

TENTATIVE AGENDA
RAYTOWN BOARD OF ALDERMEN
JANUARY 7, 2025
REGULAR SESSION NO. 42
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 thentry@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 January 7, 2025 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 0042 4133
Passcode: 698537

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 December 17, 2024 Board of Aldermen Meeting

R-3675-25: A RESOLUTION AUTHORIZING AND APPROVING THE APPOINTMENT OF LISA EMERSON AS THE WARD 3 REPRESENTATIVE TO THE SPECIAL SALES TAX REVIEW COMMITTEE. Point of Contact: Teresa Henry, City Clerk.

R-3676-25: A RESOLUTION AUTHORIZING AND APPROVING THE PURCHASE OF FUEL FROM JOHN MOORE OIL COMPANY OFF THE CITY OF LEE'S SUMMIT, MISSOURI COOPERATIVE PURCHASE CONTRACT FOR FISCAL YEAR 2024-2025 IN AN AMOUNT NOT TO EXCEED \$180,986.00. Point of Contact: Robinson Camp, Public Works Director.

R-3677-25: A RESOLUTION AUTHORIZING AND APPROVING THE CONTINUANCE OF A MAINTENANCE AGREEMENT BY AND BETWEEN AZTECA SYSTEMS HOLDINGS, LLC AND THE CITY OF RAYTOWN, MISSOURI FOR USE OF THE CITYWORKS PROGRAM IN AN AMOUNT NOT TO EXCEED \$72,945.60 FOR FISCAL YEAR 2024-2025. Point of Contact: Robinson Camp, Public Works Director.

NEW BUSINESS

2. Public Hearing: A public hearing to approve the rezoning of 5400 Blue Ridge Cutoff.

2a. FIRST READING: Bill No. 6687-25, Section XIII: AN ORDINANCE APPROVING ISSUANCE OF A CONDITIONAL USE PERMIT TO JESSICA KECK, EVERGY, FOR THE CONSTRUCTION AND EXPANSION OF A "UTILITY, MAJOR" SUBSTATION FACILITY AT THE SOUTHEAST CORNER OF E. 59TH STREET AND WOODSON ROAD, PARCEL ID #: 44-320-14-04-00-0-00-000 IN AN R-1, LOW-DENSITY RESIDENTIAL DISTRICT WITHIN THE CITY OF RAYTOWN, JACKSON COUNTY, MISSOURI Point of Contact: Diane Egger, Community Development Director.

3. **R-3678-25: A RESOLUTION** AUTHORIZING A PROFESSIONAL SERVICES AGREEMENT WITH GEORGE BUTLER ASSOCIATES, INC. FOR ENGINEERING SERVICES RELATED TO SINKHOLES THROUGHOUT THE CITY OF RAYTOWN IN AN AMOUNT NOT TO EXCEED \$67,938.00 FOR FISCAL YEAR 2024-2025. Point of Contact: Robinson Camp, Public Works Director.

ADJOURNMENT

MINUTES
RAYTOWN BOARD OF ALDERMEN
DECEMBER 17, 2024
REGULAR SESSION NO. 41
RAYTOWN CITY HALL
10000 EAST 59TH STREET
RAYTOWN, MISSOURI 64133
AND
ONLINE ZOOM WEBINAR
7:00 P.M.

Mayor Michael McDonough called the December 17, 2024, Board of Aldermen Regular meeting to order at 7:08 p.m. Timmy Hensle of River Church 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 Greg Walters, Alderman Ian Scott, Alderman Jim Aziere, Alderman Loretha Hayden, Alderman Ryan Myers, Alderman Janet Emerson, Alderman Theresa Garza, Alderman Bill Van Buskirk, Alderman Diane Krizek

Absent: Alderman Bonnaye Mims

Proclamations/Presentations

Alderman Mims joined the meeting at 7:20 p.m.

Mayor McDonough presented proclamations to Jason Hull and Steve Knabe.

Public Comments

Morris Melloy, 5816 Manning

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, including an update on ARPA spending.

Committee Reports

Comments were shared by Aldermen Myers, Walters, Krizek, Van Buskirk, Hayden.

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 December 3, 2024 Board of Aldermen Meeting

R-3674-24: A RESOLUTION AUTHORIZING AND APPROVING THE EXPENDITURE OF FUNDS WITH KANSAS CITY AREA TRANSPORTATION AUTHORITY IN AN AMOUNT NOT TO EXCEED \$56,000.00 FOR FISCAL YEAR 2024-2025. Point of Contact: Missy Wilson, Assistant City Administrator, Economic Development Administrator.

Alderman Walters, seconded by Alderman Van Buskirk, made a motion to remove R-3674-24 from the Consent Agenda and make it an item on the agenda, under new business. The motion failed by a vote of 4-6.

Ayes: Aldermen Walters, Van Buskirk, Garza, Aziere

Nays: Aldermen Hayden, Myers, Mims, Emerson, Scott, Krizek

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

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

Nays: None

Absent: None

Abstain: Alderman Walters

NEW BUSINESS

- 2. FIRST READING: Bill No. 6684-24, Section V-A: AN ORDINANCE** AUTHORIZING AND APPROVING AN INTERGOVERNMENTAL AGREEMENT BETWEEN MID-AMERICA REGIONAL COUNCIL SOLID WASTE MANAGEMENT DISTRICT AND THE CITY OF RAYTOWN, MISSOURI RELATING TO PARTICIPATION IN THE REGIONAL HOUSEHOLD HAZARDOUS WASTE COLLECTION PROGRAM IN AN AMOUNT NOT TO EXCEED \$32,879.61. Point of Contact: Damon Hodges, City Administrator.

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

Damon Hodges, City Administrator, presented the item.

Alderman Myers, seconded by Alderman Emerson, made a motion to suspend the rules and hold an immediate second reading. The motion was approved by a vote of 9-1.

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

Nays: Alderman Walters

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

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

Nays: None

Became Ordinance 5776-24.

- 3. FIRST READING: Bill No. 6685-24, Section XVII: AN ORDINANCE** AUTHORIZING AND APPROVING AN AMENDMENT TO CHAPTER 42-TRAFFIC AND MOTOR VEHICLES, ARTICLE XII, STOPPING, STANDING OR PARKING RESTRICTED OR PROHIBITED ON CERTAIN STREETS, SECTION 42-374, PARKING PROHIBITED AT ALL TIME ON CERTAIN STREETS OF THE RAYTOWN MUNICIPAL CODE. Point of Contact: Robinson Camp, Public Works Director.

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

Jason Hanson, City Engineer, presented the item.

Alderman Van Buskirk, seconded by Alderman Garza, made a motion to suspend the rules and hold an immediate second reading. The motion was approved by a vote of 10-0.

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

Nays: None

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

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

Nays: None

Became Ordinance 5777-24.

- 4. FIRST READING: Bill No. 6686-24, Section VI-B-I: AN ORDINANCE AUTHORIZING EXECUTION OF AN EASEMENT BY THE CITY OF RAYTOWN, MISSOURI AS GRANTOR TO RAYTOWN WATER COMPANY AS GRANTEE IN CONNECTION WITH CONSTRUCTION OF A WATER MAIN ON PROPERTY OWNED BY THE CITY OF RAYTOWN, MISSOURI ALONG 59TH STREET AND RAYTOWN ROAD. Point of Contact: Robinson Camp, Public Works Director.**

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

Damon Hodges, City Administrator, presented the item.

Alderman Mims, seconded by Alderman Garza, made a motion to suspend the rules and hold an immediate second reading. The motion was approved by a vote of 7-2-0-1.

Ayes: Aldermen Mims, Garza, Scott, Krizek, Emerson, Hayden, Aziere

Nays: Aldermen Van Buskirk, Walters

Absent: None

Abstain: Alderman Myers (voted "present")

Alderman Van Buskirk left the meeting at 8:19 p.m.

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

Ayes: Aldermen Mims, Garza, Hayden, Emerson, Aziere, Scott, Krizek

Nays: None

Absent: Alderman Van Buskirk

Abstain: Aldermen Myers (voted "present"), Walters (voted "present")

Became Ordinance 5778-24.

ADJOURNMENT

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

The meeting adjourned at 8:21 p.m.

Teresa M Henry, City Clerk, MRCC

CITY OF RAYTOWN
Request for Board Action

DATE SUBMITTED: 01/02/2025

MEETING DATE: January 7, 2025

SUBMITTED BY:

DEPARTMENT: Administration

Document Type: Resolution

SUBJECT/REQUEST

R-3675-25: Appointment of Special Sales Tax Review Committee member to represent Ward 3.

BACKGROUND/JUSTIFICATION

The Special Sales Tax Review Committee was originally established in 2002 to provide guidance and oversight on how money from the Transportation Sales Tax, Capital Improvement Sales Tax and Public Safety Sales Taxes approved by the voters is spent. In doing so, the Committee is required to meet at least once each quarter to monitor the plan.

The Committee is comprised of one citizen member from each of the five Wards selected by mutual agreement of the Aldermen elected to represent the Ward and the appointment of two additional citizen members by the Mayor. If the two Aldermen representing that Ward cannot agree on a citizen member, then each of the two Aldermen nominate a citizen member and the Board of Aldermen select the committee member by majority vote.

There is currently a vacancy on the Committee from Ward 3 and the Aldermen from Ward 3 have reached a consensus and recommend Lisa Emerson be appointed to fill the vacant position with a term expiring November 1, 2026 or until a successor is appointed. Ms. Emerson will be replacing Evan Gorrell on the Committee.

To be qualified for appointment a citizen must meet the following criteria:

1. current resident
2. at least 21 years of age
3. citizen of US
4. resident of the City for at least one year prior to appointment.

RECOMMENDED MOTION

PREVIOUS ACTION

COMMISSION/COMMITTEE REVIEW

FINANCIAL IMPACT

REVIEWED BY

Teresa Henry Michael Graham Jennifer Baird Damon Hodges Teresa Henry
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LIST OF REFERENCE DOCUMENTS ATTACHED

1.	Reso Appointing Emerson-2025 STOC
2.	Reso Appointing Emerson-2025 STOC-Application

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

Document	Attached	If not attached, explain
Other: application	X	

A RESOLUTION AUTHORIZING AND APPROVING THE APPOINTMENT OF LISA EMERSON AS THE WARD 3 REPRESENTATIVE TO THE SPECIAL SALES TAX REVIEW COMMITTEE

WHEREAS, Resolution 1312-02 provides for appointment of a Special Sales Tax Review Committee; and

WHEREAS, such Special Sales Tax Review Committee is comprised of one citizen from each of the five Wards appointed by the Aldermen who represent that Ward and two citizens appointed at-large by the Mayor; and

WHEREAS, in the event the Aldermen representing the Ward are unable to agree on an individual to appoint to the Committee, each Alderman nominates a representative to serve on the Committee and the representative for the Ward is selected by a vote of the Board of Aldermen; and

WHEREAS, a vacancy exists in Ward 3 on the Special Sales Tax Review Committee and the Aldermen from Ward 3 recommend the appointment of Lisa Emerson to be the Ward 3 representative to the Special Sales Tax Review Committee.

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

THAT Lisa Emerson, 10902 E. 57th Terrace, Raytown, MO is hereby appointed as the Ward 3 member of the Special Sales Tax Review Committee, to fill the remainder of an unexpired term ending November 1, 2026, or until a successor is duly appointed.

FURTHER THAT this resolution shall be in full force and effect from and after the date of its passage and approval.

PASSED AND ADOPTED by the Board of Aldermen and **APPROVED** by the Mayor of the City of Raytown, Missouri, the 7th day of January, 2025.

Michael McDonough, Mayor

ATTEST:

Teresa M. Henry, City Clerk

Approved as to Form:

Jennifer M Baird, City Attorney

From: donotreply@form.govoffice.com
To: [Teresa M. Henry](#)
Subject: Apply to Serve of Boards, Commissions, and Committees (form) has been filled out on your site.
Date: Friday, December 27, 2024 12:54:03 PM

Your Site has received new information through a form.
Form: Apply to Serve of Boards, Commissions, and Committees
Site URL: www.raytown.mo.us

Date: 2024-12-27

Full Name: Lisa J Emerson

Street Address: 10920 E 57th Terr.

Address City, State, Zip: Raytown MO 64133

Phone: (816)737-5050

Fax:

Email: lisa4raytown@gmail.com

Which board would you like to serve on?: Special Sales Tax Oversight Committee

I would like to serve on this Board or Commission because: I would like to make sure taxpayer money being spent is being spent appropriately and wisely.

My strength(s) on this Board/Commission will be: I have been on this committee previously so am aware of the requirements and responsibilities.

Trade/College/University/Degree/Date: MU 2023

Current Employer/Address/Position: Elusive Iron, Owner

Past Employers/Address/Position/Dates:

Organization/Leadership Position(s)/Membership Date(s):

Do you have business or property interests that might place you in a conflict of interest situation should you be appointed to this Board/Commission? If so, please explain: No.

Are your personal and real estate taxes current? If not, you can provide an explanation if you choose: Yes.

Do you anticipate that there will be times when you will not be able to attend the Board/Commission meeting? If yes, how often to do you anticipate this would occur?: I foresee no conflicts.

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

CITY OF RAYTOWN Request for Board Action

DATE SUBMITTED: 12/17/2024

MEETING DATE: January 7, 2025

SUBMITTED BY:

DEPARTMENT: Public Works

Document Type: Resolution

SUBJECT/REQUEST

R-3676-25: Authorize the purchase of motor vehicle fuel from John Moore Oil Company.

BACKGROUND/JUSTIFICATION

The City of Raytown presently purchases fuel from John Moore Oil Company using a cooperative purchasing contract administered by Lee's Summit, Missouri. This contract provides the City of Raytown favorable pricing associated with the purchasing power of Lee's Summit.

The City of Lee's Summit put this cooperative contract out to bid on September 3, 2020. Through the evaluation of alternative cooperative contracts, the Lee's Summit, MO cooperative oil contract was determined to be the most cost-effective contract for the City of Raytown. The contract is a one-year renewable contract and has the opportunity for four possible one-year renewals which was renewed and entered into by Lee's Summit on October 19, 2021.

The contract provides the City with the opportunity to purchase fuel at the wholesale market price plus \$0.135 per gallon profit paid to John Moore Oil and \$0.245 in taxes that we are not exempt from. The historical savings are approximately \$0.40 per gallon, which represents a substantial savings from buying fuel at market rate from a fuel station. The last billing cycle from John Moore Oil Company billed Unleaded at \$1.82 per gallon and Diesel at \$2.57 per gallon.

Citywide fuel budget:

Department	2023-24 Budget
Police	\$90,000.00
Public Works	\$40,350.00
Sewer Department	\$25,000.00
Community Development	\$10,636.00
Parks and Recreation	\$15,000.00
TOTAL	\$180,986.00

The City spent \$130,346.69 with John Moore Oil in FY 22-23
The City spent \$139,257.80 with John Moore Oil in FY 23-24

RECOMMENDED MOTION

Staff recommends approval as submitted.

PREVIOUS ACTION

COMMISSION/COMMITTEE REVIEW

FINANCIAL IMPACT

Contractor:	John Moore Oil Company
Amount of Request/Contract:	\$180,986.00
From Account Name	Police General Fund - Fuel
From Account Number	101.32.00.100.52301
From Account Amount	\$90,000.00
From Account Name	PW General Fund - Fuel
From Account Number	101.62.00.100.52301
From Account Amount	\$40,350.00
From Account Name	Sanitary Sewer Fund - Fuel
From Account Number	501.62.00.100.52301
From Account Amount	\$25,000.00
From Account Name	Community Development Fund - Fuel
From Account Number	101.82.00.100.52301
From Account Amount	\$10,636.00
From Account Name	Park & Recreational Fund - Fuel
From Account Number	201.92.00.100.52301
From Account Amount	\$15,000.00
TOTAL BUDGETED AMOUNT	\$180,986.00

REVIEWED BY

Robinson Camp
Michael Graham
Jennifer Baird
Damon Hodges
Teresa Henry

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Reso John Moore Oil Fuel Purchase 2024-2025

2.	Lee's Summit - John Moore Oil Co
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**SUPPORTING DOCUMENTS
 (FOR CONTRACT ITEMS ONLY)**

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

A RESOLUTION AUTHORIZING AND APPROVING THE PURCHASE OF FUEL FROM JOHN MOORE OIL COMPANY OFF THE CITY OF LEE'S SUMMIT, MISSOURI COOPERATIVE PURCHASE CONTRACT FOR FISCAL YEAR 2024-2025 IN AN AMOUNT NOT TO EXCEED \$180,986.00

WHEREAS, the City of Raytown purchases diesel and gasoline fuel for use and operation of various vehicles owned and operated by the City; and

WHEREAS, the City of Raytown in the adoption of its purchasing policy has approved the practice of purchasing equipment and supplies from competitive bids awarded by other governmental entities through a competitive bidding process; and

WHEREAS, the City of Lee's Summit, Missouri has competitively bid the purchase of diesel and gasoline fuel and has determined John Moore Oil Company to be the most competitive bid; and

WHEREAS, the cost of fuel anticipated to be purchased for such purposes from John Moore Oil Company is anticipated to exceed \$30,000.00 during Fiscal Year 2024-2025; 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 purchase of fuel from John Moore Oil Company off the City of Lee's Summit, Missouri Cooperative Purchase Contract for Fiscal Year 2024-2025 in an amount not to exceed \$180,986.00.

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

THAT the purchase of fuel from John Moore Oil Company off the City of Lee's Summit, Missouri Cooperative Purchase Contract for Fiscal Year 2024-2025 in an amount not to exceed \$180,986.00 is hereby authorized and approved; 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 7th day of January, 2025.

Michael McDonough, Mayor

ATTEST:

Approved as to Form:

Teresa M. Henry, City Clerk

Jennifer M. Baird, City Attorney



INTEROFFICE MEMORANDUM
CONTRACT DOCUMENT

DATE: September, 2024

TO: Key Purchasing Personnel

FROM: Procurement and Contract Services

RE: Fuel Services and Products

PROCUREMENT OFFICER CONTACT: Desiree Collins

BID#:2021-001

CONTRACT RENEWAL#: 2021-001/4R

Vendor Name & Address	John Moore Oil Company PO Box 416 Blue Springs, MO 64013
Phone & Email	Office: (816) 229-5662 Email: jmoc@att.net
Contact Person	Josh Moore or Nicole Moore
Ordering Instructions	○ Using Department to enter a requisition in the Lawson System for a Purchase Order to be issued. ○ Requisition must include each item as a separate line item. ○ Invoices will be paid against Lawson System Receiver and Purchase Order. ○ Reference Contract#2021-001/4R in the comments section of the requisition as well as comments to print on the purchase order.
Terms/Discounts	Net 30
Delivery	Destination
Pricing	See Attached Pricing Sheet
Response Time	As specified
Effective Dates	October 19 th , 2024 through October 18 th , 2025

cc: Bid File- Original memo
Intranet



LEE'S SUMMIT MISSOURI

FORTH NOTICE OF RENEWAL

September 12, 2024

John Moore Oil Company
Attn: Josh Moore
PO Box 416
Blue Springs, MO 64013

RE: Fuel Services and Products
Renewal Agreement 2021-001/4R

Dear Mr. Moore:

The City of Lee's Summit and John Moore Oil Company entered into Agreement 2021-001 on October 19th, 2020 (the "Agreement"), for Fuel Services and Products. You are hereby notified the City of Lee's Summit, in accordance with Section 4 of the Agreement, is exercising its option to renew the term of the Agreement for an additional year. The renewal term shall be for a one (1) year period from October 19th, 2024 through October 18th, 2025. This will be the 4th and final renewal for this contract.

Should any changes to the current pricing need proposed, the Vendor should contact the Procurement Officer within fifteen (15) business days of this notification and will be required to provide justification and all details surrounding the request. Otherwise, the current contract shall auto renew exactly as written.

City staff looks forward to doing business with your company during this agreement period. Please do not hesitate to contact me at 816-969-1082 with any questions or concerns.

Sincerely,

Desiree Collins
Desiree (Des) Collins
Procurement Officer II

CITY OF RAYTOWN
Request for Board Action

DATE SUBMITTED: 12/17/2024

MEETING DATE: January 7, 2025

SUBMITTED BY:

DEPARTMENT: Public Works

Document Type: Resolution

SUBJECT/REQUEST

R-3677-25: Enter into an agreement with Azteca Systems Holdings, LLC, for the use of CityWorks Program for the 2024-2025 Budget Year in the amount of \$72,945.60.

BACKGROUND/JUSTIFICATION

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

The City of Raytown has contracted with Azteca Systems Holdings for four (4) years and their contract will expire on March 1, 2025. This is a continuation of the services of Cityworks program.

RECOMMENDED MOTION

Staff recommends approval as submitted

PREVIOUS ACTION

COMMISSION/COMMITTEE REVIEW

FINANCIAL IMPACT

Contractor:	Azteca Systems Holdings
Amount of Request/Contract:	\$72,945.60
Amount Budgeted:	\$78,000.00
From Account Name	Public Work - Computer Services
From Account Number	101-62-00-100-53644

Amount	\$43,767.36
From Account Name	Sanitary Sewer Fund - Contractual Services
From Account Number	501-62-00-100-53999
Amount	\$16,048.03
From Account Name	Parks Fund - Miscellaneous Contractual
From Account Number	201-92-00-100-53999
Amount	\$13,130.21

REVIEWED BY

Robinson Camp Michael Graham Jennifer Baird Damon Hodges Teresa Henry

LIST OF REFERENCE DOCUMENTS ATTACHED

1.	Reso Cityworks Asset Management Agreement-2024-2025
2.	2024-2025 Cityworks Contract Renewal

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

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

A RESOLUTION AUTHORIZING AND APPROVING THE CONTINUANCE OF A MAINTENANCE AGREEMENT BY AND BETWEEN AZTECA SYSTEMS HOLDINGS, LLC AND THE CITY OF RAYTOWN, MISSOURI FOR USE OF THE CITYWORKS PROGRAM IN AN AMOUNT NOT TO EXCEED \$72,945.60 FOR FISCAL YEAR 2024-2025

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

WHEREAS, the Cityworks program assists with keeping track of daily works activities, asset management, infrastructure management, permitting and cost analysis; and

WHEREAS, the Board of Aldermen find it is in the best interest of the City to authorize and approve the continuance of a maintenance agreement by and between Azteca Systems Holdings, LLC and the City of Raytown for the use of the Cityworks program as set forth in Exhibit "A" in an amount not to exceed \$72,945.60 for year 2024-2025;

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

THAT the continuance of a maintenance agreement by and between Azteca Systems Holdings, LLC and the City of Raytown for the use of the Cityworks program as set forth in Exhibit "A" in an amount not to exceed \$72,945.60 for year 2024-2025 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 7th day of January, 2025.

ATTEST:

Michael McDonough, Mayor

Teresa M. Henry, City Clerk

Approved as to Form

Jennifer M. Baird, City Attorney

Contact Information

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

Quote Lines

Product Name	Quantity	Net Unit Price
AMS ELA Cityworks Online Custom	1.00	USD 41,496.00
Cityworks Authorized Users	25.00	USD 0.00
Mobile Native Apps (iOS/Android) - AMS	1.00	USD 0.00
Respond - AMS	1.00	USD 0.00
Storeroom	1.00	USD 0.00
Web Hooks - AMS	1.00	USD 0.00
Metrics API	1.00	USD 7,207.20
PLL Workgroup Cityworks Online Standard 6+ Logins	4.00	USD 7,862.40
Public Access - PLL	1.00	USD 16,380.00
Mobile Native Apps (iOS/Android) - PLL	1.00	USD 0.00
Respond - PLL	1.00	USD 0.00
Web Hooks - PLL	1.00	USD 0.00
TOTAL:		USD 72,945.60

Notes

Year 1 Dollar Value	USD 72,945.60	Year 1 Date Range	3/2/2025 - 3/1/2026
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Maintenance Start Date: 3/2/2025 Maintenance End Date: 3/1/2026

Quote Notes:

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

Terms and Conditions

Payment Terms

Payment due within 30 days

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

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

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

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

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

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

Software Licensing

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

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

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

Taxes

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

International Customers

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

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

Accepted by:

Title

____/____/____
Date

Azteca Systems, LLC - Cityworks | 11075 South State Street Suite 24, Sandy, UT 84070 | Corporate Main 801-523-2751 | Corporate Fax 801-523-3734

CITY OF RAYTOWN
Request for Board Action

DATE SUBMITTED: 12/18/2024

MEETING DATE: January 7, 2025

SUBMITTED BY:

DEPARTMENT: Community Development

Document Type: Ordinance

SUBJECT/REQUEST

FIRST READING: Bill No. 6687-25, Section XIII: Approval of a Conditional Use Permit for "Utility, Major" land use for Evergy substation expansion

BACKGROUND/JUSTIFICATION

The applicant, Evergy, is proposing to expand their existing electrical substation, generally located at the southeast corner of E. 59th Street and Woodson Road, onto the property adjacent to the north. The existing electrical substation has been at this location since the 1970's. As the energy needs of the community have increased over the years, the upgrading and expansion of the facility have been determined to be necessary in order to provide sufficient services.

Electrical substations are classified by the City of Raytown Municipal Code as the, "*Utility, Major*" land use. These are allowed to be permitted within R-1, Low-Density Residential Zoning Districts with the approval of a Conditional Use Permit.

RECOMMENDED MOTION

PREVIOUS ACTION

COMMISSION/COMMITTEE REVIEW

Recommended for approval by the Planning & Zoning Commission on December 5, 2024

FINANCIAL IMPACT

REVIEWED BY

Diane Egger
Michael Graham
Jennifer Baird
Damon Hodges
Teresa Henry

LIST OF REFERENCE DOCUMENTS ATTACHED

- | | |
|----|--------------------------------|
| 1. | Ord CUP 5400 Blue Ridge Cutoff |
| 2. | PC_Full.Packet.12.5.24 |

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

Document	Attached	If not attached, explain
Other: Planning & Zoning Packet Item	X	

AN ORDINANCE APPROVING ISSUANCE OF A CONDITIONAL USE PERMIT TO JESSICA KECK, EVERGY, FOR THE CONSTRUCTION AND EXPANSION OF A “UTILITY, MAJOR” SUBSTATION FACILITY AT THE SOUTHEAST CORNER OF E. 59TH STREET AND WOODSON ROAD, PARCEL ID #: 44-320-14-04-00-0-00-000 IN AN R-1, LOW-DENSITY RESIDENTIAL DISTRICT WITHIN THE CITY OF RAYTOWN, JACKSON COUNTY, MISSOURI

WHEREAS, Application PZ-2024-09, was duly submitted on or about May 17, 2024, by Jessica Keck, Evergy, for the approval of a Conditional Use Permit for the construction and expansion of an electrical substation located at the southeast corner of E. 59th Street and Woodson Road, Jackson County Parcel ID #: 44-320-14-04-00-0-00-000, within an R-1, Low-Density Residential District in the City of Raytown, Jackson County, Missouri (the “Application”); and

WHEREAS, the Application was considered by the Planning Commission on December 5, 2024, and by a vote of 8 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 for the construction and expansion of an electrical substation, which is classified as the “utility, major,” land use in the Raytown Municipal Code, on property located at the southeast corner of E. 59th Street and Woodson Road, within an R-1, Low-Density Residential District in the City of Raytown, Jackson, County, Missouri is hereby approved and issued to Jessica Keck, Evergy,

SECTION 2 – CONDITIONS OF APPROVAL. That the Application for approval of a Conditional Use Permit to operate an electrical substation on property located on Jackson County Parcel ID #: 44-320-14-04-00-0-00-000 within an R-1, Low-Density Residential District in the City of Raytown, Jackson County, Missouri, be approved and issued to Jessica Keck, Evergy, subject to the following conditions as contained in the staff report and as approved by the Planning Commission:

1. The five-foot (5') ADA-compliant sidewalk easement shall be recorded with Jackson County via separate instrument.
2. A Sufficient Stormwater Study and Stormwater Management Plan must be submitted to and approved by the Public Works Department prior to construction of the site.
3. The required landscaping must be properly maintained.
4. The “Utility, Major” land use must comply with the following conditions as outlined in the City of Raytown Municipal Code:

- a. Location. For major utility infrastructure in a Residential Zone or within two hundred feet (200') of a Residential Zone, the applicant must address the City's preferred locations with a detailed explanation justifying why a site of higher priority was not selected.
- b. Setbacks. The setbacks of any proposed new major utility development or expansion must conform to the setback requirements of that particular zoning and overlay district.
- c. Screening. Adequate screening of the major utility infrastructure shall be provided by a solid or semi-solid wall, fence, or a permanent building enclosure not less than eight feet (8') in height. Fences must be made of solid masonry, wood, vinyl, or composite fence with masonry columns. Chain link is not allowed. All equipment cabinets shall be adequately secured to prevent access by other than authorized personnel. Landscaping shall be required around the base or perimeter of the screening wall or fence. A combination of coniferous and deciduous trees and shrubs is required, and drought tolerant plant materials are encouraged. When the visual impact of the equipment compound would be minimal, the landscaping requirement may be reduced or waived by the director of community development.
- d. Lighting. Proposed Lighting may not shine outward and create a glare onto any abutting residential district or public right-of-way. A Photometric Plan must be included with any Conditional Use Permit application for the approval of a Major Utility facility. This plan must indicate a 0.0 footcandle reading at all property lines.

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 _____, 2025.

Michael McDonough, Mayor

ATTEST:

Approved as to Form:

Teresa M. Henry, City Clerk

Jennifer M. Baird, City Attorney

CITY OF RAYTOWN
PLANNING & ZONING COMMISSION

AGENDA

Raytown City Hall
Board of Aldermen Meeting Chambers
10000 East 59th Street
December 5, 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:
Morales:			

3. Approval of Minutes – November 7, 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.: PZ-2024-09

Applicant: Jessica Keck, Evergy

Reason: Requesting the approval of a Conditional Use Permit for the “Utility, Major,” land use for the purpose of expanding an existing electrical substation at Parcel ID: #44-320-14-04-00-0-00-000, generally located at the southeast corner of E. 59th Street and Woodson Avenue.

- 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: Reminder of the Holiday Reception for Planning Commission members on Thursday, December 12, 2024 from 6:00PM – 7:30 PM. Please R.S.V.P. no later than December 6, 2024.**
- 8. Set Future Meeting Date – The next Regular Planning Commission Meeting is Scheduled for Thursday, January 2, 2025, at 7:00 PM.**
- 9. Adjourn**
-

**CITY OF RAYTOWN
PLANNING & ZONING COMMISSION
REGULAR MEETING
MINUTES**

**November 7, 2024
7:00 pm
Council Meeting Chambers**

1. Welcome by Chairperson.

- 2. Call meeting to order and Roll Call.** Chairman Meyers called the meeting to order at 7:07 P.M. Secretary Stock called roll.

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

- 3. Approval of Minutes:** Minutes of September 5, 2024, Regular Meeting were approved 8-0-1 upon a motion by Ms. Stock and a second by Ms. Thurman.

- 4. Approval of Minutes:** Minutes of October 3, 2024, Regular Meeting were approved 7-1-1 upon a motion by Ms. Emerson and a second by Ms. Thurman. Ms. Stock abstained due to absence.

- 5. Public Discussion:** Ms. Emerson shared that she had attended the public meeting this evening regarding the Evergy substation expansion to be located at E. 59th Street and Woodson Road. The project is expected to begin at the end of 2025 and be completed in 2027.

- 6. Old Business:** None.

7. New Business:

A. Case No.: PZ-2024-12

Applicant: Tyeasha Smith, Ty's Cozy Care

Reason: Requesting the approval of a Rezoning from R-3, High-Density Residential to NC, Neighborhood Commercial for the property addressed as 5400 Blue Ridge Cutoff.

1. Introduction of Application.

Chairman Meyers introduced the application.

- 2. Explanation of any ex parte' communication from Commission members 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 Additional Relevant City Exhibits into the Record:

Shana Kelly, Planning & Zoning coordinator, entered all relevant exhibits into the public 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 Conditional Use Permit application.

6. Commission Discussion.

The Commission did not discuss the application at this time.

7. Presentation of Application by Applicant.

The applicant, Ms. Tyeasha Smith, introduced herself, presented the request and the background for his application.

8. Commission Discussion.

Mr. Bruenger inquired if there would be space within the building for a preschool and a daycare. The applicant responded that there would be. Mr. Morales asked how many staff members she expected to have. Ms. Smith responded that there is currently only one (1) staff member. Ms. Stock inquired how many children they expected to provide care for. Ms. Smith responded that she does not yet know because the state will determine occupancy. Mr. Sneddon asked how many she hoped she could have in the facility. Ms. Smith responded that she hopes to have the number of children that she is currently licensed for, which is 36. Mr. Sneddon thanked her for choosing Raytown and stated that more daycares are needed in the community. Mr. Jean-Paul thanked her for coming to Raytown. Mr. Jean-Paul asked staff the locations of the other daycare centers in Raytown and the proximity to this location. Ms. Kelly stated that she believed that most of them are located more towards the city center, but that she was not sure. She also stated that this number does not include daycares that operate as home-based businesses. Mr. Jean-Paul asked how difficult it would be to return the zoning of the property back into R-3, High-Density Residential after it is rezoned to NC, Neighborhood Commercial. Ms. Kelly responded that it would require a separate rezoning application and process. Mr. Meyers asked if there is a distance separation requirement for daycares to be located from liquor stores within the City of Raytown. Ms. Kelly responded that there is a distance separation requirement on liquor stores and that if a new liquor store wanted to open next to the daycare, they would not be able to. Mr. Bruenger inquired about the condition regarding outdoor play area. Ms. Kelly

responded that this is a City of Raytown requirement. The occupancy will be determined by the State of Missouri and that the applicant will need to provide the required outdoor play area once that number is determined. Mr. Bruenger asked for more information on the materials of the playground. Ms. Smith responded that she intends to use rubber matting. Mr. Jean-Paul asked the applicant why she chose Raytown and what she would need in order to have a successful business in the City. She responded that she used to work in Raytown and that she has always known that Raytown does not have many daycares, so she feels that her business will be able to benefit the community. Mr. Jean-Paul asked what it would take for her to be successful in Raytown. She responded that she needed adequate clientell and for her business to constantly evolve. Mr. Jean-Paul recommended that she become connected with the Raytown Chamber of Commerce.

9. Request for Public Comment by Chairman.

No one wished to speak publicly on the application.

10. Commission Decision to Approve, Conditionally Approve or Deny the Application.

Ms. Stock made a motion to approve the application with the Conditions as written. Ms. Emerson seconded the motion.

VOTE: Motion passed 8-0-1.

8. Other Business:

Economic Development Director, Missy Wilson reminded the Commission of the Comprehensive Plan Community Meeting to be held at the Raytown Wellness Center on Wednesday, November 13, 2024 from 5:30pm – 7:00pm.

9. Set Future Meeting Date – The next Regular Planning Commission Meeting is scheduled for Thursday, December 5, 2024, at 7:00 PM.

10. Adjourn

The meeting was adjourned at 7:33 P.M.



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-2024-09

Planning & Zoning Meeting Date:
December 5, 2024

Board of Aldermen Dates: January 7, 2025, and
January 21, 2025



Applicant: Jessica Keck | Evergy

Location: Parcel ID #: 44-320-14-04-00-0-00-000, Generally located at the Southeast corner of E. 59th Street and Woodson Road. This parcel has no address assigned by the City.

Ward: 3

Property Owner: Evergy Missouri West, Inc.

Project Summary: The applicant is requesting the approval of a **Conditional Use Permit** for the **“Utility, Major,”** land use for the purpose of expanding the existing electrical substation.

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

Background Information: The applicant, Evergy, is proposing to expand their existing electrical substation, generally located at the southeast corner of E. 59th Street and Woodson Road, onto the property adjacent to the north. The existing electrical substation has been at this location since the 1970's. As the energy needs of the community have increased over the years, the upgrading and expansion of the facility have been determined to be necessary in order to provide sufficient services.

Electrical substations are classified by the City of Raytown Municipal Code as the, **“Utility, Major”** land use. These are allowed to be permitted within R-1, Low-Density Residential Zoning Districts with the approval of a Conditional Use Permit. Conditional Use Permits for this land use are also required to *comply with the following conditions:*



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- A. **Location.** For major utility infrastructure in a Residential Zone or within two hundred feet (200') of a Residential Zone, the applicant must address the City's preferred locations with a detailed explanation justifying why a site of higher priority was not selected.
- B. **Setbacks.** The setbacks of any proposed new major utility development or expansion must conform to the setback requirements of that particular zoning and overlay district.
- C. **Screening.** Adequate screening of the major utility infrastructure shall be provided by a solid or semi-solid wall, fence, or a permanent building enclosure not less than eight feet (8') in height. Fences must be made of solid masonry, wood, vinyl, or composite fence with masonry columns. Chain link is not allowed. All equipment cabinets shall be adequately secured to prevent access by other than authorized personnel. Landscaping shall be required around the base or perimeter of the screening wall or fence. A combination of coniferous and deciduous trees and shrubs is required, and drought tolerant plant materials are encouraged. When the visual impact of the equipment compound would be minimal, the landscaping requirement may be reduced or waived by the director of community development.
- D. **Lighting.** Proposed Lighting may not shine outward and create a glare onto any abutting residential district or public right-of-way. A Photometric Plan must be included with any Conditional Use Permit application for the approval of a Major Utility facility. This plan must indicate a 0.0 footcandle reading at all property lines.

The applicant has complied with these conditions.

Zoning: R-1, Low-Density Residential

Total Land Area: 0.86 Acres

Public Noticing: *The Daily Record:* A public hearing notice was published in The Daily Record Kansas City, on **November 13, 2024**. A copy of the affidavit of publication is included with the attachments to this report. Letters to Residents and Property Owners were sent via FedEx to residents and property owners within 185 feet of the subject property on **October 27, 2024**. A copy of the letter is included with the attachments to this report.

Neighborhood Meeting: The applicant held a neighborhood meeting on **November 7, 2024**. A summary of the meeting and a copy of the sign-in sheet are included with the attachments to this report.

Adjacent Properties:

	Zoning:	Current Land Use:
North:	R-1, Low-Density Residential	Spire Substation Utility Facility
South:	R-2, Medium-Density	Evergy Substation Utility Facility
East:	Kansas City, Missouri	Duplexes/Townhomes
West:	R-1, Low-Density Residential	Single-Family Homes



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

(30) Utility, Major.

1. **Location.** For major utility infrastructure in a residential zone or within two-hundred feet (200') of a residential zone, the applicant must address the City's preferred location with a detailed explanation justifying why a site of higher priority was not selected.
2. **Setbacks.** The setbacks of any proposed new major utility development or expansion must conform to the setback requirements of that particular zoning and overlay district.
3. **Screening.** Adequate screening of the major utility infrastructure shall be provided by a solid or semi-solid wall, fence, or a permanent building enclosure not less than eight feet (8') in height. Fences must be made of solid masonry, wood, vinyl, or composite fence with masonry columns. Chain link is not allowed. All equipment cabinets shall be adequately secured to prevent access by other than authorized personnel. Landscaping shall be required around the base or perimeter of the screening wall or fence. A combination of coniferous and deciduous trees and shrubs is required, and drought tolerant plant materials are encouraged. When the visual impact of the equipment compound would be minimal, the landscaping requirement may be reduced or waived by the director of community development.
4. **Lighting.** Proposed Lighting may not shine outward and create a glare onto any abutting residential district or public right-of-way. A Photometric Plan must be included with any Conditional Use Permit application for the approval of a Major Utility facility. This plan must indicate a 0.0 footcandle reading at all property lines.

Street Classification: E. 59th Street is classified as a **Collector Street** and Woodson Road is classified as an **Arterial Street**.

Phasing: The project is proposed to be completed in a single phase.

Vehicular and Pedestrian Access: The proposed expansion will be accessible by vehicles via an access drive off E. 59th Street. A five-foot (5') ADA-compliant sidewalk currently exists along the western edge of the existing substation. This sidewalk will be extended along the western frontage of the newly expanded substation and will continue along the north boundary of the subject property.

Conditional Use Permit Factors to Be Considered:

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

The expansion of the electrical substation is necessary in order to provide adequate power to the surrounding areas. The subject property is adjacent to an electrical substation that has existed for approximately fifty (50) years and is located across the



Community Development Department

Planning and Zoning Division

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street from the gas substation, owned by the Laclede Gas Company. The R-1 Zoning District is for the purpose of low-density residential dwellings, but the "*Utility, Major,*" land use is an allowed use with the approval of a Conditional Use Permit.

2. The conservation of property values.

The subject property is located adjacent to two (2) existing substations. Staff has not seen any data that would suggest that the upgrading of the existing substation will have a negative effect on adjacent property values. In addition, the required buffering upgrades will help mitigate visual impacts and will increase the aesthetics of the existing site.

3. Protection against fire casualties.

An electrical substation has existed on the adjacent property since the late 1970's. The expansion of the existing substation will not increase the potential of fire casualties more than what the property is zoned for, which is for detached single-family residential development.

4. Observation of general police regulations.

The proposed use will not violate any police regulations.

5. Prevention of traffic congestion.

The proposed use will bring additional traffic to the site during the construction phase, but this will be temporary. After completion, the site will not bring any additional traffic, other than vehicles required for the occasional maintenance and upkeep of the property, which is expected to occur once per month. Vehicles will park inside the enclosed area.

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

The proposed use will not bring traffic to the area, except the vehicles required for maintenance and upkeep. These vehicles will be able to park within the enclosed area and will not impede traffic.

7. Promotion of the safety of individuals and property.

The proposed substation expansion will be enclosed and screened from the public with a nine-foot (9') solid masonry wall. It will not be open to the public.

8. Provisions for adequate light and air.



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The proposed development is for the construction of electrical towers and equipment and not for the traditional construction of buildings. The facility will allow for adequate light and air.

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

The proposed substation expansion will not create issues of overcrowding or excessive intensity of land use.

10. Provision for public utilities and schools.

The purpose of this application is to provide better utility service to the public. There is no expected impact on the school district, other than increased reliability of electrical services.

11. Invasion by inappropriate uses.

The "*Utility, Major,*" land use is allowed within the R-1, Low-Density Residential Zoning District with the approval of a Conditional Use Permit. The existing substation on the adjacent property has been in existence for approximately five (5) decades. In addition, the Laclede Gas Company owns and operates a utility substation directly to the north of the subject property. Proper utility infrastructure is necessary for the public and is not considered an inappropriate use in this zoning district, so long as it obtains the approval of a Conditional Use Permit.

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

As stated above, the proposed substation expansion is necessary in order to provide adequate electrical services to the surrounding areas. The applicant is requesting the approval of the Conditional Use Permit because they have determined it is necessary.

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

Electrical facilities are necessary in order to provide services to the public. The proposed use will improve the ability to serve the public with these necessary utilities.

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

Electrical facilities are necessary in order to serve the public. The proposed upgrading and expansion of the existing substation facility will help to better serve the public and to facilitate growth.



PUBLIC WORKS DEPARTMENT COMMENTS:

1. The proposed 5' sidewalks on Woodson Road and 59th Street look good, as well as the ADA ramp at the intersection. But the proposed sidewalk along Woodson Road is upon private property and will need to be within a public easement.

Evergy Response: Acknowledged, Evergy anticipates working with the City on the sidewalk easement.

2. Please provide a stormwater study for how the increased stormwater runoff will be handled/controlled on the new crushed rock surface site.

Evergy Response: A Stormwater Study is currently under development and will be submitted to the City for review and approval prior to construction.

3. The plan page shows a note for a 233.77' x 150' gas easement, and to reference easement note #5. Has the been figured out with the Gas Utility?

Evergy Response: Evergy continues to work with Spire related to its easement on the property and will ensure that this issue is resolved prior to construction.

ATTACHMENTS:

- Zoning Map
- Site Photos
- Application
- Stormwater Report
- Comment Letter
- Neighborhood Letter
- Affidavit of Publication
- 185-ft Buffer Map
- Neighborhood Meeting Sign-In Sheet
- Neighborhood Summary
- Street Classification Map
- 1996 Comprehensive Plan – Future Land Use Map

Staff recommends that the Planning & Zoning Commission **APPROVE** Conditional Use Permit application **PZ-2024-9** subject to the following conditions:



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1. The five-foot (5') ADA-compliant sidewalk easement shall be recorded with Jackson County via separate instrument.
2. A Sufficient Stormwater Study and Stormwater Management Plan must be submitted to and approved by the Public Works Department prior to construction of the site.
3. The required landscaping must be properly maintained.
4. The "Utility, Major" land use must comply with the following conditions as outlined in the City of Raytown Municipal Code:
 - a. **Location.** For major utility infrastructure in a Residential Zone or within two hundred feet (200') of a Residential Zone, the applicant must address the City's preferred locations with a detailed explanation justifying why a site of higher priority was not selected.
 - b. **Setbacks.** The setbacks of any proposed new major utility development or expansion must conform to the setback requirements of that particular zoning and overlay district.
 - c. **Screening.** Adequate screening of the major utility infrastructure shall be provided by a solid or semi-solid wall, fence, or a permanent building enclosure not less than eight feet (8') in height. Fences must be made of solid masonry, wood, vinyl, or composite fence with masonry columns. Chain link is not allowed. All equipment cabinets shall be adequately secured to prevent access by other than authorized personnel. Landscaping shall be required around the base or perimeter of the screening wall or fence. A combination of coniferous and deciduous trees and shrubs is required, and drought tolerant plant materials are encouraged. When the visual impact of the equipment compound would be minimal, the landscaping requirement may be reduced or waived by the director of community development.
 - d. **Lighting.** Proposed Lighting may not shine outward and create a glare onto any abutting residential district or public right-of-way. A Photometric Plan must be included with any Conditional Use Permit application for the approval of a Major Utility facility. This plan must indicate a 0.0 footcandle reading at all property lines.



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

Zoning Map:





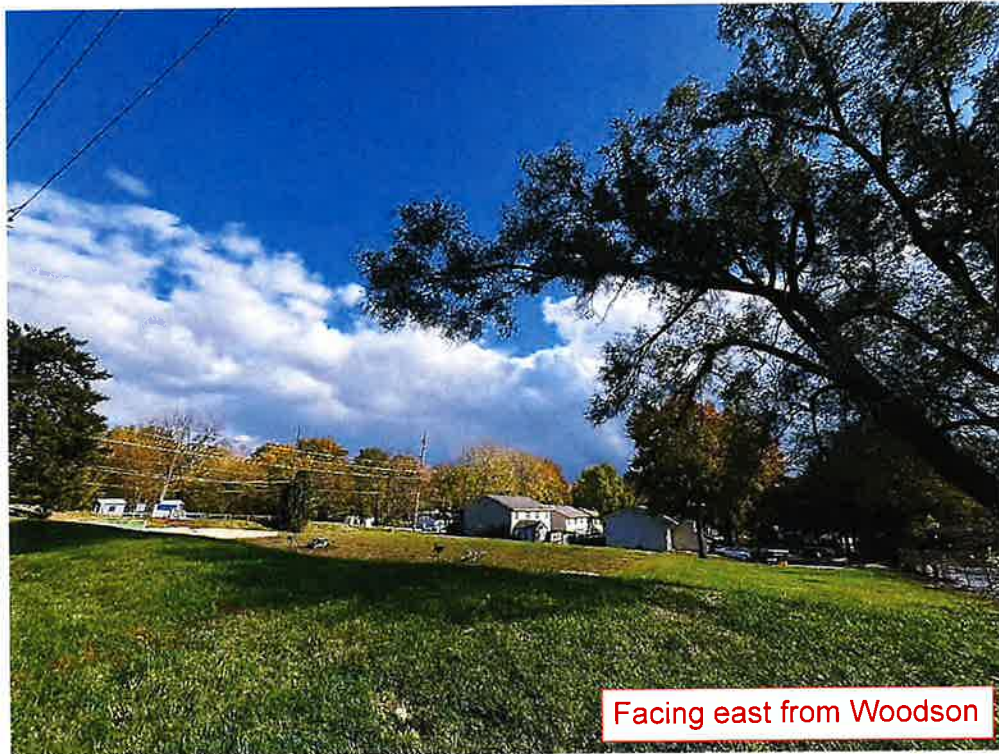
Community Development Department
Planning and Zoning Division
10000 E 59th Street • Raytown, MO 64133
Phone: 816-737-6014 • Fax: 816-737-6164

Site Photos:





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





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





May 17, 2024

Shana Kelly, Planning & Zoning Coordinator
Community Development Department
Planning and Zoning Division
10000 E 59th St, Raytown, MO 64133

RE: Conditional Use Permit (CUP) Application
Proposed Raytown Substation Expansion
Raytown, Jackson County, Missouri

Dear Ms. Kelly,

Evergy is proposing to expand an electrical substation on a tract of land located at in the southeast corner of 59th St and Woodson Rd in Raytown, Jackson County, Missouri (Parcel ID 44-320-14-04-00-0-00-000, referred to herein as the "Raytown Substation"). The proposed Raytown Substation expansion will increase the reliability, serviceability, and load of Evergy's electrical system in Raytown and the surrounding area.

The new substation will contain equipment that function as switches and breakers that will allow personnel to perform maintenance on the transmission lines and substation equipment without subjecting customers to unnecessary outages. Construction of the substation is anticipated to begin in early-2026 and in-service by the late 2026.

The property subject to this CUP application is zoned as R-1. An electrical substation may be constructed in this district with the approval of a CUP. Please see the following attached application materials:

- Conditional Use Permit Application
- Maps
- Site Plan
- Landscaping Plan
- Exhibits with Legal Descriptions
- Condemnation Documentation
- Evergy Fire Pre-Plan
- FAQs
- Stormwater Report

The following provides a narrative statement regarding the proposed substation:

SITE AND BUILDING DESIGN

The property is currently vacant and is owned by Evergy Missouri West, Inc. The area surrounding the substation property is used for residential use on the east and west sides, the Raytown Substation is adjacent to the south, and natural gas infrastructure is location adjacent to the north. The nearest residence is located approximately 30 feet east of the proposed substation expansion area, within Kansas City city limits. The expanded substation area will be accessed via a new entrance on the south side of E 59th Rd. A map showing the property location is enclosed.



The existing and expanded boundaries of the Raytown Substation will be surrounded by a 9' tall decorative wall on the west, north, and east sides. The tallest equipment is about 35' not including the poles that connect to the transmission lines and the lightning protection masts. Yard lights will be switch operated and have light footprints focused at and inside the fence lines.

We have consulted with Missouri Department of Conservation and the U.S. Fish & Wildlife Service to assess the impact of our project on threatened or endangered species. No adverse impacts to threatened or endangered species or critical habitats are anticipated. In addition, no impacts to known historical sites are anticipated.

SUBSTATION OPERATIONS

Except during construction, the substation will be unmanned; employees will be on site only for maintenance and repairs on a monthly basis. Adequate space is available on the access drive and within the substation for maintenance vehicles to park off the roadways. The proposed substation will not impact pedestrian activity in the area. The substation will be readily accessible to public safety vehicles. Areas outside of the fenced substation will be seeded and maintained as needed.

A substation does not generate or produce a product, so it does not pollute air, land, or water. A substation does not produce dust, fumes, odors, smoke, or vibration. The humming sound many people associate with a substation comes from the transformer. Today's transformers are significantly quieter than older models, and the sound dissipates rapidly with distance. With the buffer areas provided the sound level on adjacent properties should be minimal.

Standard sediment and erosion control measures will be used during construction. Areas outside of the fenced substation will be graded and seeded.

With the exception of emergency maintenance and repairs, any work on the site property will be performed during normal business hours.

SUBSTATION AFFECT ON NEARBY PROPERTIES

Based on similar projects in several other communities, we have found that home builders and developers who know about the plans for a future substation in advance are rarely reluctant to build on the adjacent lots.

We appreciate your consideration of the proposed Raytown Substation expansion. Please direct any questions or concerns to me at 785-379-4481 or Jessica.Keck@evergy.com.

Sincerely,

A handwritten signature in blue ink, reading 'Jessica Keck'.

Jessica Keck
Manager, Permitting and Civil Engineering

Application



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

PLANNING APPLICATION

Office Use Only	Application Type(s):
Case #: UPRMT-000182-2024	Conditional Use Permit
Fee Paid:	
PC Meeting Date: 07/11/24	
B of A Meeting Date: 08/13/24 & 08/20/24	
Newspaper Notice Date: 06/11/24	
Notice Letters Date: 06/13/24	

Project Info:

Project Name:

Raytown Substation Expansion

Project Address:

Not assigned - SE Corner of 59th and Woodson

Existing Zoning:

Low Density Residential

Existing Land Use:

open space / vacant

Proposed Zoning:

N/A

Proposed Land Use:

electrical substation

Total Acreage:

0.86

Applicant:

Name of Applicant:

Jessica Keck

Company (If Applicable):

Evergy

Address:

818 S Kansas Ave City: Topeka State: KS Zip: 66612

Phone:

785-379-4481

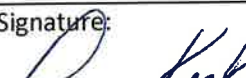
Email:

jessica.keck@evergy.com

Applicant Signature:

X

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:		Company (If Applicable):	
Everygy Missouri West, Inc			
Address:			
818 Kansas Ave	City: Topeka	State: KS	Zip: 66612
Phone:		Email:	
785-379-4481		jessica.keck@everygy.com	
Property Owner Signature:			
			

Please Give a Detailed Description of the Proposal Below:
See attached cover letter and FAQ sheet.



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

Additional Contact Information

Please provide additional contact information, if applicable, below:

Project Lead:				
Name: Jessica Keck		Company: Evergy		
Address: 818 S. Kansas Ave		City: Topeka	State: KS	Zip: 66612
Phone: 785-379-4481		Email: Jessica.Keck@evergy.com		
Developer:				
Name: N/A		Company:		
Address:		City:	State:	Zip:
Phone:		Email:		
Engineer:				
Name: Josh Breed		Company: Burns and McDonnell		
Address: 9400 Ward Parkway		City: Kansas City	State: MO	Zip: 64114
Phone: 816-601-4598		Email: jbreed@burnsmcd.com		
Architect:				
Name: N/A		Company:		
Address:		City:	State:	Zip:
Phone:		Email:		
Surveyor:				
Name:		Company: ANDERSON SURVEY COMPANY		
Address: 1270 NE DELTA SCHOOL ROAD		City: Lee's Summit	State: MO	Zip: 64064
Phone: 816-246-5050		Email:		



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:	N/A		Company:
Address:	City:	State:	Zip:
Phone:	Email:		
Attorney:			
Name:	N/A		Company:
Address:	City:	State:	Zip:
Phone:	Email:		
Other:			
Name:	N/A		Company:
Address:	City:	State:	Zip:
Phone:	Email:		

- The proposed action will be in keeping with the character of the neighborhood because:
The existing Raytown Substation is adjacent to the south of the property.

- The proposed use will be consistent with the uses and zoning on nearby parcels because:
The property is zoned R-1. Properties in the surrounding area are also zoned as residential. However, the existing Raytown Substation is adjacent to the south of the property. Property adjacent to the north is owned and operated by Laclede Gas Company (Spire).

- Prior to submitting this application, the property has been vacant for:
The tennis courts were removed in 2013. The property has remained vacant since then.



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

5. The proposed use could have the following detrimental effects on nearby parcels:
The appearance of the substation (existing and proposed)
will be mitigated through the use of decorative walls.
A substation does not produce dust, fumes, odors, smoke, or vibration.
Modern substations are also much quieter.

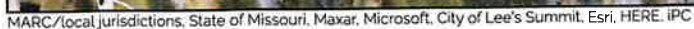
6. If the application is denied, the property owner(s) will face the following hardships:
Evergy's customers in Raytown will not see the benefits of increased
reliability due to a modern and more efficient substation. Additionally, the
existing fence around the existing substation will not be replaced with a decorative
wall.

7. Public facilities and utilities are adequate to serve the proposed use as follows:
Besides electricity, a substation does not require utilities.

8. The proposed development implements the Comprehensive Plan in the following ways:
Upgrading electrical infrastructure in Raytown is essential for the well being
and continued growth of the community. The substation will replace
aging infrastructure and increase the reliability of Evergy's electrical
grid in Raytown.

9. Additional comments:
The location of the proposed substation expansion is ideal given the
close proximity to the existing transmission lines.

Project Location Maps

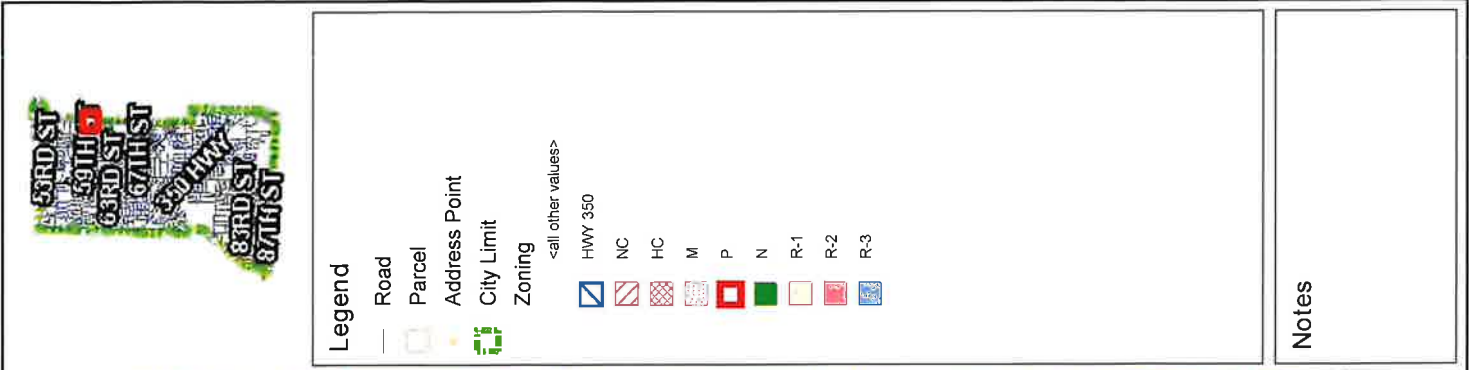




Copyright © 2013 National Geographic Society, i-cubed

DESIGNED BY: CC		Topographic Map Raytown Substation Raytown, Missouri		Figure 2	CUP Application
DRAWN BY: KS					
CHECKED BY: TV					
APPROVED BY: CC					
DATE: MAY 2024					

Raytown, MO



440.3	0	220.17	440.3 Feet
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Site Plan and Landscape Plan



- LEGEND:**
- HORIZONTAL AND VERTICAL CONTROL BASIS OF BEARING, PROPERTY, LAND AND TOPOGRAPHIC INFORMATION OBTAINED FROM SURVEY PERFORMED BY:
ANDERSON SURVEY COMPANY
1270 N. DELTA SCHOOL ROAD
LEE'S SUMMIT, MO 64064
PHONE: 816-246-5050
 - HORIZONTAL DATUM: MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE.
 - VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
 - SLOPES SHALL BE MADE AT 3:1 GRADE UNLESS SPECIFIED OTHERWISE.
 - THE PROJECT PARCEL IS LOCATED IN A SINGLE FAMILY RESIDENTIAL ZONE (R-1).
 - SIGHT TRIANGLES SHOWN ARE BASED UPON USDOT FEDERAL HIGHWAY ADMINISTRATION (FHWA) SECTION 3.1.1 FOR A 4-LEG STOP-CONTROLLED INTERSECTION.
 - SIDEWALK PANELS ADJACENT TO EXISTING CURB INLET ALONG WOODSON ROAD SHALL BE REMOVED AND REPLACED. ALL OTHER EXISTING SIDEWALK ALONG WOODSON ROAD SHALL REMAIN.
 - RETAINING WALL COORDINATES ARE TO CENTER OF WALL.

- LEGEND:**
- PROPERTY LINE
 - ADJACENT PROPERTY LINE
 - EXISTING FENCE
 - PROPOSED SUBSTATION DECORATIVE WALL
 - PROPOSED ROAD CENTERLINE
 - PROPOSED CRUSHED ROCK SURFACE
 - PROPOSED CONCRETE SURFACE
 - PROPOSED SIDEWALK
 - GRADE BREAK LINE
 - EXISTING OVERHEAD ELECTRIC
 - UNDERGROUND ELECTRIC
 - DITCH FLOWLINE
 - FLARED END SECTION
 - STORMWATER PIPE
 - EXISTING OVERHEAD POLE
 - EXISTING TELEPHONE
 - EXISTING CONTOUR
 - PROPOSED CONTOUR
 - EXISTING CATCH BASIN
 - EASEMENT
 - EXISTING WATER VALVE
 - EXISTING UNDERGROUND GAS
 - PROPOSED RETAINING WALL
 - EXISTING UNDERGROUND FIBER

RETAINING WALL TABLE				
POINT#	WALL EXTERIOR ELEVATION	WALL INTERIOR ELEVATION	NORTHING	EASTING
1	949.45	949.38	1036893.64	2804811.69
2	956.17	950.42	1036895.54	2804506.97
3	959.35	952.08	1037061.82	2804515.83
4	952.90	952.85	1037057.27	2804801.43

SITE DEVELOPMENT PLAN

REV.	DATE	BY	CHK.	APP.	REVISION & JOB NO.

D	DATE	ISSUED FOR REVIEW	SLS	JUB	JBB
C	05/17/24	ISSUED FOR REVIEW	SLS	JUB	JBB
B	04/02/24	ISSUED FOR REVIEW	PJK	JUB	JBB
A	01/25/24	ISSUED FOR REVIEW	PJK	JUB	JUB

BURNS MEDONNELL		DATE	APPROVED	DATE
P. JABALI		05/17/24		
J. BREED		05/17/24		
J. BREED		05/17/24		

EVERGY
RAYTOWN SUBSTATION (330)
161KV/69KV SUBSTATION
SITE DEVELOPMENT PLAN

Exhibits with Legal Descriptions

2316-CV13737

CERTIFIED COPY

I certify that the foregoing document is a full, true and complete copy of the original on file in my office and of which I am legal custodian.

Beverly A. Newman
Court Administrator

Circuit Court of Jackson County, Missouri

11-Jan-2024 By *[Signature]*

EXHIBIT 1

Property Description and Depiction of Lot 5

The Condemnation Parcel

EXHIBIT 1

SHEET 1 OF 2

PROJECT: EVERGY RAYTOWN SUBSTATION
DATE: MAY 5, 2023
COUNTY/STATE: JACKSON/MISSOURI
SECTION: SECTION 3, TOWNSHIP 48 NORTH, RANGE 32 WEST

DESCRIPTION

ALL THAT PART OF LOT 5, SUBDIVISION OF IRA JENNINGS ESTATE, A SUBDIVISION IN RAYTOWN, AND WHOLLY IN JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 5, SAID POINT ALSO BEING THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 48 NORTH, RANGE 32 WEST; THENCE SOUTH 86°-57'-54" EAST ALONG THE NORTH LINE OF SAID LOT 5 AND THE NORTH LINE OF SAID 1/4 SECTION, A DISTANCE OF 200.00 FEET; THENCE SOUTH 1°-51'-38" WEST, A DISTANCE OF 243.77 FEET; THENCE NORTH 85°-57'-54" WEST, A DISTANCE OF 200.00 FEET TO THE WEST LINE OF SAID LOT 5 AND THE WEST LINE OF SAID 1/4 SECTION; THENCE NORTH 1°-51'-38" EAST ALONG SAID WEST LINES, A DISTANCE OF 243.77 FEET TO THE POINT OF BEGINNING.

CONTAINING 48,744 SQUARE FEET OR 1.119 ACRES, MORE OR LESS.

THE ABOVE DESCRIPTION HAS BEEN PREPARED BY ANDERSON SURVEY COMPANY.



[Signature] 5/8/23
JAMES S. ANDERSON
MISSOURI PLS 1726

REV. DESCRIPTION	PART OF SEC 3, TWP 48 N, RNG 32 W		23-05-43045-1	
CAD FILE NO. 43045 Exhibit DWG	DRAWN BY: RJA	CHECKED BY: RJA	43045 - EVERGY - RAYTOWN, MISSOURI	
ANDERSON SURVEY COMPANY 12710 NE DELTA SCHOOL ROAD LEE'S SUMMIT, MISSOURI 64064 (816) 248-5050			LOT 5, IRA JENNINGS ESTATE SUBDIVISION RAYTOWN, JACKSON COUNTY, MISSOURI	
MISSOURI CERTIFICATE OF AUTHORITY, 000076			DATE	5/5/2023



2316-CV13737

CERTIFIED COPY

I certify that the foregoing document is a full,
true and complete copy of the original on file
in my office and of which I am legal custodian.

Beverly A. Newman
Court Administrator

Circuit Court of Jackson County, Missouri

11-Jan-2024 By *[Signature]*

EXHIBIT 2**Description and Depiction of Area in Roads****EXHIBIT 2**

SHEET 1 OF 2

PROJECT: EVERGY RAYTOWN SUBSTATION
DATE: MAY 5, 2023
COUNTY/STATE: JACKSON/MISSOURI
SECTION: SECTION 3, TOWNSHIP 48 NORTH, RANGE 32 WEST

DESCRIPTION

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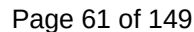
CONTAINING 8,347 SQUARE FEET OR 0.192 ACRES, MORE OR LESS.

THE ABOVE DESCRIPTION HAS BEEN PREPARED BY ANDERSON SURVEY COMPANY.



[Signature] 5/5/23
JAMES S. ANDERSON
MISSOURI PLS 1728

REV. DESCRIPTION	PART OF SEC. 3, TWP 48 N, RNG 32 W		23-05-43045-1	
CAD FILE NO. 43045 Exhibits.dwg	DRAWN BY: RJA	CHECKED BY: RJA	43045 - EVERGY - RAYTOWN, MISSOURI	
ANDERSON SURVEY COMPANY 1270 NE DELTA SCHOOL ROAD LEE'S SUMMIT, MISSOURI 64064 (816) 248-6050 MISSOURI CERTIFICATE OF AUTHORITY, 000078			LOT 5, IRA JENNINGS ESTATE SUBDIVISION RAYTOWN, JACKSON COUNTY, MISSOURI DATE: 5/5/2023	



2316-CV13737

CERTIFIED COPY

I certify that the foregoing document is a full, true and complete copy of the original on file in my office and of which I am legal custodian.

Beverly A. Newman

Court Administrator

Circuit Court of Jackson County, Missouri

11-Jan-2024 By

EXHIBIT 3

Description and Depiction of Area of Lot 5 Not in Roads

EXHIBIT 3

SHEET 1 OF 2

PROJECT: EVERGY RAYTOWN SUBSTATION
DATE: MAY 5, 2023
COUNTY/STATE: JACKSON/MISSOURI
SECTION: SECTION 3, TOWNSHIP 48 NORTH, RANGE 32 WEST

DESCRIPTION

ALL THAT PART OF LOT 5, SUBDIVISION OF IRA JENNINGS ESTATE, A SUBDIVISION IN RAYTOWN, AND WHOLLY IN JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS. COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 5, SAID POINT ALSO BEING THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 48 NORTH, RANGE 32 WEST; THENCE SOUTH 88°-57'-54" EAST ALONG THE NORTH LINE OF SAID LOT 5 AND THE NORTH LINE OF SAID 1/4 SECTION, A DISTANCE OF 200.00 FEET, THENCE SOUTH 1°-51'-38" WEST, A DISTANCE OF 13.04 FEET TO THE BACK OF AN EXISTING CURB AND THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE NORTH 87°-04'-15" WEST ALONG SAID CURB, A DISTANCE OF 155.21 FEET, THENCE ALONG A CURVE TO THE LEFT, CONTINUING ALONG SAID BACK OF CURB, HAVING AN INITIAL TANGENT BEARING OF NORTH 88°-00'-42" WEST, A RADIUS OF 20.42 FEET, A CENTRAL ANGLE OF 87°-47'-37", AND AN ARC DISTANCE OF 31.30 FEET, THENCE SOUTH 1°-50'-52" WEST CONTINUING ALONG SAID BACK OF CURB, A DISTANCE OF 210.43 FEET, THENCE SOUTH 88°-57'-54" EAST DEPARTING SAID BACK OF CURB, A DISTANCE OF 175.00 FEET TO THE WEST LINE OF WOODSON ESTATES 9TH PLAT, THENCE NORTH 1°-51'-38" EAST ALONG SAID WEST LINE, A DISTANCE OF 243.77 FEET TO THE POINT OF BEGINNING.

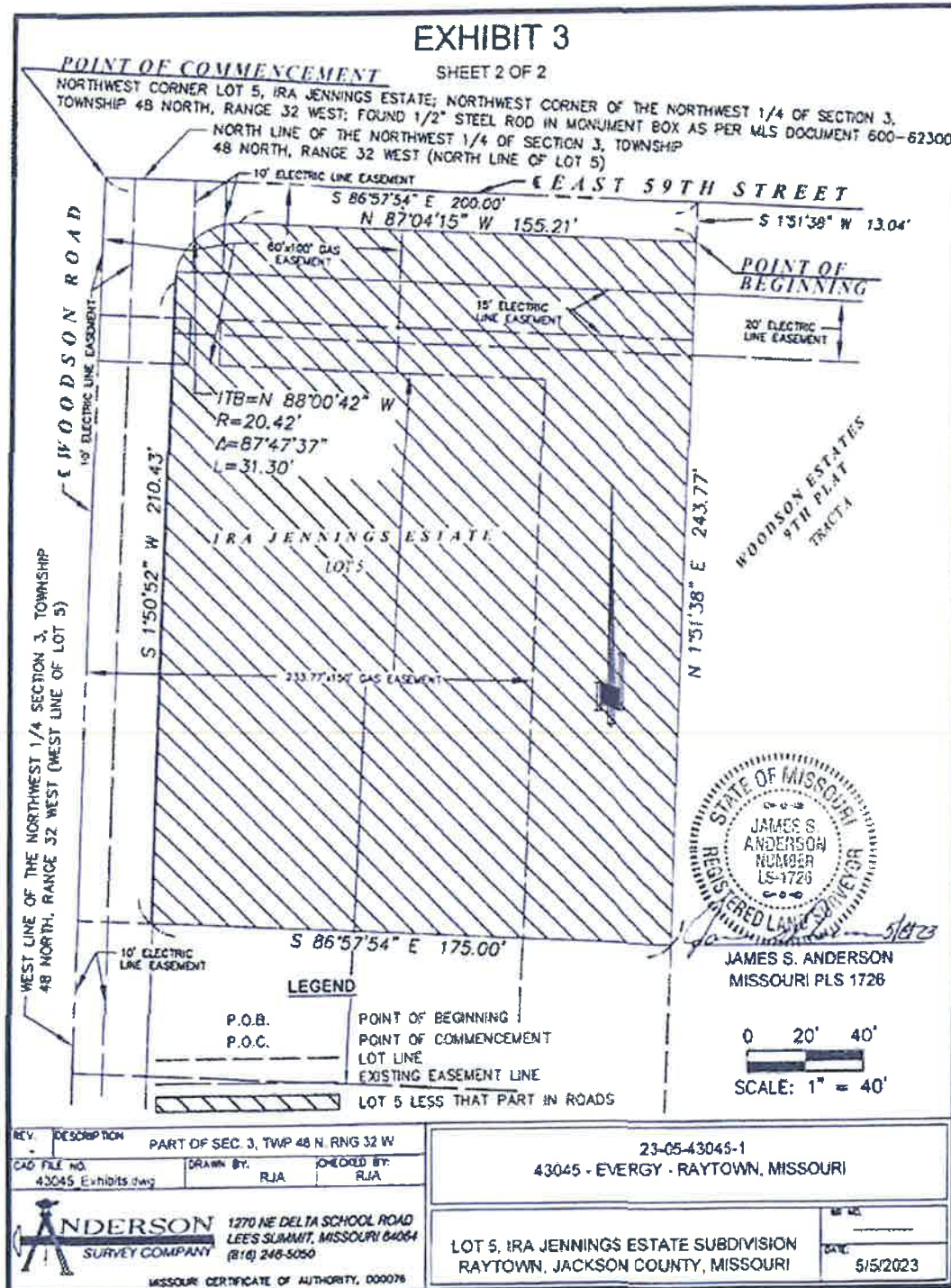
CONTAINING 40,397 SQUARE FEET OR 0.927 ACRES, MORE OR LESS.

THE ABOVE DESCRIPTION HAS BEEN PREPARED BY ANDERSON SURVEY COMPANY



James S. Anderson 5/8/23
JAMES S. ANDERSON
MISSOURI PLS 1726

REV: 1/23/2023	PART OF SEC. 3, TWP 48 N. RNG 32 W	23-05-43045-1
CAD FILE NO: 43045 Exhibits 3wg	DRAWN BY: RJA	43045 - EVERGY - RAYTOWN, MISSOURI
ANDERSON SURVEY COMPANY 1270 NE DELTA SCHOOL ROAD LEE'S SUMMIT, MISSOURI 64064 (816) 246-6050		LOT 5, IRA JENNINGS ESTATE SUBDIVISION RAYTOWN, JACKSON COUNTY, MISSOURI 5/5/2023
MISSOURI CERTIFICATE OF AUTHORITY: 000076		



Condemnation

IN THE CIRCUIT COURT OF JACKSON COUNTY, MISSOURI

EVERGY MISSOURI WEST, INC.,)

Plaintiff,)

v.)

WOODGATE FARM HOMES)
ASSOCIATION,)

Serve at:)

c/o Jonathan S. Zerr, Registered Agent)
3304 N.E. Ralph Powell Road)
Lee's Summit, Missouri 64064)

Defendant.)

CERTIFIED COPY
I certify that the foregoing document is a full,
true and complete copy of the original on file
in my office and of which I am legal custodian.
Beverly A. Newman
Court Administrator
Circuit Court of Jackson County, Missouri
11-Jan-2024 By *[Signature]*

Case No. _____

VERIFIED PETITION IN EMINENT DOMAIN

Evergy Missouri West, Inc. ("Evergy" or "Plaintiff") files this Verified Petition in
Eminent Domain and, in support of its cause of action, states as follows:

Parties, Jurisdiction, and Venue

1. Evergy Missouri West, Inc. is a Delaware corporation duly licensed to do business in Missouri with its principal place of business at 1200 Main Street, Kansas City, Jackson County, Missouri. Evergy was formerly known as KCP&L Greater Missouri Operations Company.
2. Evergy is a public utility pursuant to R.S.Mo. § 386.020(43).
3. As a public utility, Evergy has general authority to condemn the real property at issue in this action pursuant to R.S.Mo. § 523.010(1).
4. Upon information and belief, and upon review of the relevant land records in the Jackson County, Missouri Recorder of Deeds' Office and Jackson County, Missouri Assessor's Office, the defendant in this action, Woodgate Farm Homes Association ("Defendant") is the

person or entity who is in actual possession of, or who may otherwise claim or hold an interest of record in, the parcels of real property at issue in this case (Defendant's "Property").

5. Defendant is, upon information and belief, a nonprofit corporation organized under the laws of the State of Missouri.

6. Evergy has conducted a diligent search of the Jackson County Recorder of Deeds' Office records applicable to each of the Properties and, to the extent reasonably possible, has identified Defendant as having or possessing interest in the Property.

7. Evergy will serve Defendant personally with notice of this action, by service upon its Registered Agent, Jonathan S. Zerr, 3304 N.E. Ralph Powell Road, Lee's Summit, Missouri 64064 or as otherwise provided by law.

8. Evergy acknowledges that unknown individuals or entities may also claim interests in the Property. Accordingly, Evergy will publish notice of this action to Defendant and all unknown individuals or entities that may also claim an interest in the Property (collectively Defendants) in The Daily Record-Kansas City, a newspaper of general circulation in Jackson County, Missouri, pursuant to Missouri Rules of Civil Procedure 54.12(c) and 86.05.

9. Pursuant to R.S.Mo. § 506.500, this Court has jurisdiction over Defendant and over this action as all claims and causes arise out of the ownership and/or possession of real property in Missouri.

10. Venue is proper in the Circuit Court of Jackson County because all of the real property at issue in this action lies within Jackson County, Missouri. *See* R.S.Mo. § 508.030.

The Project

11. Evergy is engaged in a project to expand and improve an existing substation which is adjacent and contiguous to the south of the Property (the "Project"). Through the Project, Evergy will develop, construct, maintain and operate a substation and make associated

upgrades together with other necessary improvements to the Property and Evergy's infrastructure that will allow Evergy to complete and operate the substation, make continued improvements to the Property to accommodate future operations, to transform energy and to provide continued quality services to the residents of Jackson County, Missouri and the surrounding areas.

12. The Property which is the subject of this Condemnation is described and depicted in **Exhibit 1**, attached and incorporated as if more fully set forth herein.

13. When completed, the Project will provide greater capacity to serve Evergy's customers, accommodate increased electric utility demand in the area, and will provide greater service reliability for electric utility customers in Jackson County, Missouri and throughout the surrounding region. It will also add additional substation capacity to transform energy needed for long-term efficient delivery of energy to the region's customers.

14. The Project will serve the public interest, is for public use, and constitutes a public purpose, namely, utility infrastructure for the for the transformation of electricity, distribution of energy, and related information and communications.

15. In order to perform the Project, it is necessary for Evergy to acquire the entire fee interest in the Property (the "Property Interests") and associated ownership of all right, title and interest in and to the Property for the Project (the "Property Rights"), as set forth in this Petition.

16. Pursuant to R.S.Mo. § 523.010, Evergy is authorized to acquire the Property Interests and the Property Rights for the purposes stated herein to accomplish the Project.

Prior Negotiations

17. Prior to instituting these proceedings, Evergy, by and through its agents, negotiated, in good faith, the voluntary acquisition of the Property Interests and the Property Rights from Defendant.

18. In accordance with R.S.Mo. § 523.250 and not less than 60 days before filing this Petition, Evergy provided written notice of its intended acquisition of the Property Interests and the Property Rights, via certified mail (return receipt requested) and/or hand-delivery, to the respective owner of record of the Property (named herein as Defendant), as listed in the records of the Jackson County, Missouri Assessor's Office.

19. In accordance with the provisions of R.S.Mo. § 523.253, Evergy tendered written offers to the respective owner of record of the Property (named herein as Defendant), as listed in the records of the Jackson County, Missouri Assessor's Office, not less than 30 days before instituting this action via certified mail (return receipt requested) and/or hand-delivery. Evergy based its written offer on market data and an appraisal conducted by state-licensed general real estate appraiser in accordance with generally accepted appraisal practices and statutes.

20. The compensation offered in good faith takes into account the value for the entirety of the Property, valued as if the Property Rights being condemned constituted a total taking of the entirety of the Property parcel described and depicted in **Exhibit 1**, attached; however, Evergy hereby acknowledges that the City of Raytown, Missouri may have or claim right of way in the portion of the land depicted in East 59th Street, and the portion of the land currently depicted in Woodson Road in **Exhibit 2**. Therefore the Order of Condemnation will affirm Evergy's condemnation of the Property described and depicted in **Exhibit 1**,

21. Evergy was unable to reach an agreement with Defendant Woodgate Farm Homes Association for the Property Interests and the Property Rights in the Property, making this condemnation action necessary.

22. At this time, Evergy has complied with all requirements, conditions precedent, and jurisdictional prerequisites to the exercise of its statutory power of eminent domain,

including without limitation, satisfaction of its good faith negotiation requirements pursuant to R.S.Mo. § 523.256.

23. Having unsuccessfully attempted to negotiate the voluntary acquisition of the Property Interests and the Property Rights, Evergy is authorized, under R.S.Mo. §§ 523.001, *et seq.*, to acquire the Property Interests and Property Rights in the Property described herein through the exercise of the right of eminent domain.

Count I: Woodgate Property

24. Evergy incorporates all other paragraphs of this Verified Petition as if fully set forth herein.

25. Pursuant to deeds and other documents recorded in the Jackson County, Missouri Recorder of Deeds' Office, Defendant is the record title holder of the Property, which is more particularly described as:

LOT 5, SUBDIVISION OF IRA JENNINGS ESTATE, A SUBDIVISION
PARTLY IN KANSAS CITY, AND WHOLLY IN JACKSON COUNTY,
MISSOURI, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 5; THENCE
SOUTH 243.77 FEET; THENCE EAST 200 FEET; THENCE NORTH
243.77 FEET TO THE NORTH LINE OF SAID LOT 5; THENCE
WEST 200 FEET TO THE POINT OF BEGINNING.

as more particularly described and depicted in **Exhibit 1**, attached and incorporated as if more fully set forward herein.

26. Unknown individuals or entities may also claim an interest in the Property.

27. Together with all unknown individuals or entities that may have or claim an interest in the Property are referred to herein collectively as the "Property Defendants."

28. To accomplish the Project, Evergy requires the Property Interests and the Property Rights in the Property.

29. The Property in which Evergy will have acquired the Property Rights, is as depicted and legally described in **Exhibit 1**, with the understanding that Evergy acknowledges that although there is no evidence of the dedication or conveyance of the area currently described and depicted in Woodson Road on the west and East 59th Street on the north of said parcel, the area in which such road improvements are located is legally described and depicted in **Exhibit 2** (the “**Area in Roads**”), attached and incorporated as if more fully set forward herein.

30. Plaintiff Evergy acknowledges the roads improvements in the **Area in Roads** will remain and are the property of the City; subject however, in all events to the rights of Plaintiff Evergy its successor and assigns in and to the Property being acquired by condemnation in these proceedings, including but not limited to the retained access of Plaintiff Evergy, its successors and assigns for ingress and egress in, to and from that portion of Lot 5 not in Roads being acquired by condemnation in these proceedings by Evergy, its and their successors and assigns (which area not in Roads is for clarity depicted and described in **Exhibit 3**, attached, and herein “**Area Not in Roads**”) to and from the Area in Roads, and subject further to the exercise of all right, title and interest of Plaintiff Evergy, its successors, and assigns in the acquired Property, and the exercise of the Property Interests and the Property Rights in the Property forever.

WHEREFORE, Plaintiff Evergy Missouri West, Inc. prays that this Court:

- (a) cause process to issue to the Property Defendants identified herein, giving the Property Defendants not less than ten (10) days’ notice of the time and the place wherein this Verified Petition will be heard and requiring the Property Defendants to appear at said time and place;
- (b) enter its Order condemning the Property Interests and Property Rights in and to the Property sought herein to Plaintiff Evergy as described herein;

- (c) appoint three (3) disinterested residents of Jackson County, Missouri, as Commissioners to ascertain and assess the damages (if any) that the Property Defendants may sustain, and the just compensation (if any) to which they may be entitled by reason of the appropriation of their property interests in or from the Property Interests and Property Rights in to the Property;
- (d) take such further action and enter such Orders, Decrees and Judgments, as may be necessary and proper to cause the Property Interests and Property Rights in and to the Property to be and stand condemned for the uses and purposes stated herein and to give Evergy the right to take possession and ownership of, and to make use thereof, and to have and possess all rights title and interests in and to the Property immediately upon the filing and recording of the Report of Commissioners ("Report") and Plaintiff Evergy's payment into the registry of the Court of the amounts, if any, which may be assessed in said Report for the appropriation of the rights and interests set forth herein; and
- (e) make and enter such other Orders, Decrees, and Judgments as the Court deems just and proper, including such orders as may be necessary to effect the granting of the rights in and to the Property sought herein to Plaintiff Evergy.

Dated: May 22, 2023

Respectfully submitted,

DENTONS US LLP

/s/ Curtis E. Woods

Curtis E. Woods, MO # 27065

Robert A. Hammeke, MO # 51540

Clay D. Haag, MO # 74108

4520 Main Street, Suite 1100

Kansas City, MO 64111

(816) 460-2400 - Telephone

(816) 531-7545 - Facsimile

curtis.woods@dentons.com

robert.hammeke@dentons.com

clay.haag@dentons.com

*Attorneys for Plaintiff Evergy Missouri West,
Inc.*

VERIFICATION

STATE OF MISSOURI)
) ss.
COUNTY OF JACKSON)

I, Zach Roeschlein, having been first duly sworn, state as follows:

1. I am over the age of 18 years.
2. I am the RES Project Manager for Evergy Missouri West, Inc.
3. On behalf of Evergy Missouri West, Inc., to the best of my knowledge,

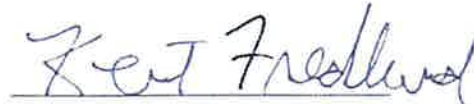
information, and belief, the information contained in this Verified Petition a true and accurate account of the facts as I know and understand them to be.

FURTHER AFFIANT SAYETH NOT.


[Zach Roeschlein]
[RES Project Manager]
Evergy Missouri West, Inc.

Sworn to and subscribed before me this 16 th day of May 2023.

KENT FREDLUND
NOTARY PUBLIC-NOTARY SEAL
STATE OF MISSOURI
JACKSON COUNTY
MY COMMISSION EXPIRES 5/29/2024
COMMISSION # 12413848


Notary Public

My commission expires: 5-29-2024

FAQs

Evergy's Raytown Substation

FAQs

May 2024

This substation expansion is necessary to increase the reliability of the electric distribution service in Raytown and the surrounding area. Here are the answers to some questions you might have about this project.

What is the problem?

The Raytown Substation expansion addresses the need to increase reliability, serviceability, and load of the electrical system in Raytown and surrounding area.

What's the solution?

Evergy is proposing to expand the Raytown Substation located in the southeast corner of Woodson Rd and E 59th St in Raytown, Jackson County, Missouri. Initial construction activities will address the current large load customers as well as provide the ability to perform maintenance on the transmission line and substation equipment without subjecting customers to unnecessary outages. It will also increase the reliability of the customers in Raytown and the surrounding area.

Why build the substation at this location?

The site is located on a 0.86-acre vacant lot adjacent to the existing substation and transmission lines.

What is the anticipated schedule for construction?

Construction is anticipated to begin in early 2026 and the substation is to be in-service by the late-2026.

What is the function of a substation?

The main purpose of this substation is to transform power from a higher voltage to a lower voltage and control the power flow to other substations in the area. Bulk power is transported most efficiently over long distances when it is at very high voltages, so substations like this one would serve as the point at which bulk power for the area is transformed to a lower voltage before being distributed to homes and businesses.

Inside the substation, the transformers lower the voltage, and the switches and breakers are used to turn power to individual circuits off and on just like in a home but on a larger scale. The electronic devices are used for monitoring and remote switching.

What will it look like?

The existing and expanded boundaries of the Raytown Substation will be surrounded by a 9' tall decorative wall on the west, north, and east sides. Inside the wall will be a crushed rock surface. The site will be accessed from entrances off Woodson Rd and E 59th St. Sidewalks will be installed on parts of the western and northern sides of the substation.

The tallest equipment is about 35' not including the poles that connect to the transmission lines and the lightning protection masts. Yard lights will be switch operated and have light footprints focused at and inside the fence lines.

Will the new substation impact the future use or development of adjacent properties?

Based on similar projects in several other counties, we have found that home builders and developers who know about the plans for a future substation in advance are rarely reluctant to build on the adjacent lots.

How will it affect public utilities and services?

The substation will not generate waste, increase traffic, etc., and does not require water or sewer, so no additional services will be necessary. Parking space for maintenance vehicles is available inside the substation.

Will there be a lot of traffic in and out of the substation?

Except during construction, the station will be unmanned. Equipment and operation checks are performed by Evergy personnel about once a month.

What should we do if there's an emergency at the substation?

Do the same thing you do for all other emergencies, call 911. Evergy will provide the fire department our emergency contact information and a fire preplan so they will be able to respond quickly and correctly.

What impact will the substation have on the environment?

A substation does not actually generate or produce a product, so it does not pollute air, land, or water. A substation does not produce dust, fumes, odors, smoke, or vibration.

The humming sound many people associate with a substation comes from the transformer. Today's transformers are significantly quieter than old ones. As with any sound, it dissipates with distance from the source.

We have contacted the Missouri Department of Conservation and the U.S. Fish & Wildlife Service to assess the impact of our project on threatened and endangered (T&E) species. No concerns to T&E species or habitat are expected.

Standard sediment and erosion control measures will be used during construction. Crushed rock inside the substation and grass outside will provide permanent erosion control.

Evergy is pleased that the location and design of the proposed substation will ensure an adequate supply of electricity to our customers and yet minimize the impact on the surrounding area.

Substation Fire Pre-Plan

Fire Pre-Plan

for Evergy's

Raytown Substation

DRAFT

24-Hour Emergency Phone: 1.800.383.1183
--

Substation Address: Southeast corner of Woodson Rd and E 59th St, Raytown, MO

Substation Fires

If a substation or transformer is burning, immediately contact Evergy, Inc. and wait for their personnel to arrive. Do NOT enter the substation. While you wait, take a defensive approach, and follow these steps:

- **Let the fire burn unless or until otherwise instructed by utility personnel.** Burning electric equipment is already ruined and will not be repaired. Do not risk injury to protect it as it will be replaced anyway.
- **Isolate the area with a radius of at least 300 feet.** Keep anyone unauthorized away from the area.
- **Be alert to explosion and toxic-smoke hazards.** Stay upwind and consider initial downwind evacuation for at least 1000 feet.
- **Follow the 30/30/100 rule:** Stay 30 feet away from energized objects and use a 30-degree fog spray at 100 psi to protect exposures and prevent fire from spreading.
- **Monitor for oil runoff.** Direct any oil away from catch basins and surface waters.

Extinguishing Substation Fires

Never enter a substation unless specifically directed to do so by your incident commander. If you have been told to suppress the fire, take the following precautions:

- **Position emergency vehicles *at least 30 feet away from any power lines*,** whether inside or outside of the substation.
- **Use only nonconductive ladders.** Do *not* use metal ladders.

Extinguishing Substation Fires, continued

- **Carry ladders parallel to the ground.** This helps you avoid contacting overhead facilities.
- **Never enter a substation until utility personnel have confirmed that the equipment is de-energized.**
- **Never use a solid stream of water on an oil fire; *always* use a fog stream.** Transformer oil fires can be extinguished with protein foam sprays and water fog sprays, but a solid stream of water can actually spread an oil fire.
- **Report all oil releases to the incident commander.** Follow standard tactics for a hazardous materials response.

This information can be found at:

<https://evergy-safety.com/firstresponder/topic/substation-fires/>

<https://evergy-safety.com/firstresponder/topic/extinguishing-substation-fires/>

Stormwater Report

Raytown Stormwater Narrative

Watershed Characteristics

The existing land coverage for the proposed substation includes an existing substation and an existing open space covered by grass. The cover in the existing substation will not change significantly as the existing equipment will be replaced in kind. The existing grass area will be surfaced with a combination of impervious and aggregate surfaces. Tables 1 and 2 provided below list the pre- and post-developed watershed areas and curve numbers (per TR-55 Manual for SCS Runoff Method).

Table 1: Pre-Developed Watershed

Watershed	Impervious (acres)	Aggregate (acres)	Grass (acres)	Total (acres)	Curve Number
Pre-1	0.066	0.546	0.005	0.617	86
Pre-2	0.006	0.000	0.835	0.841	74

Table 2: Post-Developed Watershed

Watershed	Impervious (acres)	Aggregate (acres)	Grass (acres)	Total (acres)	Curve Number
Post-1	0.063	0.538	0.012	0.613	86
Post-2	0.059	0.618	0.163	0.840	84

Analysis Requirements and Methodology

The substation expansion is analyzed using TR-55 SCS Runoff Method to determine the peak flow generated from the 2-yr, 10-yr, and 100-yr, 24-hr storms. The final site stormwater design will be in accordance with KC APWA Section 5600, which is why the 2-yr, 10-yr, and 100-yr storms were evaluated. Stormwater quantity design to meet Section 5600 requirements requires a peak flow of 0.5 cfs per acre of contributing watershed during the 2-yr storm, 2.0 cfs per acre during the 10-yr storm, and 3.0 cfs per acre during the 100-yr storm. See Table 3 for peak allowable flow for each watershed.

Table 3: Allowable Peak Flows

Watershed	Area (acres)	2-yr Allowable Peak Flow (cfs)	10-yr Allowable Peak Flow (cfs)	100-yr Allowable Peak Flow (cfs)
Post-1	0.613	0.307	1.226	1.839
Post 2	0.840	0.420	1.680	2.520

Hydrology Results and Analysis

Table 4 below shows the 2-yr, 10-yr, and 100-yr peak flows in the pre- and post-developed conditions. Comparisons across these conditions and a comparison of the peak post-developed peak flow against the allowable peak flow shown in Table 3.

Table 4: Peak Flows and Volumes

Storms	Pre-1 (cfs)	Post-1 (cfs)	Comparison: Pre to Post	Pre-2	Post-2	Comparison: Pre to Post	Comparison: Peak to Allowable
2-yr	2.26	2.07	2.26 > 2.07	2.03	3.09	2.03 < 3.09	3.09 > 0.420
10-yr	3.94	3.62	3.94 > 3.62	4.27	5.53	5.53 < 4.27	5.53 > 1.680
100-yr	6.97	6.41	6.97 < 6.41	8.64	9.96	9.96 < 8.64	9.96 > 2.520

Area 1 – Existing Substation: Area 1 alterations resulted in a decrease in impervious coverage, an equal curve number, and a decrease in peak flow for all three design storms. The combination of these results indicates no stormwater quantity or quality BMPs are necessary for Area 1 based upon Section 5600 requirements. This option will maintain the existing service provided to Woodson Road by the curb inlet. The curb inlet feeds a pipe that runs through the existing substation and outfalls in the southeast corner of the site.

Area 2 – Proposed Expansion: Area 2 alterations resulted in an increase in impervious coverage, a higher curve number, and an increase in peak flow for all three design storms. These results indicate stormwater quantity and quality BMPs are necessary for Area 2. This narrative is written before detailed design has been performed and therefore a conceptual design explanation is provided instead:

A dry detention basin will be designed to meet the Section 5600 criteria and will be an underground detention system inside the proposed substation expansion due to the tight space restrictions onsite. A prefabricated system utilizing either HDPE pipe storage or precast concrete vaults will be used. A water quality treatment device will be utilized to treat the stormwater runoff for a minimum of 80% of the TSS

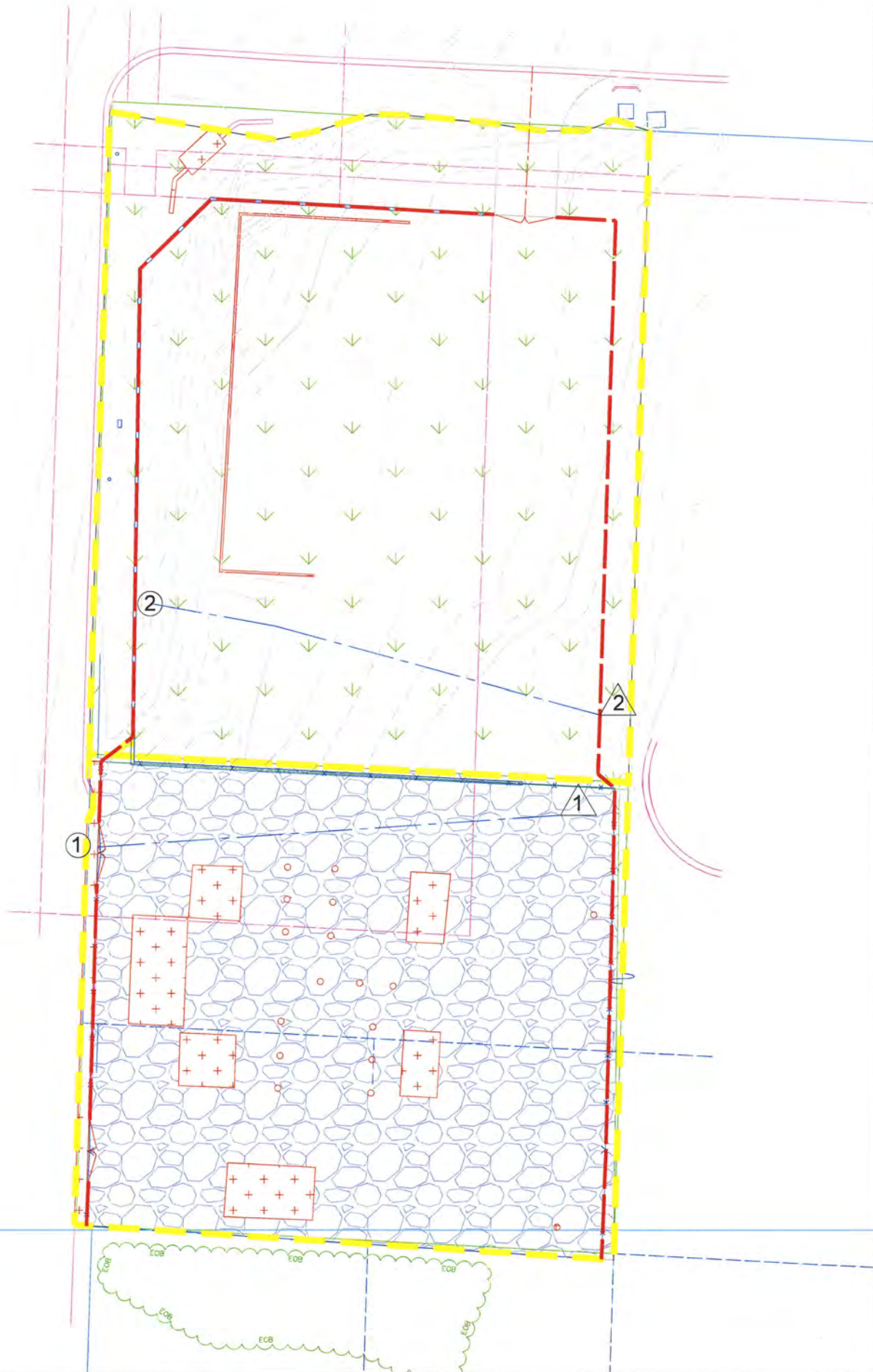


generated. The detention basin will outfall to the existing drainage pipes in the substation to drain the site effectively and minimize any overland, downstream impacts to the substation development.

Conclusion

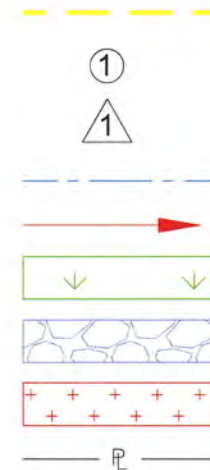
Area 1 will not require any designed stormwater management systems. Area 2 will utilize a dry detention basin and water quality treatment device to meet Section 5600 requirements. Due to the conceptual nature of this narrative, no detention or device has been designed. The final submittal will include the detailed design and calculations of the proposed detention basin and treatment device.

A
B
C
D
E
F
G
H
I
J



LEGEND

- WATERSHED DELINEATION
- WATERSHED ID
- FINAL OUTLET
- TIME OF CONCENTRATION
- FLOW PATH
- GRASS COVER, GOOD
- SUBSTATION AGGREGATE
- IMPERVIOUS
- PROPERTY LINE



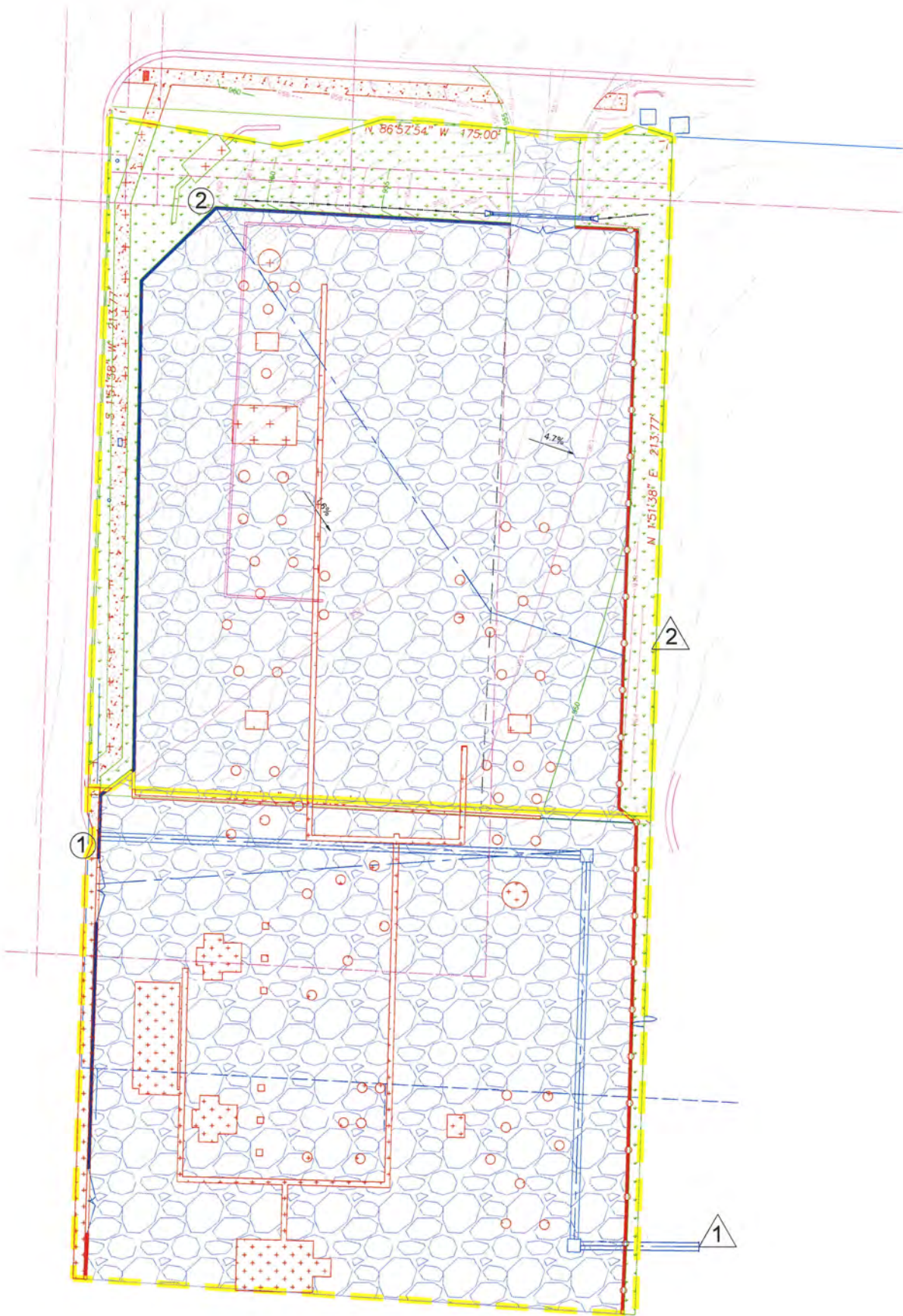
**BURNS
McDONNELL**
9400 WARD PARKWAY
KANSAS CITY, MO 64114
816-333-9400
Burns & McDonnell Engineering Co., Inc.

date	04/01/2024	detailed	DAE
designed	JJB	checked	EJK

CITY OF RAYTOWN, MISSOURI
PRE-DEVELOPED WATERSHED MAP
RAYTOWN SUBSTATION
EVERGY

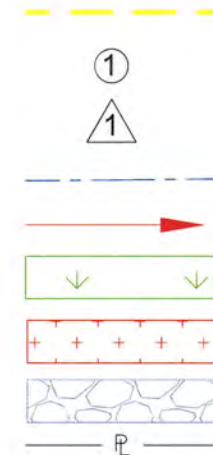
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drawing	EXHIBIT A-	rev.	0
sheet	1	of	2
file	-	sheets	-

1 2 3 4 5 6 7 8 9 10 11 12 13 14



LEGEND

- WATERSHED DELINEATION
- WATERSHED ID
- FINAL OUTLET
- TIME OF CONCENTRATION
- FLOW PATH
- GRASS COVER, GOOD
- IMPERVIOUS
- SUBSTATION AGGREGATE
- PROPERTY LINE



no. | date | by | ckd | description

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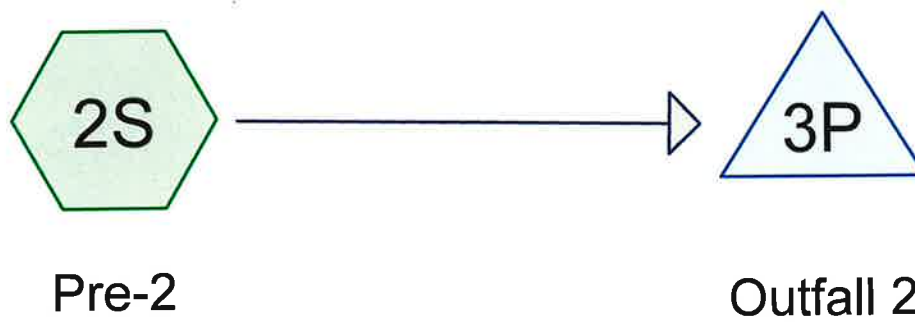
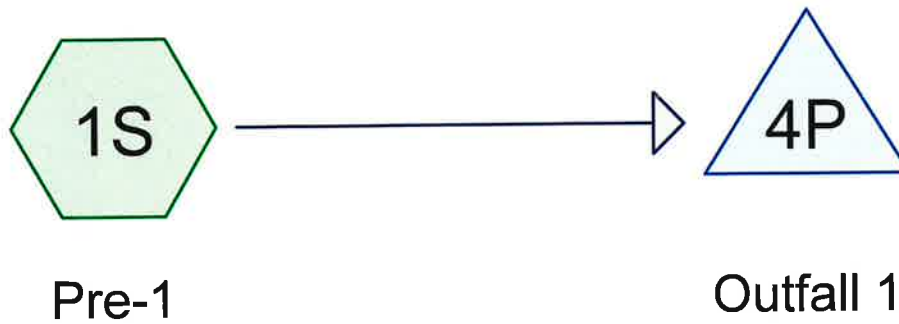
date	04/01/2024	detailed	DAE
designed	JJB	checked	EJK

CITY OF RAYTOWN, MISSOURI
POST-DEVELOPED WATERSHED MAP
RAYTOWN SUBSTATION
EVERGY

project	144611	contract	-
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drawing	EXHIBIT B-	rev.	0
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sheet	2	of	2	sheets
file	-			



Routing Diagram for Raytown HydroCAD
Prepared by Burns & McDonnell, Printed 4/1/2024
HydroCAD® 10.20-4b s/n 08510 © 2023 HydroCAD Software Solutions LLC

Raytown HydroCAD

Prepared by Burns & McDonnell

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Page 2

Rainfall Events Listing

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	2-yr, 24-hr	Type II 24-hr		Default	24.00	1	3.69	2
2	10-yr, 24-hr	Type II 24-hr		Default	24.00	1	5.63	2
3	100-yr, 24-hr	Type II 24-hr		Default	24.00	1	9.15	2

Raytown HydroCAD

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Page 3

Area Listing (selected nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.840	74	>75% Grass cover, Good, HSG C (1S, 2S)
0.546	85	Aggregate (1S)
0.072	98	Impervious (1S, 2S)
1.458	79	TOTAL AREA

Raytown HydroCAD

Prepared by Burns & McDonnell

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Page 4

Soil Listing (selected nodes)

Area (acres)	Soil Group	Subcatchment Numbers
0.000	HSG A	
0.000	HSG B	
0.840	HSG C	1S, 2S
0.000	HSG D	
0.618	Other	1S, 2S
1.458		TOTAL AREA

Raytown HydroCAD

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Page 5

Ground Covers (selected nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.000	0.000	0.840	0.000	0.000	0.840	>75% Grass cover, Good	1S, 2S
0.000	0.000	0.000	0.000	0.546	0.546	Aggregate	1S
0.000	0.000	0.000	0.000	0.072	0.072	Impervious	1S, 2S
0.000	0.000	0.840	0.000	0.618	1.458	TOTAL AREA	

Raytown HydroCAD

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Type II 24-hr 2-yr, 24-hr Rainfall=3.69"

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Page 6

Summary for Subcatchment 1S: Pre-1

Runoff = 2.26 cfs @ 11.99 hrs, Volume= 0.108 af, Depth> 2.11"
Routed to Pond 4P : Outfall 1

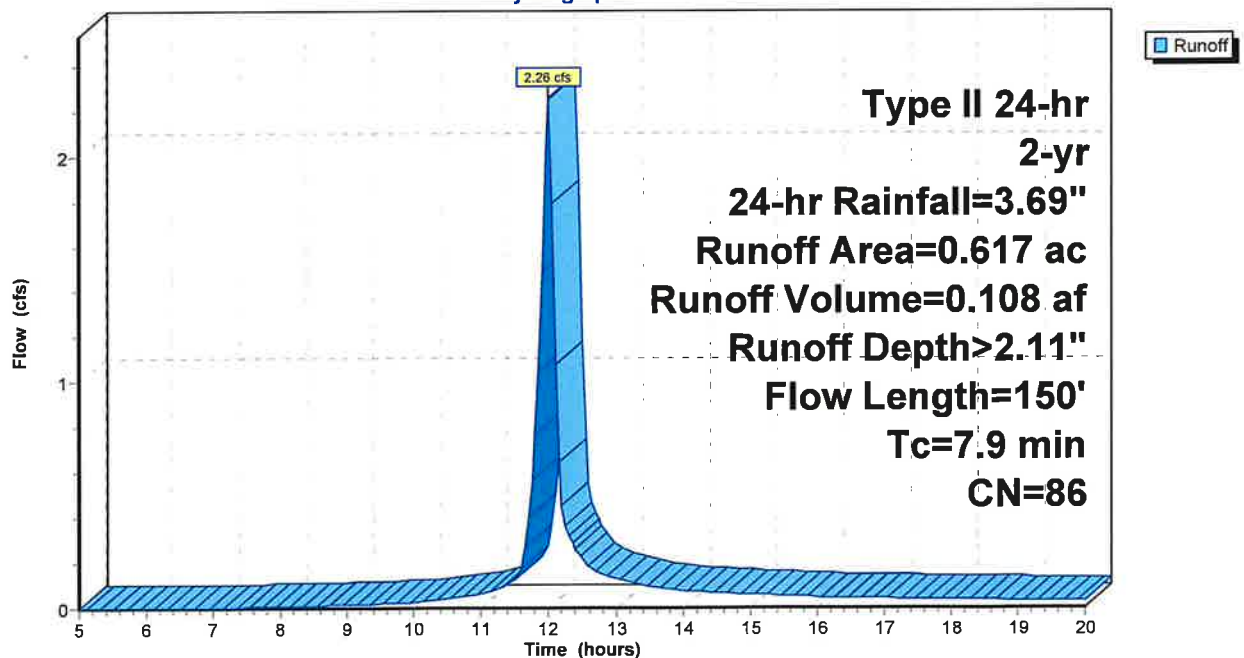
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 2-yr, 24-hr Rainfall=3.69"

Area (ac)	CN	Description
* 0.546	85	Aggregate
* 0.066	98	Impervious
0.005	74	>75% Grass cover, Good, HSG C
0.617	86	Weighted Average
0.551		89.30% Pervious Area
0.066		10.70% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.9	41	0.1792	0.37		Sheet Flow, Grass: Short n= 0.150 P2= 3.69"
6.0	109	0.0686	0.30		Sheet Flow, Grass: Short n= 0.150 P2= 3.69"
7.9	150	Total			

Subcatchment 1S: Pre-1

Hydrograph



Raytown HydroCAD

Prepared by Burns & McDonnell

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Type II 24-hr 2-yr, 24-hr Rainfall=3.69"

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Page 8

Summary for Subcatchment 2S: Pre-2

[49] Hint: $T_c < 2dt$ may require smaller dt

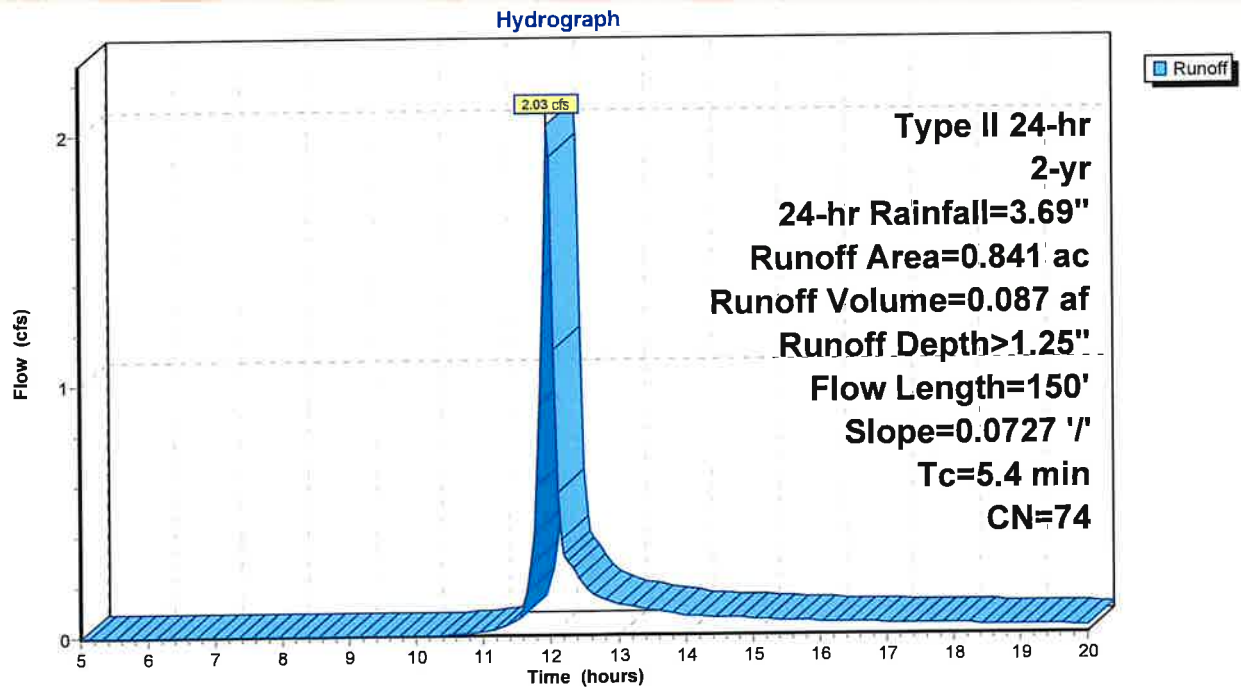
Runoff = 2.03 cfs @ 11.97 hrs, Volume= 0.087 af, Depth> 1.25"
Routed to Pond 3P : Outfall 2

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, $dt=0.05$ hrs
Type II 24-hr 2-yr, 24-hr Rainfall=3.69"

Area (ac)	CN	Description
0.835	74	>75% Grass cover, Good, HSG C
* 0.006	98	Impervious
0.841	74	Weighted Average
0.835		99.29% Pervious Area
0.006		0.71% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.4	150	0.0727	0.46		Sheet Flow, $n=0.100$ $P2=3.69"$

Subcatchment 2S: Pre-2



Summary for Pond 3P: Outfall 2

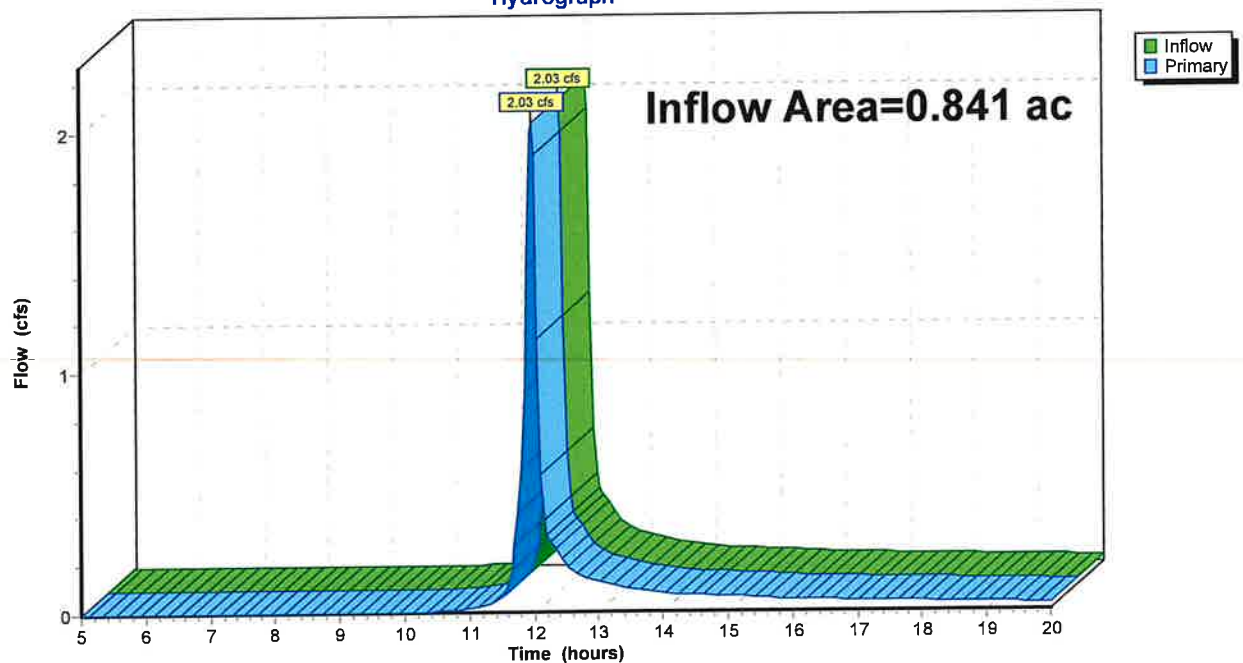
[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 0.841 ac, 0.71% Impervious, Inflow Depth > 1.25" for 2-yr, 24-hr event
 Inflow = 2.03 cfs @ 11.97 hrs, Volume= 0.087 af
 Primary = 2.03 cfs @ 11.97 hrs, Volume= 0.087 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Pond 3P: Outfall 2

Hydrograph



Summary for Pond 4P: Outfall 1

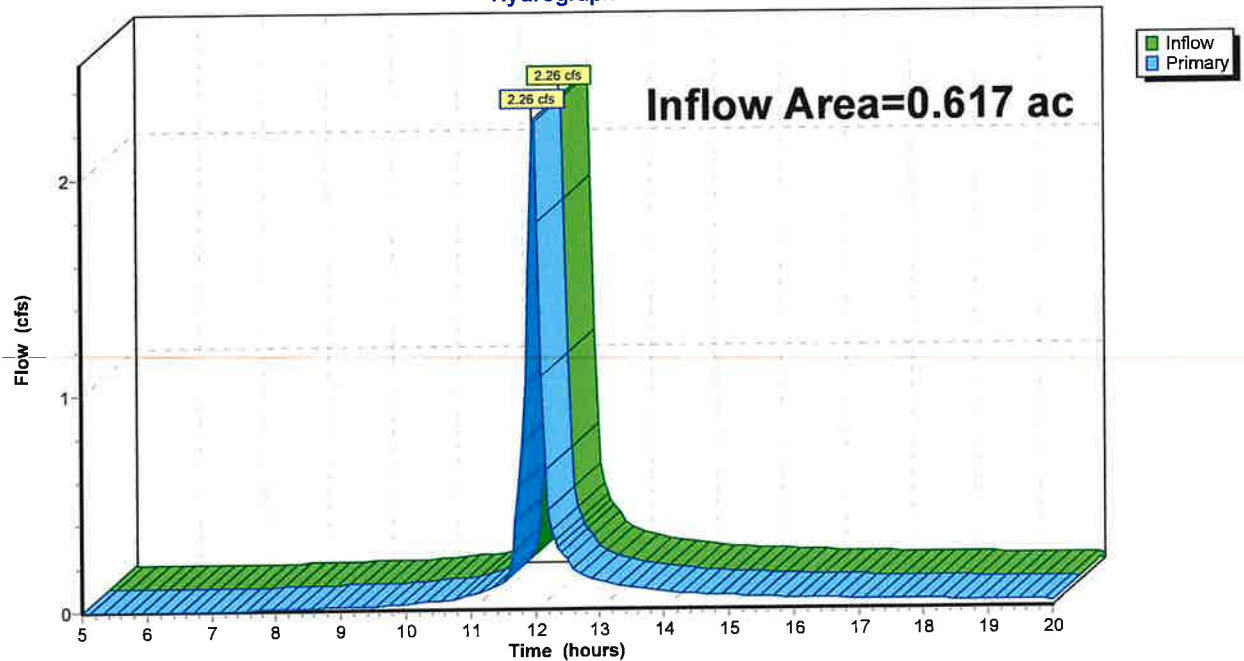
[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 0.617 ac, 10.70% Impervious, Inflow Depth > 2.11" for 2-yr, 24-hr event
Inflow = 2.26 cfs @ 11.99 hrs, Volume= 0.108 af
Primary = 2.26 cfs @ 11.99 hrs, Volume= 0.108 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Pond 4P: Outfall 1

Hydrograph



Raytown HydroCAD

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Type II 24-hr 10-yr, 24-hr Rainfall=5.63"

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Summary for Subcatchment 1S: Pre-1

Runoff = 3.94 cfs @ 11.99 hrs, Volume= 0.195 af, Depth> 3.80"
Routed to Pond 4P : Outfall 1

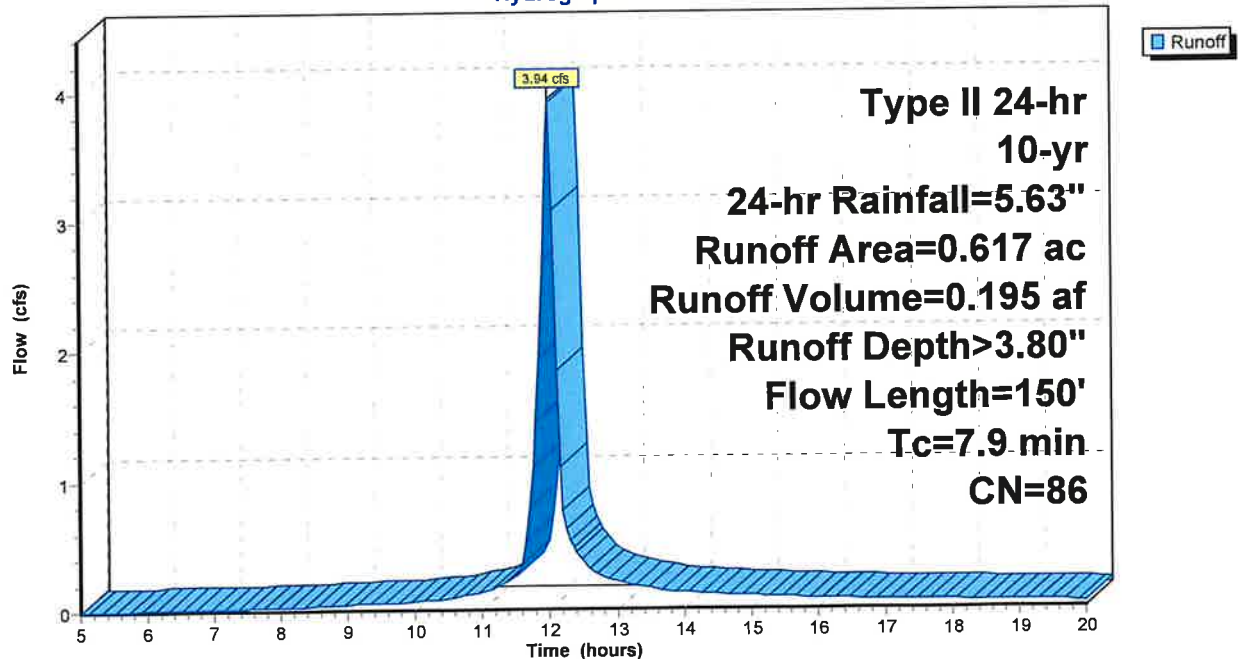
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-yr, 24-hr Rainfall=5.63"

Area (ac)	CN	Description
* 0.546	85	Aggregate
* 0.066	98	Impervious
0.005	74	>75% Grass cover, Good, HSG C
0.617	86	Weighted Average
0.551		89.30% Pervious Area
0.066		10.70% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.9	41	0.1792	0.37		Sheet Flow, Grass: Short n= 0.150 P2= 3.69"
6.0	109	0.0686	0.30		Sheet Flow, Grass: Short n= 0.150 P2= 3.69"
7.9	150	Total			

Subcatchment 1S: Pre-1

Hydrograph



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Type II 24-hr 10-yr, 24-hr Rainfall=5.63"

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Summary for Subcatchment 2S: Pre-2

[49] Hint: $T_c < 2dt$ may require smaller dt

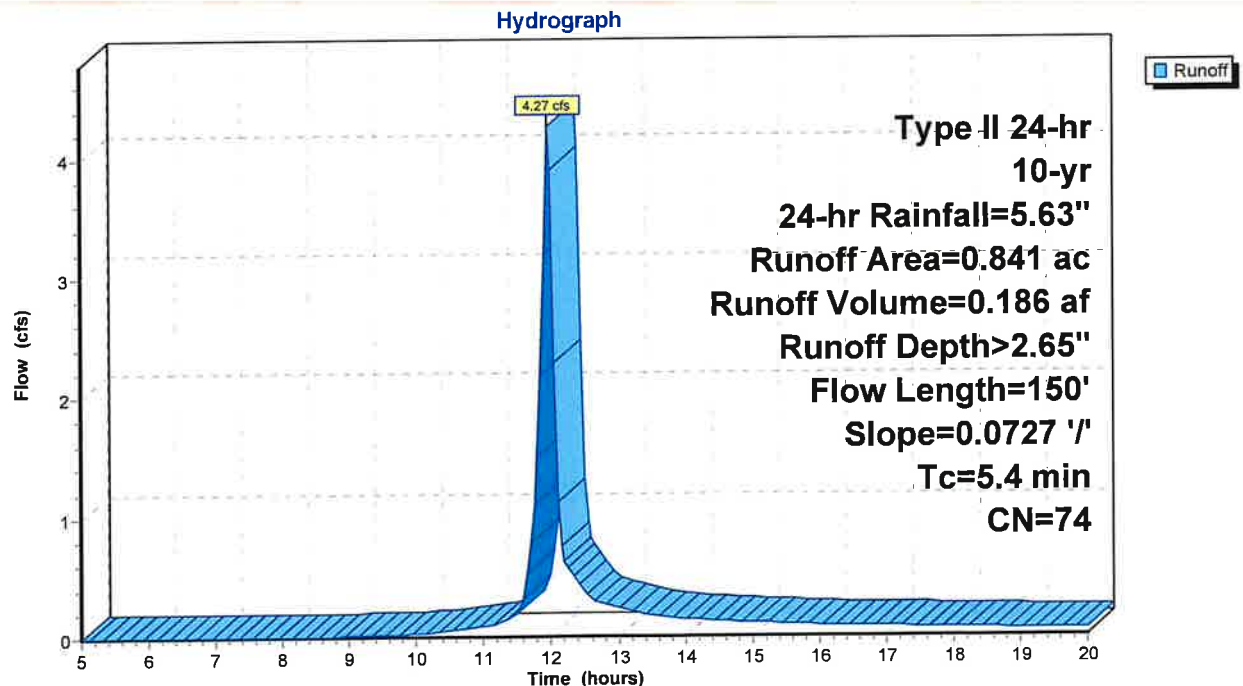
Runoff = 4.27 cfs @ 11.96 hrs, Volume= 0.186 af, Depth> 2.65"
Routed to Pond 3P : Outfall 2

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, $dt=0.05$ hrs
Type II 24-hr 10-yr, 24-hr Rainfall=5.63"

Area (ac)	CN	Description
0.835	74	>75% Grass cover, Good, HSG C
* 0.006	98	Impervious
0.841	74	Weighted Average
0.835		99.29% Pervious Area
0.006		0.71% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.4	150	0.0727	0.46		Sheet Flow, $n=0.100$ $P2=3.69"$

Subcatchment 2S: Pre-2



Summary for Pond 3P: Outfall 2

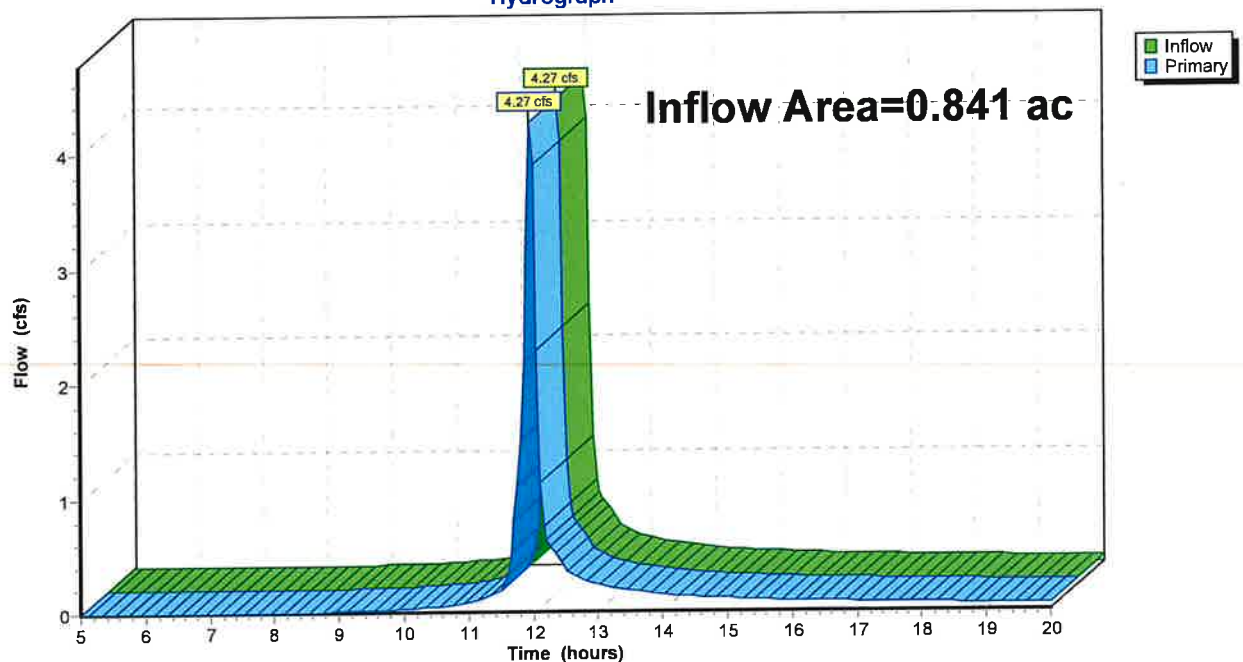
[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 0.841 ac, 0.71% Impervious, Inflow Depth > 2.65" for 10-yr, 24-hr event
 Inflow = 4.27 cfs @ 11.96 hrs, Volume= 0.186 af
 Primary = 4.27 cfs @ 11.96 hrs, Volume= 0.186 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Pond 3P: Outfall 2

Hydrograph



Summary for Pond 4P: Outfall 1

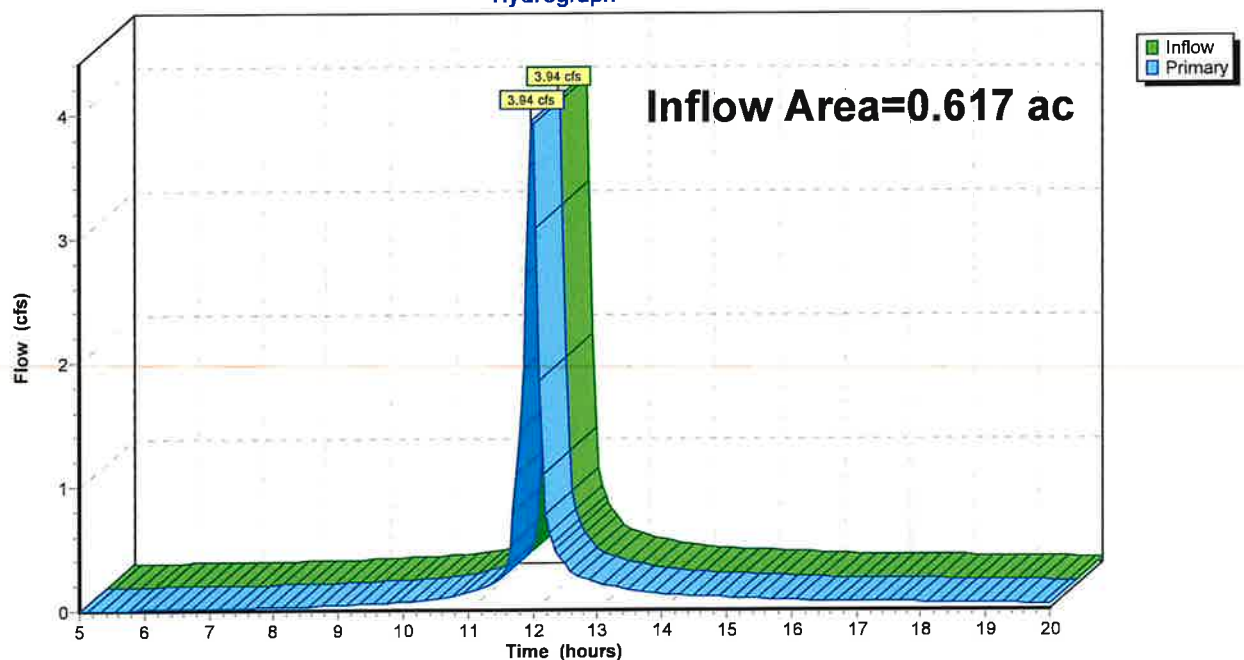
[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 0.617 ac, 10.70% Impervious, Inflow Depth > 3.80" for 10-yr, 24-hr event
Inflow = 3.94 cfs @ 11.99 hrs, Volume= 0.195 af
Primary = 3.94 cfs @ 11.99 hrs, Volume= 0.195 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Pond 4P: Outfall 1

Hydrograph



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Type II 24-hr 100-yr, 24-hr Rainfall=9.15"

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Summary for Subcatchment 1S: Pre-1

Runoff = 6.97 cfs @ 11.99 hrs, Volume= 0.359 af, Depth> 6.98"
Routed to Pond 4P : Outfall 1

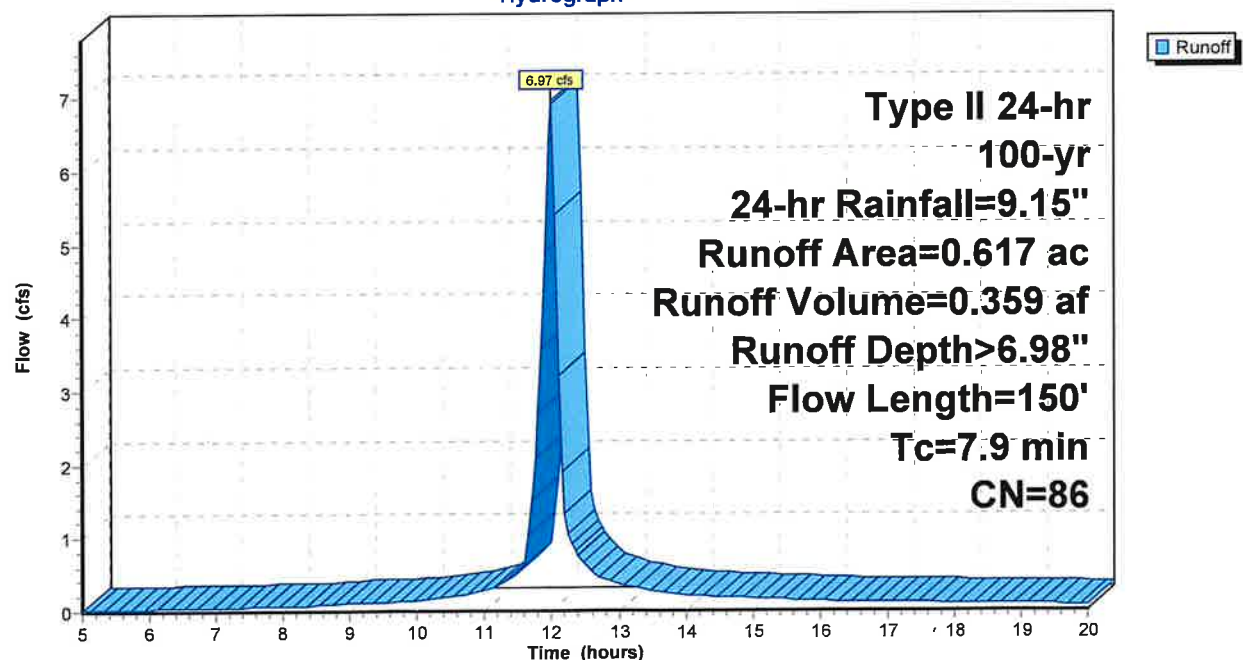
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 100-yr, 24-hr Rainfall=9.15"

Area (ac)	CN	Description
* 0.546	85	Aggregate
* 0.066	98	Impervious
0.005	74	>75% Grass cover, Good, HSG C
0.617	86	Weighted Average
0.551		89.30% Pervious Area
0.066		10.70% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.9	41	0.1792	0.37		Sheet Flow, Grass: Short n= 0.150 P2= 3.69"
6.0	109	0.0686	0.30		Sheet Flow, Grass: Short n= 0.150 P2= 3.69"
7.9	150	Total			

Subcatchment 1S: Pre-1

Hydrograph



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Type II 24-hr 100-yr, 24-hr Rainfall=9.15"

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Summary for Subcatchment 2S: Pre-2

[49] Hint: $T_c < 2dt$ may require smaller dt

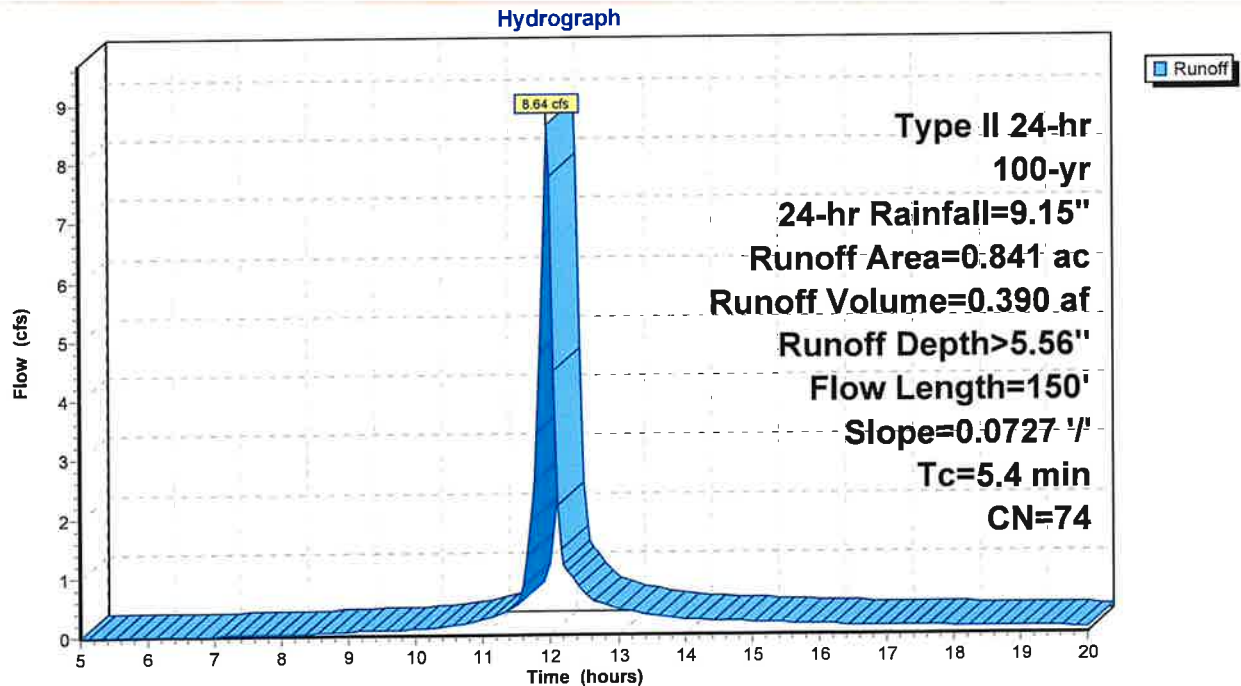
Runoff = 8.64 cfs @ 11.96 hrs, Volume= 0.390 af, Depth> 5.56"
Routed to Pond 3P : Outfall 2

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, $dt=0.05$ hrs
Type II 24-hr 100-yr, 24-hr Rainfall=9.15"

Area (ac)	CN	Description
0.835	74	>75% Grass cover, Good, HSG C
* 0.006	98	Impervious
0.841	74	Weighted Average
0.835		99.29% Pervious Area
0.006		0.71% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.4	150	0.0727	0.46		Sheet Flow, $n=0.100$ $P2=3.69"$

Subcatchment 2S: Pre-2

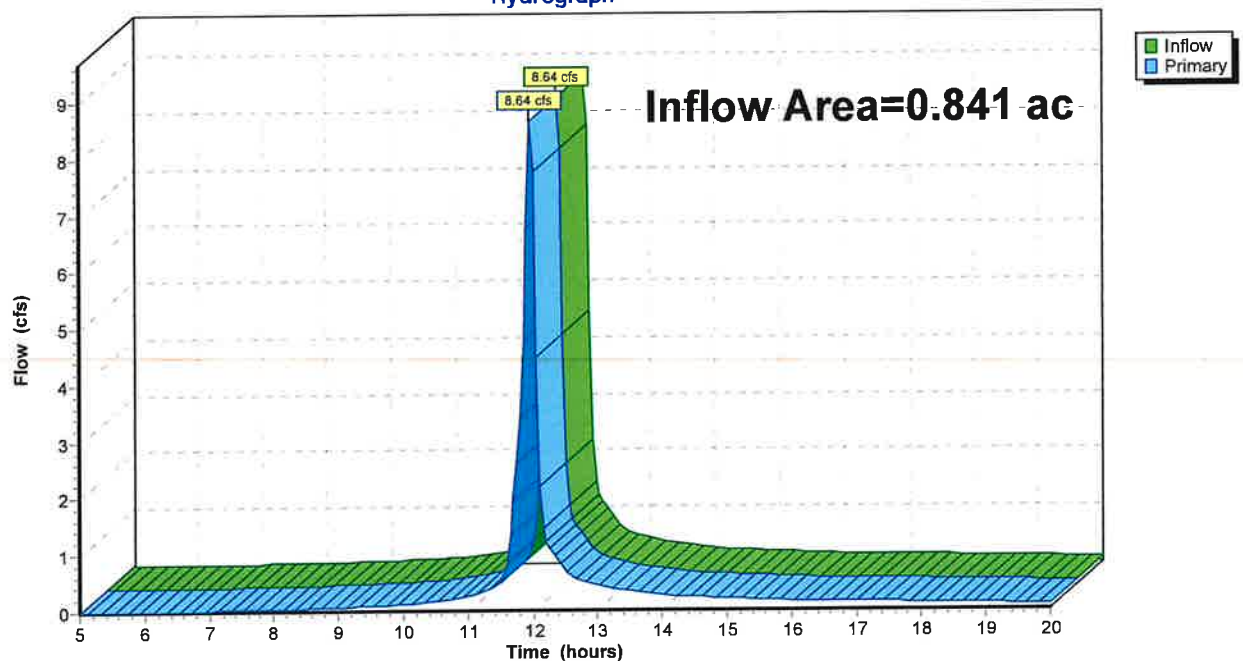


Summary for Pond 3P: Outfall 2

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 0.841 ac, 0.71% Impervious, Inflow Depth > 5.56" for 100-yr, 24-hr event
Inflow = 8.64 cfs @ 11.96 hrs, Volume= 0.390 af
Primary = 8.64 cfs @ 11.96 hrs, Volume= 0.390 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Pond 3P: Outfall 2**Hydrograph**

Summary for Pond 4P: Outfall 1

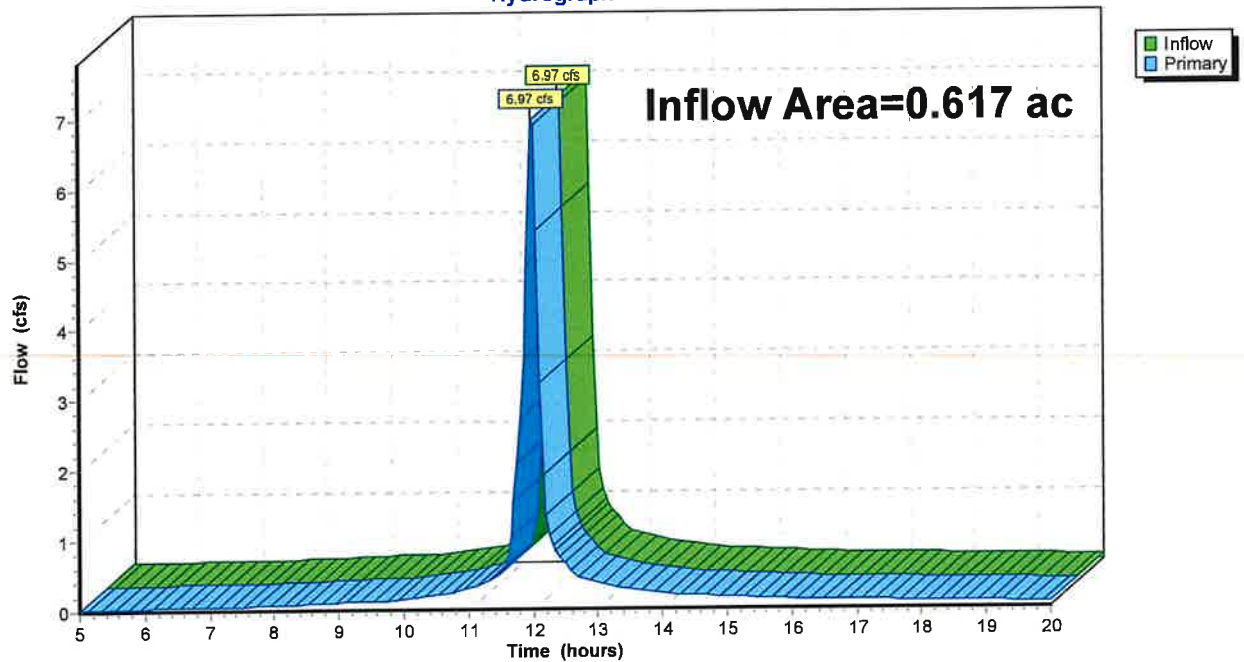
[40] Hint: Not Described (Outflow=Inflow)

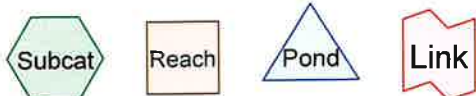
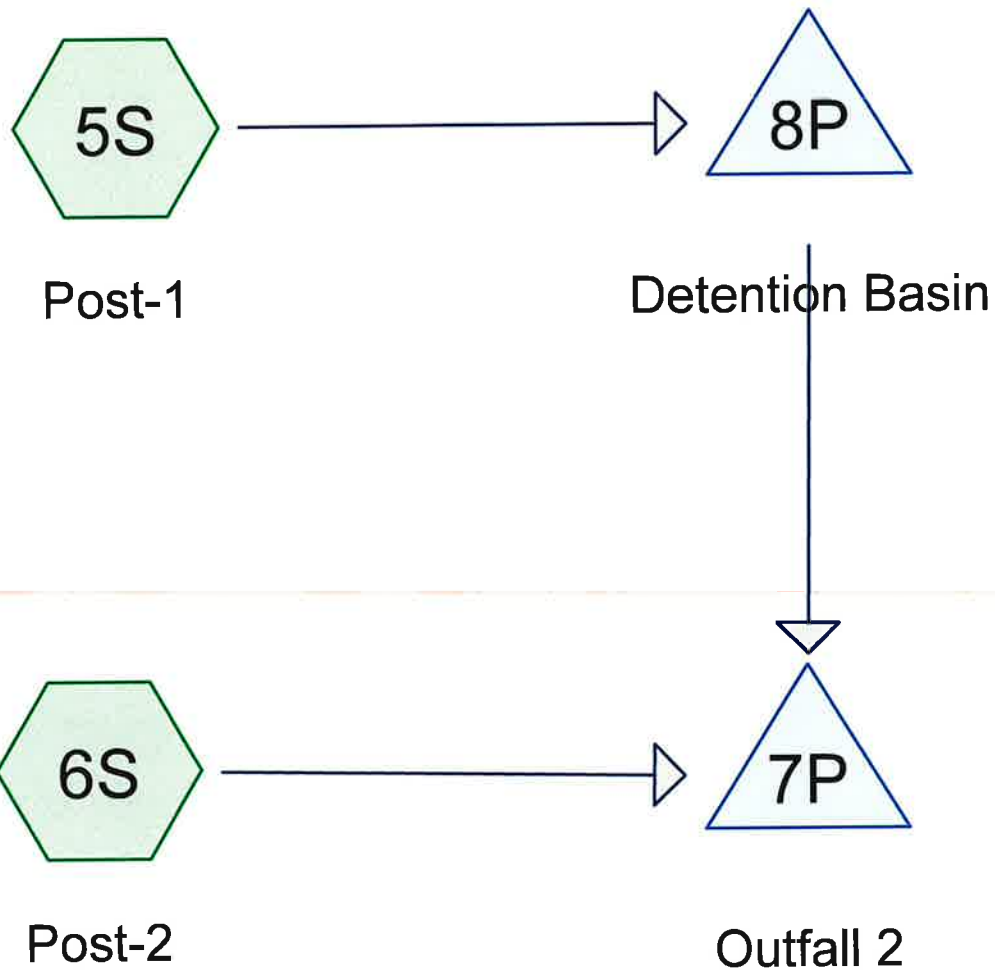
Inflow Area = 0.617 ac, 10.70% Impervious, Inflow Depth > 6.98" for 100-yr, 24-hr event
 Inflow = 6.97 cfs @ 11.99 hrs, Volume= 0.359 af
 Primary = 6.97 cfs @ 11.99 hrs, Volume= 0.359 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Pond 4P: Outfall 1

Hydrograph





Routing Diagram for Raytown HydroCAD
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Raytown HydroCAD

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Rainfall Events Listing

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	2-yr, 24-hr	Type II 24-hr		Default	24.00	1	3.69	2
2	10-yr, 24-hr	Type II 24-hr		Default	24.00	1	5.63	2
3	100-yr, 24-hr	Type II 24-hr		Default	24.00	1	9.15	2

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Area Listing (selected nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.175	74	>75% Grass cover, Good, HSG C (5S, 6S)
1.156	85	Aggregate (5S, 6S)
0.122	98	Impervious (5S, 6S)
1.453	85	TOTAL AREA

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Soil Listing (selected nodes)

Area (acres)	Soil Group	Subcatchment Numbers
0.000	HSG A	
0.000	HSG B	
0.175	HSG C	5S, 6S
0.000	HSG D	
1.278	Other	5S, 6S
1.453		TOTAL AREA

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Ground Covers (selected nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.000	0.000	0.175	0.000	0.000	0.175	>75% Grass cover, Good	5S, 6S
0.000	0.000	0.000	0.000	1.156	1.156	Aggregate	5S, 6S
0.000	0.000	0.000	0.000	0.122	0.122	Impervious	5S, 6S
0.000	0.000	0.175	0.000	1.278	1.453	TOTAL AREA	

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Type II 24-hr 2-yr, 24-hr Rainfall=3.69"

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Summary for Subcatchment 5S: Post-1

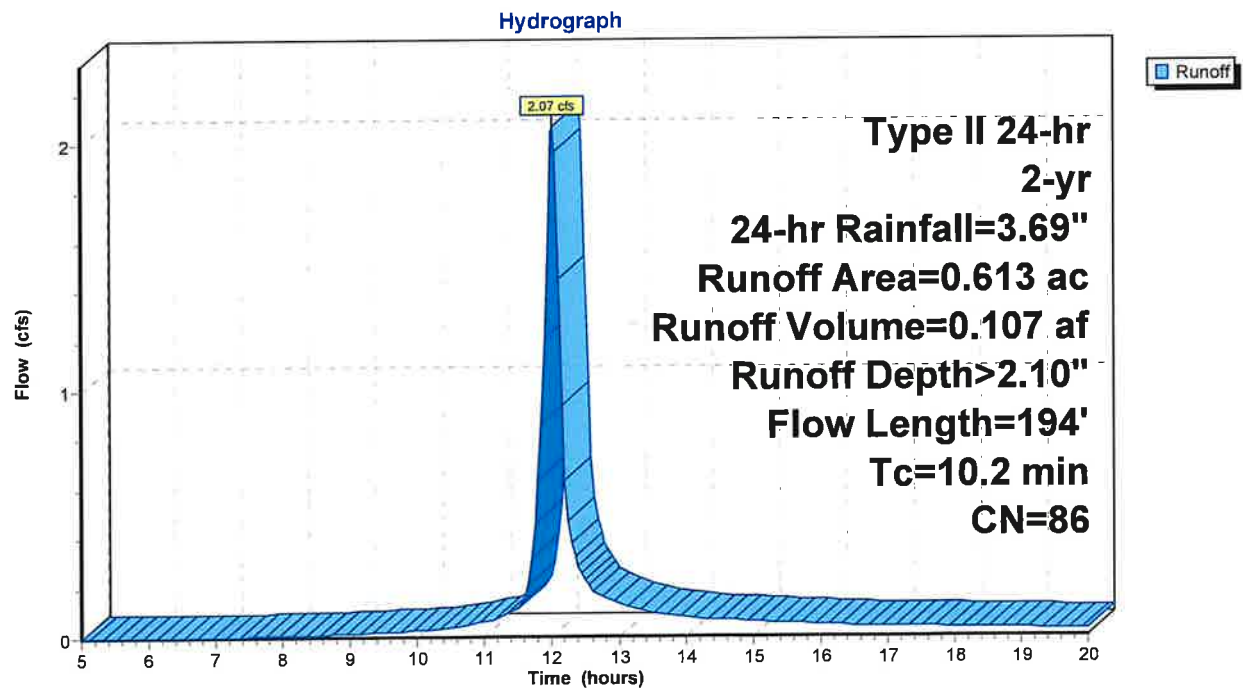
Runoff = 2.07 cfs @ 12.02 hrs, Volume= 0.107 af, Depth> 2.10"
Routed to Pond 8P : Detention Basin

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 2-yr, 24-hr Rainfall=3.69"

	Area (ac)	CN	Description
*	0.538	85	Aggregate
*	0.063	98	Impervious
	0.012	74	>75% Grass cover, Good, HSG C
	0.613	86	Weighted Average
	0.550		89.72% Pervious Area
	0.063		10.28% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0	150	0.0160	0.25		Sheet Flow, n= 0.100 P2= 3.69"
0.2	44	0.0470	4.40		Shallow Concentrated Flow, Paved Kv= 20.3 fps
10.2	194	Total			

Subcatchment 5S: Post-1



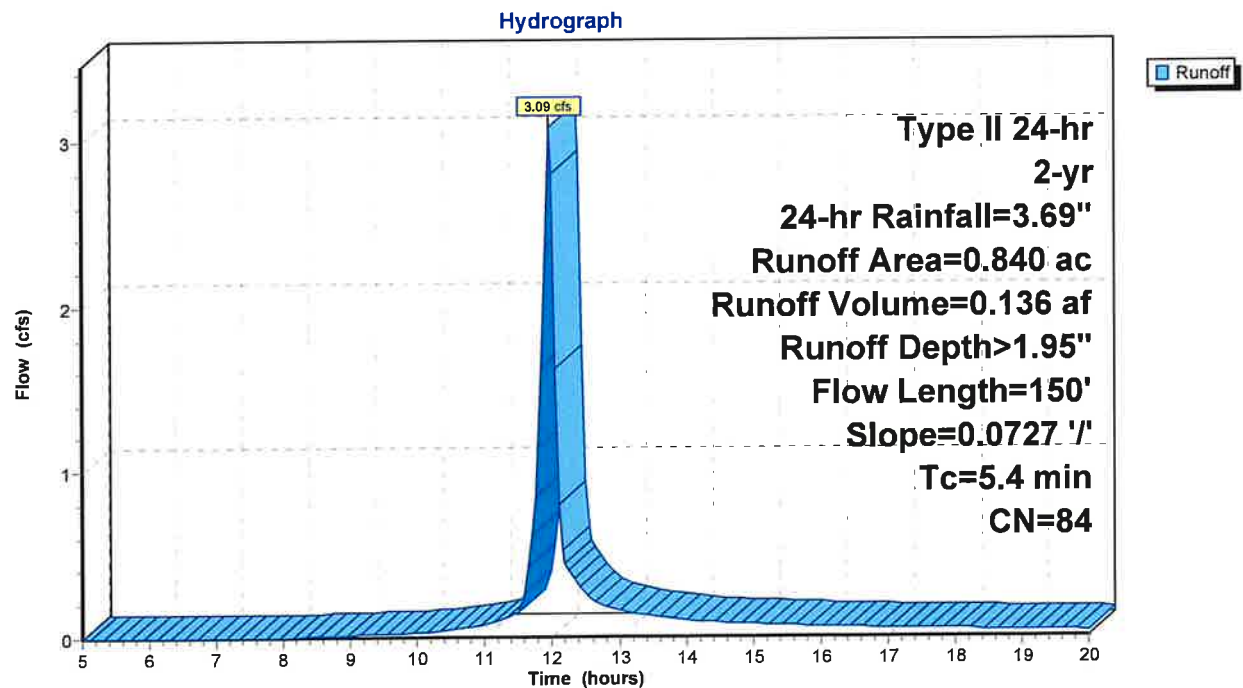
Summary for Subcatchment 6S: Post-2[49] Hint: $T_c < 2dt$ may require smaller dt

Runoff = 3.09 cfs @ 11.96 hrs, Volume= 0.136 af, Depth> 1.95"
 Routed to Pond 7P : Outfall 2

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, $dt=0.05$ hrs
 Type II 24-hr 2-yr, 24-hr Rainfall=3.69"

Area (ac)	CN	Description
* 0.618	85	Aggregate
0.163	74	>75% Grass cover, Good, HSG C
* 0.059	98	Impervious
0.840	84	Weighted Average
0.781		92.98% Pervious Area
0.059		7.02% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.4	150	0.0727	0.46		Sheet Flow, $n=0.100$ $P2=3.69"$

Subcatchment 6S: Post-2

Summary for Pond 7P: Outfall 2

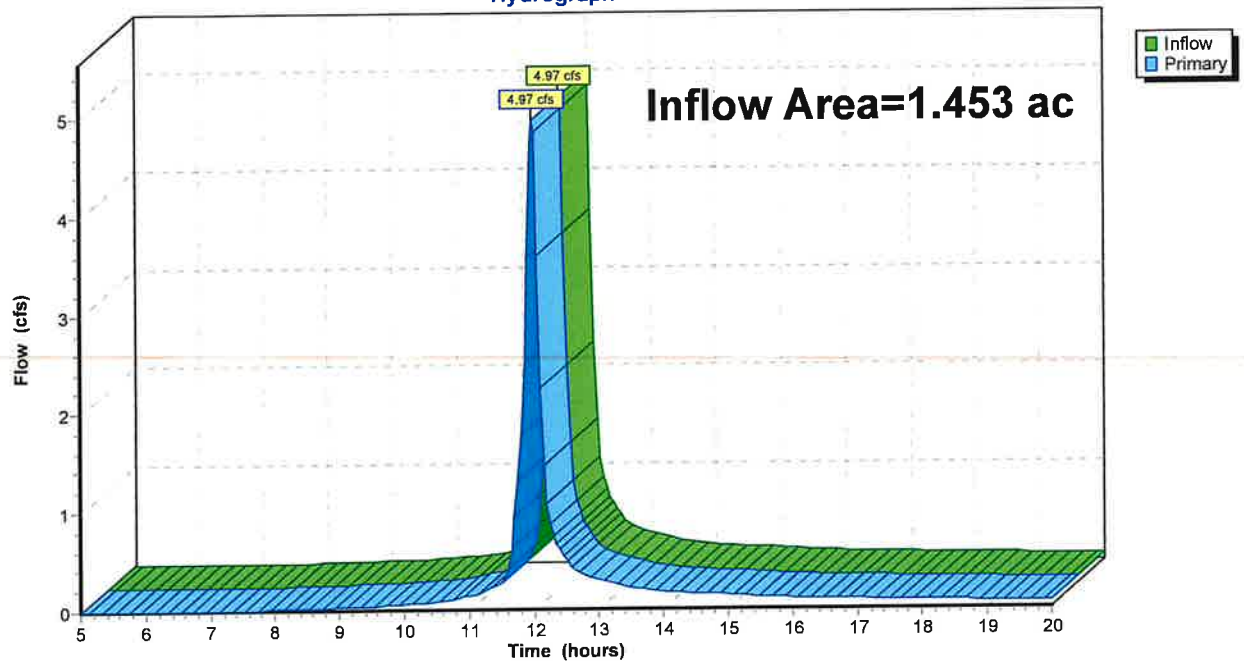
[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 1.453 ac, 8.40% Impervious, Inflow Depth > 2.01" for 2-yr, 24-hr event
 Inflow = 4.97 cfs @ 11.98 hrs, Volume= 0.244 af
 Primary = 4.97 cfs @ 11.98 hrs, Volume= 0.244 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Pond 7P: Outfall 2

Hydrograph



Summary for Pond 8P: Detention Basin

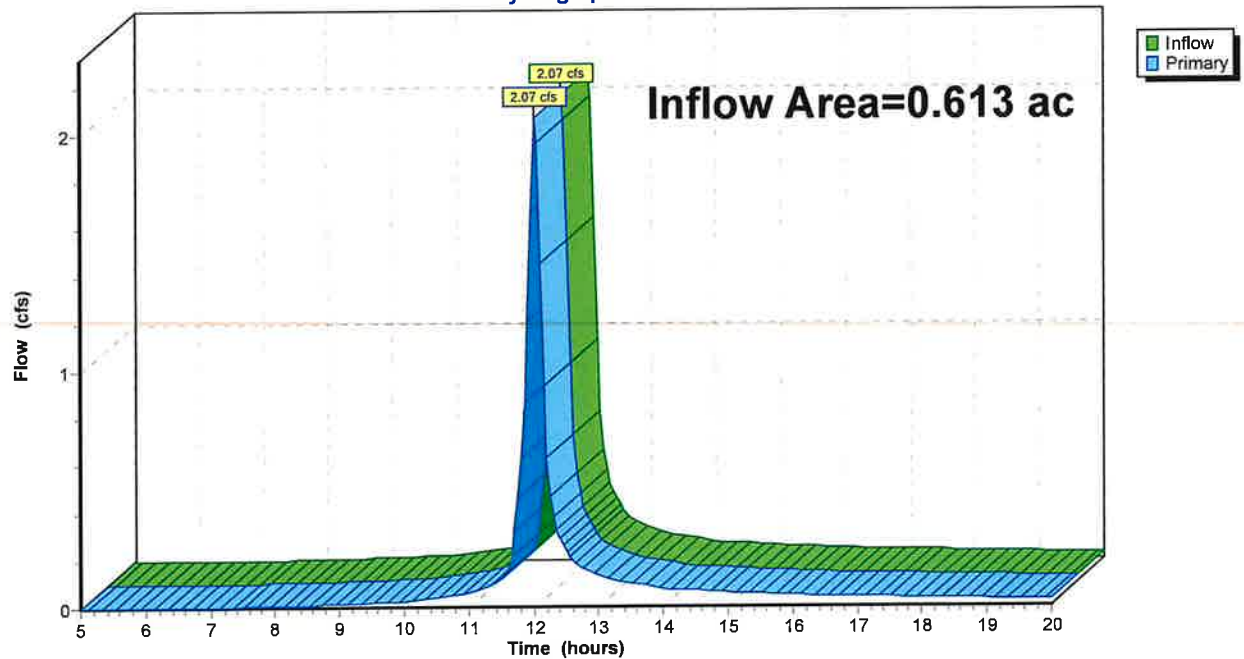
[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 0.613 ac, 10.28% Impervious, Inflow Depth > 2.10" for 2-yr, 24-hr event
Inflow = 2.07 cfs @ 12.02 hrs, Volume= 0.107 af
Primary = 2.07 cfs @ 12.02 hrs, Volume= 0.107 af, Atten= 0%, Lag= 0.0 min
Routed to Pond 7P : Outfall 2

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Pond 8P: Detention Basin

Hydrograph



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Type II 24-hr 10-yr, 24-hr Rainfall=5.63"

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Summary for Subcatchment 5S: Post-1

Runoff = 3.62 cfs @ 12.01 hrs, Volume= 0.194 af, Depth> 3.79"
Routed to Pond 8P : Detention Basin

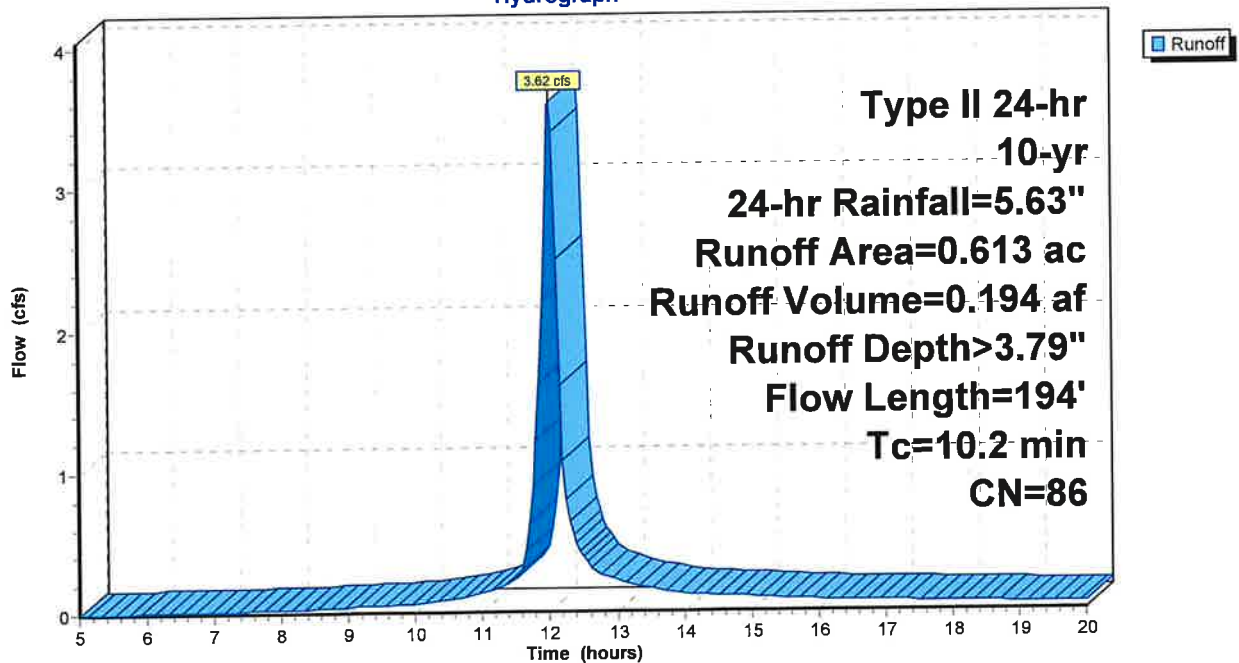
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-yr, 24-hr Rainfall=5.63"

Area (ac)	CN	Description
* 0.538	85	Aggregate
* 0.063	98	Impervious
0.012	74	>75% Grass cover, Good, HSG C
0.613	86	Weighted Average
0.550		89.72% Pervious Area
0.063		10.28% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0	150	0.0160	0.25		Sheet Flow, n= 0.100 P2= 3.69"
0.2	44	0.0470	4.40		Shallow Concentrated Flow, Paved Kv= 20.3 fps
10.2	194	Total			

Subcatchment 5S: Post-1

Hydrograph



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Type II 24-hr 10-yr, 24-hr Rainfall=5.63"

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Summary for Subcatchment 6S: Post-2

[49] Hint: $T_c < 2dt$ may require smaller dt

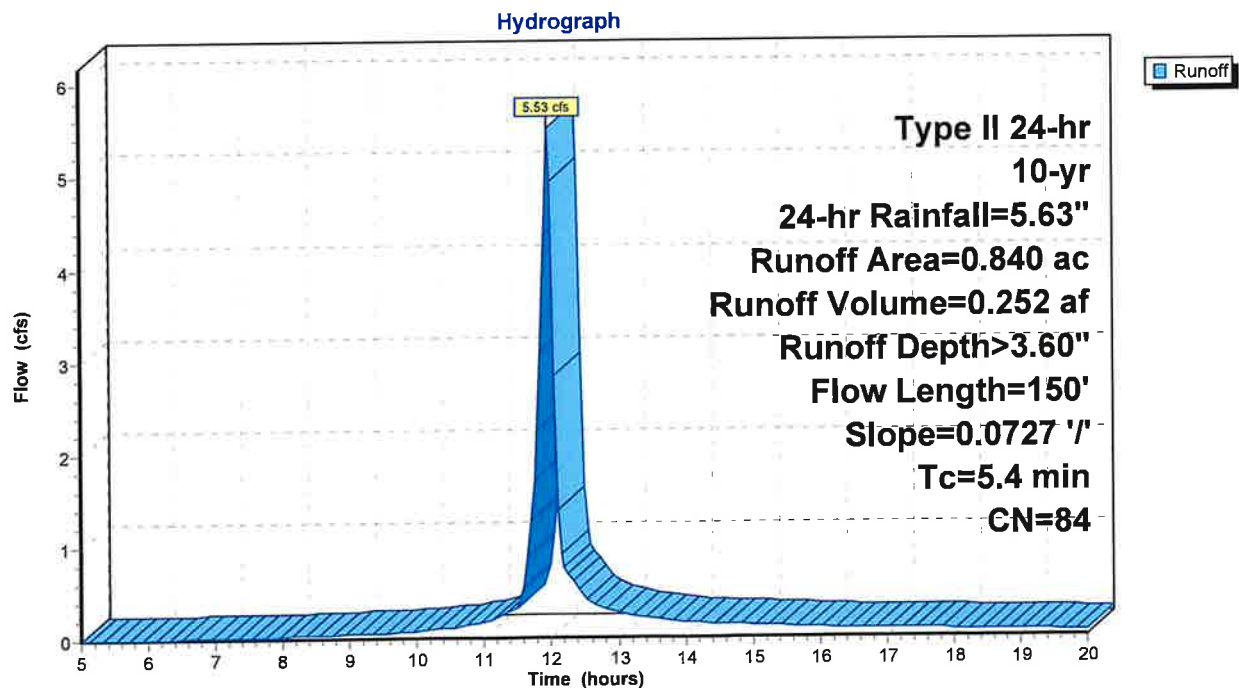
Runoff = 5.53 cfs @ 11.96 hrs, Volume= 0.252 af, Depth> 3.60"
Routed to Pond 7P : Outfall 2

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, $dt=0.05$ hrs
Type II 24-hr 10-yr, 24-hr Rainfall=5.63"

	Area (ac)	CN	Description
*	0.618	85	Aggregate
	0.163	74	>75% Grass cover, Good, HSG C
*	0.059	98	Impervious
	0.840	84	Weighted Average
	0.781		92.98% Pervious Area
	0.059		7.02% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.4	150	0.0727	0.46		Sheet Flow, $n=0.100$ $P2=3.69"$

Subcatchment 6S: Post-2



Summary for Pond 7P: Outfall 2

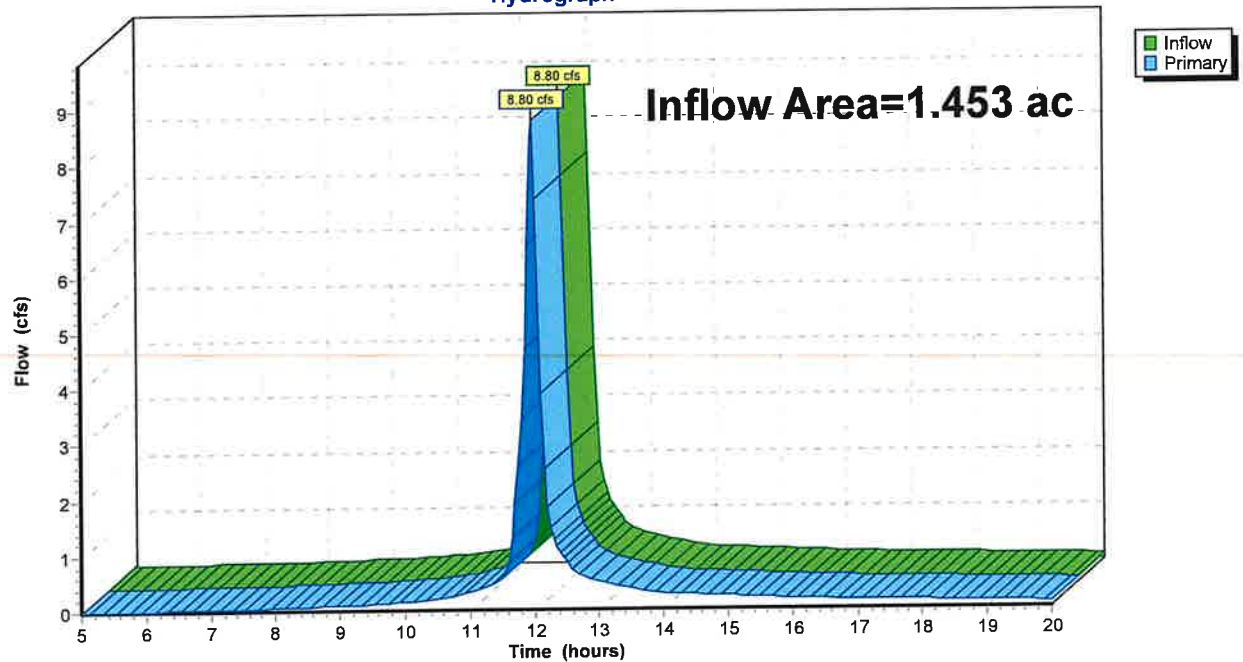
[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 1.453 ac, 8.40% Impervious, Inflow Depth > 3.68" for 10-yr, 24-hr event
 Inflow = 8.80 cfs @ 11.98 hrs, Volume= 0.446 af
 Primary = 8.80 cfs @ 11.98 hrs, Volume= 0.446 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Pond 7P: Outfall 2

Hydrograph



Summary for Pond 8P: Detention Basin

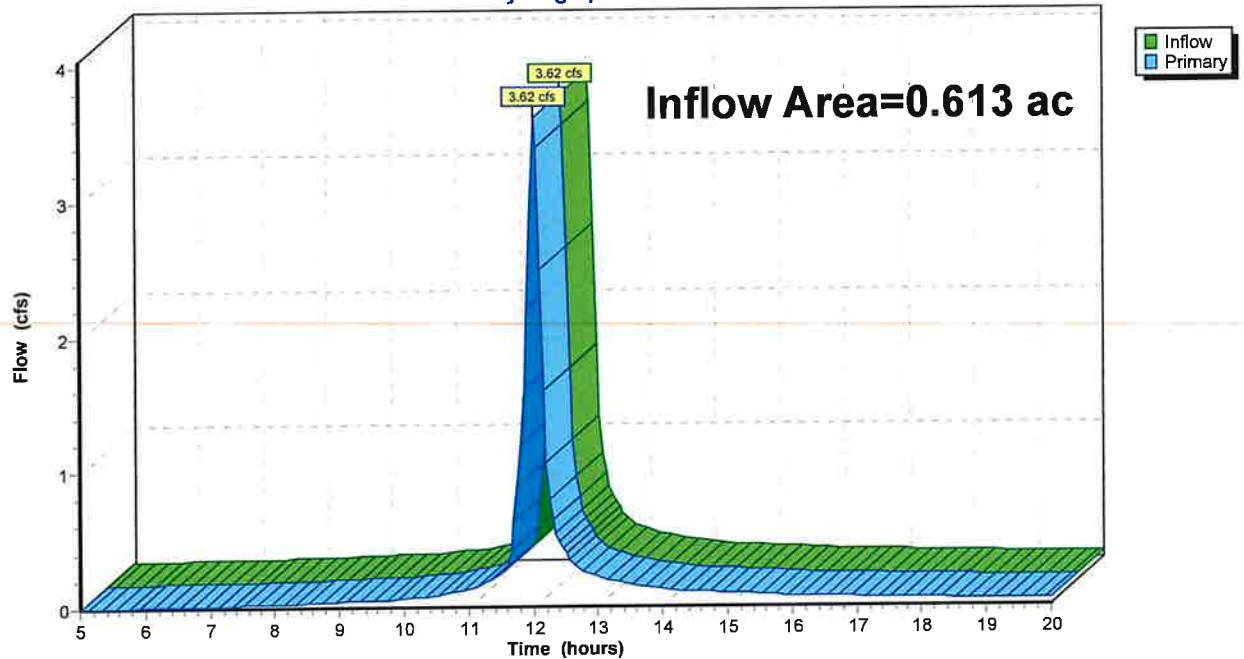
[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 0.613 ac, 10.28% Impervious, Inflow Depth > 3.79" for 10-yr, 24-hr event
 Inflow = 3.62 cfs @ 12.01 hrs, Volume= 0.194 af
 Primary = 3.62 cfs @ 12.01 hrs, Volume= 0.194 af, Atten= 0%, Lag= 0.0 min
 Routed to Pond 7P : Outfall 2

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Pond 8P: Detention Basin

Hydrograph



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Type II 24-hr 100-yr, 24-hr Rainfall=9.15"

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Summary for Subcatchment 5S: Post-1

Runoff = 6.41 cfs @ 12.01 hrs, Volume= 0.357 af, Depth> 6.98"
Routed to Pond 8P : Detention Basin

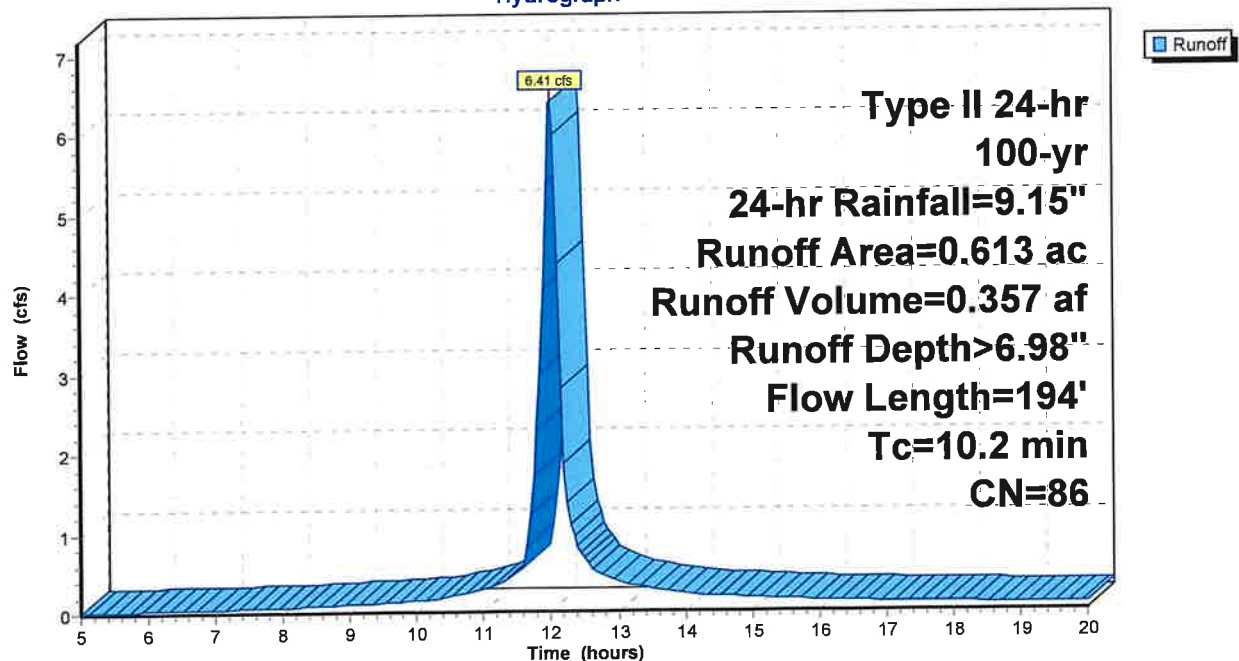
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 100-yr, 24-hr Rainfall=9.15"

Area (ac)	CN	Description
* 0.538	85	Aggregate
* 0.063	98	Impervious
0.012	74	>75% Grass cover, Good, HSG C
0.613	86	Weighted Average
0.550		89.72% Pervious Area
0.063		10.28% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0	150	0.0160	0.25		Sheet Flow, n= 0.100 P2= 3.69"
0.2	44	0.0470	4.40		Shallow Concentrated Flow, Paved Kv= 20.3 fps
10.2	194	Total			

Subcatchment 5S: Post-1

Hydrograph



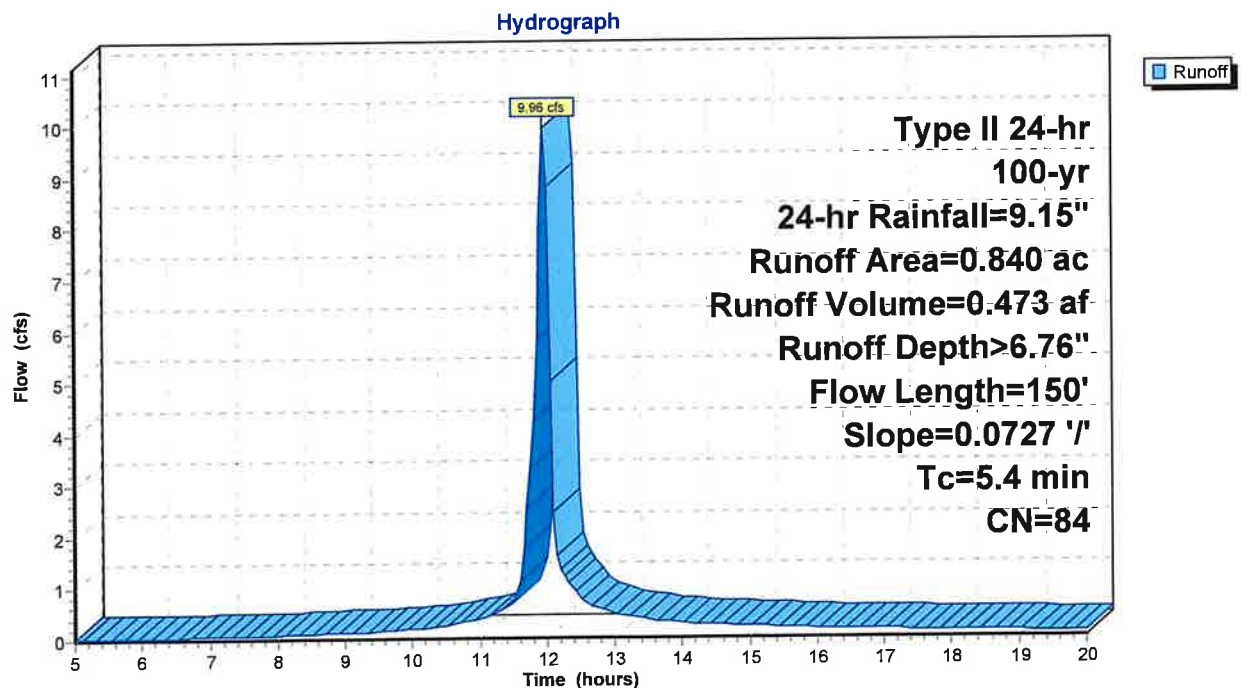
Summary for Subcatchment 6S: Post-2[49] Hint: $T_c < 2dt$ may require smaller dt

Runoff = 9.96 cfs @ 11.96 hrs, Volume= 0.473 af, Depth> 6.76"
 Routed to Pond 7P : Outfall 2

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, $dt=0.05$ hrs
 Type II 24-hr 100-yr, 24-hr Rainfall=9.15"

Area (ac)	CN	Description
* 0.618	85	Aggregate
0.163	74	>75% Grass cover, Good, HSG C
* 0.059	98	Impervious
0.840	84	Weighted Average
0.781		92.98% Pervious Area
0.059		7.02% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.4	150	0.0727	0.46		Sheet Flow, $n=0.100$ $P2=3.69"$

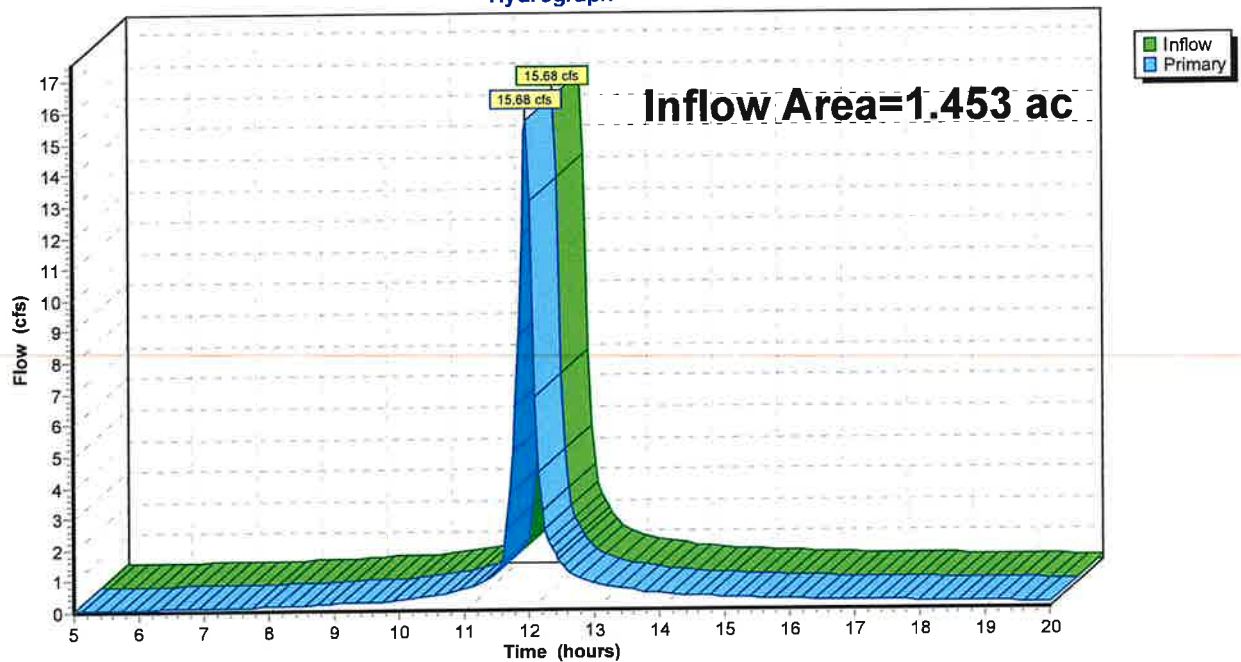
Subcatchment 6S: Post-2

Summary for Pond 7P: Outfall 2

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 1.453 ac, 8.40% Impervious, Inflow Depth > 6.85" for 100-yr, 24-hr event
Inflow = 15.68 cfs @ 11.97 hrs, Volume= 0.830 af
Primary = 15.68 cfs @ 11.97 hrs, Volume= 0.830 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Pond 7P: Outfall 2**Hydrograph**

Summary for Pond 8P: Detention Basin

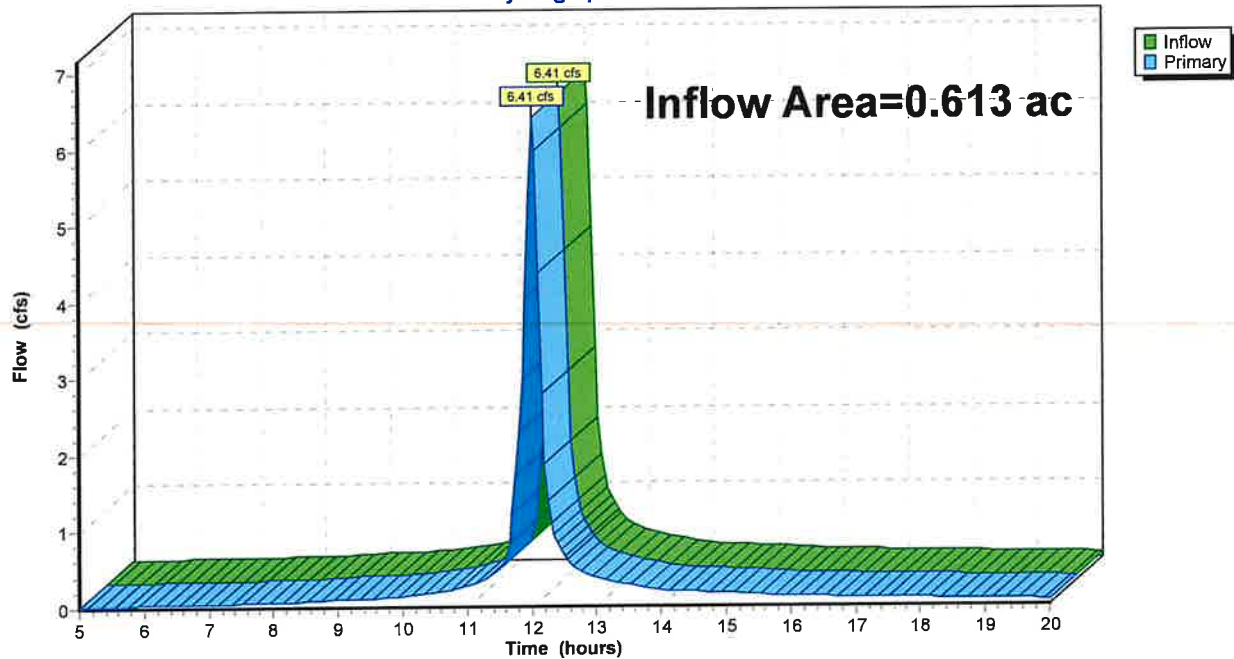
[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 0.613 ac, 10.28% Impervious, Inflow Depth > 6.98" for 100-yr, 24-hr event
 Inflow = 6.41 cfs @ 12.01 hrs, Volume= 0.357 af
 Primary = 6.41 cfs @ 12.01 hrs, Volume= 0.357 af, Atten= 0%, Lag= 0.0 min
 Routed to Pond 7P : Outfall 2

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Pond 8P: Detention Basin

Hydrograph





November 4, 2024

Shana Kelly, Planning & Zoning Coordinator
Community Development Department
Planning and Zoning Division
10000 E 59th St, Raytown, MO 64133

**RE: Conditional Use Permit (CUP) Application
Proposed Raytown Substation Expansion
Raytown, Jackson County, Missouri**

Dear Ms. Kelly,

Below are Evergy's responses to comments provided to us on October 29, 2024 pertaining to Evergy's Conditional Use Permit (CUP) Application for the proposed Raytown Substation Expansion.

COMMUNITY DEVELOPMENT DEPARTMENT COMMENTS

1. Please provide a letter addressing why a different site was not chosen. "For major utility infrastructure in a residential zone or within two hundred feet (200') of a residential zone, the applicant must address the City's preferred location with a detailed explanation justifying why a site of higher priority was not selected."

Evergy's Response: The site was selected for the substation expansion because it is directly adjacent to the existing substation and transmission infrastructure that has been present in the community for many decades, and it is located across the street from the Spire substation.

2. The proposed sidewalk easement will need to be dedicated to the City and recorded via separate instrument.

Evergy's Response: Acknowledged, Evergy anticipates working with the City on the sidewalk easement.

3. Approximately what year was the existing substation constructed?

Evergy's Response: The existing Raytown Substation adjacent to the south of the site was in service by the late 1970s.

4. Please clarify: Will the substation site typically have lights at night, or will they only turn on occasionally in specific circumstances? If there will be regular lighting, please provide a Photometric Plan.

Evergy's Response: The substation lighting will be switch-operated and will only be turned on during maintenance operations or emergency situations. Lighting will be directed inward towards the substation.

5. Elevations: Please provide elevations of all four sides of the project. We are specifically interested in the details of the screening wall with the landscaping.

Evergy's Response: Renderings of the proposed substation are attached.

PUBLIC WORKS DEPARTMENT COMMENTS

1. The proposed 5' sidewalks on Woodson Rd. and 59th Street look good. As well as the ADA ramp at the intersection. But the proposed sidewalk along Woodson Road is upon private property and will need to be within a public access easement.

Evergy's Response: Acknowledged, Evergy anticipates working with the City on the sidewalk easement.

2. Please provide a stormwater study for how the increased stormwater runoff will be handled/controlled on the new crushed rock surface site.

Evergy's Response: A Stormwater Study is currently under development and will be submitted to the City for review and approval prior to construction.

3. The plan page shows a note for a 233.77' x 150' gas easement, and to reference easement note #5. Has this been figured out with the Gas Utility?

Evergy's Response: Evergy continues to work with Spire related to its easement on the property and will ensure that this issue is resolved prior to construction.

If you have any questions or need additional information, please contact me at 785-393-4342 or ccarey@ppbenv.com.

Best regards,

ppB enviro-solutions

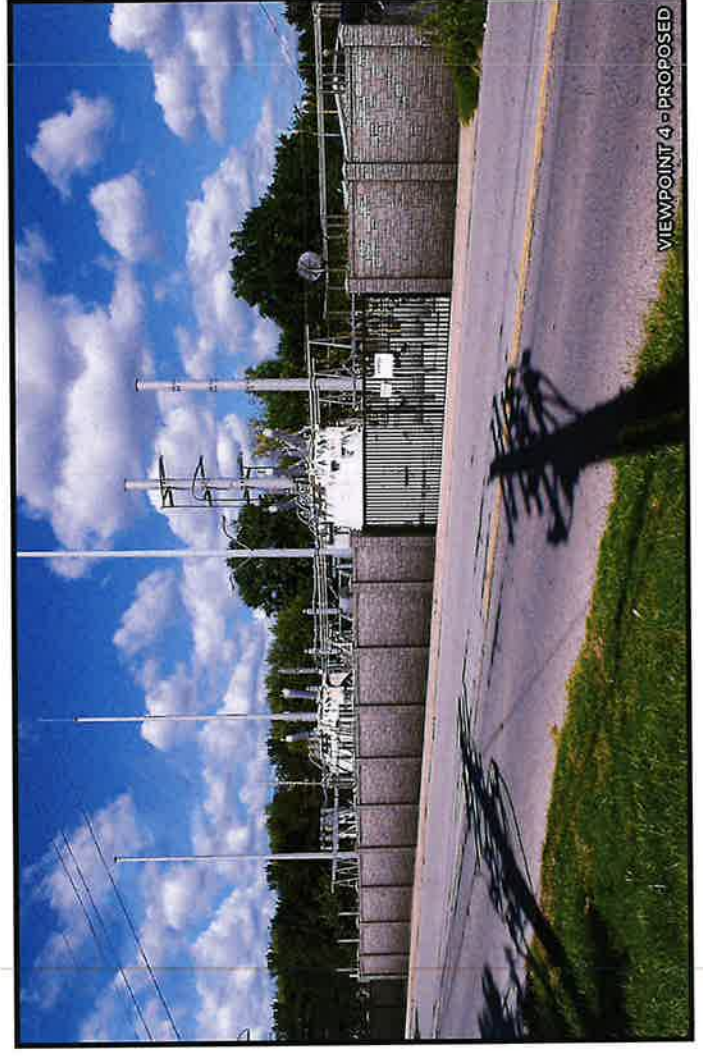


Chris Carey, P.G.
Managing Partner, Geologist



Daniel Newman, P.G.
Partner, Geologist







October 21, 2024

«owner1»
«address»
«city», «state» «zip»

RE: Proposed Raytown Substation Expansion
Raytown, Jackson County, Missouri

Dear Sir or Madam,

Evergy is proposing to expand the existing electrical substation located in the southeast corner of E 59th St and Woodson Rd in Raytown, Missouri. Evergy has submitted a Conditional Use Permit (CUP) application to the City of Raytown for this project (Case No: PZ-2024-09). "Major Utility" substations are allowed within R-1 Zoning District with the approval of a Conditional Use Permit. Please see the enclosed Frequently Asked Questions (FAQs) document, site plan, and aerial map. More information about this project can be found at www.evergy.com/raytown.

You are receiving this letter because you own property that is within the vicinity of the proposed substation expansion. Evergy would like to invite you to a Neighborhood Meeting to discuss this project.

Evergy's Raytown Substation – Neighborhood Meeting
November 7, 2024 | 5:30pm to 7:00pm
Raytown Mid-Continent Public Library
6131 Raytown Road

The below dates correspond to hearings that will address the substation expansion CUP application. **All hearings are open to the public and are located at the Board of Aldermen Meeting Chambers at Raytown City Hall, 10000 East 59th St, Raytown, Missouri 64113.** The full packet and agenda will be available for review on the City of Raytown website on November 26, 2024.

Planning and Zoning Commission
December 5, 2024, at 7:00pm

Board of Aldermen
January 7, 2025, at 7:00pm

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 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.

You may direct any questions or concerns related to the proposed Raytown Substation Expansion to me at Jessica.Keck@evergy.com or 785-379-4481.

Sincerely,

Jessica Keck
Manager, Permitting and Civil Engineering

818 South Kansas Ave. Topeka, KS 66612-1203



Proposed Raytown Substation Expansion

Evergy is preparing to expand an existing substation near East 59th Street and Woodson Road intersection in Raytown, Missouri. The upgraded infrastructure will strengthen load capacity and electric reliability for you and your community, as well as strengthen the regional power grid, allowing us to serve homes and businesses well into the future.

Design

The northern, eastern and western sides of the substation will be surrounded by a nine-foot-tall stonecast wall. The existing chain link fence on the southern side will remain in place to preserve the existing tree line. The expanded portion of the substation will have security lighting that can be turned on and off automatically. Steel poles within the substation will be approximately 80 feet tall.

Steel poles are utilized for additional reliability and resiliency with the harsh weather conditions our communities can face.

Construction

The substation construction is scheduled to begin in August 2025 and be completed in December 2026. Property restoration will begin after construction is complete. Duration of restoration is weather dependent, but properties will be restored to, near as reasonable, pre-construction condition. An Evergy project representative will communicate with you to discuss damage, if any, caused by construction.

Frequently Asked Questions

What will the substation look and sound like?

The northern, eastern and western sides of the substation will be surrounded by a nine-foot-tall stonecast wall. The existing chain link fence on the southern side will remain in place to preserve the existing tree line. The expanded portion of the substation will also feature security lighting that will only be used during maintenance or emergency situations. Steel poles within the substation will be approximately 80 feet tall. Other substation equipment will be approximately 23 feet tall.

Today's transformers are significantly quieter than older ones. As with any sound, it dissipates with distance from the source.

How will the substation be accessed?

The existing access drive off Woodson Road will remain. A permanent access drive will be built from East 59th Street to the substation.

Who will maintain the substation?

Evergy will maintain the substation, including landscaping directly outside the stone wall. We will perform preventative maintenance at the substation once a month during normal business hours and will access the substation for equipment upgrades or unplanned maintenance as needed.

How will I recognize authorized personnel at the substation?

Evergy employees utilize personal protection equipment, including hard hats, safety vests and safety glasses, when working in or around substations. All Evergy employees carry company identification. Most employees performing maintenance will be in marked Evergy vehicles. If you notice suspicious activity at the substation, please contact local law enforcement immediately.

What will be the impact on vegetation in the area?

Some trees and vegetation will be trimmed or removed for the safe construction and operations of the expanded substation and transmission line. Most of the existing vegetation on the south side of the substation site will remain. Additional landscaping will also be planted around the site.

How was the substation site chosen?

The area chosen to expand the substation was selected because of its close proximity to an existing transmission line along East 59th Street and the existing substation on the adjoining property.

How will property owners be impacted by construction?

We will work with property owners affected by construction and discuss what to expect from our construction efforts and restoration practices.

How will you communicate with property owners affected by the project?

We are hosting a neighborhood meeting November 7th before construction begins. Property owners near the substation site received meeting information, but anyone may attend. Zach Roeschlein, Evergy's real estate project representative, will be available for the duration of the project to provide information, answer questions, or address property owners' concerns. He can be reached at (816) 652-1589 or zachary.roeschlein@evergy.com. Project information is available online at www.evergy.com/raytown.

Who will benefit from the project?

This project will benefit residents and businesses in Raytown, Kansas City and beyond by strengthening the regional power grid and enhancing reliability. It also will provide tax revenue, construction jobs, local expenditures and will expand capabilities for future investment in area business and industry.

Who is responsible for this project?

Evergy will construct the substation expansion. The Southwest Power Pool (SPP) operates the transmission system in the region for the transmission lines.

Who will build the substation and manage the construction?

Evergy will design and construct the substation expansion using both Evergy resources and subcontractors depending on the task. Evergy will provide project management services and coordination during construction of the project.

What environmental impacts will be considered with the siting of the project?

Evergy believes the environment is an important factor when planning and designing substation projects. We work closely with appropriate organizations, including the Missouri Department of Natural Resources, Missouri State Historical Society, and the U.S. Fish and Wildlife Service from the beginning of projects to make sure any direct environmental impact is appropriately identified and addressed. We believe this kind of collaboration leads to developing projects that align with federal and state energy and environmental policy objectives. We adhere to all state and federal regulations to protect native plants, threatened or endangered species, wetlands and water and air quality.

Regulatory and Government Participants**Missouri Public Service Commission (MPSC)**

The MPSC regulates and ensures Missourians receive safe and reliable utility services at just, reasonable and affordable rates.

Southwest Power Pool (SPP)

The SPP is a Regional Transmission Organization (RTO), mandated by the Federal Energy Regulatory Commission (FERC) to ensure reliable supplies of power, adequate transmission infrastructure and competitive wholesale prices of electricity. SPP operates subject to a tariff filed with and governed by FERC.

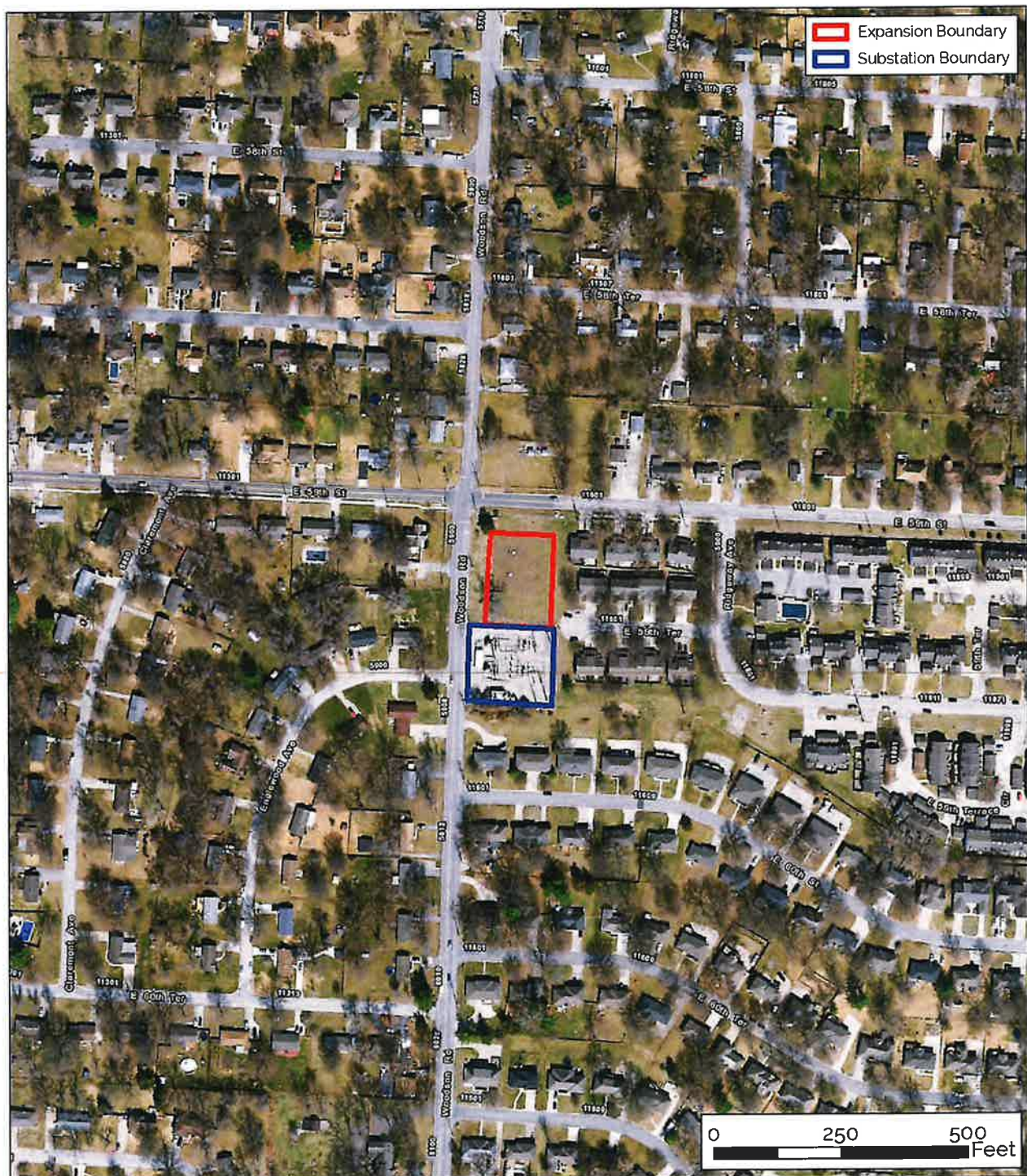
This tariff contains over 2,100 pages of rates, terms and conditions for providing transmission service to SPP's customers to move wholesale electric power within and across SPP's 17-state footprint.

Federal Energy Regulatory Commission (FERC)

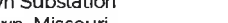
FERC regulates the transmission and wholesale sales of electricity in interstate commerce and ensures the reliability of high-voltage interstate transmission systems.

Evergy, Inc. (Evergy)

Evergy, Inc. (NYSE: EVRG) serves approximately 1.7 million customers in Kansas and Missouri. We generate nearly half the power we provide to homes and businesses with emission-free sources. We support our local communities where we live and work and strive to meet the needs of customers through energy savings and innovative solutions.



MARC/Local jurisdictions, State of Missouri, Maxar, Microsoft, City of Lee's Summit, Esri, HERE, iPC

DESIGNED BY: CC		General Vicinity Map Raytown Substation Raytown, Missouri		Figure 1	Neighborhood Meeting		
DRAWN BY: KS							
CHECKED BY: TV							
APPROVED BY: CC							
DATE: MAY 2024							

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 2667536, "Utility, Major" use, filed by Jessica Keck

State of MO

County of Jackson County

Before the undersigned Notary Public personally appeared Mitt Patel 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 11/13/2024 edition and ending with the 11/13/2024 edition for a total of 1 publications, and that the date of publications were as follows: 11/13/2024.

Publishers fee: \$11.60

By:

Mitt Patel

Mitt Patel

Sworn to me on this 14th day of
November 2024

By:

Brandon M. Crail

Brandon M. Crail

Notary Public, State of MO

No. 20297982

Qualified in St. Louis County

My commission expires on

March 5, 2028



Notice of Public Hearings

Affected Property: No address assigned by the City
Jackson County Parcel ID # 44-320-14-04-00-0-00-000

A public hearing to consider a Conditional Use Permit application for an "Utility, Major" use, filed by Jessica Keck, on behalf of the property owner, Evergy Missouri West, Inc., to be located on an R-1, Low-Density Residential District-zoned property identified by Jackson County Parcel ID #: 44-320-14-04-00-0-00-000 in Raytown, Missouri. No address has been assigned by the City. The applicant intends to expand the existing electrical substation that is located on the property adjacent to the south, Parcel ID #: 44-320-14-05-00-0-00-000.

A public hearing will be held by the Raytown Planning & Zoning Commission at 7:00pm on Thursday, December 5, 2024. The packet and agenda will be available for view on the City of Raytown website on Tuesday, November 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, January 7, 2025.

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.

2667536 Jackson Nov. 13, 2024

185-Foot Buffer Map



KENNEY KRISTY L
5832 WOODSON RD
RAYTOWN, MO 64133

NEAL HARRY R & PETTIT ROBYN L
5835 WOODSON RD
RAYTOWN, MO 64133

VU HIEP H
5836 WOODSON RD
RAYTOWN, MO 64133

LACLEDE GAS COMPANY
700 MARKET ST
SAINT LOUIS, MO 63101

PACINI RALPH
5900 WOODSON RD
RAYTOWN, MO 64133

MCGINNIS HAROLD G
11311 E 59TH
RAYTOWN, MO 64133

FUQUA LAURENCE L
11500 E 59TH ST
RAYTOWN, MO 64133

WITKOWSKI VIRGINIA (TERRILL)
11609 E 59TH ST
KANSAS CITY, MO 64133

MINNIEFIELD KLINE
11611 E 59TH ST
KANSAS CITY, MO 64133

WISELY TAYLOR R
11613 E 59TH ST
KANSAS CITY, MO 64133

ALEXANDER DANIELLE T
11615 E 59TH ST
KANSAS CITY, MO 64133

DUFF THEODORE A & AMY M
11617 E 59TH ST
KANSAS CITY, MO 64133

LEWIS JAMIE L
11619 E 59TH ST
KANSAS CITY, MO 64133

OCCUPANT
11708 E 59TH ST
KANSAS CITY, MO 64133

MARTIN UNDERGROUND LLC
5401 RAYTOWN RD
RAYTOWN, MO 64133

CARRERA-CASTILLO ELIAS & HILDA
11710 E 59TH ST
KANSAS CITY, MO 64133

BELL DOMONIQUE
11608 E 59TH TER
KANSAS CITY, MO 64133

BROWER AARON M
11609 E 59TH TER
KANSAS CITY, MO 64133

OCCUPANT
11610 E 59TH TER
KANSAS CITY, MO 64133

WYATT JANELLE
11204 E 59TH TERR
RAYTOWN, MO 64133

RORABAUGH GUY
11611 E 59TH TER
KANSAS CITY, MO 64133

PICKETT VIOLET L
11612 E 59TH TER
KANSAS CITY, MO 64133

BROWN ANGELIA M
11613 E 59TH TER
KANSAS CITY, MO 64133

KEMNER STACEY L
11614 E 59TH TER
KANSAS CITY, MO 64133

BULLOCK MONICA
11615 E 59TH ST
KANSAS CITY, MO 64133

LENZY TRACIE N
11616 E 59TH TER
KANSAS CITY, MO 64133

CRUISE FLORA J
11617 E 59TH TER
KANSAS CITY, MO 64133

WOODGATE FARMS HOMES ASSOC
5939 RIDGEWAY ST
KANSAS CITY, MO 64133

OCCUPANT
11624 E 59TH TERR
RAYTOWN, MO 64133

LAWSON SALLY J HUMMELGAARD
PO BOX 16794
RAYTOWN, MO 64133

OCCUPANT
11600 E 60TH ST
RAYTOWN, MO 64133

OCCUPANT
11602 E 60TH ST
RAYTOWN, MO 64133

BLUM NICOLE & ALEXANDER KIM
11604 E 60TH ST
RAYTOWN, MO 64133

OCCUPANT
11606 E 60TH ST
RAYTOWN, MO 64133

PETKOV PLAMEN P
1200 FLORAL SPRINGS BLVD UNIT
25309
PORT ORANGE, FL 32129

OCCUPANT
11608 E 60TH ST
KANSAS CITY, MO 64133

OCCUPANT
11610 E 60TH ST
KANSAS CITY, MO 64133

EDGE RENTAL PROPERTIES LLC
1120 SE WINDSTAR DR
LEES SUMMIT, MO 64081

OCCUPANT
11700 E 60TH ST
KANSAS CITY, MO 64134

OCCUPANT
11702 E 60TH ST
KANSAS CITY, MO 64135

BARTON NONA J-TRUSTEE
PO BOX 1665
HAYS, KS 67601

OCCUPANT
5903 ENGLEWOOD AVE
RAYTOWN, MO 64133

TRINIDAD GARY A & PEGGY J
5904 ENGLEWOOD
KANSAS CITY, MO 64133

HEDRICK WILBUR
5906 ENGLEWOOD AVE
RAYTOWN, MO 64133

danonigweb3@gmail.com
gmanterrell@yahoo.com

Name: *Janet Emerson*

Address:

Phone Number: *816 737-5050*

Email Address: *janet4raytown@gmail.com*

What feedback do you have about this project?

It will definitely enhance the existing area.

What additional questions/concerns do you have about this project?

None now

Was the information provided at the open house helpful?

Looking at the photo display and listening to the "experts".

Your feedback is important to us. Thank you for the opportunity to serve you.

If you have additional questions or concerns, Jessica Keck, Mgr. Permitting and Civil Engineering, can be reached at 785-379-4481 or jessica.keck@evergy.com.

So pleased that this is going to be done

Name: Domonique Bell

Address: 11608 E 59th Terr

Phone Number:

Email Address: domoniqueb3@gmail.com

What feedback do you have about this project?

I don't like the idea of having the electrical field extended.
I don't like the current one. I believe it will decrease
the value of my property & the properties closer to me.

What additional questions/concerns do you have about this project?

Besides the property value, I am concerned about
the EMF exposure

Was the information provided at the open house helpful?

Yes. It gave me more info to research and
talk about at the next meeting.

Your feedback is important to us. Thank you for the opportunity to serve you.

If you have additional questions or concerns, Jessica Keck, Mgr. Permitting and Civil Engineering, can be reached at 785-379-4481 or jessica.keck@evergy.com.



Name: GINNA TERRILL

Address: 11609 E. 59TH ST.

Phone Number: 816 405-6370

Email Address: ginnaterrill@yahoo.com

What feedback do you have about this project?

Not in the least bit happy about this project, especially since it runs directly along side the depth of my home. Concerns about noise during construction of 1 1/2 yrs. + depreciation of my property.

What additional questions/concerns do you have about this project?

I felt I should have been contacted before now, regarding my property.

I would like to at least have input into landscaping, if this project is completed.

Was the information provided at the open house helpful?

yes, the photos in particular. Your Evergy employees were very helpful + seemed understanding to my plight.

Your feedback is important to us. Thank you for the opportunity to serve you.

If you have additional questions or concerns, Jessica Keck, Mgr. Permitting and Civil Engineering, can be reached at 785-379-4481 or jessica.keck@evergy.com.



2014-2015

HIGHWAY
ARTERIAL
COLLECTOR

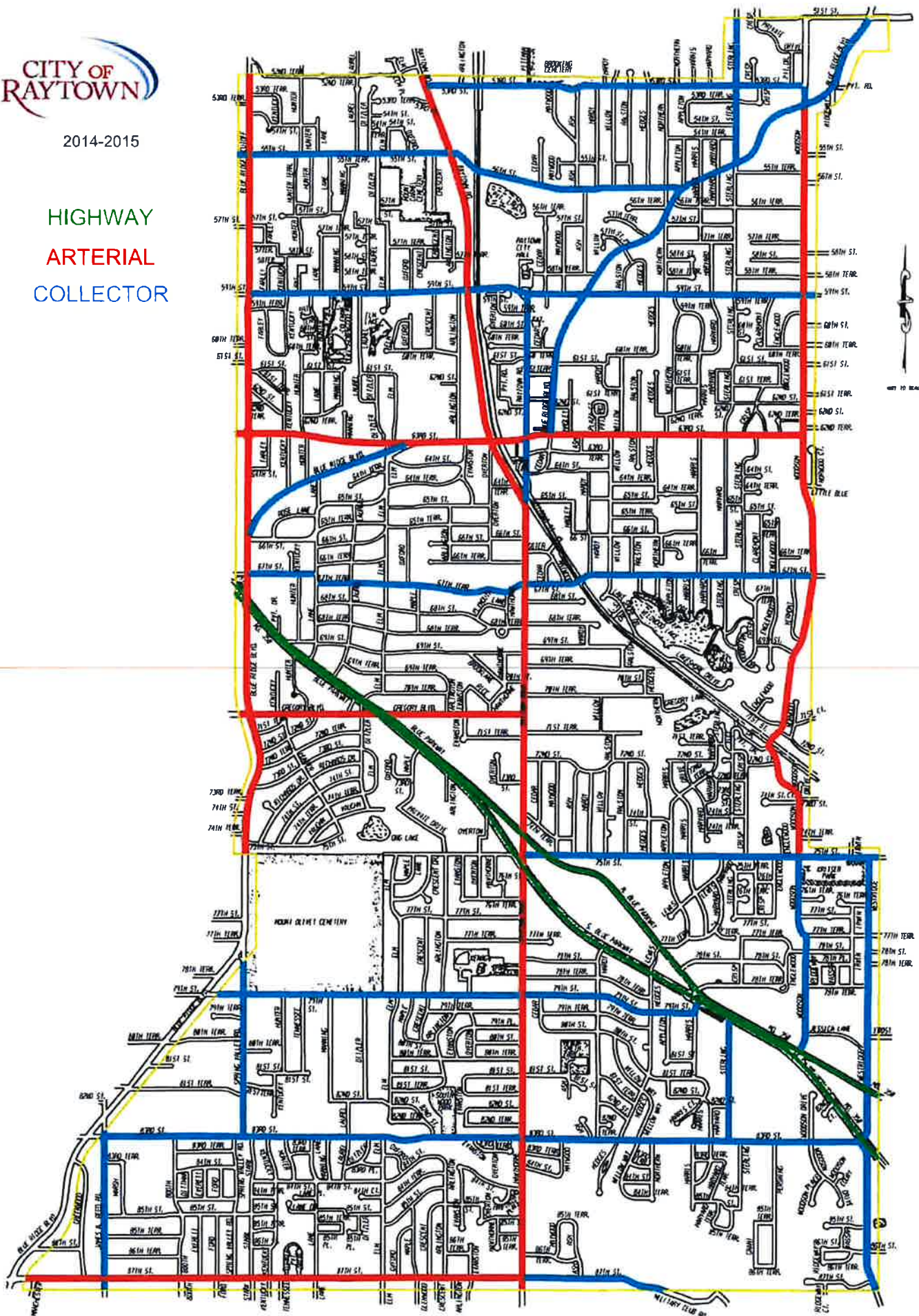
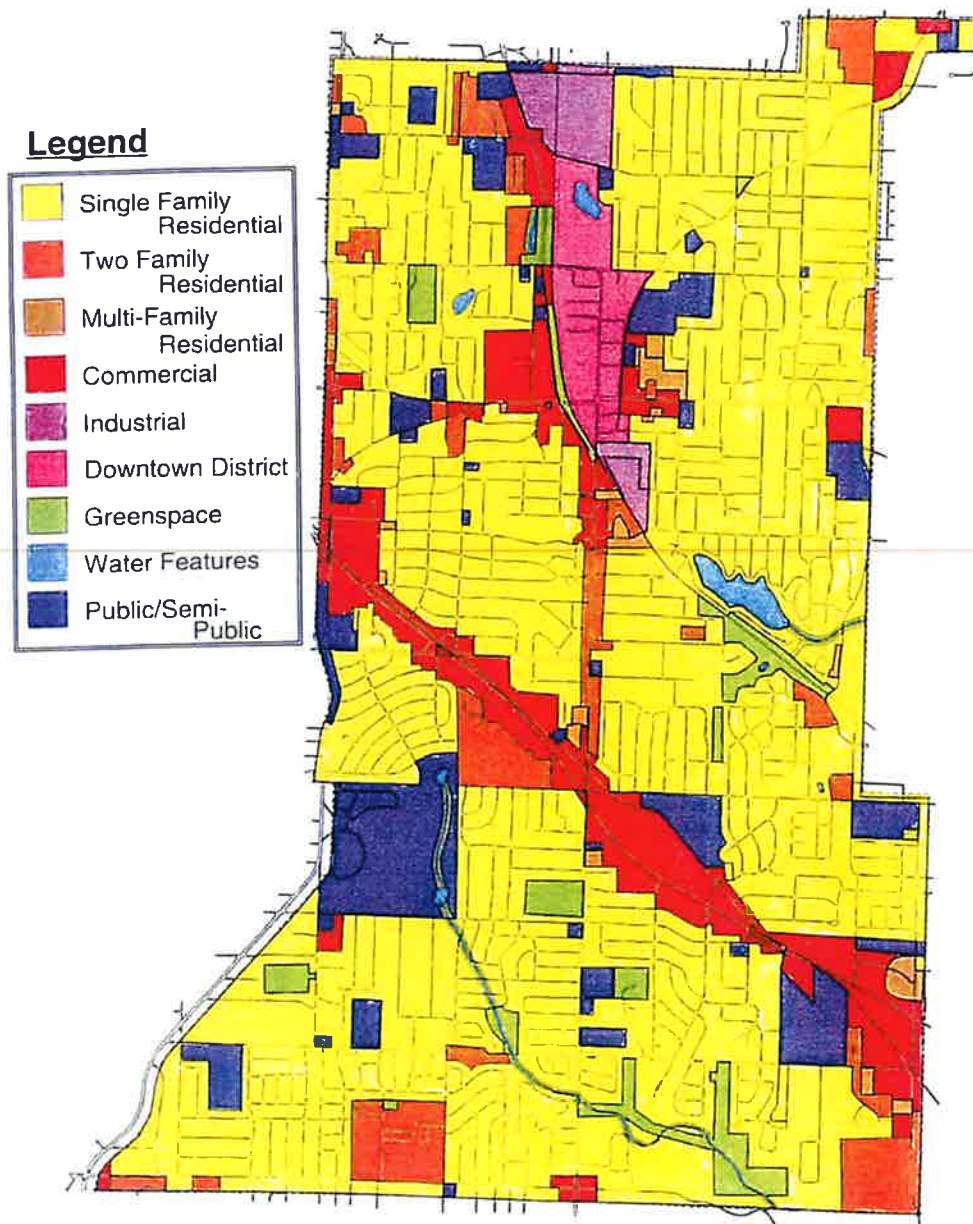


FIGURE 11
Future Land Use Map



CITY OF RAYTOWN
Request for Board Action

DATE SUBMITTED: 12/18/2024

MEETING DATE: January 7, 2025

SUBMITTED BY:

DEPARTMENT: Public Works

Document Type: Resolution

SUBJECT/REQUEST

R-3678-25: Approve Engineering Services with GBA to investigate, design, and bid the solution to various sink holes.

BACKGROUND/JUSTIFICATION

The Public Works Department has been noting and implementing temporary solutions for reoccurring sinkholes which have been occurring in multiple locations across Raytown. In order to determine the cause and implement lasting solutions for these noted issues, Public Works is contracting with George Butler Associates to provide the necessary professional services needed to help evaluate and create long-lasting solutions.

RECOMMENDED MOTION

Staff recommends approval as submitted.

PREVIOUS ACTION

George Butler Associates are our On-Call Engineering Firm which was approved on February 13, 2020 with Resolution R-3277-20. Their extension contract was approved on April 11, 2024.

COMMISSION/COMMITTEE REVIEW

FINANCIAL IMPACT

Contractor:	George Butler Associates
Amount of Contract:	\$67,938.00
Amount Budgeted:	\$68,000.00
Amount Requested	\$67,938.00
From Account Name	Storm Water Fund – Contractual Services
From Account Name	401-62-00-100-53999

Amount	\$33,969.00
From Account Name	Sanitary Sewer Fund – Professional Services
From Account Number	501-62-00-100-52250
Amount	\$33,969.00

REVIEWED BY

Robinson Camp Michael Graham Jennifer Baird Damon Hodges Teresa Henry

LIST OF REFERENCE DOCUMENTS ATTACHED

1.	Reso GBA Professional Services-Sinkholes
2.	Sinkhole Investigations and Rehab Scope

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

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

**A RESOLUTION AUTHORIZING A PROFESSIONAL SERVICES AGREEMENT WITH
GEORGE BUTLER ASSOCIATES, INC. FOR ENGINEERING SERVICES RELATED TO
SINKHOLES THROUGHOUT THE CITY OF RAYTOWN IN AN AMOUNT NOT TO EXCEED
\$67,938.00 FOR FISCAL YEAR 2024-2025**

WHEREAS, the City desires to engage the services of our on-call professional engineering firm to investigate, design, and bid the solution to various sinkholes throughout the City; and

WHEREAS, the Scope of Basic Services to be provided by George Butler Associates, Inc. (GBA) as described in the Professional Engineering Services Agreement are set forth in the attached Exhibit "A"; and

WHEREAS, the City Administrator is authorized and empowered by the City to execute contracts providing for professional services, upon approval by the Board of Aldermen; and

WHEREAS, the Board of Aldermen find that it is in the best interest of the citizens of the City of Raytown that the City enter into an agreement with GBA for such purposes;

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

THAT an Agreement for Professional Services by and between the City of Raytown, Missouri and George Butler Associates, Inc to investigate, design, and bid the solution to various sinkholes throughout the City in an amount not to exceed \$67,938.00 in substantially the same form as attached hereto as Exhibit "A" and incorporated herein, is hereby approved; and

FURTHER THAT the City Administrator is hereby authorized to execute any and all documents necessary in connection with such agreement and the City Clerk is authorized to attest thereto; and

PASSED AND ADOPTED by the Board of Aldermen and **APPROVED** by the Mayor of the City of Raytown, Missouri, the 7th day of January, 2025.

Michael McDonough, Mayor

ATTEST:

Teresa M. Henry, City Clerk

Approved as to Form:

Jennifer M Baird, City Attorney

EXHIBIT A
SCOPE OF SERVICES

ENGINEER: George Butler Associates, Inc. (GBA)
Owner: City of Raytown, Missouri (CITY)
Project: Sinkhole Investigations and Rehab Recommendations
City Contract No:
City Project No: SSM-2024-##

I. GENERAL

The following paragraphs provide a general description of the Work required of this Scope of Services. Subsequent paragraphs describe in detail the professional services to be provided by ENGINEER to facilitate the investigation, analysis, and development of rehabilitation recommendations for sinkholes which have been previously noted by City crews within Raytown, Missouri.

- A. The Project. The Public Works Department of the City of Raytown (CITY), Missouri, has been noting and implementing temporary solutions for reoccurring sinkholes which have been occurring in multiple locations across Raytown, Missouri. The CITY, in order to determine the cause and implement lasting solutions for these noted issues, is contracting with ENGINEER to provide the necessary professional services.
- B. Background Information. Starting in 2016, a number of reoccurring sinkholes have been noted spread out across the CITY which have negatively affected sidewalks, roadways, and caused maintenance issues on resident properties. The CITY is undertaking this Project to reduce reoccurring maintenance costs, alleviate public complaints and concerns, and ensure that the base cause of these sinkholes is permanently addressed.
- C. Follow-On Phases. At the discretion of the CITY, the ENGINEER may be requested to provide construction phase services for the project, but this would be considered Additional Services and a fee would be negotiated at that time.
- D. General Description of Activities. The Basic Scope of Services to be performed by ENGINEER consists of professional services for the development of rehabilitation recommendations for the sinkhole repair work in the project area. This Scope of Services includes review of existing infrastructure to determine if additional rehabilitation or replacement of connected assets is needed.
- E. Task Series Listing. The Basic Scope of Services is organized under the following Task Series:
 - 1. Task Series 100 - Project Management And Administration

2. Task Series 200 – Field Investigations
 3. Task Series 300 - Data Analysis and Recommendations
 4. Task Series 400 – Public Coordination and Permitting
- F. Explicit Responsibilities. The Basic Scope of Services explicitly sets forth what ENGINEER shall perform and does not implicitly put any additional responsibilities or duties upon ENGINEER. The ENGINEER agrees to provide the specific Basic Services as identified herein. Work not specifically discussed herein shall not be performed without an amendment or shall be provided as Optional Services upon written authorization from the CITY.
- G. Capital or Annual Cost Opinions. Since ENGINEER has no control over the cost of labor, materials, or equipment furnished by others not under contract to ENGINEER, ENGINEER's opinion of probable cost for construction of the Work shall be made on the basis of experience and qualifications as an ENGINEER. ENGINEER does not guarantee that proposals, bids, or actual project cost will not vary from ENGINEER's opinions of probable construction cost. The cost opinions' level of accuracy presented by ENGINEER shall be as noted for in subsequent paragraphs of this Scope of Services.

II. PROJECT MILESTONES AND CITY REVIEW REQUIREMENTS

- A. ENGINEER shall complete the services in this scope within 90 calendar days following Notice to Proceed (NTP). ENGINEER's completion schedule will be extended by the CITY for delays beyond the reasonable control of the ENGINEER as approved by the CITY.
- B. The CITY hereby commits to review deliverables and provide comments within fourteen (14) calendar days after receipt of deliverables from ENGINEER. CITY will endeavor to provide consolidated written review comments to ENGINEER within a fourteen (14) calendar day period. A review meeting will be scheduled and conducted by ENGINEER no more than fourteen (14) calendar days after receipt of written consolidated CITY review comments, unless a mutually agreed upon date outside this schedule window is selected.

III. BASIC SCOPE OF SERVICES

The following Task Series describe the Basic Scope of Services to be provided by the ENGINEER under the Project.

TASK SERIES 100 - PROJECT MANAGEMENT AND ADMINISTRATION

The purpose of Project Management and Administration will be to manage, direct, and oversee each element of Basic Services identified herein and subcontractors employed by the ENGINEER in completion of the Work. The following management activities will be provided by ENGINEER.

Task 101 Project Kickoff Meeting

After NTP is given by CITY, ENGINEER shall organize and conduct a Project Kickoff meeting in-person with the CITY to review and establish project goals, lines of communication, project procedures, the proposed work plan, and other logistics of project execution, including anticipated

project schedule and content of subsequent monthly progress meetings. Kickoff meeting will be two (2) hours long including travel time and will be attended by two (2) people from ENGINEER. ENGINEER shall prepare and submit an agenda to CITY staff prior to the meeting and prepare and distribute meeting minutes after the meeting.

Task 102 Monthly Progress Meetings (3 meetings)

ENGINEER shall participate in up to three (3) progress meetings with CITY, held virtually via Microsoft Teams, to provide updates on work progress, budget and schedule status, current issues, variances in the potential scope of work. Project meetings shall be up to one (1) hour long and will be attended by up to two (2) representatives from the ENGINEER. Anticipated future activities and CITY action items shall be discussed. ENGINEER shall prepare and submit an agenda to CITY prior to each meeting and prepare/distribute meeting minutes.

Task 103 Monthly Invoicing and Project Status Reports

Prepare and submit monthly invoices on a form acceptable to the CITY and provide a monthly project status report and updated project schedule, which shall accompany the monthly invoice submittal. Each invoice by the ENGINEER and subcontractors shall have labor hours and fee and unit price items broken down by task series and shall be in general conformance with the invoice template provided by CITY. The monthly project status report shall identify work performed by the ENGINEER, the work activities anticipated to be performed the next month, action items required by CITY, potential project scope variances with corrective action, a general assessment of the ENGINEER's ability to meet project schedule milestones, including identification of delays beyond its control, an estimate of work percent completion for each Task Series in the Basic Scope of Services based on the work completed, and the earned value of the completed work for each task series. The schedule shall be updated to reflect the progress reported in the status report.

Task 104 Project Management and Administration (3 months)

Provide project management services necessary throughout the project to successfully manage and complete the work, including project correspondence and consultation with CITY Staff; supervision and coordination of services; implementation of a project specific Work Plan; scheduling and assignment of personnel resources; continuous monitoring of work progress; and maintenance of project controls.

Task 105 Quality Control and Quality Assurance

ENGINEER's Quality Control Program will be implemented on the project to provide an independent review of the work. Quality control reviews will include checks for conformance with regulatory agency requirements, completeness and correctness of evaluations, design accuracy, feasibility of implementing recommendations, and adherence to contract requirements.

TASK SERIES 200 - FIELD INVESTIGATIONS

Task 201 Review Existing Data, Prepare for Field Investigations

ENGINEER shall review existing CCTV inspection video, manhole inspection data, and other

existing field data, as provided by the CITY. The ENGINEER shall then use this existing field data to prepare field maps and set planning and prioritization for field inspections.

Task 202 Field Investigation of Sinkholes

ENGINEER shall conduct field investigations on 60 sinkhole sites as identified from CITY provided data. These investigations include one visit to each suspected sinkhole site, collection of general location information (site conditions, location description, area photos), and measurement of size and depth of any existing sinkholes. Data will be stored electronically and provided to the CITY in the form of a GIS geodatabase.

Task 203 Utility Locates

ENGINEER shall identify a list of up to 20 sink holes that cannot be attributed to public utilities (sanitary or storm sewer) and for which a utility locate ticket is necessary. ENGINEER shall submit the utility locate tickets for each of the 20 sink holes. ENGINEER shall then revisit each of the sink holes for which a utility locate was requested to note which utilities are marked to be in the area and could be causing the sink hole.

Task 204 Review CCTV

ENGINEER shall create a list of sanitary and storm sewer lines that will need to be televised by CITY in order to determine the cause of the sink holes. ENGINEER will then review the provided CCTV when received from CITY and develop rehab recommendations based on the findings. A total of 24 hours is set aside for this effort and if more time is determined to be necessary, it will be discussed with the CITY prior to proceeding.

TASK SERIES 300 - DATA ANALYSIS AND RECOMMENDATIONS

Task 301 Conceptual Rehab Schedule, Cost Estimate, and GIS Plans

The ENGINEER shall analyze the data collected during the field investigation phase of this project and determine rehabilitation recommendations for the 60 sinkholes sites. This will include reviewing the results of the One Call requests made to identify if utilities other than CITY-owned are responsible for the sink holes. The ENGINEER shall draft a conceptual rehabilitation schedule with prioritizations and recommended methods of repair.

ENGINEER will also develop a conceptual level cost estimate for the repair recommendations developed as part of this task. A 30% contingency will be added to the cost estimate to account for its conceptual level.

ENGINEER will also prepare up to 5 GIS Plan Sheets showing the locations of the repairs needed, grouped strategically by location or repair types. These sheets will be prepared with the intention of the repairs being bid out to contractors. Standard CITY details will be used to demonstrate the types of repairs needed. No new details will be developed as part of this project.

TASK SERIES 400 - PUBLIC COORDINATION AND PERMITTING

Task 401 Communication with Property Owners

Assist CITY with responding to inquiries from businesses and property owners throughout the duration of the project. Document communications with property owners and provide copies of said documentation to the CITY. The CITY shall respond to requests for information from public officials and the media.

Assist the CITY in identifying up to ten (10) property owners and local businesses within the Project area to strategically work with for the duration of the project. These property owners shall include large warehouses, factories, hospitals, schools, nursing homes or other facilities that could be substantially impacted by construction work. The ENGINEER shall coordinate on-site meetings with an owner's representative, if needed, provide materials prepared as part of Task 300, coordinate schedule of activities, including access to property to perform construction. A total of ten (10) hours is budgeted for on-site meetings with owner's representatives. If the estimate above is not adequate, the additional property owners, over the estimate above, shall be added as Optional Services.

Task 402 Right of Entry Access Permitting

ENGINEER shall prepare up to ten (10) Permits of Entry in order to coordinate access to properties for repairs. Summarize potential properties impacted by the project on the ROW Table with current property information and show locations on project area map.

IV. OPTIONAL SERVICES

Any work requested by the CITY that is not specifically stated in one of the Basic Scope of Services listed above shall be classified as Optional Services. Optional Services shall not be performed unless the CITY provides written authorization to ENGINEER that includes the scope of work for each Optional Service to be performed and a maximum billing limit for compensation that has been mutually agreed upon. Optional Services shall include, but not limited to:

- A. Performance of any smoke testing.
- B. Performance of any dyed water testing.
- C. Survey for identifying easement limits and assisting CITY with appraisal and/or acquisition of easements.
- D. Conducting topographic survey or horizontal control survey to establish the base for layout of property and lot lines for properties anticipated to require new easements or additional open-cut replacement of sewers, if required.
- E. Additional assistance with easement acquisition, including but not limited to obtaining Ownership Certifications (Ownership and Encumbrance reports) and preparing legal descriptions of easements and easement exhibits, above and beyond what is already in this scope.
- F. Meetings with local, State, or Federal agencies beyond those contemplated under the Basic Scope of Services.

- G. Appearances at public hearings or before special boards beyond those contemplated under the Basic Scope of Services.
- H. Field subsurface investigations, geotechnical investigations, environmental site assessments, or easement or right-of-way selection, preparation, negotiation, or acquisition work, requested or authorized by the CITY beyond those included in the Basic Scope of Services and established allowances.
- I. Changes in the general scope, extent, design, or character of the project, including, but not limited to:
 - 1. Changes in size or complexity.
 - 2. Addition of sinkholes ENGINEER is not already aware of as part of this Project.

V. CITY'S RESPONSIBILITIES

CITY will furnish, as required by Basic Services and not at the expense of the ENGINEER, the following items:

- A. Provide available information pertinent to the assignment, including GIS data, previous reports, drawings, specifications, and any other data relative thereto. Provide said information within 30 calendar days of receipt of a written request by ENGINEER.
- B. CITY's Project Manager will coordinate meetings between CITY staff and the ENGINEER.

(End of Scope of Services)

EXHIBIT "C"
FEE SCHEDULE

			FIRMS	TASK TOTAL	TASK TOTAL HRS	GBA TASK TOTAL \$	GBA TASK TOTAL HRS	Principal \$290	PM \$217	Project AES \$172	Senior Tech \$166	FT \$110	Admin Assistant \$110	Direct Expense	GBA Direct Expenses (Total)	Mileage (\$/mi) \$1
			NTP ~													
			Contract Time of 90 days													
TASK 100 - PROJECT MANAGEMENT AND ADMINISTRATION																
			1.1 Project Kickoff Meeting	\$1,444	7	\$1,444	7	0	4	3	0	0	0	\$60	\$60	60
			1.2 Monthly Progress Meetings (3 Meetings)	\$2,267	12	\$2,267	12	0	4.5	7.5	0	0	0	\$0	\$0	0
			1.3 Monthly Invoicing and Progress Reports	\$1,308	8	\$1,308	8	0	4	0	0	0	4	\$0	\$0	0
			1.4 Project Management and Administration	\$5,727	26	\$5,727	26	4.5	18	3	0	0	0	\$0	\$0	0
			1.5 Quality Control and Quality Assurance	\$4,056	16	\$4,056	16	8	8	0	0	0	0	\$0	\$0	0
			Task 1 Hours		69		69	12.5	38.5	13.5	0	0	4			60
			Task 1 Fee	\$14,802		\$14,802		\$3,625	\$8,355	\$2,322	\$0	\$0	\$440	\$60	\$60	\$60
TASK 200 - FIELD INVESTIGATIONS																
			2.1 Review Existing Data, Prepare for Field Investigations	\$4,260	24	\$4,260	24	0	4	12	8	0	0	\$0	\$0	0
			2.2 Field Investigation of 60 Sinkholes	\$11,940	60	\$11,940	60	0	0	30	30	0	0	\$1,800	\$1,800	1,800
			2.3 Utility Locates	\$6,452	38	\$6,452	38	0	0	24	14	0	0	\$0	\$0	0
			2.4 Review CCTV	\$5,176	28	\$5,176	28	0	8	20	0	0	0	\$0	\$0	0
			Task 2 Hours		150		150	0	12	86	52	0	0			1,800
			Task 2 Fee	\$27,828		\$27,828		\$0	\$2,604	\$14,792	\$8,632	\$0	\$0	\$1,800	\$1,800	\$1,800
TASK 300 - DATA ANALYSIS AND RECOMMENDATIONS																
			3.1 Conceptual Rehab Schedule, Cost Estimate, and GIS Plans	\$10,065	56	\$10,065	56	0	13.25	22.5	20	0	0	\$0	\$0	0
			Task 3 Hours		58		58	0	13.25	22.5	20	2	0			0
			Task 3 Fee	\$10,285		\$10,285		\$0	\$2,875	\$3,870	\$3,320	\$220	\$0	\$0	\$0	\$0
TASK 400 - PUBLIC COORDINATION AND PERMITTING																
			4.1 Communication with Property Owners	\$6,519	34	\$6,519	34	0	11	21	0	0	2	\$300	\$300	300
			4.2 Right of Entry Access Permitting	\$8,504	56	\$8,504	56	0	8	24	0	16	8	\$0	\$0	0
			Task 4 Hours		90		90	0	19	45	0	16	10			300
			Task 4 Fee	\$15,023		\$15,023		\$0	\$4,123	\$7,740	\$0	\$1,760	\$1,100	\$300	\$300	\$300
			TOTAL LABOR HOURS		366		366	13	83	167	72	18	14			2,160
			TOTAL FEE	\$67,938		\$67,938		\$3,625	\$17,957	\$28,724	\$11,952	\$1,980	\$1,540	\$2,160	\$2,160	\$2,160