
Ample parking
Currently Zoned

5. The proposed use could have the following detrimental effects on nearby parcels:

I will even deposit
I will use wedding bookings, event booking

6. If the application is denied, the property owner(s) will face the following hardships:

leave the building vacant

7. Public facilities and utilities are adequate to serve the proposed use as follows:

yes

8. The proposed development implements the Comprehensive Plan in the following ways:

Continued commercial use

9. Additional comments:

Revised: 08/17/23

ELECTRONICALLY RECORDED
JACKSON COUNTY, MISSOURI
02/22/2017 08:44:36 AM
WD FEE: $ 24.00 2 Pages
INSTRUMENT NUMBER:
2017E0016083

Special Warranty Deed

THIS DEED dated this 21 **day of February, 2017** WITNESSETH That **Monopoly Acquisitions, LLC, a Missouri limited liability company**, Grantor, for and in consideration of the sum of TEN DOLLARS AND OTHER VALUABLE CONSIDERATIONS does by these presents, BARGAIN AND SELL, Convey and Confirm unto **1340 East 9th Street Realty Corp**, whose mailing address is 805 Ave. L, Brooklyn, NY 11230, Grantee, its successors and assigns, the following described land situate in **Jackson** County, **Missouri**, to wit:

Tract 1:

A tract of land located in part of Section 34, Township 49 North, Range 32 West, being part of the tract described by the Warranty Deed recorded under Document No. 2012E0027701 of the Jackson County Records, and being part of Lot 1 and part of Lot 2, PENDLETON'S BLUE RIDGE PLACE, a subdivision in Raytown, Jackson County, Missouri, and being more particularly described as follows:

Beginning at the Northwest corner of said Lot 2; thence along the North line of said Lot 2, South 86°58'07" East, 235.35 feet; thence leaving said North line, South 3°02'21" West, 232.83 feet; thence South 86°58'07" East, 365.36 feet, to a point on the Westerly right-of-way line of Blue Ridge Boulevard, as now established; thence along said Westerly right-of-line, South 17°35'47" West, 182.25 feet; thence leaving said Westerly right-of-way line, North 87°01'24" West, 60.53 feet; thence North 03°03'47" East, 65.00 feet; thence North 87°01'24" West, 260.09 feet; thence South 03°01'59" West, 65.00 feet; thence North 87°01'24" West, 227.97 feet, to a point on the East right-of-way line of Woodson Avenue, as now established; thence along said East right-of-way line, North 02°09'12" East, 409.79 feet to the point of beginning.

Also known as Tract 1 on the Certificate of Survey recorded March 3, 2016, as Document No. 2016E0018613, in Book T42, Page 40.

Tract 2:

Together with easements for ingress, egress and parking across all of Lots 1 and 2, PENDLETON'S BLUE RIDGE PLACE, as established by instrument recorded as Document No. I-250410, in Book I-685, Page 723 and modified by instrument recorded as Document No. I-399543, in Book I-963, Page 1785.

Tract 3:

Perpetual, non-exclusive easement for parking of motor vehicles and free right of access, ingress, and egress and all vehicular and pedestrian traffic over the tract of land described as Tract 2 on the Certificate of Survey recorded March 3, 2016, as Document No. 2016E0018613, in Book T42, Page 40, as established by instrument recorded February 25, 2016, as Document No. 2016E0016448.

Subject to easements, reservations, restrictions, and covenants, if any of record.

TO HAVE AND TO HOLD the premises aforesaid, with all and singular rights, privileges, appurtenances and immunities thereto belonging or in anywise appearing unto said Grantee, and unto its successors and assigns forever; said Grantor hereby covenanting that the said premises are free and clear from any encumbrance done or suffered by it; and that it will warrant and defend the title to said premises unto said Grantee and unto its successors and assigns forever, against the lawful claims and demands of all persons claiming under Grantor but none other.
獬IN WITNESS WHEREOF, said Grantor has caused these presents to be executed,
IN WITNESS WHEREOF, said Grantor has caused these presents to be executed, pursuant to due authority, this 21 day of February, 2017

Monopoly Acquisitions, LLC, a Missouri limited liability company

By Christopher S. Payne
Managing Member

STATE OF Kansas

COUNTY OF Johnson

On this 21 day of February, 2017 before me, the undersigned notary public personally appeared, Christopher S. Payne, Managing Member on behalf of Monopoly Acquisitions, LLC, a Missouri limited liability company, known to me to be the person who executed the instrument within and who duly acknowledged execution of the same on behalf of said Limited Liability Company. In witness whereof, I hereunto set my hand and official seal.

Randi K. Canon, Notary Public

My Commission expires: 3/12/20

RANDI K. CANON
Notary Public - State of Kansas
My Appt. Expires March 12, 2020

TAX BILL

Center 3

4528

2023 JOINT GOVERNMENTAL REAL PROPERTY TAX STATEMENT

Property Account #: 45-210-03-17-02-0-00-000

Pay your bill online at: payments.jacksongov.org

PIN #: 1739452

ACCOUNT VALUE

DESCRIPTION	2023
Market Value Total	$150,000
Taxable Value Total	$48,000
Assessed Value Total	$48,000

TCA: 022
Lender:
Location: NO ADDRESS ASSIGNED BY CITY

TAX DISTRIBUTION

AGENCY	LEVY	AMOUNT
RAYTOWN SCHOOL C-II	6.3200	3,033.59
FIRE DISTRICT - RAYTOWN	1.0832	519.94
JACKSON COUNTY	0.5116	245.57
CITY - RAYTOWN	0.3792	182.02
MID-CONTINENT LIBRARY	0.2911	139.73
METRO JUNIOR COLLEGE	0.1780	85.44
MENTAL HEALTH	0.0953	45.74
BOARD OF DISABLED SERVICES	0.0716	34.37
STATE BLIND PENSION	0.0300	14.40
Total Levy Rate	**8.9600**	

45-210-03-17-02-0-00-000 04528
1340 E 9TH STREET REALTY CORP
184 NEW EGYPT RD
LAKEWOOD NJ 08701

TAXES AND SPECIAL ASSESSMENTS

YEAR DESCRIPTION	AMOUNT BILLED	BALANCE DUE
2023 A/V Principal- Commercial	4300.80	4300.80
2023 Replacement Tax	689.76	689.76
	Total for Tax Year 2023	**$4,990.56**
	Total for All Tax Years	**$4,990.56**

28110

Description of Property

RNG-32 TWP-48 SEC-05
PT OF SE NE 1/4 DAF: BEG AT NW COR SE NE 1/4 TH S 2 DEG W193.16' TO TRU POB TH CONT S 2 DEG W 140' TH S 87 DEG E326.56' TO WLY ROW LI RAYTOWN RD TH N 5 DEG W 141.60' TH N87 DEG W 307.34' TO TRU POB

IMPORTANT:PLEASE DO NOT SEPARATE IF PAYING IN PERSON
(IF PAYING BY MAIL, PLEASE RETURN THIS PORTION AND MAKE CHECK PAYABLE TO: "JACKSON COUNTY COLLECTOR")
YOU MAY PAY YOUR TAXES ONLINE BEFORE 12/31/2023 AT: PAYMENTS.JACKSONGOV.ORG
BALANCES LISTED BELOW IF PAID AFTER 12/31 OF THE YEAR OF THE DELINQUENCY WILL CHANGE IF LEGAL ACTION IS INITIATED FOR THE COLLECTION OF DELINQUENT TAXES.

TAX YEAR	TOTAL DUE	CUMULATIVE DUE
2023	$4,990.56	$4,990.56

2023 YEAR IF PAID AFTER 12/31/2023:

JAN	5,470.65	JUL	5,955.73
FEB	5,551.50	AUG	6,036.58
MAR	5,632.35	SEP	6,117.43
APR	5,713.19	OCT	6,198.28
MAY	5,794.04	NOV	6,279.12
JUN	5,874.89	DEC	6,359.97

45-210-03-17-02-0-00-000
1340 E 9TH STREET REALTY CORP
184 NEW EGYPT RD
LAKEWOOD NJ 08701

DELINQUENT AFTER DECEMBER 31, 2023 **TOTAL TAXES AND ASSESSMENTS DUE: $4,990.56**

Jackson County Collector
P O Box 219747
Kansas City, MO 64121-9747

0452100317020000009 200000000000 210000000000 220000000000 00000000499056 2

SAVE THE TOP PORTION OF THIS BILL FOR YOUR RECORDS.

Pay On-Line by E-CHECK, CREDIT or DEBIT CARD at: payments.jacksongov.org

THE ONLINE PAYMENT WEBSITE WILL CLOSE AT 11:40 P.M. ON DECEMBER 31 AND PAYMENT WILL BE LATE IF MADE AFTER THE WEBSITE REOPENS IN THE NEW YEAR.

1. Business hours: The Jackson County Courthouse and the Historic Truman Courthouse are open 8 AM - 5 PM, M - F, excluding holidays observed by Jackson County. Visit www.jacksongov.org for a list of holidays observed. **All County locations are closed on December 31, 2023.**
2. Make check or money order to: Jackson County Collector and include your **PROPERTY ACCOUNT NUMBER**.
3. Paying by Mail? **Payment will be late if postmarked after December 31.**
   - Tear off the **Payment Coupon** below and include with your payment.
4. Paying in Person?
   - Bring the **ENTIRE BILL** (top and bottom) with payment to one of these locations:

Jackson County Courthouse	Historic Truman Courthouse
415 E. 12th St, Suite 100	112 W. Lexington Ave, Suite 114
Kansas City, MO 64106	Independence, MO 64050

5. Paying Late? **Interest, penalties, and fees will accrue if payment is late.** If paying late, see your account information online at www.jacksongov.org or call (816) 881-3232 for total amount due at the time your payment will be received. Persons paying late risk being included on the annual published top 50 delinquent taxpayers list.
6. We do accept partial payments. Interest, penalties, and fees will accrue on any unpaid amount the first day each month if not paid on or before December 31. Partial payments cannot be made online.
7. **RECEIPTS will only be mailed upon request.** To check the status of your payment or obtain current and prior year receipts visit www.jacksongov.org and click on "tax receipts". You may also email Collections@jacksongov.org using "Receipt Request" in the subject line and include your property account number(s) in the email.

REAL ESTATE TAXES

The property owner is responsible for obtaining and paying the bill prior to December 31. **If property is mortgaged and your mortgage payments include taxes,** please forward this **ENTIRE BILL** to your loan company with a note of explanation.

SPECIAL FOR SENIORS/DISABLED

Are you 65 or older or 100% disabled? If so, subject to certain limitations, you may qualify for a **state income tax credit** administered by the State of Missouri for property tax or rent paid on your residence. For information call (573) 751-3505 or visit the State website: https://dor.mo.gov/personal/ptc/

SENIORS (62 & over) can qualify to pay real estate taxes on their primary residence in **four equal installments.** The first installment must be paid by December 31 of the applicable tax year and subsequent installments must be paid on or before February 28, May 31, and August 31 of the following year.

To enroll, a taxpayer must complete a **Senior Citizen Quad Payment Plan Application**, which may be printed online at: https://www.jacksongov.org/Government/Departments/Collection/Tax-Payment-Methods/Senior-Quad-Payment-Program or is available at the offices listed above. **Failure to pay on time will result in accrual of interest, penalties, and fees retroactively to January 1 and possible removal from the program.**

QUESTIONS? For individual personal property tax questions call (816) 881-1330. For business personal property tax questions call (816) 881-4672. For real property tax questions call (816) 881-3530. For general tax questions, call (816) 881-3232. For questions related to a pending BOE appeal, call (816) 881-3309. Telephones are staffed during the business hours described in #1 above.

Payment Coupon

Return this portion with payment

The online payment website will close at 11:40 P.M. on December 31. Taxes paid online after the website reopens in the New Year will accrue interest, penalties and fees pursuant to Missouri statutes.

SAVE TIME AND PAY CONVENIENTLY ON-LINE AT: payments.jacksongov.org

Tax statements are mailed as a convenience to the taxpayer, but failure to receive a tax statement does not relieve the taxpayer of the obligation to pay the taxes when due.
Mo. Revised Statutes 52.240.

CHANGE OF ADDRESS:

NAME _____

STREET _____ APT # _____

CITY _____ STATE _____ ZIP _____

Official Receipt

Jackson County, MO

2023 Property Tax

Paid November 30th, 2023

Receipt Details

Receipt Number
13755084

Payer Name
1340 E 9TH STREET REALTY CORP

Payer Address
NO ADDRESS ASSIGNED BY CITY
RAYTOWN, MO 64133

Amount Applied
$4,990.56

Tender Type
ELECTRONIC CHECK

Real Property

Property Account Number 45-210-03-17-02-0-00-000

Name
1340 E 9TH STREET REALTY CORP

Address
NO ADDRESS ASSIGNED BY CITY
RAYTOWN, MO 64133

Since
2019-10-11

To
–

Legal Line
RNG-32 TWP-48 SEC-05 PT OF SE NE 1/4 DAF: BEG AT NW COR SE NE 1/4 TH S 2 DEG W

Tax Year 2023

Receipt Details

Amount Applied
$4,300.80

Unpaid Balance
$0.00

Description
A/V Principal-Commer

Amount Applied
$689.76

Unpaid Balance
$0.00

Description
Replacement Tax

Distribution of Districts

STATE BLIND PENSION
$14.40
BOARD OF DISABLED SERVICES
$34.37
MENTAL HEALTH
$45.74
METRO JUNIOR COLLEGE
$85.44
MID-CONTINENT LIBRARY
$139.73
CITY - RAYTOWN
$182.02
JACKSON COUNTY
$245.57
FIRE DISTRICT - RAYTOWN
$519.94
RAYTOWN SCHOOL C-II
$3,033.60

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.

TAX BILL

Center 63

4532

2023 JOINT GOVERNMENTAL REAL PROPERTY TAX STATEMENT

Property Account #: 45-210-03-29-00-0-00-000

Pay your bill online at: payments.jacksongov.org

PIN #: 1739452

ACCOUNT VALUE

DESCRIPTION	2023
Market Value Total	$781,300
Taxable Value Total	$250,016
Assessed Value Total	$250,016

TCA: 022
Lender:
Location: 6134 RAYTOWN TRFY

TAX DISTRIBUTION

AGENCY	LEVY	AMOUNT
RAYTOWN SCHOOL C-II	6.3200	15,801.01
FIRE DISTRICT - RAYTOWN	1.0832	2,708.17
JACKSON COUNTY	0.5116	1,279.08
CITY - RAYTOWN	0.3792	948.06
MID-CONTINENT LIBRARY	0.2911	727.80
METRO JUNIOR COLLEGE	0.1780	445.03
MENTAL HEALTH	0.0953	238.27
BOARD OF DISABLED SERVICES	0.0716	179.01
STATE BLIND PENSION	0.0300	75.00
Total Levy Rate	**8.9600**	

45-210-03-29-00-0-00-000 04532
1340 E 9TH STREET REALTY CORP
184 NEW EGYPT RD
LAKEWOOD NJ 08701

TAXES AND SPECIAL ASSESSMENTS

YEAR DESCRIPTION	AMOUNT BILLED	BALANCE DUE
2023 A/V Principal- Commercial	22401.43	22401.43
2023 Replacement Tax	3592.73	3592.73
	Total for Tax Year 2023	**$25,994.16**
	Total for All Tax Years	**$25,994.16**

32110

Description of Property
SEC-05 TWP-48 RNG-32---PT SE 1/4 NE 1/4 DAF: BEG SW COR SE 1/4 NE 1/4 TH N 939.15' TH E 301.56' TH S 5 DEG E 182.88' TH W 81.55' TH S 2 DEG W 95.37' TH E 94.5' TH S 5 DEG E 170.42' TH W 15' TH SE 270.1' TH SE 102.1' TH W 91.8' TH S 130' TH W 310.24' TO POB

IMPORTANT:PLEASE DO NOT SEPARATE IF PAYING IN PERSON
(IF PAYING BY MAIL, PLEASE RETURN THIS PORTION AND MAKE CHECK PAYABLE TO: "JACKSON COUNTY COLLECTOR")
YOU MAY PAY YOUR TAXES ONLINE BEFORE 12/31/2023 AT: PAYMENTS.JACKSONGOV.ORG
BALANCES LISTED BELOW IF PAID AFTER 12/31 OF THE YEAR OF THE DELINQUENCY WILL CHANGE IF LEGAL ACTION IS INITIATED FOR THE COLLECTION OF DELINQUENT TAXES.

TAX YEAR	TOTAL DUE	CUMULATIVE DUE
2023	$25,994.16	$25,994.16

2023 YEAR IF PAID AFTER 12/31/2023:

JAN	28,494.80	JUL	31,021.43
FEB	28,915.90	AUG	31,442.54
MAR	29,337.01	SEP	31,863.64
APR	29,758.11	OCT	32,284.75
MAY	30,179.22	NOV	32,705.85
JUN	30,600.33	DEC	33,126.96

45-210-03-29-00-0-00-000
1340 E 9TH STREET REALTY CORP
184 NEW EGYPT RD
LAKEWOOD NJ 08701

DELINQUENT AFTER DECEMBER 31, 2023 **TOTAL TAXES AND ASSESSMENTS DUE: $25,994.16**

Jackson County Collector
P O Box 219747
Kansas City, MO 64121-9747

045210032900000004 200000000000 210000000000 220000000000 00000002599416 3

SAVE THE TOP PORTION OF THIS BILL FOR YOUR RECORDS.

Pay On-Line by E-CHECK, CREDIT or DEBIT CARD at: payments.jacksongov.org

THE ONLINE PAYMENT WEBSITE WILL CLOSE AT 11:40 P.M. ON DECEMBER 31 AND PAYMENT WILL BE LATE IF MADE AFTER THE WEBSITE REOPENS IN THE NEW YEAR.

1. Business hours: The Jackson County Courthouse and the Historic Truman Courthouse are open 8 AM - 5 PM, M - F, excluding holidays observed by Jackson County. Visit www.jacksongov.org for a list of holidays observed. **All County locations are closed on December 31, 2023.**
2. Make check or money order to: Jackson County Collector and include your **PROPERTY ACCOUNT NUMBER.**
3. Paying by Mail? **Payment will be late if postmarked after December 31.**
   - Tear off the **Payment Coupon** below and include with your payment.
4. Paying in Person?
   - Bring the **ENTIRE BILL** (top and bottom) with payment to one of these locations:

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Mo. Revised Statutes 52.240.

CHANGE OF ADDRESS:

NAME _____

STREET _____ APT # _____

CITY _____ STATE _____ ZIP _____

Official Receipt

Jackson County, MO

2023 Property Tax

Paid November 30th, 2023

Receipt Details

Receipt Number
13755074

Amount Applied
$25,994.16

Payer Name
1340 E 9TH STREET REALTY CORP

Tender Type
ELECTRONIC CHECK

Payer Address
6134 RAYTOWN TRFY
RAYTOWN, MO 64133

Real Property

Property Account Number 45-210-03-29-00-0-00-000

Name
1340 E 9TH STREET REALTY CORP

Address
6134 RAYTOWN TRFY
RAYTOWN, MO 64133

Since
2019-10-11

To
--

Legal Line
SEC-05 TWP-48 RNG-32---PT SE 1/4 NE 1/4 DAF: BEG SW COR SE 1/4 NE 1/4 TH N 939.15' TH E 301.56' TH S 5 DEG E 182.88' TH W 81.55' TH S 2 DEG W 95.37' TH E 94.5' TH S 5 DEG E 170.42' TH W 15' TH SE 270.1' TH SE 102.1' TH W 91.8' TH S 130' TH W 310.24' TO POB

Tax Year 2023

Receipt Details

Amount Applied	Unpaid Balance	Description
$22,401.43	$0.00	A/V Principal-Commer
$3,592.73	$0.00	Replacement Tax

Distribution of Districts

STATE BLIND PENSION
$75.00
BOARD OF DISABLED SERVICES
$179.01
MENTAL HEALTH
$238.27
METRO JUNIOR COLLEGE
$445.03
MID-CONTINENT LIBRARY
$727.80
CITY - RAYTOWN
$948.06
JACKSON COUNTY
$1,279.08
FIRE DISTRICT - RAYTOWN
$2,708.17
RAYTOWN SCHOOL C-II
$15,801.01

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CITY OF RAYTOWN

2014-2015

HIGHWAY

ARTERIAL

COLLECTOR

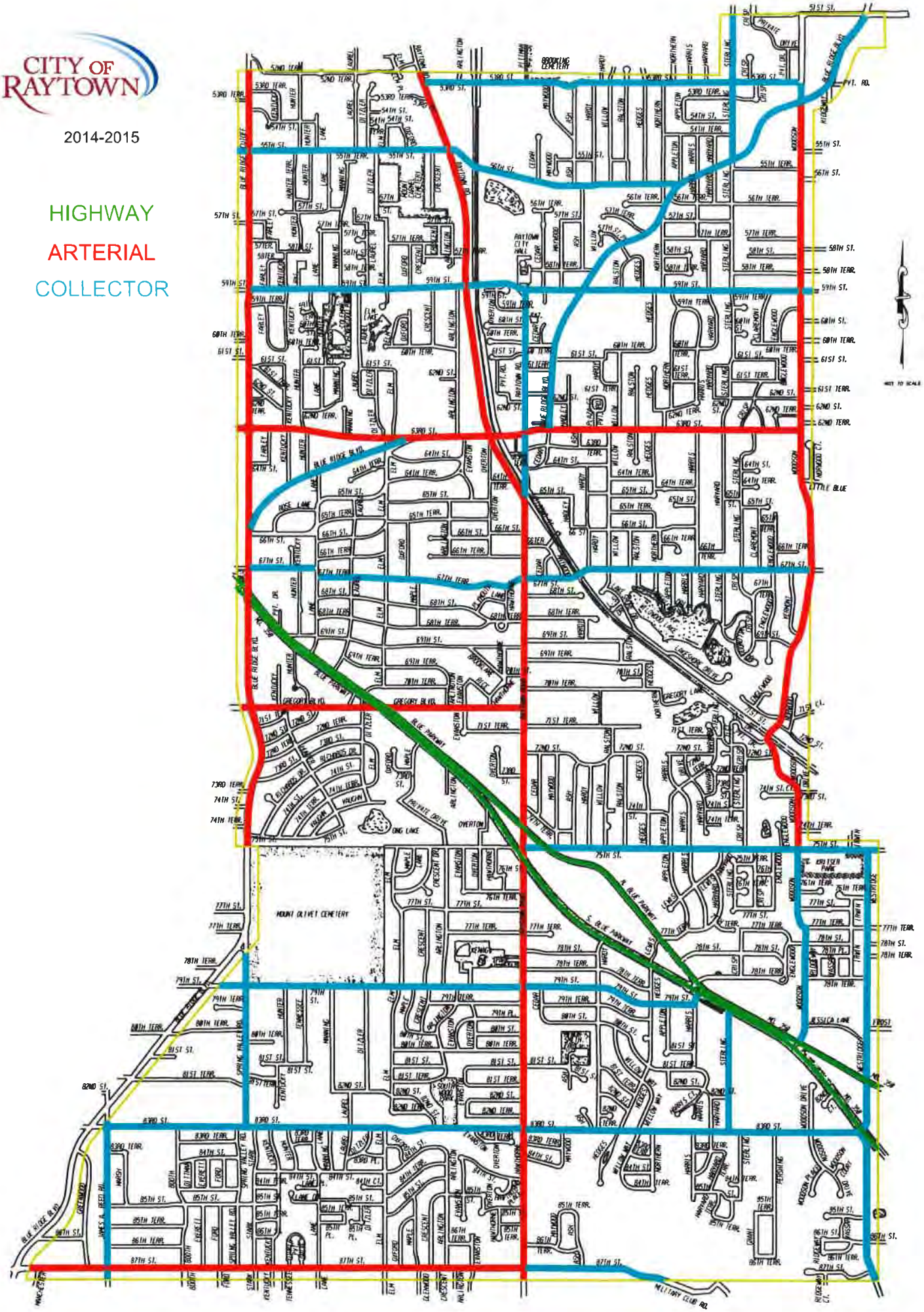
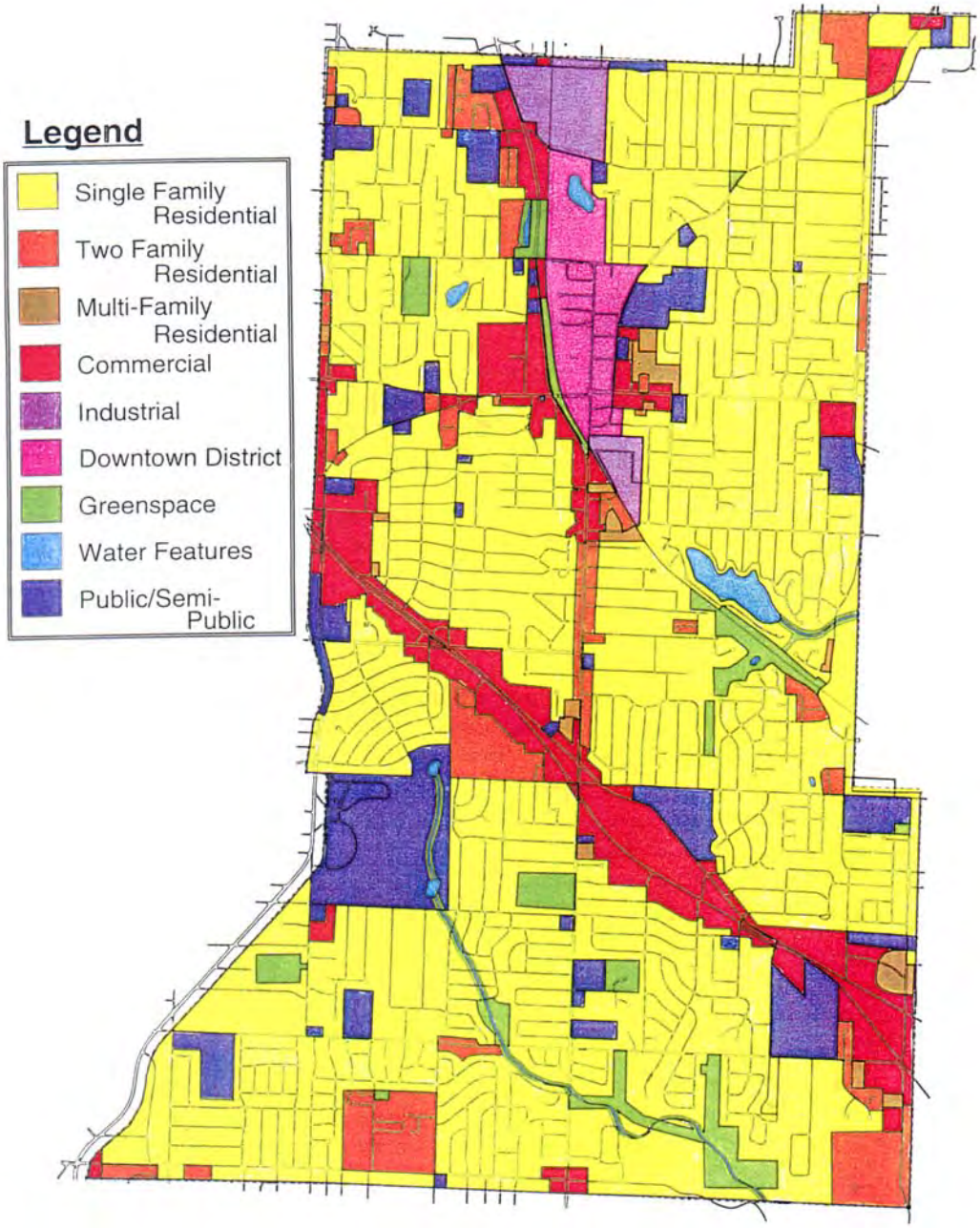


FIGURE 11
Future Land Use Map



CITY OF RAYTOWN
Request for Board Action

DATE SUBMITTED: 08/26/2024

MEETING DATE: September 3, 2024

SUBMITTED BY: **DEPARTMENT: Public Works**

Document Type: Ordinance

SUBJECT/REQUEST

FIRST READING: Bill No. 6679-24, Section VI-B-1 Board of Aldermen acceptance of the 2nd and final group of easements for the 59th Street & Raytown Road stormwater improvements project. This project is currently out to bid for construction services, and PW staff would like to request the rules to be waived and for the 2 ordinance readings to be held at the same meeting.

BACKGROUND/JUSTIFICATION

The Public Works Department and our engineering design firm of Lamp Rynearson has developed and obtained these easements from properties in the 59th Street and Raytown Road project area. This completes our easement acquisitions for this project.

RECOMMENDED MOTION

The Public Works Department recommends to accept the easements.

PREVIOUS ACTION

The first half of the easements were approved at the BOA meeting on March 19, 2024.

COMMISSION/COMMITTEE REVIEW

FINANCIAL IMPACT

Contractor:	n/a
Amount of Request/Contract:	n/a
Amount Budgeted:	n/a
From Account Name and #: n/a	Amount: n/a
To Account Name and #: n/a	Amount: n/a

REVIEWED BY

Robinson Camp
Damon Hodges
Teresa Henry

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Ord 59th Street and Raytown Road Storm Water Project Easements
2. 1b 59th St and Raytown Rd easement map - use
3. 1c Easement Acquisition List - updated - use
4. 1d Easement Legal Descriptions - updated - use
5. 1e Easement slide show power point - updated - use

SUPPORTING DOCUMENTS
(FOR CONTRACT ITEMS ONLY)

Document	Attached	If not attached, explain
Secretary of State:		n/a
Certificate of Insurance:		n/a
E-Verify Affidavits:		n/a
E-Verify proof of enrollment:		n/a
Bond:		n/a
IRS Form W-9:		n/a
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:		n/a
Project Exemption Certificate needed:		n/a
Other:		n/a

AN ORDINANCE AUTHORIZING AND APPROVING THE ACCEPTANCE OF EASEMENTS IN CONNECTION WITH THE 59TH STREET AND RAYTOWN ROAD STORM WATER IMPROVEMENT PROJECT

WHEREAS, the City needs to acquire certain permanent and temporary easements for the construction and maintenance of storm water improvement in connection with the 59th Street and Raytown Road Storm Water Improvement Project; and

WHEREAS, permanent easements necessary to construct such project have been designated on the approved construction plans for the project on file in the office of the City Engineer and signed by the following property owners to facilitate construction of the project:

Professional Office Buildings, LLC – 5845 Raytown Road
Professional Office Buildings, LLC – 6002 Blue Ridge Blvd.
Mark L. Peterson – 5904 Raytown Road
Quality Service of KC, LLC – 10005 E. 59th Street
Timothy & Regina Walters – 10009 E. 59th Street

WHEREAS, temporary easements necessary to construct such project have been designated on the approved construction plans for the project on file in the office of the City Engineer and signed by the following property owners to facilitate construction of the project:

Columbia H. Limited PTP – 5897 Raytown Road
Professional Office Buildings, LLC – 5845 Raytown Road
Professional Office Building, LLC – 6002 Blue Ridge Blvd.
Mark L. Peterson – 5904 Raytown Road
Quality Service of KC, LLC – 10005 E. 59th Street
Timothy & Regina Walters – 10009 E. 59th Street
Raytown Christian Church – 6108 Blue Ridge Blvd.
Lerose Investments LLC – 5945 Raytown Road

WHEREAS, the Board of Aldermen find it in the best interest of the City to authorize and approve such easements.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF RAYTOWN, MISSOURI, as follows:

SECTION 1 – AUTHORIZING AND APPROVING EASEMENTS. That the easements attached hereto as Exhibit "A" are hereby authorized and approved.

SECTION 2 – AUTHORITY TO EXECUTE DOCUMENTS. That the City Administrator is hereby authorized to execute the easements, and the City Clerk is authorized to attest to the same.

SECTION 3 – RECORDING OF THE EASEMENTS. That the easements shall be recorded with the Jackson County Recorder.

SECTION 4 – REPEAL OF ORDINANCES IN CONFLICT. That all ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

SECTION 5 – EFFECTIVE DATE. That 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 3rd day of September 2024.

_____
Michael McDonough, Mayor

ATTEST:

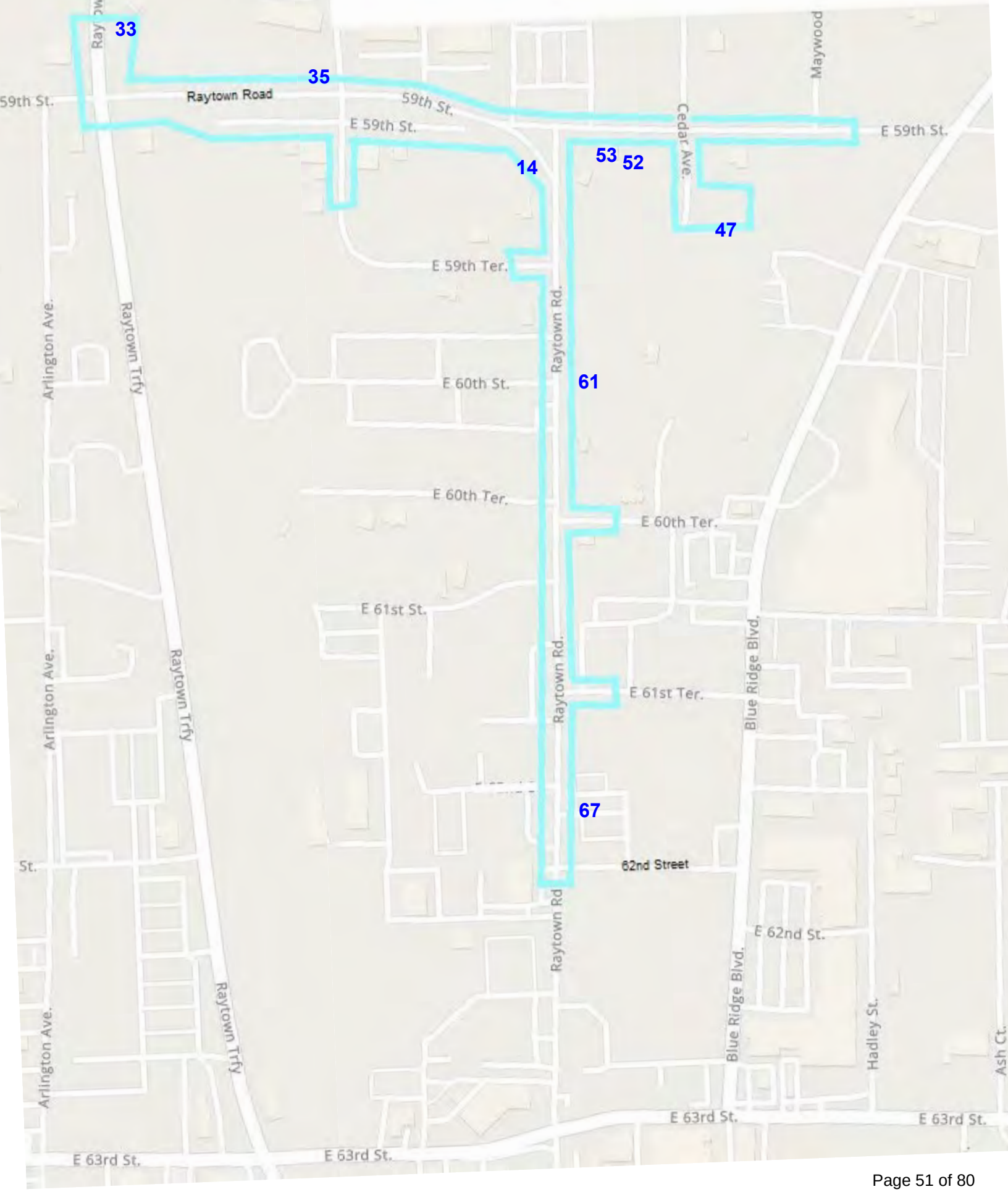
_____
Teresa M. Henry, City Clerk

Approved as to Form:

_____
Jennifer M. Baird, City Attorney

59th Street & Raytown Road Stormwater Improvement Project

The locations of the easements to accept



59th Street & Raytown Road Stormwater Improvement Project

Easements obtained for approval:

Tract	Type of Easement Acquired	Easement Location	Property Owner
35	Temporary Construction Easement	5897 Raytown Rd.	Columbia H Limited PTP
33	Temporary Construction Easement	5845 Raytown Rd.	Professional Office Buildings, LLC
33	Permanent Drainage Easement	5845 Raytown Rd.	Professional Office Buildings, LLC
47	Temporary Construction Easement	6002 Blue Ridge Blvd.	Professional Office Buildings, LLC
47	Permanent Drainage Easement	6002 Blue Ridge Blvd.	Professional Office Buildings, LLC
14	Temporary Construction Easement	5904 Raytown Rd.	Mark L. Peterson
14	Permanent Drainage Easement	5904 Raytown Rd.	Mark L. Peterson
53	Temporary Construction Easement	10005 E. 59th Street	Quality Service of KC, LLC
53	Permanent Drainage Easement	10005 E. 59th Street	Quality Service of KC, LLC
52	Temporary Construction Easement	10009 E. 59th Street	Timothy & Regina Walters
52	Permanent Drainage Easement	10009 E. 59th Street	Timothy & Regina Walters
67	Temporary Construction Easement	6108 Blue Ridge Blvd.	Raytown Christian Church
61	Temporary Construction Easement	5945 Raytown Rd.	Lerose Investments LLC

Public Works Department

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

List of Easement Legal Descriptions to accept:

Tract 35, Temporary Construction Easement, 5897 Raytown Rd., Columbia H Limited PTP

ATTACHMENT "A"

TEMPORARY CONSTRUCTION EASEMENT

LEGAL DESCRIPTION

ALL THAT PART OF LOT 10, HAWTHORNE BUSINESS PARK, A REPLAT OF VICTORY GARDENS, LOTS 26 TO 93 AND TRACT A, A SUBDIVISION OF RECORD SITUATE IN THE CITY OF RAYTOWN, JACKSON COUNTY, MISSOURI, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHERNMOST CORNER OF SAID LOT 10; THENCE NORTHWESTERLY, ALONG THE SOUTH LINE OF SAID LOT 10, A DISTANCE OF 60.59 FEET, AS MEASURED ALONG THE SOUTH LINE THEREOF; THENCE NORTHEASTERLY, DEPARTING THE SOUTH LINE OF SAID LOT 10, TO A POINT ON THE EAST LINE OF SAID LOT 10 THAT IS 40.08 FEET NORTH OF THE SOUTHERNMOST CORNER THEREOF; THENCE SOUTHERLY, ALONG THE EAST LINE OF SAID LOT 10, A DISTANCE OF 40.08 FEET TO THE POINT OF BEGINNING. EXCEPT FOR ALL THAT PART LYING WITHIN A 10.00 FEET–WIDE PLATTED UTILITY EASEMENT ABUTTING THE SOUTH LINE OF SAID LOT 10 AND ALL THAT PART LYING WITHIN A 50.00 FEET–WIDE PLATTED ROADWAY AND UTILITY EASEMENT ABUTTING THE EAST LINE OF SAID LOT 10.

CONTAINING 68 SQUARE FEET, MORE OR LESS.

Tract 33, Temporary Construction Easement, 5845 Raytown Rd., Professional Office Buildings, LLC

ATTACHMENT "A"

TEMPORARY CONSTRUCTION EASEMENT

LEGAL DESCRIPTION

ALL THAT PART OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 49 NORTH, RANGE 32 WEST OF THE FIFTH PRINCIPAL MERIDIAN, SITUATE IN THE CITY OF RAYTOWN, JACKSON COUNTY, MISSOURI, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 48 NORTH, RANGE 32 WEST OF THE FIFTH PRINCIPAL MERIDIAN; THENCE NORTH 87°02'07" WEST, ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 1,029.45 FEET TO THE INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF THE FORMER CHICAGO, ROCK ISLAND, AND PACIFIC RAILROAD AS SHOWN IN A BOUNDARY SURVEY FILED WITH THE JACKSON COUNTY, MISSOURI RECORDER OF DEEDS AS INSTRUMENT NO. 2016E0119900; THENCE NORTH 2°09'37" EAST, ALONG THE WEST LINE OF SAID FORMER RAILROAD RIGHT-OF-WAY, A DISTANCE OF 251.31 FEET TO THE INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF RAYTOWN ROAD, AS NOW ESTABLISHED; THENCE NORTHWESTERLY, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID RAYTOWN ROAD, AROUND A CURVE TO THE RIGHT THAT HAS A RADIUS OF 121.36 FEET, A CENTRAL ANGLE OF 16°29'40", A CHORD BEARING OF NORTH 62°51'36" WEST, A CHORD DISTANCE OF 34.82 FEET, AND AN ARC DISTANCE OF 34.94 FEET TO THE POINT OF BEGINNING; THENCE NORTHWESTERLY, ALONG THE EAST- RIGHT-OF-WAY LINE OF SAID RAYTOWN ROAD AND IN A CONTINUATION OF THE LAST-DESCRIBED CURVE, HAVING AN ADDITIONAL CENTRAL ANGLE OF 7°56'39" AND AN ARC DISTANCE OF 16.83 FEET; THENCE NORTH 0°00'00" EAST, DEPARTING THE EAST RIGHT-OF-WAY LINE OF SAID RAYTOWN ROAD, A DISTANCE OF 15.70 FEET; THENCE NORTH 90°00'00" WEST A DISTANCE OF 13.99 FEET TO THE INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SAID RAYTOWN ROAD; THENCE NORTHWESTERLY, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID RAYTOWN ROAD, AROUND A CURVE TO THE RIGHT THAT HAS A RADIUS OF 121.36 FEET, A CENTRAL ANGLE OF 1°50'05", A CHORD BEARING OF NORTH 35°48'42" WEST, A CHORD DISTANCE OF 3.89 FEET, AND AN ARC DISTANCE OF 3.89 FEET; THENCE NORTH 48°04'00" EAST, DEPARTING THE EAST RIGHT-OF-WAY LINE OF SAID RAYTOWN ROAD, A DISTANCE OF 14.74 FEET; THENCE NORTH 90°00'00" EAST A DISTANCE OF 18.30 FEET; THENCE SOUTH 0°00'00" EAST A DISTANCE OF 39.36 FEET TO THE POINT OF BEGINNING.

CONTAINING 600 SQUARE FEET, MORE OR LESS

THE BEARINGS IN THIS DESCRIPTION ARE BASED ON THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE, NAD83.

Tract 33, Permanent Drainage Easement, 5845 Raytown Rd., Professional Office Buildings, LLC

ATTACHMENT "A"

PERMANENT DRAINAGE EASEMENT

LEGAL DESCRIPTION

ALL THAT PART OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 49 NORTH, RANGE 32 WEST OF THE FIFTH PRINCIPAL MERIDIAN, SITUATE IN THE CITY OF RAYTOWN, JACKSON COUNTY, MISSOURI, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 48 NORTH, RANGE 32 WEST OF THE FIFTH PRINCIPAL MERIDIAN; THENCE NORTH 87°02'07" WEST, ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 1,029.45 FEET TO THE INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF THE FORMER CHICAGO, ROCK ISLAND, AND PACIFIC RAILROAD AS SHOWN IN A BOUNDARY SURVEY FILED WITH THE JACKSON COUNTY, MISSOURI RECORDER OF DEEDS AS INSTRUMENT NO. 2016E0119900; THENCE NORTH 2°09'37" EAST, ALONG THE WEST LINE OF SAID FORMER RAILROAD RIGHT-OF-WAY, A DISTANCE OF 251.31 FEET TO THE INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF RAYTOWN ROAD, AS NOW ESTABLISHED; THENCE NORTHWESTERLY, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID RAYTOWN ROAD, AROUND A CURVE TO THE RIGHT THAT HAS A RADIUS OF 121.36 FEET, A CENTRAL ANGLE OF 24°26'18", A CHORD BEARING OF NORTH 58°53'16" WEST, A CHORD DISTANCE OF 51.37 FEET, AND AN ARC LENGTH OF 51.76 FEET TO THE POINT OF BEGINNING; THENCE NORTHWESTERLY, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID RAYTOWN ROAD IN A CONTINUATION OF THE LAST-DESCRIBED COURSE, HAVING AN ADDITIONAL CENTRAL ANGLE OF 9°56'23" AND AN ARC LENGTH OF 21.05 FEET; THENCE NORTH 0°00'00" EAST, DEPARTING THE EAST RIGHT-OF-WAY LINE OF SAID RAYTOWN ROAD, A DISTANCE OF 13.99 FEET; THENCE SOUTH 0°00'00" EAST A DISTANCE OF 15.70 FEET TO THE POINT OF BEGINNING.

CONTAINING 116 SQUARE FEET, MORE OR LESS

THE BEARINGS IN THIS DESCRIPTION ARE BASED ON THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE, NAD83.

Tract 47, Temporary Construction Easement, 6002 Blue Ridge Blvd., Professional Office Buildings, LLC

ATTACHMENT "A"

TEMPORARY CONSTRUCTION EASEMENT

LEGAL DESCRIPTION

ALL THAT PART OF LOT 42, ASKANAS PARK, A SUBDIVISION OF RECORD SITUATE IN THE CITY OF RAYTOWN, JACKSON COUNTY, MISSOURI, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 42; THENCE NORTH 86°49'50" WEST, ALONG THE NORTH LINE OF SAID LOT 42, A DISTANCE OF 29.57 FEET TO THE POINT OF BEGINNING; THENCE NORTH 86°49'50" WEST, CONTINUING ALONG THE NORTH LINE OF SAID LOT 42, A DISTANCE OF 30.00 FEET; THENCE SOUTH 2°34'10" WEST, DEPARTING THE NORTH LINE OF SAID LOT 42, A DISTANCE OF 21.99 FEET; THENCE SOUTH 87°25'50" EAST A DISTANCE OF 30.00 FEET; THENCE NORTH 2°34'10" EAST A DISTANCE OF 21.68 FEET TO THE POINT OF BEGINNING.

EXCEPT FOR ALL THAT PART LYING WITHIN SAID LOT 42, ASKANAS PARK BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 42; THENCE NORTH 86°49'50" WEST, ALONG THE NORTH LINE OF SAID LOT 42, A DISTANCE OF 39.57 FEET TO THE POINT OF BEGINNING; THENCE NORTH 86°49'50" WEST, CONTINUING ALONG THE NORTH LINE OF SAID LOT 42, A DISTANCE OF 10.00 FEET; THENCE SOUTH 2°34'10" WEST, DEPARTING THE NORTH LINE SAID LOT 42, A DISTANCE OF 11.88 FEET; THENCE SOUTH 87°25'50" EAST, A DISTANCE OF 10.00 FEET; THENCE NORTH 2°34'10" EAST, A DISTANCE OF 11.78 FEET TO THE POINT OF BEGINNING.

CONTAINING 537 SQUARE FEET, MORE OR LESS.

THE BEARINGS IN THIS DESCRIPTION ARE BASED ON THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE, NAD83.

Tract 47, Permanent Drainage Easement, 6002 Blue Ridge Blvd., Professional Office Buildings, LLC

ATTACHMENT "A"

PERMANENT DRAINAGE EASEMENT

LEGAL DESCRIPTION

ALL THAT PART OF LOT 42, ASKANAS PARK, A SUBDIVISION OF RECORD SITUATE IN THE CITY OF RAYTOWN, JACKSON COUNTY, MISSOURI, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 42; THENCE NORTH 86°49'50" WEST, ALONG THE NORTH LINE OF SAID LOT 42, A DISTANCE OF 39.57 FEET TO THE POINT OF BEGINNING; THENCE NORTH 86°49'50" WEST, CONTINUING ALONG THE NORTH LINE OF SAID LOT 42, A DISTANCE OF 10.00 FEET; THENCE SOUTH 2°34'10" WEST, DEPARTING THE NORTH LINE SAID LOT 42, A DISTANCE OF 11.88 FEET; THENCE SOUTH 87°25'50" EAST, A DISTANCE OF 10.00 FEET; THENCE NORTH 2°34'10" EAST, A DISTANCE OF 11.78 FEET TO THE POINT OF BEGINNING.

CONTAINING 118 SQUARE FEET, MORE OR LESS.

THE BEARINGS IN THIS DESCRIPTION ARE BASED ON THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE, NAD83.

Tract 14, Temporary Construction Easement, 5904 Raytown Rd., Mark L. Peterson

ATTACHMENT "A"

TEMPORARY CONSTRUCTION EASEMENT

LEGAL DESCRIPTION

ALL THAT PART OF LOT 5, VICTORY GARDENS, A SUBDIVISION OF RECORD SITUATE IN THE CITY OF RAYTOWN, JACKSON COUNTY, MISSOURI, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID LOT 5, SAID POINT BEING LOCATED 5.23 FEET WEST OF THE NORTHERNMOST CORNER THEREOF; THENCE SOUTH 72°23'25" WEST, ALONG THE NORTH LINE OF SAID LOT 5, A DISTANCE OF 10.49 FEET TO THE INTERSECTION WITH A LINE THAT IS 15.00 FEET WEST OF AND CONCENTRIC WITH THE EAST LINE THEREOF; THENCE SOUTHEASTERLY, ALONG THE LINE THAT IS 15.00 FEET WEST OF AND CONCENTRIC WITH THE EAST LINE OF SAID LOT 5, AROUND A CURVE TO THE RIGHT THAT HAS A RADIUS OF 186.25 FEET, A CENTRAL ANGLE OF 19°24'44", A CHORD BEARING OF SOUTH 26°03'09" EAST, A CHORD DISTANCE OF 62.80 FEET, AND AN ARC DISTANCE OF 63.10 FEET; THENCE NORTH 77°53'32" EAST, DEPARTING THE LINE THAT IS 15.00 FEET WEST OF AND CONCENTRIC WITH THE EAST LINE OF SAID LOT 5, A DISTANCE OF 15.04 FEET TO A POINT ON THE EAST LINE THEREOF; THENCE NORTHWESTERLY, ALONG THE EAST LINE OF SAID LOT 5, AROUND A CURVE TO THE LEFT THAT HAS A RADIUS OF 201.25 FEET, A CENTRAL ANGLE OF 11°03'29", A CHORD BEARING OF NORTH 21°33'32" WEST, A CHORD DISTANCE OF 38.78 FEET, AND AN ARC DISTANCE OF 38.84 FEET; THENCE SOUTH 65°41'27" WEST, DEPARTING THE EAST LINE OF SAID LOT 5, A DISTANCE OF 5.01 FEET TO THE INTERSECTION WITH A LINE THAT IS 5.00 FEET WEST OF AND CONCENTRIC WITH THE EAST LINE OF SAID LOT 5; THENCE NORTHWESTERLY, ALONG THE LINE THAT IS 5.00 FEET WEST OF AND CONCENTRIC WITH THE EAST LINE OF SAID LOT 5, AROUND A CURVE TO THE LEFT THAT HAS A RADIUS OF 196.25 FEET, A CENTRAL ANGLE OF 7°38'43", A CHORD BEARING OF NORTH 30°58'53" WEST, A CHORD DISTANCE OF 26.17 FEET, AND AN ARC DISTANCE OF 26.19 FEET TO THE POINT OF BEGINNING.

CONTAINING 827 SQUARE FEET, MORE OR LESS.

THE BEARINGS IN THIS DESCRIPTION ARE BASED ON THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE, NAD83.

Tract 14, Permanent Drainage Easement, 5904 Raytown Rd., Mark L. Peterson

ATTACHMENT "A"

PERMANENT DRAINAGE EASEMENT

LEGAL DESCRIPTION

ALL THAT PART OF LOT 5, VICTORY GARDENS, A SUBDIVISION OF RECORD SITUATE IN THE CITY OF RAYTOWN, JACKSON COUNTY, MISSOURI, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHERNMOST CORNER OF SAID LOT 5; THENCE SOUTH 72°23'25" WEST, ALONG THE NORTH LINE OF SAID LOT 5, A DISTANCE OF 5.23 FEET TO THE INTERSECTION WITH A LINE THAT IS 5.00 FEET WEST OF AND CONCENTRIC TO THE EAST LINE THEREOF; THENCE SOUTHEASTERLY, ALONG THE LINE THAT IS 5.00 FEET WEST OF AND CONCENTRIC TO THE EAST LINE OF SAID LOT 5, AROUND A CURVE TO THE RIGHT THAT HAS A RADIUS OF 196.25 FEET, A CENTRAL ANGLE OF 7°38'43", A CHORD BEARING OF SOUTH 30°58'53" EAST, A CHORD DISTANCE OF 26.17, AND AN ARC DISTANCE OF 26.19 FEET; THENCE NORTH 65°41'27" EAST, DEPARTING THE LINE THAT IS 5.00 FEET WEST OF AND CONCENTRIC TO THE EAST LINE OF SAID LOT 5, A DISTANCE OF 5.01 FEET TO A POINT ON THE EAST LINE THEREOF; THENCE NORTHWESTERLY, ALONG THE EAST LINE OF SAID LOT 5, AROUND A CURVE TO THE LEFT HAVING A RADIUS OF 201.25 FEET, A CENTRAL ANGLE OF 7°16'34", A CHORD BEARING OF NORTH 30°43'34" WEST, A CHORD DISTANCE OF 25.54 FEET, AND AN ARC DISTANCE OF 25.56 FEET TO THE POINT OF BEGINNING.

CONTAINING 129 SQUARE FEET, MORE OR LESS.

THE BEARINGS IN THIS DESCRIPTION ARE BASED ON THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE, NAD83.

Tract 53, Temporary Construction Easement, 10005 E. 59th Street, Quality Service of KC, LLC

ATTACHMENT "A"

TEMPORARY CONSTRUCTION EASEMENT

LEGAL DESCRIPTION

ALL THOSE PARTS OF LOTS 1, 2, AND 3, ASKANAS PARK, A SUBDIVISION OF RECORD SITUATE IN THE CITY OF RAYTOWN, JACKSON COUNTY, MISSOURI, BEING DESCRIBED AS FOLLOWS:

TCE 1: ALL OF THE NORTH 10.00 FEET OF SAID LOT 1, ASKANAS PARK. EXCEPT FOR ALL THAT PART LYING WITHIN A PARCEL OF LAND DESCRIBED IN GENERAL WARRANTY DEED FILED WITH THE JACKSON COUNTY, MISSOURI RECORDER OF DEEDS AS INSTRUMENT NO. 1985I0635719 ON JULY 12, 1985.

TCE 2: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 2; THENCE NORTH 86°46'04" WEST, ALONG THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 0.96 FEET; THENCE SOUTH 1°59'34" WEST, DEPARTING THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 20.00 FEET; THENCE NORTH 86°46'04" WEST, A DISTANCE OF 49.04 FEET TO THE INTERSECTION WITH THE WEST LINE OF THE EAST 50.00 FEET OF SAID LOT 3; THENCE NORTH 1°59'34" EAST, ALONG THE WEST LINE OF THE EAST 50.00 FEET OF SAID LOTS 2 AND 3, A DISTANCE OF 34.38 FEET; THENCE SOUTH 89°17'07" EAST, DEPARTING THE WEST LINE OF THE EAST 50.00 FEET OF SAID LOT 2, A DISTANCE OF 50.00 FEET TO THE INTERSECTION WITH THE EAST LINE OF SAID LOT 2; THENCE SOUTH 1°59'36" WEST, ALONG THE EAST LINE OF SAID LOT 2, A DISTANCE OF 16.57 FEET TO THE POINT OF BEGINNING.

EXCEPT A STRIP OF LAND 10.00 FEET IN WIDTH OVER SAID LOTS 2 AND 3, LYING 5.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 2; THENCE NORTH 1°59'36" EAST, ALONG THE EAST LINE OF SAID LOT 2, A DISTANCE OF 6.57 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°17'07" WEST, DEPARTING THE EAST LINE OF SAID LOT 2, A DISTANCE OF 50.00 FEET TO THE INTERSECTION WITH THE WEST LINE OF THE EAST 50.00 FEET OF SAID LOT 2, SAID POINT BEING THE POINT OF TERMINUS. THE SIDELINES OF THE AFORESAID DESCRIPTION SHALL BE SHORTENED OR ELONGATED TO MATCH THEMSELVES TO THE EAST LINE OF SAID LOT 2 AND THE WEST LINE OF THE EAST 50.00 FEET OF SAID LOTS 2 AND 3.

CONTAINING 1,254 SQUARE FEET, MORE OR LESS.

THE BEARINGS IN THIS DESCRIPTION ARE BASED ON THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE, NAD83.

Tract 53, Permanent Drainage Easement, 10005 E. 59th Street, Quality Service of KC, LLC

ATTACHMENT "A"

PERMANENT DRAINAGE EASEMENT

LEGAL DESCRIPTION

A STRIP OF LAND 10.00 FEET IN WIDTH OVER LOTS 2 AND 3, ASKANAS PARK, A SUBDIVISION OF RECORD SITUATE IN THE CITY OF RAYTOWN, JACKSON COUNTY, MISSOURI, LYING 5.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 2; THENCE NORTH 1°59'36" EAST, ALONG THE EAST LINE OF SAID LOT 2, A DISTANCE OF 6.57 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°17'07" WEST, DEPARTING THE EAST LINE OF SAID LOT 2, A DISTANCE OF 50.00 FEET TO THE INTERSECTION WITH THE WEST LINE OF THE EAST 50.00 FEET OF SAID LOT 2, SAID POINT BEING THE POINT OF TERMINUS. THE SIDELINES OF THE AFORESAID DESCRIPTION SHALL BE SHORTENED OR ELONGATED TO MATCH THEMSELVES TO THE EAST LINE OF SAID LOT 2 AND THE WEST LINE OF THE EAST 50.00 FEET OF SAID LOTS 2 AND 3.

CONTAINING 500 SQUARE FEET, MORE OR LESS.

THE BEARINGS IN THIS DESCRIPTION ARE BASED ON THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE, NAD83.

Tract 52, Temporary Construction Easement, 10009 E. 59th Street, Timothy & Regina Walters

ATTACHMENT "A"

TEMPORARY CONSTRUCTION EASEMENT

LEGAL DESCRIPTION

ALL THOSE PARTS OF LOTS 37 AND 38, ASKANAS PARK, A SUBDIVISION OF RECORD SITUATE IN THE CITY OF RAYTOWN, JACKSON COUNTY, MISSOURI, BEING DESCRIBED AS FOLLOWS:

TCE 1: ALL OF THE NORTH 10.00 FEET OF THE WEST 74.32 FEET OF SAID LOT 38. CONTAINING 743 SQUARE FEET, MORE OR LESS.

TCE 2: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 37; THENCE NORTH 1°59'36" EAST, ALONG THE WEST LINE OF SAID LOT 37, A DISTANCE OF 16.57 FEET; THENCE SOUTH 89°17'07" EAST, DEPARTING THE WEST LINE OF SAID LOT 37, A DISTANCE OF 12.58 FEET; THENCE SOUTH 0°42'53" WEST A DISTANCE OF 17.13 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF SAID LOT 37; THENCE NORTH 86°46'04" WEST, ALONG THE SOUTH LINE OF SAID LOT 37, A DISTANCE OF 12.97 FEET TO THE POINT OF BEGINNING.

EXCEPT FOR A STRIP OF LAND 10.00 FEET IN WIDTH OVER SAID LOT 37, LYING 5.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 37; THENCE NORTH 1°59'36" EAST, ALONG THE WEST LINE OF SAID LOT 37, A DISTANCE OF 6.57 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°17'07" EAST, DEPARTING THE WEST LINE OF SAID LOT 37, A DISTANCE OF 9.81 FEET TO THE POINT OF TERMINUS. THE SIDELINES OF THE AFORESAID DESCRIPTION SHALL BE SHORTENED OR ELONGATED TO MATCH THEMSELVES TO THE WEST LINE OF SAID LOT 37.

CONTAINING 117 SQUARE FEET, MORE OR LESS.

THE BEARINGS IN THIS DESCRIPTION ARE BASED ON THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE, NAD83.

Tract 52, Permanent Drainage Easement, 10009 E. 59th Street, Timothy & Regina Walters

ATTACHMENT "A"

PERMANENT DRAINAGE EASEMENT

LEGAL DESCRIPTION

A STRIP OF LAND 10.00 FEET IN WIDTH OVER LOT 37, ASKANAS PARK, A SUBDIVISION OF RECORD SITUATE IN THE CITY OF RAYTOWN, JACKSON COUNTY, MISSOURI, LYING 5.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 37; THENCE NORTH 1°59'36" EAST, ALONG THE WEST LINE OF SAID LOT 37, A DISTANCE OF 6.57 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°17'07" EAST, DEPARTING THE WEST LINE OF SAID LOT 37, A DISTANCE OF 9.81 FEET TO THE POINT OF TERMINUS. THE SIDELINES OF THE AFORESAID DESCRIPTION SHALL BE SHORTENED OR ELONGATED TO MATCH THEMSELVES TO THE WEST LINE OF SAID LOT 37.

CONTAINING 98 SQUARE FEET, MORE OR LESS.

THE BEARINGS IN THIS DESCRIPTION ARE BASED ON THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE, NAD83.

Tract 67, Temporary Construction Easement, 6108 Blue Ridge Blvd., Raytown Christian Church

Tract 67 – Temporary Construction Easement
6108 Blue Ridge Blvd.
Project Name
Lamp Rynearson Project No. 0322008.02

Attachment "A"

Temporary Construction Easement

All of the West 18.00 feet of the South 13.00 feet of Lot 35, and all of the West 18.00 feet of the North 12.00 feet of Lot 36 thereof, ASKANAS HEIGHTS a subdivision of record situate in the City of Raytown, Jackson County, Missouri.

Containing 450 square feet, more or less.

Tract 61, Temporary Construction Easement, 5945 Raytown Rd., Lerose Investments LLC

ATTACHMENT "A"

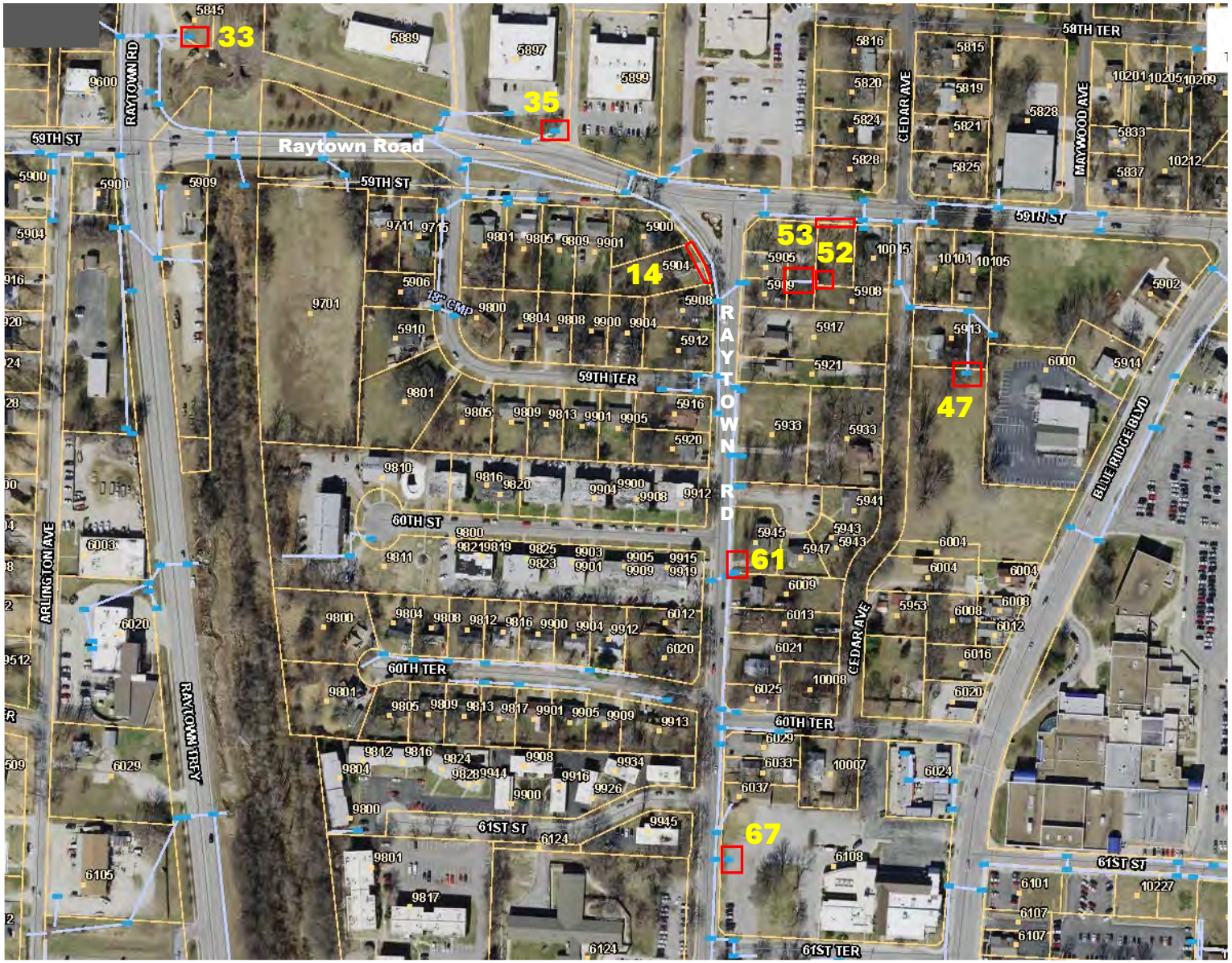
TEMPORARY CONSTRUCTION EASEMENT

LEGAL DESCRIPTION

ALL OF THE WEST 23.50 FEET OF THE SOUTH 15.00 FEET OF LOT 1, THURMAN PLACE, A SUBDIVISION OF RECORD SITUATE IN THE CITY OF RAYTOWN, JACKSON COUNTY, MISSOURI.

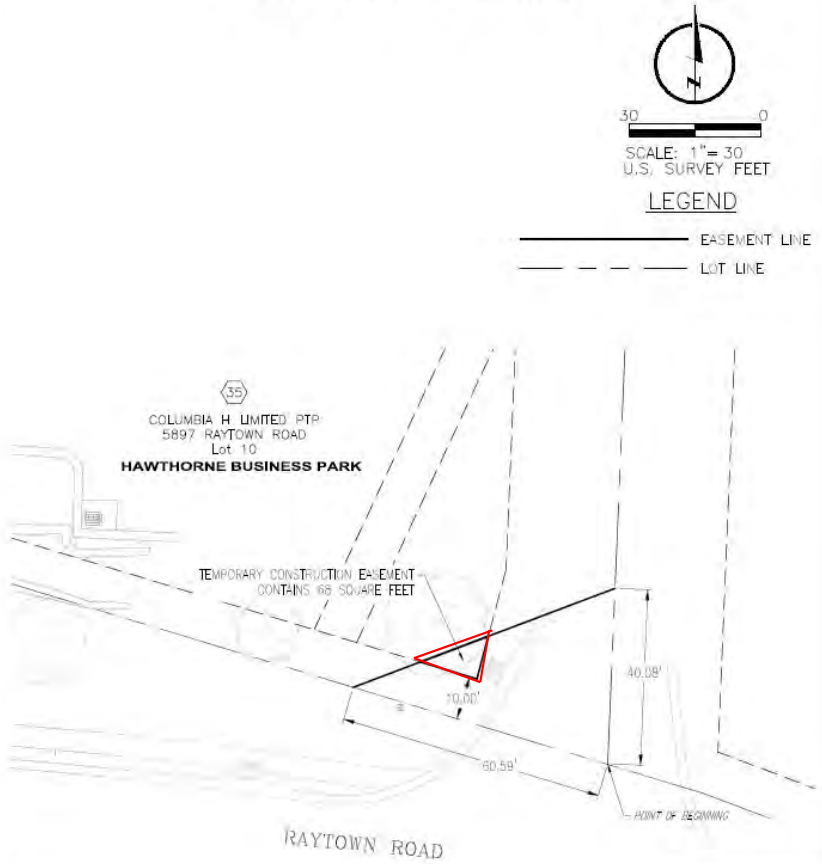
EXCEPT FOR ALL THAT PART LYING WITHIN THE RIGHT-OF-WAY OF RAYTOWN ROAD.

CONTAINING 299 SQUARE FEET, MORE OR LESS.


33
35
Raytown Road
59TH ST
RAYTOWN RD
14
53
52
47
61
67
RAYTOWN RD
59TH TER
60TH ST
60TH TER
61ST ST
61ST TER
CEDAR AVE
MAYWOOD AVE
58TH TER
BLUE RIDGE BLVD
ARLINGTON AVE
RAYTOWN TFY
18" CMP

Tract 35

EASEMENT EXHIBIT



SHEET 2 OF 2

LAMP RYNEARSON
LAMPRYNEARSON.COM

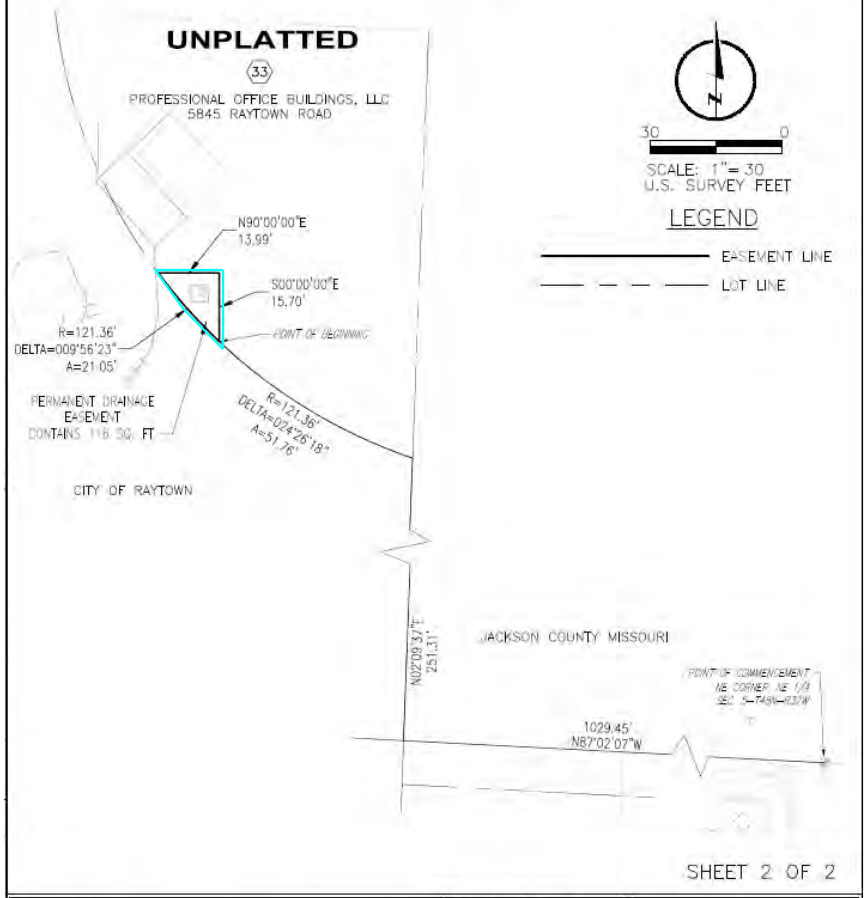
OMAHA, NEBRASKA
FORT COLLINS, COLORADO
KANSAS CITY, MISSOURI

DESIGNER / DRAFTER	CNR/RER
REVIEWER	KELLAN GREGORY
PROJECT NUMBER	0322008.02
DATE	5/3/2023
MO CERT. OF AUTHORITY	E-2013011903 | LS-2019043127
KS CERT. OF AUTHORITY	E-874 | LS-350

Temporary
EASEMENT
EXHIBIT

Tract 33

EASEMENT EXHIBIT



SHEET 2 OF 2

LAMP RYNEARSON
LAMPRYNEARSON.COM

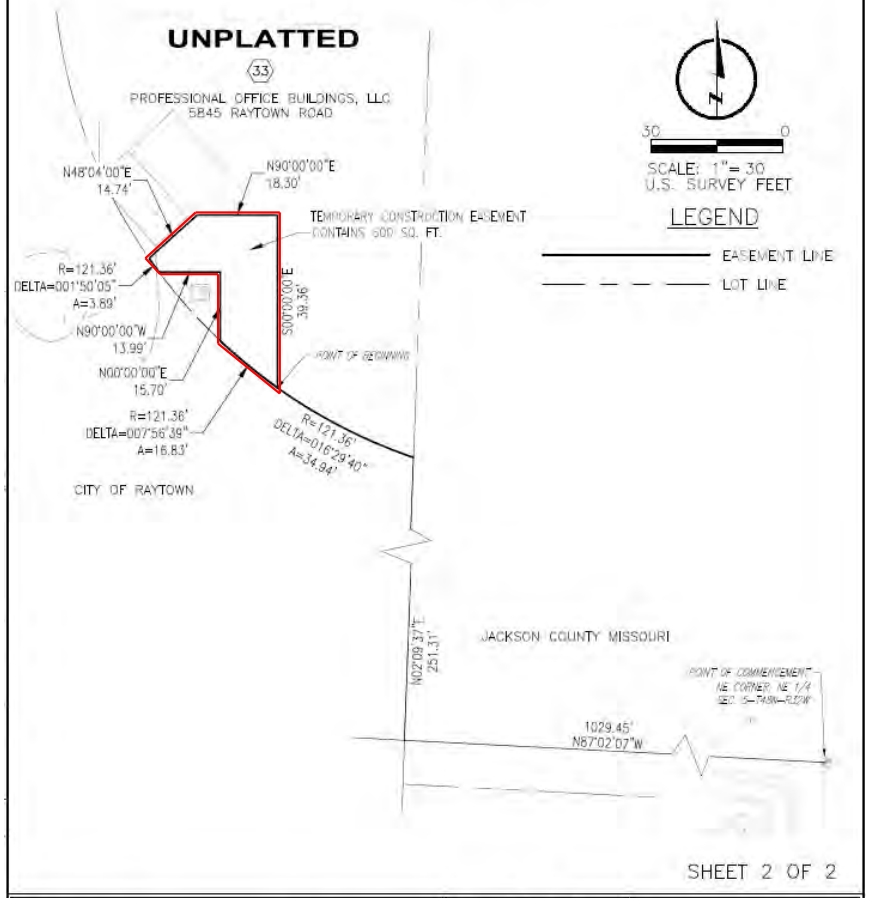
OMAHA, NEBRASKA
FORT COLLINS, COLORADO
KANSAS CITY, MISSOURI

DESIGNER / DRAFTER	CNR/RER
REVIEWER	KELLAN GREGORY
PROJECT NUMBER	0322008.02
DATE	5/3/2023
MO CERT. OF AUTHORITY	E-2013011903 | LS-2019043127
KS CERT. OF AUTHORITY	E-874 | LS-350

Permanent EASEMENT EXHIBIT

Tract 33

EASEMENT EXHIBIT



SHEET 2 OF 2

LAMP RYNEARSON
LAMPRYNEARSON.COM

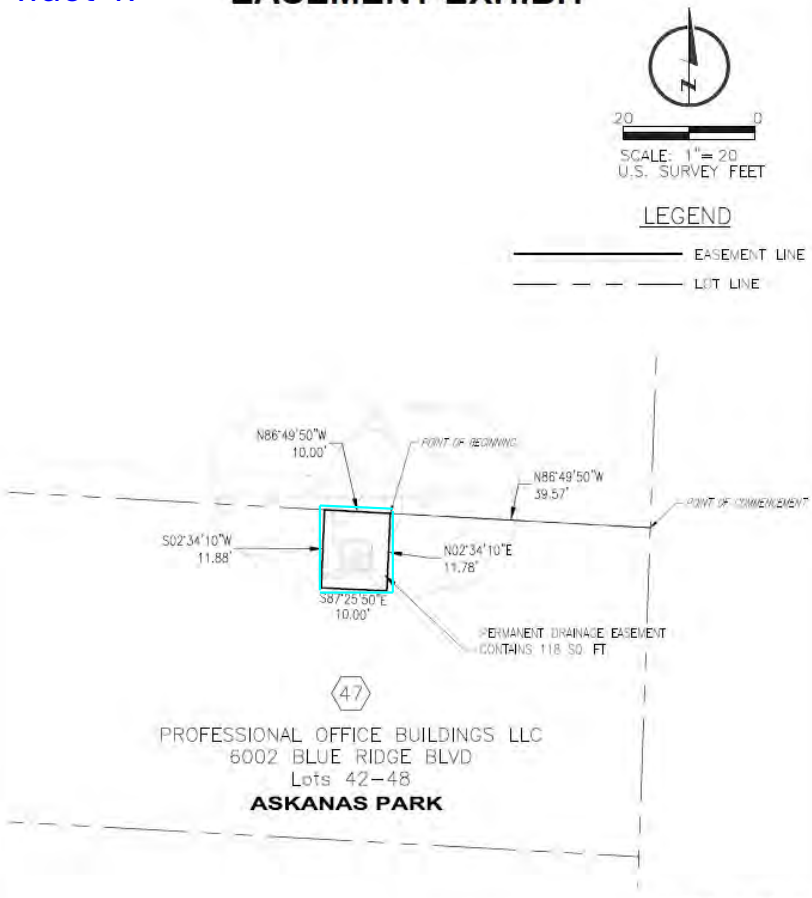
OMAHA, NEBRASKA
FORT COLLINS, COLORADO
KANSAS CITY, MISSOURI

DESIGNER / DRAFTER	CNR/RER
REVIEWER	KELLAN GREGORY
PROJECT NUMBER	0322008.02
DATE	5/3/2023
MO CERT. OF AUTHORITY	E-2013011903 | LS-2019043127
KS CERT. OF AUTHORITY	E-874 | LS-350

Temporary EASEMENT EXHIBIT

Tract 47

EASEMENT EXHIBIT



SHEET 2 OF 2

LAMP RYNEARSON
LAMPRYNEARSON.COM

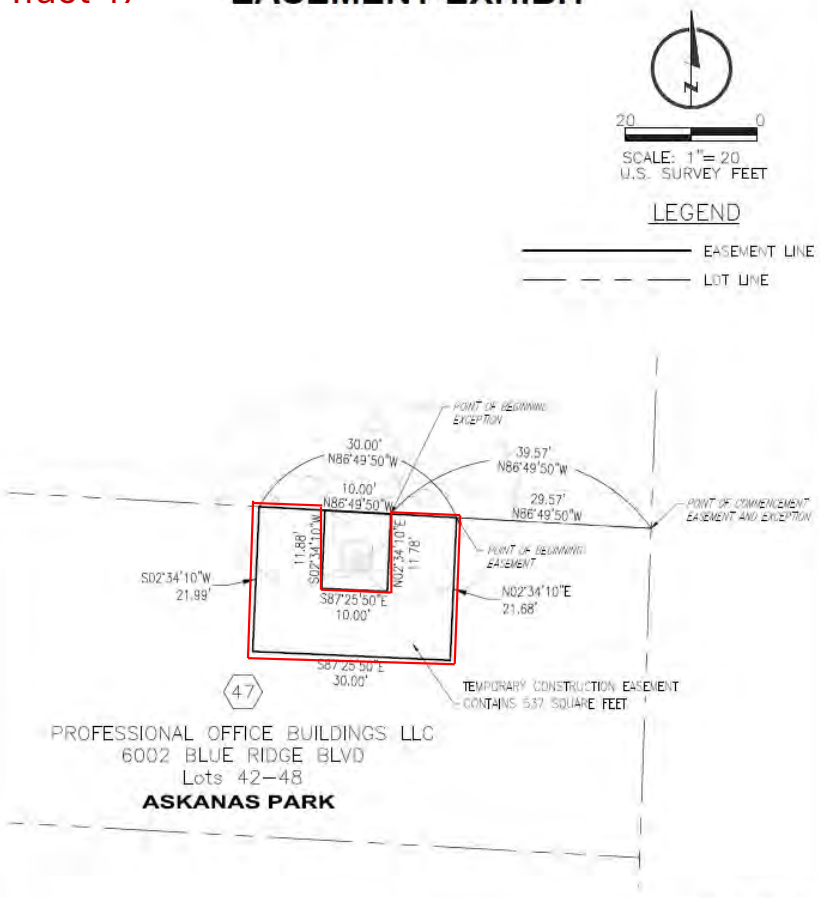
OMAHA, NEBRASKA
FORT COLLINS, COLORADO
KANSAS CITY, MISSOURI

DESIGNER / DRAFTER	CNR/RER
REVIEWER	KELLAN GREGORY
PROJECT NUMBER	032208.02
DATE	5/3/2023
MO CERT. OF AUTHORITY	E-2013011903 | LS-2019043127
KS CERT. OF AUTHORITY	E-874 | LS-350

Permanent EASEMENT EXHIBIT

Tract 47

EASEMENT EXHIBIT



SHEET 2 OF 2

LAMP RYNEARSON
LAMPRYNEARSON.COM

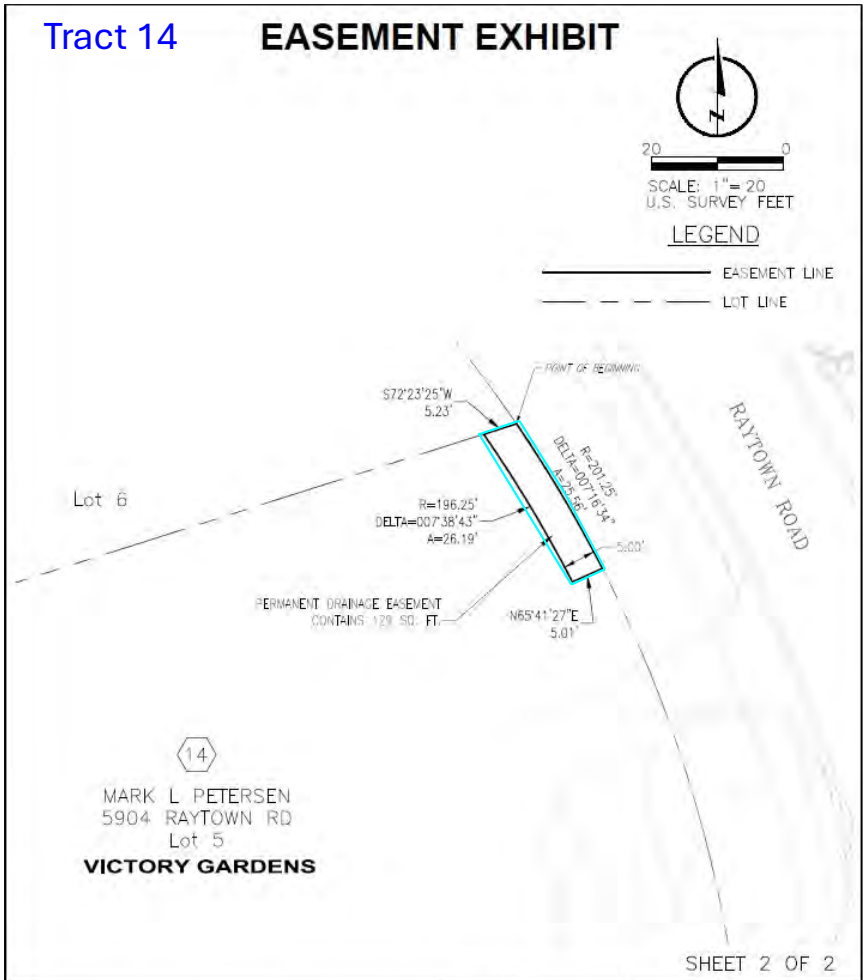
OMAHA, NEBRASKA
FORT COLLINS, COLORADO
KANSAS CITY, MISSOURI

DESIGNER / DRAFTER	CNR/RER
REVIEWER	KELLAN GREGORY
PROJECT NUMBER	032208.02
DATE	5/3/2023
MO CERT. OF AUTHORITY	E-2013011903 | LS-2019043127
KS CERT. OF AUTHORITY	E-874 | LS-350

Temporary EASEMENT EXHIBIT

Tract 14

EASEMENT EXHIBIT



LAMP RYNEARSON
LAMPRYNEARSON.COM

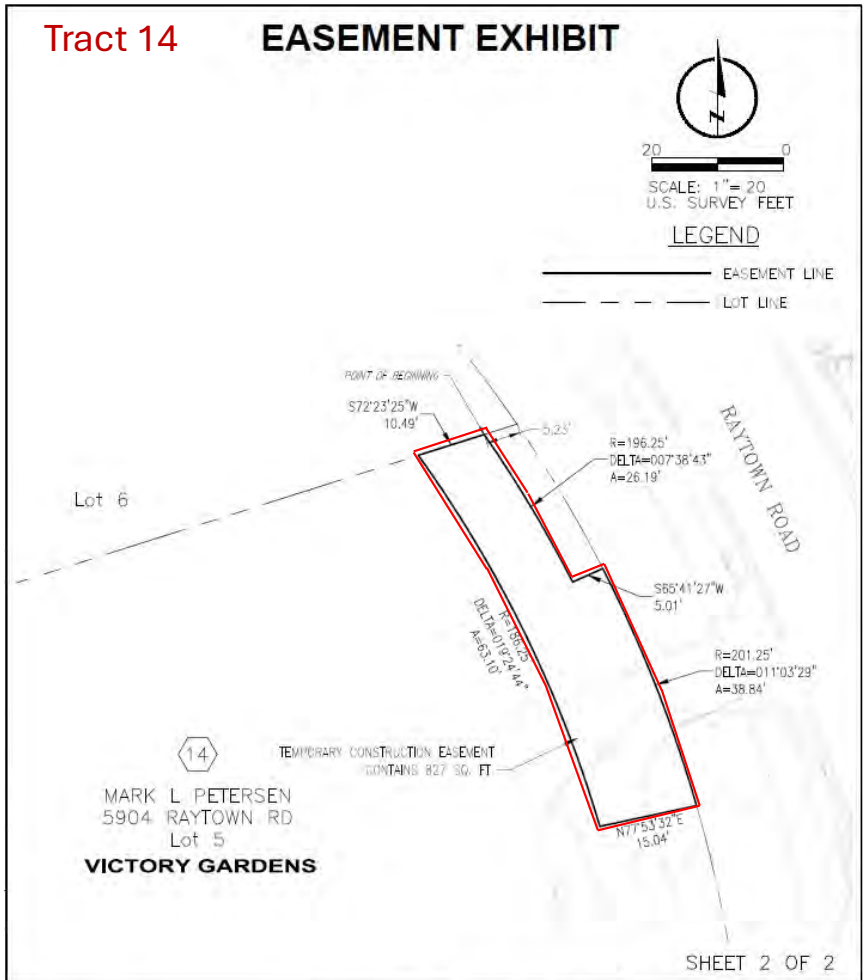
OMAHA, NEBRASKA
FORT COLLINS, COLORADO
KANSAS CITY, MISSOURI

DESIGNER / DRAFTER	CNR/RER
REVIEWER	KELLAN GREGORY
PROJECT NUMBER	0322008.02
DATE	5/3/2023
MO CERT. OF AUTHORITY	E-2013011903 | LS-2019043127
KS CERT. OF AUTHORITY	E-874 | LS-350

Permanent EASEMENT EXHIBIT

Tract 14

EASEMENT EXHIBIT



LAMP RYNEARSON
LAMPRYNEARSON.COM

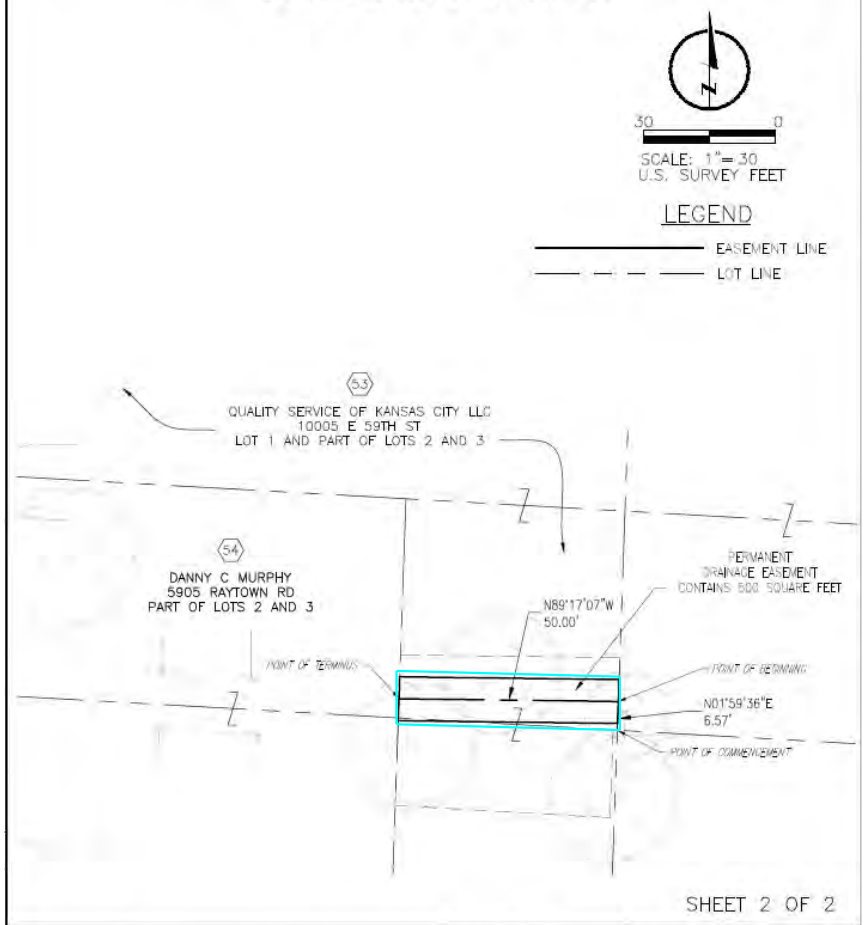
OMAHA, NEBRASKA
FORT COLLINS, COLORADO
KANSAS CITY, MISSOURI

DESIGNER / DRAFTER	CNR/RER
REVIEWER	KELLAN GREGORY
PROJECT NUMBER	0322008.02
DATE	5/3/2023
MO CERT. OF AUTHORITY	E-2013011903 | LS-2019043127
KS CERT. OF AUTHORITY	E-874 | LS-350

Temporary EASEMENT EXHIBIT

Tract 53

EASEMENT EXHIBIT



SHEET 2 OF 2

LAMP RYNEARSON
LAMPRYNEARSON.COM

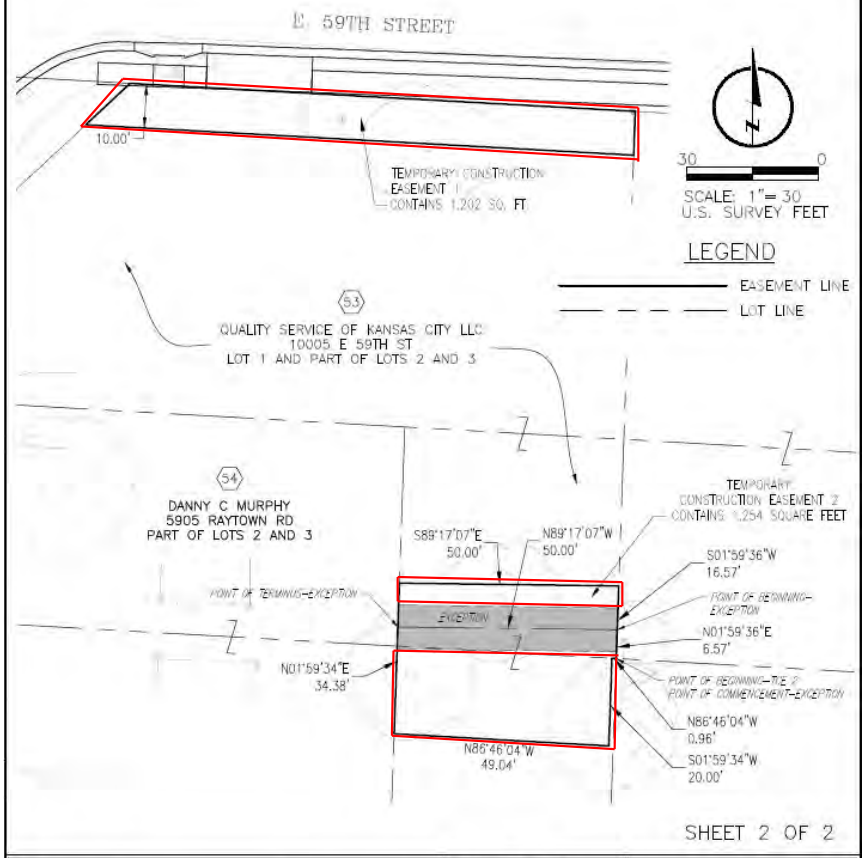
OMAHA, NEBRASKA
FORT COLLINS, COLORADO
KANSAS CITY, MISSOURI

DESIGNER / DRAFTER	CNR/RER
REVIEWER	KELLAN GREGORY
PROJECT NUMBER	0322008.02
DATE	7/24/2023
MO CERT. OF AUTHORITY	E-2013011903 | LS-2019043127
KS CERT. OF AUTHORITY	E-874 | LS-350

Permanent EASEMENT EXHIBIT

Tract 53

EASEMENT EXHIBIT



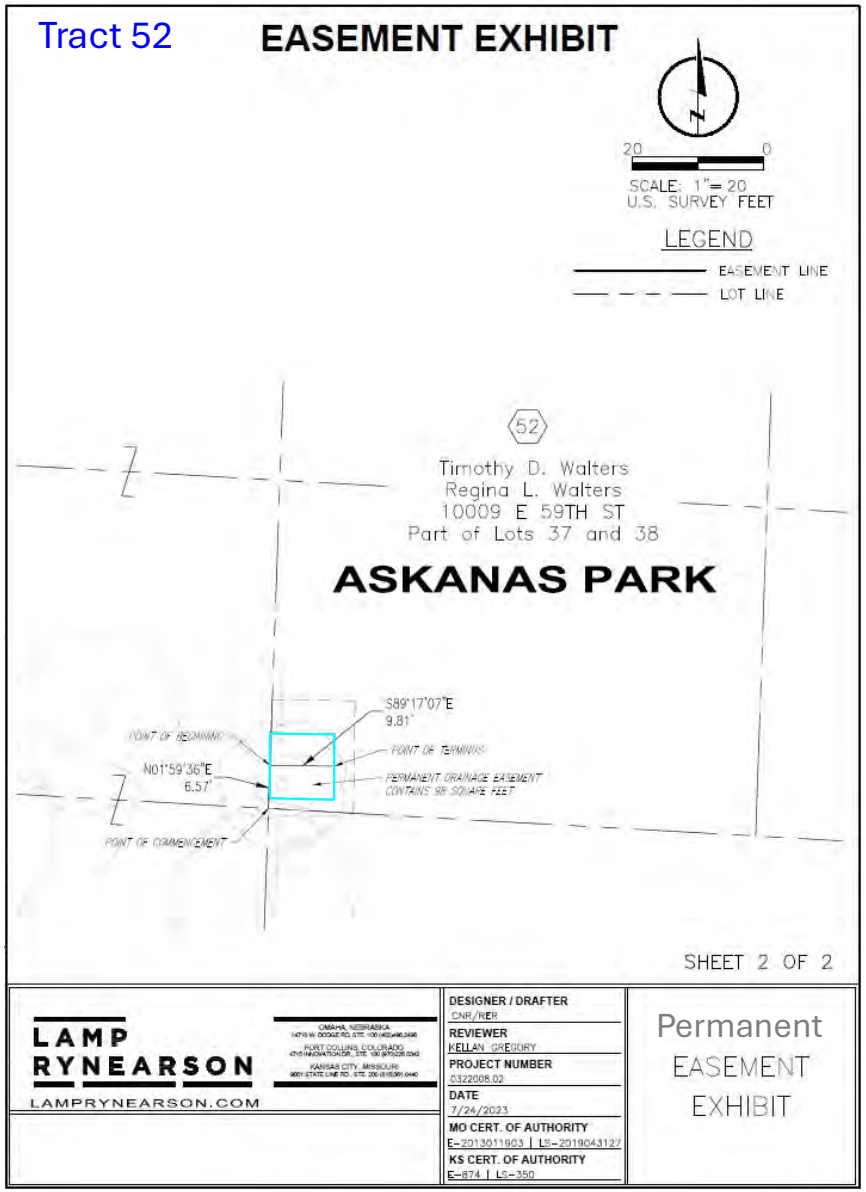
SHEET 2 OF 2

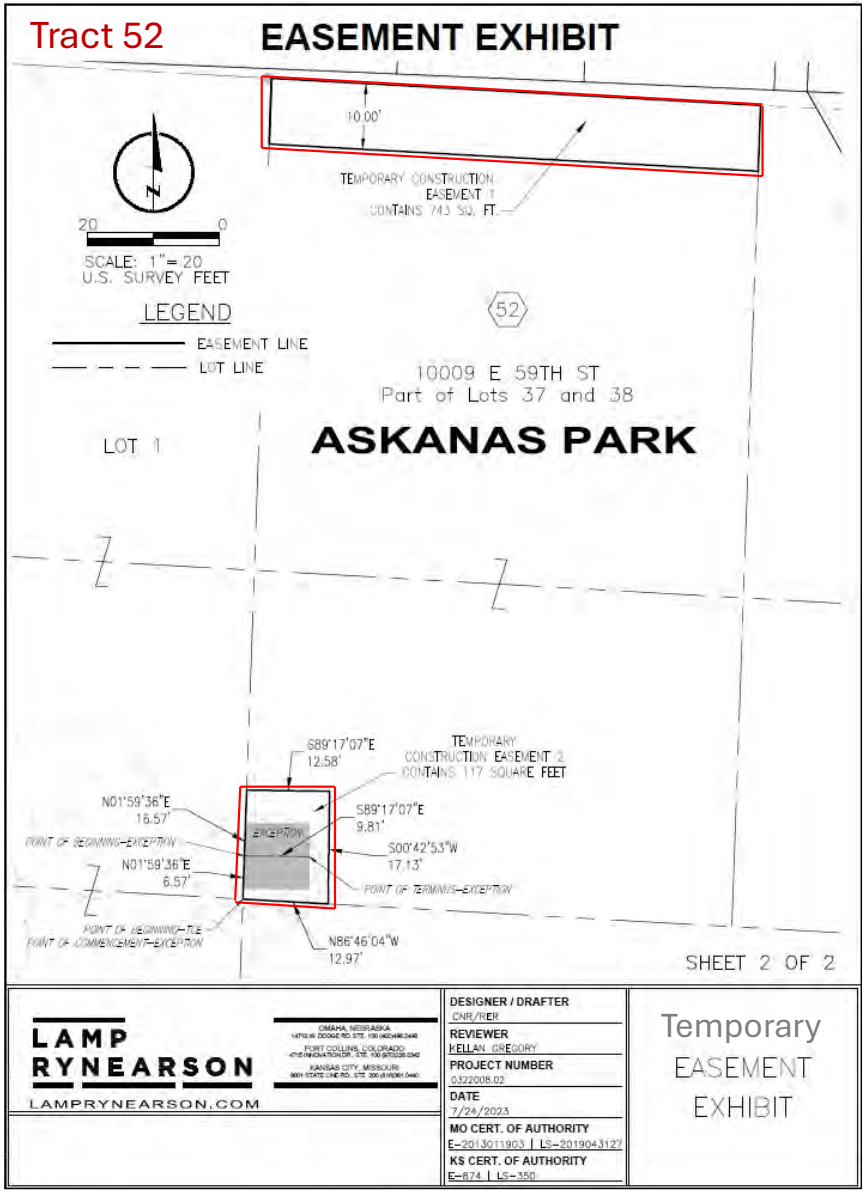
LAMP RYNEARSON
LAMPRYNEARSON.COM

OMAHA, NEBRASKA
FORT COLLINS, COLORADO
KANSAS CITY, MISSOURI

DESIGNER / DRAFTER	CNR/RER
REVIEWER	KELLAN GREGORY
PROJECT NUMBER	0322008.02
DATE	7/24/2023
MO CERT. OF AUTHORITY	E-2013011903 | LS-2019043127
KS CERT. OF AUTHORITY	E-874 | LS-350

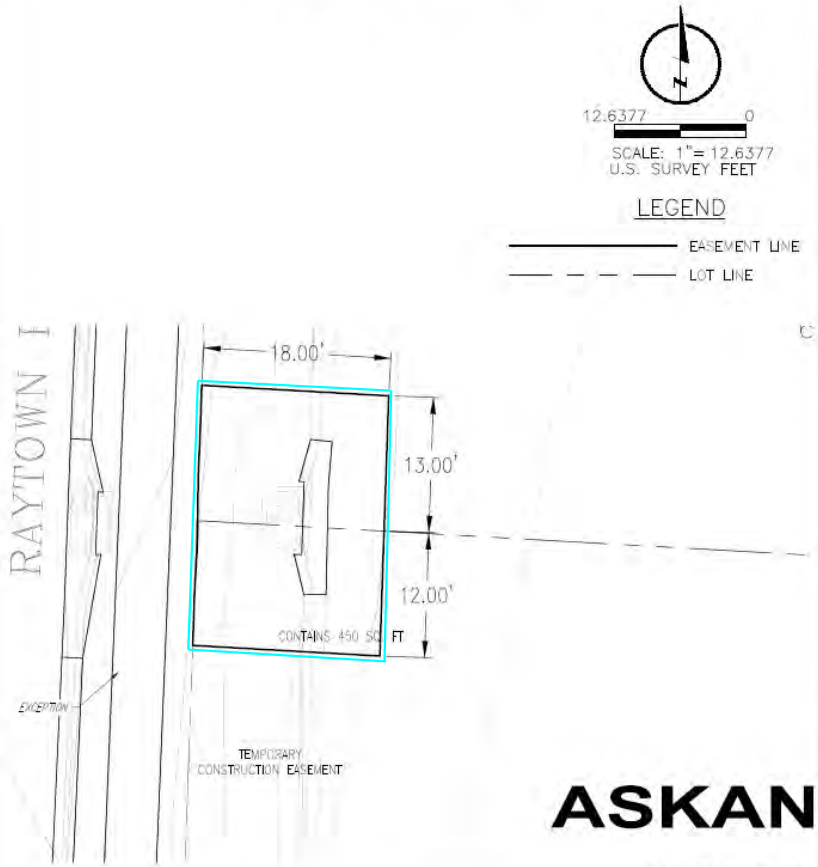
Temporary EASEMENT EXHIBIT


Tract 52
EASEMENT EXHIBIT
20
0
SCALE: 1"= 20
U.S. SURVEY FEET
LEGEND
EASEMENT LINE
LOT LINE
52
Timothy D. Walters
Regina L. Walters
10009 E 59TH ST
Part of Lots 37 and 38
ASKANAS PARK
S89°17'07"E
9.81'
POINT OF BEGINNING
POINT OF TERMINUS
N01°59'36"E
6.57'
PERMANENT DRAINAGE EASEMENT
CONTAINS 98 SQUARE FEET
POINT OF COMMENCEMENT
SHEET 2 OF 2
LAMP RYNEARSON
LAMPRYNEARSON.COM
OMAHA, NEBRASKA
FORT COLLINS, COLORADO
KANSAS CITY, MISSOURI
DESIGNER / DRAFTER
CNR/RER
REVIEWER
KELLAN GREGORY
PROJECT NUMBER
0322008.02
DATE
7/24/2023
MO CERT. OF AUTHORITY
E-2013011903 | LS-2019043127
KS CERT. OF AUTHORITY
E-874 | LS-350
Permanent
EASEMENT
EXHIBIT


Tract 52
EASEMENT EXHIBIT
10.00'
TEMPORARY CONSTRUCTION
EASEMENT 1
CONTAINS 743 SQ. FT.
20
0
SCALE: 1"= 20
U.S. SURVEY FEET
LEGEND
EASEMENT LINE
LOT LINE
52
10009 E 59TH ST
Part of Lots 37 and 38
LOT 1
ASKANAS PARK
S89°17'07"E
12.58'
TEMPORARY
CONSTRUCTION EASEMENT 2
CONTAINS 117 SQUARE FEET
N01°59'36"E
16.57'
S89°17'07"E
9.81'
EXCEPTION
POINT OF BEGINNING-EXCEPTION
S00°42'53"W
17.13'
N01°59'36"E
6.57'
POINT OF TERMINUS-EXCEPTION
POINT OF BEGINNING-TIE
POINT OF COMMENCEMENT-EXCEPTION
N86°46'04"W
12.97'
SHEET 2 OF 2
LAMP RYNEARSON
LAMPRYNEARSON.COM
OMAHA, NEBRASKA
FORT COLLINS, COLORADO
KANSAS CITY, MISSOURI
DESIGNER / DRAFTER
CNR/RER
REVIEWER
KELLAN GREGORY
PROJECT NUMBER
0322008.02
DATE
7/24/2023
MO CERT. OF AUTHORITY
E-2013011903 | LS-2019043127
KS CERT. OF AUTHORITY
E-874 | LS-350
Temporary
EASEMENT
EXHIBIT

Tract 67

EASEMENT EXHIBIT



SHEET 2 OF 2

LAMP RYNEARSON
LAMPRYNEARSON.COM

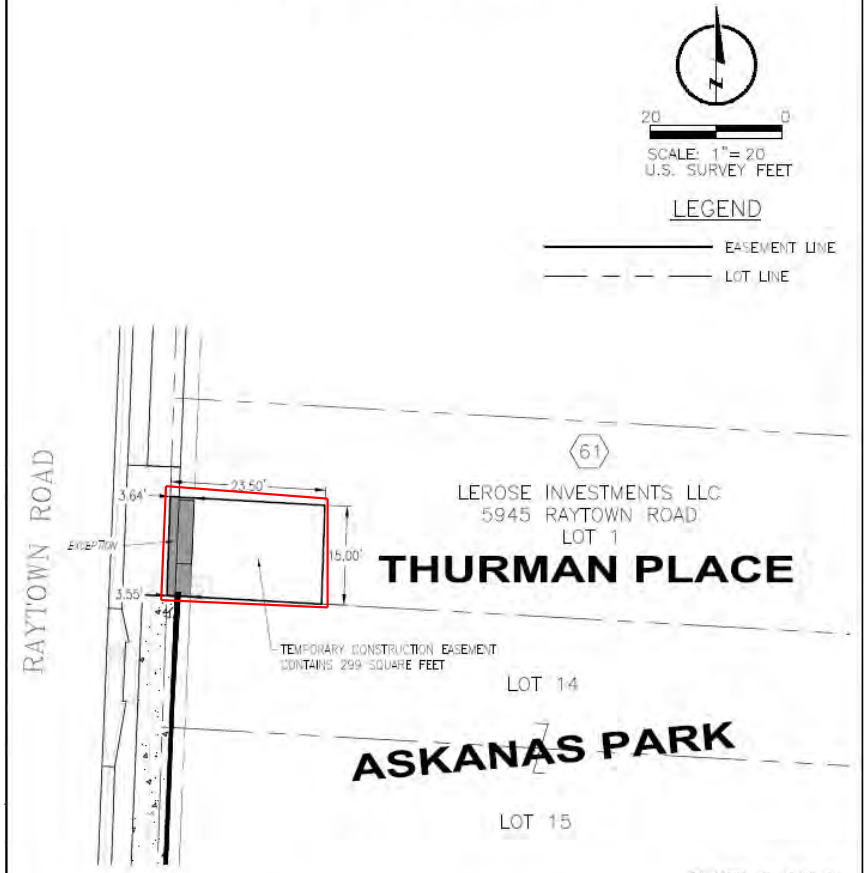
OMAHA, NEBRASKA
FORT COLLINS, COLORADO
KANSAS CITY, MISSOURI

DESIGNER / DRAFTER	CNR/BTK
REVIEWER	KELLAN GREGORY
PROJECT NUMBER	0322008.02
DATE	5/10/2023
MO CERT. OF AUTHORITY	E-2013011903 | LS-2019043127
KS CERT. OF AUTHORITY	E-874 | LS-350

Temporary EASEMENT EXHIBIT

Tract 61

EASEMENT EXHIBIT



SHEET 2 OF 2

LAMP RYNEARSON
LAMPRYNEARSON.COM

OMAHA, NEBRASKA
FORT COLLINS, COLORADO
KANSAS CITY, MISSOURI

DESIGNER / DRAFTER	CNR/BTK
REVIEWER	KELLAN GREGORY
PROJECT NUMBER	0322008.02
DATE	5/10/2023
MO CERT. OF AUTHORITY	E-2013011903 | LS-2019043127
KS CERT. OF AUTHORITY	E-874 | LS-350

Temporary EASEMENT EXHIBIT

CITY OF RAYTOWN
Request for Board Action

DATE SUBMITTED: 08/26/2024

MEETING DATE: September 3, 2024

SUBMITTED BY: **DEPARTMENT: Public Works**

Document Type: Resolution

SUBJECT/REQUEST

R-3627-24: APPROVAL OF $75,000.00 EXPENDITURE TO USE LEATH & SONS FOR EMERGENCY STORM WATER REPAIRS AT 5417 STERLING.

BACKGROUND/JUSTIFICATION

An EMERGENCY repair to a storm water drain located at 5417 Sterling was completed on August 24, 2024. This was a sinkhole that was collapsing one of the major thoroughfares in the City of Raytown. The Public Works Sanitary Sewer Department videoed the storm drain. Their findings indicated that the corrugated metal pipe bottom had totally deteriorated, which caused of the sinkhole.

Public Works utilized its contract with Leath & Sons for the point repairs for this EMERGENCY repair and gave us an estimate of $72,734.00 to replace the corrugated metal pipe with Reinforced Concrete Pipe (RCP). This product will be a permanent fix for at least 75 plus years.

The City Administrator, Damon Hodges, and Public Works Director, Robinson Camp, utilized the emergency purchase process outlined in our purchasing policy to waive the competitive bidding requirements stated in section 2.1:

> Competitive bidding shall not be required when the City Administrator has declared, in writing, the purchase to be an emergency. Purchases in excess of fifteen thousand dollars ($15,000) made under the provisions of this exception shall be reported to the Board of Aldermen at its next regularly scheduled meeting. Further rules and regulations can be found in section 6 of this policy;

In addition to section 2.1, section 6.1 states:

> An emergency shall be defined as a situation in which the department operations would be severely hampered or a situation in which the preservation of life and property would not be possible.

I believe that this sinkhole will severely hamper the preservation of property of the City of Raytown.

Public Works will use Account 401-62-00-100-57000 for this emergency repair. The 54th &

Woodson Storm Water Project was budgeted for $600,000.00 and the engineering cost of the project is estimated around $400,000.00. This emergency repair is coming out of the project savings and will not need a budget adjustment for this emergency repair.

RECOMMENDED MOTION

Staff recommends approval as submitted.

PREVIOUS ACTION

COMMISSION/COMMITTEE REVIEW

FINANCIAL IMPACT

Contractor:	Leath & Sons
Amount of Request/Contract:	$ 75,000.00
Amount Budgeted:	$ 0.00
Account Name	Storm Water Fund - Capital Expenditures
To Account Number	401-62-00-100-57000
Amount	$75,000.00

REVIEWED BY

Robinson Camp
Michael Graham
Damon Hodges
Teresa Henry

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Reso Emergency Storm Water Repair-5417 Sterling-Leath & Sons
2. Memo - Emergency Repair at 54th & Sterling
3. Emergency Policy
4. 5417 Sterling Quote
5. R-3606-24 Leath & Sons On-Call

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-3627-24

A RESOLUTION AUTHORIZING AND APPROVING THE PROFESSIONAL SERVICES OF LEATH & SONS, INC. FOR EMERGENCY STORM WATER REPAIR AT 5417 STERLING AND RATIFYING THE EXPENDITURE OF FUNDS FOR THE REPAIR IN THE AMOUNT OF $75,000.00

WHEREAS, the City of Raytown periodically identifies emergency storm water infrastructure that needs repair beyond staff capacity; and

WHEREAS, the City of Raytown approved an on-call professional services agreement with Leath & Sons, Inc. which was utilized for repair of an emergency storm water repair located at 5417 Sterling in the amount of $75,000.00; and

WHEREAS, the Board of Aldermen finds it is in the best interest of the citizens of the City of Raytown to authorize and approve the professional services for emergency storm water repair utilizing an on-call professional services agreement with Leath & Sons, Inc. and ratifying the expenditure of funds for the emergency storm water repair at 5417 Sterling in the amount of $75,000.00.

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

THAT the professional services for emergency storm water repair utilizing an on-call professional services agreement with Leath & Sons, Inc. and the ratification of the expenditure of funds for the emergency storm water repair at 5417 Sterling in the amount of $75,000.00, is hereby authorized and approve; and

FURTHER THAT the City Administrator is authorized to execute all documents necessary to these transactions and the City Clerk is authorized to attest thereto.

PASSED AND ADOPTED by the Board of Aldermen and **APPROVED** by the Mayor of the City of Raytown, Missouri, the 3rd day of September, 2024.

_____
Michael McDonough, Mayor

ATTEST:

_____
Teresa M. Henry, City Clerk

Approved as to Form:

_____
Jennifer M. Baird, City Attorney

Public Works Department

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

Inter-office Memorandum

Date: **August 7, 2024**
Subject: **EMERGENCY REPAIR – 54th & Sterling Stormwater Repair**
To: **Damon Hodges, City Manager**
Cc: **Michael Graham, Finance Director**
From: **Robinson Camp, Director of Public Works**

Damon,

I need to make an EMERGENCY repair to a stormwater drain located at 5417 Sterling. This is a sink hole that is collapsing one of the major thoroughfares in the City of Raytown. The Public Works Sanitary Sewer Department videoed the storm drain. Their findings indicated that the corrugated metal pipe has totally deteriorated bottom which is the cause of the sink hole.

Public Works has utilized its contract with Leath & Sons for the point repairs for this EMERGENCY repair and gave us an estimate of $72,734.00 to replace the corrugated metal pipe with Reinforced Concrete Pipe (RCP). This product will be a permanent fix for at least 75 plus years.

I am requesting this to be an emergency purchase and need to waive the competitive bidding requirements stated in section 2.1:

> Competitive bidding shall not be required when the City Administrator has declared, in writing, the purchase to be an emergency. Purchases in excess of fifteen thousand dollars ($15,000) made under the provisions of this exception shall be reported to the Board of Aldermen at its next regularly scheduled meeting. Further rules and regulations can be found in section 6 of this policy;

IN addition to section 2.1, section 6.1 states:

> An emergency shall be defined as a situation in which the department operations would be severely hampered or a situation in which the preservation of life and property would not be possible.

Public Works Department

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

Inter-office Memorandum

I believe that this sink hole will severely hamper the preservation of property of the City of Raytown.

Public Works will use Account 401-62-00-100-57000 for this emergency repair. We believe that 54th & Woodson Stormwater Project will be below budget and will not need the full amount of $300,000.00.

Sincerely,

Robinson E Camp
Director of Public Works

- Competitive bidding shall not be required when the items to be purchased can be obtained from only one source. Before a purchase is made pursuant to this exception that has a purchase price of over the City Administrator's Approval Limit as described in the Purchasing Policy Dollar Matrix, the Director of Finance shall submit said purchase to the Board of Aldermen for approval and the purchase shall only be effective upon Board approval. In the recommendation to the Board, the director of the department requesting the sole-source exception shall set out the reason for the decision not to seek competitive bids;

- Competitive bidding shall not be required when the items to be purchased can be obtained from another government, at a price below that quoted by a private vendor. Before a purchase is made pursuant to this exception that has a purchase price of over the City Administrator's Approval Limit as described in the Purchasing Policy Dollar Matrix, the Director of Finance shall submit said purchase to the Board of Aldermen for approval and the purchase shall only be effective upon board approval. In the recommendation to the Aldermen, the director of the department requesting the intergovernmental exception shall set out the reason for the decision not to seek competitive bids. Further rules and regulations can be found in section 7 of this policy;

- Competitive bidding shall not be required when the City Administrator has declared, in writing, the purchase to be an emergency. Purchases in excess of fifteen thousand dollars ($15,000) made under the provisions of this exception shall be reported to the Board of Aldermen at its next regularly scheduled meeting. Further rules and regulations can be found in section 6 of this policy;

- Competitive bidding shall not be required when the items purchased are the subject of existing and current federal, state, or local government fixed price contractual documents, if the prices quoted in those documents are more advantageous to the City than local market prices for like items. Before a purchase is made pursuant to this exception that has a purchase price in excess of the City Administrator's Approval Limit as described in the Purchasing Policy Dollar Matrix, the Director of Finance shall submit the purchase to the Board of Aldermen for approval and the purchase shall only be effective upon board approval. In the recommendation to the Aldermen, the director of the department requesting the exception shall set out the reason for decision not to seek competitive bids;

- Cumulative purchases of the same or similar products or services from one vendor in an amount in excess of three thousand dollars ($3,000) in any one-year period shall utilize the informal competitive bid procedure set out in section 3 of this policy;

- Competitive bidding shall not be required when the items to be purchased are proprietary goods not available in a competitive market, provided that such goods are purchased for resale in a facility or service operated by the City. Proprietary goods are defined as goods manufactured under an exclusive individual/corporate right to make and sell them. Before a purchase is made pursuant to this exception that has a purchase price of over the City Administrator's Approval Limit as described in the Purchasing Policy Dollar Matrix, the Director of Finance shall submit the purchase to the Board of Aldermen for approval and the purchase shall only be effective upon Board approval;

5.3.2 **Evaluation and Award**

When appropriate, the City may interview and/or negotiate with up to four qualified persons or firms.

A. Relative weight should be assigned to each criterion listed in the RFP based on the importance of the particular qualification;
B. After reviewing the written proposals and interviewing prospects to ascertain the scope and type of work proposed, the City shall offer to award the contract to the vendor who would be most advantageous to the City. This normally will be the firm scoring the highest in the evaluation of proposals and the interviews;
C. In determining which offer is the most advantageous, the City will generally take into account the following in order of importance:
    a. The professional competence.
    b. The technical merits.

The requirement to perform reference checks pertaining to all purchases greater than $15,000 ($15,000) extends to professional service contracts.

SECTION 6: EMERGENCY PURCHASES

6.1 **Emergency Purchases**

An emergency shall be defined as a situation in which the department operations would be severely hampered or a situation in which the preservation of life and property would not be possible.

A. Emergencies During Normal Working Hours
When the need for an emergency purchase occurs during normal working hours, the requesting department will notify the City Administrator, or his designee, who will either give approval of the transaction or will provide alternative solutions. If approved, the requesting department will prepare the confirming purchase order as soon as operations permit. EMERGENCY will be boldly written across the purchase order.

B. Emergencies after normal working hours
If the emergency occurs at times other than normal working hours, the department head or authorized representative may purchase the necessary items or services directly. The purchaser must obtain a sales ticket or invoice from the vendor. The requesting department will prepare the confirming purchase order as soon as operations permit. EMERGENCY will be boldly written across the purchase order. Communication of the purchase shall be made to the City Administrator the next business day.

C. Emergency Purchase follow up
All reasonable effort be made by the City Administrator to inform the governing body of any emergency spending as soon as feasible. A summary of all emergency purchases by commodity and by individual purchase shall be prepared by the Department Head for submission through the Finance Director and City Administrator to the Board of Aldermen at their next Regular Meeting.

9301 E 63rd St
Raytown MO 64133
Office 816-353-8623
Fax 816-353-7011

Robinson Camp
DIRECTOR OF PUBLIC WORKS
10000 E 59th Street
Raytown, MO 64133

August 6, 2024

RE: 5417 Sterling Ave 36” Street Storm Sewer Repair

Robinson, I am sending you our proposal for 5417 Sterling Ave 36” Street Storm Sewer Repair. Please let me know if you have any questions.

CITY OF RAYTOWN					
5417 STERLING AVE					
ITEM	DESCRIPTION	UNIT	QTY	UNIT PRICE	TOTAL
1	MOBILIZATION	LS	1	$ 3,000.00	$ 3,000.00
2	TRAFFIC CONTROL PLAN	LS	1	$ 500.00	$ 500.00
3	DEMOLITION & REMOVALS	LS	1	$ 6,775.00	$ 6,775.00
4	36" PIPE CURB INLET ENTRANCE	EA	2	$ 2,500.00	$ 5,000.00
5	INSTALL 36" RCP PIPE 13 FT DEEP	LF	72	$ 360.00	$ 25,920.00
6	GRAVEL	TON	92	$ 32.00	$ 2,944.00
7	AB-3	TON	185	$ 24.00	$ 4,440.00
8	CONCRETE	CY	4	$ 250.00	$ 1,000.00
9	SHORING	LS	1	$ 2,500.00	$ 2,500.00
10	TRUCKING	HR	24	$ 165.00	$ 3,960.00
11	DUMP FEES	EACH	14	$ 115.00	$ 1,610.00
12	REPLACE CURB INLET THROAT	EA	2	$ 2,300.00	$ 4,600.00
13	REPLACE CURB	LF	75	$ 42.00	$ 3,150.00
14	REPLACE PAVEMENT	SY	52	$ 135.00	$ 7,020.00
15	SEED & STRAW MAT RESTORATION	SY	90	$ 3.50	$ 315.00
				TOTAL	**$ 72,734.00**
TRAFFIC CONTROL PROVIDED & INSTALLED BY CITY					

Sincerely,

David Oshel
Leath & Sons, Inc.

A RESOLUTION AUTHORIZING AND APPROVING AN ON-CALL PROFESSIONAL SERVICES AGREEMENT FOR WASTEWATER AND STORMWATER SERVICES WITH LEATH & SONS, INC. UTILIZING THE CITY OF BELTON, MISSOURI COOPERATIVE BID IN AN AMOUNT NOT TO EXCEED $110,000.00 FOR FISCAL YEAR 2023-2024

WHEREAS, the City of Raytown would benefit from an On-Call Wastewater, and Stormwater Services agreements when sanitary sewer and stormwater issues arise; and

WHEREAS, the City of Belton, Missouri advertised a Request for Proposal for On-Call Wastewater and Stormwater services and Other City Assets and awarded an on-call professional services agreement to Leath & Son's, Inc. to address wastewater and stormwater issues; and

WHEREAS, the Board of Aldermen believe it is in the best interest of the City of Raytown to authorize and approve an on-call professional services agreement with Leath & Sons, Inc. utilizing the City of Belton, Missouri cooperative agreement in an amount not to exceed $110,000.00 for fiscal year 2023-2024 for such purposes.

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

THAT an on-call professional services agreement for wastewater and stormwater services with Leath & Sons, Inc. utilizing the City of Belton, Missouri cooperative agreement in an amount not to exceed $110,000.00 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 4th day of June, 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: 08/26/2024

MEETING DATE: September 3, 2024

SUBMITTED BY: **DEPARTMENT: Public Works**

Document Type: Resolution Budget Amendment

SUBJECT/REQUEST

R-3628-24: FLEET MAINTENANCE BUDGET ADJUSTMENT IN THE AMOUNT OF $30,000.00 FOR THE 2023-2024 BUDGET.

BACKGROUND/JUSTIFICATION

Public Work's Fleet Maintenance Department has been diligently working to keep our fleet in operation. The Fleet Maintenance Department has been down one mechanic and has been shipping out some of its maintenance to keep up with the maintenance.

In order to keep up with maintenance, the Public Works Department is asking to transfer $30,000.00 from the Water Cut line item to the Vehicle Maintenance line item within the Public Works Department. Public Works has been working well with the Raytown Water Department and has not needed to use the Water Cut line item this year. Public Works believes that this will cover the rest of the year for the vehicle maintenance of the City of Raytown.

RECOMMENDED MOTION

Staff recommends approval as submitted.

PREVIOUS ACTION

COMMISSION/COMMITTEE REVIEW

FINANCIAL IMPACT

Budget Transfer	City of Raytown
Amount Requested	$ 30,000.00
From Account Name	Water Cut Repairs
From Account Number	101-62-00-100-53996
Amount	$ 30,000.00

To Account Name	Vehicle Expense
To Account Number	101-62-00-100-55000
Amount	$ 30,000.00

REVIEWED BY

Robinson Camp
Michael Graham
Damon Hodges
Teresa Henry

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Reso Fleet Maintenance Budget Amendment 23-24

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-3628-24

A RESOLUTION AMENDING THE FISCAL YEAR 2023-2024 BUDGET RELATED TO FLEET MAINTENANCE

WHEREAS, Fleet Maintenance keeps the City of Raytown's fleet in operation; and

WHEREAS, pursuant to Resolution R-3550-23, the fiscal year 2023-2024 budget was approved; and

WHEREAS, it is necessary to reappropriate funds and amend the fiscal year 2023-2024 budget; and

WHEREAS, the Board of Aldermen find it is in the best interest of the City of Raytown to reappropriate the funds and amend the fiscal year 2023-2024 budget.

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

THAT the Fiscal Year 2023-2024 Budget approved by Resolution R-3550-23 is hereby amended as follows:

Transfer From:	**Transfer To:**
$30,000.00	$30,000.00
101.62.00.100.53996	101.62.00.100.55000
Water Cut Repairs	Vehicle Expense

FURTHER THAT the City Administrator is hereby authorized to execute all documents necessary to this transaction and the City Clerk is authorized to attest thereto.

PASSED AND ADOPTED by the Board of Aldermen and **APPROVED** by the Mayor of the City of Raytown, Missouri, the 3rd day of September, 2024.

_____
Michael McDonough, Mayor

ATTEST:

_____
Teresa M. Henry, City Clerk

Approved as to Form:

_____
Jennifer M. Baird, City Attorney