TENTATIVE AGENDA
RAYTOWN BOARD OF ALDERMEN
MAY 19, 2026
REGULAR SESSION NO. 27
RAYTOWN CITY HALL
10000 EAST 59TH STREET
RAYTOWN, MISSOURI 64133
7:00 P.M.
AND
ONLINE ZOOM WEBINAR

ZOOM.US/JOIN
WEBINAR ID: 885 0667 7247
PASSCODE: 434237

Invocation/Pledge of Allegiance
Roll Call

Proclamations/Presentations

- ★ Proclamation recognizing Pam Clark of Clark's Appliances
- ★ Proclamation recognizing the 2026 Herndon Center Culinary Team
- ★ Proclamation recognizing the 2026 Raytown Middle School Track Team
- ★ Proclamation recognizing the Raytown Quality Schools District Participants in the 2026 Missouri Large Group, Small Ensemble, and Solo Music Contests.

Public Comments

STUDY SESSION

1. Fiscal Year 2026 1st Quarter Financial Report
Michael Graham, Finance Director

LEGISLATIVE SESSION

2. CONSENT AGENDA

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

2a. Approval of the May 5, 2026 Board of Aldermen meeting minutes.

REGULAR AGENDA

OLD BUSINESS

3. SECOND READING: Bill No. 6709-26, Section XIII: AN ORDINANCE AMENDING CHAPTER 50, ARTICLE IV, OF THE CODE OF ORDINANCES OF THE CITY OF RAYTOWN, MISSOURI, TO AMEND THE DEFINITIONS OF “ANIMAL CARE, GENERAL,” AND “ANIMAL CARE, LIMITED,” AND TO REGULATE THEIR USES WITHIN THE CITY OF RAYTOWN, JACKSON COUNTY, MISSOURI. Point of Contact: Ron Knisley, Community Development Director.

NEW BUSINESS

4. **R-3807-26: A RESOLUTION** AUTHORIZING AND APPROVING A BUDGET TRANSFER RELATED TO THE TRANSPORATION SALES TAX FUND-STREET MAINTENANCE AND AMENDING THE FISCAL YEAR 2025-2026 BUDGET. Point of Contact: Michael Graham, Finance Director.

5. **R-3808-26: A RESOLUTION** AUTHORIZING AND APPROVING A FIRST AMENDMENT TO THE CURRENT TOWER LEASE AGREEMENT WITH CELLCO PARTNERSHIP D/B/A VERIZON WIRELESS FOR THE CELL TOWER ON PROPERTY LOCATED AT 10000 EAST 59TH STREET. Point of Contact: Michael Graham, Finance Director.

6. **R-3809-26: A RESOLUTION** AUTHORIZING AND APPROVING THE PROFESSIONAL SERVICES OF SMICO CONTRACTING GROUP, LLC. FOR EMERGENCY SANITARY SEWER REPAIR LOCATED NEAR 8310 BOOTH AND EMERGENCY STORM WATER REPAIR NEAR 11617 E. 72ND STREET IN AN AMOUNT NOT TO EXCEED $38,450.00. Point of Contact: Joey Carley, Public Works Director.

COMMUNICATIONS

7. **Communication from the Mayor**

8. **Communication from the City Administrator**

9. **Communication from the Board of Aldermen**

ADJOURNMENT

MINUTES
RAYTOWN BOARD OF ALDERMEN
MAY 5, 2026
REGULAR SESSION NO. 26
RAYTOWN CITY HALL
10000 EAST 59TH STREET
RAYTOWN, MISSOURI 64133
7:00 P.M.
AND
ONLINE ZOOM WEBINAR

Mayor Michael McDonough called the May 5, 2026, Board of Aldermen Regular Meeting to order at 7:03 p.m. Herman Scales, of Seed of Faith International, 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 Theresa Tush, Alderman Loretha Hayden, Alderman Jim Aziere, Alderman Janet Emerson, Alderman Theresa Garza, Alderman Josh Morales, Alderman Bonnaye Mims, Alderman Diane Krizek

Absent: Alderman Latrice Thomas

Proclamations/Presentations

Mayor McDonough presented a proclamation to City Clerk Teresa Henry in honor of City Clerks Week 2026.

Mayor McDonough presented proclamations to representatives of Raytown Quality Schools for their students' performances at the 2026 Missouri Large Group, Small Ensemble, and Solo Music Contests.

Public Comments

Morris Melloy, 5816 Manning Avenue

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.

1a. Approval of the April 21, 2026 Board of Aldermen meeting minutes.

1b. R-3801-26: A RESOLUTION AUTHORIZING AND APPROVING THE REAPPOINTMENT OF WENDY MCDERMOTT TO THE JACKSON COUNTY BOARD OF EQUALIZATION TO REPRESENT THE CITY ON ISSUES RELATING TO THE CITY OF RAYTOWN. Point of Contact: Teresa Henry, City Clerk.

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

Ayes: Aldermen Mims, Emerson, Tush, Krizek, Hayden, Morales, Walters, Aziere, Garza
Nays: None
Absent: Alderman Thomas

REGULAR AGENDA

NEW BUSINESS

2. **Public Hearing**: A public hearing to consider a text amendment to Chapter 50 related to Animal Care-General and Animal Care-Limited.

   2a. FIRST READING: Bill No. 6709-26, Section XIII: AN ORDINANCE AMENDING CHAPTER 50, ARTICLE IV, OF THE CODE OF ORDINANCES OF THE CITY OF RAYTOWN, MISSOURI, TO AMEND THE DEFINITIONS OF "ANIMAL CARE, GENERAL," AND "ANIMAL CARE, LIMITED," AND TO REGULATE THEIR USES WITHIN THE CITY OF RAYTOWN, JACKSON COUNTY, MISSOURI. Point of Contact: Ron Knisley, Community Development Director.

Mayor McDonough opened the public hearing.

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

Shana Kelly, Economic Development Administrator, presented the item.

Public Comments:

Morris Melloy, 5816 Manning Avenue

Mayor McDonough closed the public hearing.

3. **R-3802-26: A RESOLUTION** APPROVING THE LAND AND LOT DELINQUENT LIST AND THE PERSONAL DELINQUENT LIST OF DELINQUENT TAXES REMAINING DUE AND UNCOLLECTED RECEIVED FROM JACKSON COUNTY, MISSOURI. Point of Contact: Michael Graham, Finance Director.

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

Michael Graham, Finance Director, presented the item.

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

Ayes: Aldermen Mims, Emerson, Garza, Hayden, Morales, Aziere, Tush, Walters, Krizek
Nays: None
Absent: Alderman Thomas

4. **R-3803-26: A RESOLUTION** AUTHORIZING AND APPROVING A BUDGET TRANSFER RELATED TO THE 53RD STREET TRAIL CONNECTOR PROJECT AND AMENDING THE FISCAL YEAR 2025-2026 BUDGET. Point of Contact: Michael Graham, Finance Director.

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

Michael Graham, Finance Director, presented the item.

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

Ayes: Aldermen Emerson, Mims, Krizek, Aziere, Tush, Morales, Walters, Garza, Hayden
Nays: None
Absent: Alderman Thomas

DRAFT

5. **R-3804-26: A RESOLUTION** AUTHORIZING AND APPROVING A BUDGET TRANSFER RELATED TO THE BLUE SHIELD GRANT AND AMENDING THE FISCAL YEAR 2025-2026 BUDGET. Point of Contact: Michael Graham, Finance Director.

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

Michael Graham, Finance Director, and John Bales, Controller presented the item.

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

Ayes: Aldermen Mims, Garza, Krizek, Emerson, Walters, Hayden, Tush, Morales, Aziere
Nays: None
Absent: Alderman Thomas

6. **R-3805-26: A RESOLUTION** AUTHORIZING AND APPROVING A BUDGET TRANSFER RELATED TO THE KANSAS CITY AREA TRANSPORTATION AUTHORITY AND AMENDING THE FISCAL YEAR 2025-2026 BUDGET. Point of Contact: Michael Graham, Finance Director.

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

Michael Graham, Finance Director, and John Bales, Controller presented the item.

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

Ayes: Aldermen Mims, Tush, Morales, Krizek, Hayden, Emerson, Aziere, Walters, Garza
Nays: None
Absent: Alderman Thomas

7. **R-3806-26: A RESOLUTION** AUTHORIZING AND APPROVING A BUDGET TRANSFER RELATED TO THE WILDWOOD NORTH SANITARY SEWER IMPROVEMENTS PROJECT AND AMENDING THE FISCAL YEAR 2025-2026 BUDGET. Point of Contact: Michael Graham, Finance Director.

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

Michael Graham, Finance Director, and John Bales, Controller, presented the item.

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

Ayes: Aldermen Aziere, Hayden, Morales, Tush, Krizek, Mims, Emerson, Walters, Garza
Nays: None
Absent: Alderman Thomas

Mayor McDonough invited further discussion from the Aldermen and City staff on R-3802-26, regarding the Jackson County list of delinquent properties.

COMMUNICATIONS

1. **Communication from the Mayor**

Mayor McDonough spoke on recent events and City business.

2. **Communication from the Board of Aldermen**

Comments were made by Aldermen Morales and Garza

3. Communication from the City Administrator

Diane Egger, City Administrator, provided an update on the City's current projects and plans.

ADJOURNMENT

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

The meeting adjourned at 8:07 p.m.

_____

Teresa M Henry, City Clerk, MRCC

DRAFT

CITY OF RAYTOWN
Request for Board Action

DATE SUBMITTED: 04/23/2026

MEETING DATE: May 5, 2026

SUBMITTED BY: **DEPARTMENT: Community Development**

Document Type: Ordinance

SUBJECT/REQUEST

FIRST READING: Bill No. 6709-26, Section XIII: Chapter 50 Text Amendment for Animal Care, General and Animal Care, Limited

BACKGROUND/JUSTIFICATION

The approval of an amendment to Chapter 50, Article 4, of the Raytown Municipal Code to modify the definitions of *"Animal Care, General,"* and *"Animal Care, Limited,"* and to regulate these land uses as listed in Section 50-107, of the City of Raytown Land Use Table.

RECOMMENDED MOTION

PREVIOUS ACTION

COMMISSION/COMMITTEE REVIEW

Planning & Zoning Commission - April 2, 2026

FINANCIAL IMPACT

REVIEWED BY

Michael Graham
Jennifer Baird
Diane Egger
Teresa Henry

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Ord Text Amendment-Animal Care PZ2026-03 flat
2. Ord Text Amendment-Animal Care PZ2026-03-Exhibit A flat

SUPPORTING DOCUMENTS
(FOR CONTRACT ITEMS ONLY)

AN ORDINANCE AMENDING CHAPTER 50, ARTICLE IV, OF THE CODE OF ORDINANCES OF THE CITY OF RAYTOWN, MISSOURI, TO AMEND THE DEFINITIONS OF "*ANIMAL CARE, GENERAL*," AND "*ANIMAL CARE, LIMITED*," AND TO REGULATE THEIR USES WITHIN THE CITY OF RAYTOWN, JACKSON COUNTY, MISSOURI

WHEREAS, Application PZ-2026-03, was submitted by the City of Raytown, proposes to amend Chapter 50, Article IV, to amend the definitions of "A*nimal Care, General,*" and "*Animal Care, Limited*," within the City of Raytown, Jackson County, Missouri; and

WHEREAS, the Application was considered by the Planning Commission on April 2, 2026, and by a vote of 7 in favor, 0 against, rendered a report to the Board of Aldermen recommending that the Application be approved; and

WHEREAS, after due public notice in the manner prescribed by the law, the Board of Aldermen held a public hearing on May 5, 2026, and rendered a decision to approve the amendments to the Raytown Code of Ordinances, Chapter 50, Article IV, to amend the definitions of "*Animal Care, General*," and "*Animal Care, Limited*," and to regulate their uses within the City of Raytown.

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

SECTION 1 – APPROVAL OF AMENDMENTS. The amendments to Chapter 50, Article IV, to amend the definitions of "*Animal Care, General*," and "*Animal Care, Limited*," and to regulate their uses within the City of Raytown are hereby amended as stated in Section 2.

SECTION 2 – AMENDMENTS. The amendments as shown on attached Exhibit A are hereby adopted.

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 19th day of May, 2026.

_____
Michael McDonough, Mayor

ATTEST:

Approved as to Form:

_____
Teresa M. Henry, City Clerk

_____
Jennifer M. Baird, City Attorney

Exhibit A

Raytown City Code, Section 50-4. – Definitions., "Animal Care, General" and "Animal Care, Limited" shall be amended read as follows:

Animal Care, General, ~~means a use providing animal care, veterinary services or boarding. See *Animal care, limited,* and *Kennel.*~~ **is a facility for the housing, care, treatment, training, boarding, adoption, or rescue of domestic animals that may operate on a broader commercial scale and may include both indoor and outdoor kennel areas. The use may include animal intake and quarantine areas, organized adoption events, training classes, outdoor exercise areas, and accessory veterinary services that are incidental to the primary animal care function. Incidental retail sales of pet-related merchandise are permitted. This use is characterized by the potential for outdoor activity, increased traffic, and noise levels comparable to a kennel or animal boarding facility and does not include commercial breeding operations, livestock production, pet crematoriums unless separately permitted, or a standalone veterinary hospital as the primary use.**

Animal Care, Limited, ~~means a use providing animal care, boarding and veterinary services for household pets, with no outside animal runs. See *Animal care, general*, and *Kennel.*~~ **is a facility for the temporary housing, care, treatment, training, boarding, adoption, or rescue of domestic animals that operates primarily within an enclosed building and at a neighborhood-serving scale. The use may include indoor kennels, animal intake and quarantine areas, grooming, obedience or behavioral training conducted indoors, and accessory veterinary examination or minor treatment services that are incidental to the primary animal care function. Incidental retail sales of pet-related merchandise are permitted. This use is characterized by indoor operations with minimal outdoor activity and limited noise generation and does not include outdoor kennel runs, commercial breeding operations, livestock production, or a full-service veterinary hospital as the primary use.**

Raytown City Code, Section 50-107. – Land Use Table, "Animal Care, General" and "Animal Care, Limited" shall be amended to read as follows:

	R-1	R-2	R-3	MH	NC	HC	M	N	TS	FP	HO	P	CD	HP	AE	Conditions
Animal Care, General					**C**	**P**	P		P							~~(13)~~
Animal Care, Limited					**C**	**P**	P		P							~~(13)~~

Drafter's Note: Language shown **thus** is added; language shown ~~thus~~ is deleted.

Exhibit A

Raytown City Code, Section 50-4. – Definitions., "Animal Care, General" and "Animal Care, Limited" shall be amended read as follows:

Animal Care, General, ~~means a use providing animal care, veterinary services or boarding. See *Animal care, limited,* and *Kennel.*~~ **is a facility for the housing, care, treatment, training, boarding, adoption, or rescue of domestic animals that may operate on a broader commercial scale and may include both indoor and outdoor kennel areas. The use may include animal intake and quarantine areas, organized adoption events, training classes, outdoor exercise areas, and accessory veterinary services that are incidental to the primary animal care function. Incidental retail sales of pet-related merchandise are permitted. This use is characterized by the potential for outdoor activity, increased traffic, and noise levels comparable to a kennel or animal boarding facility and does not include commercial breeding operations, livestock production, pet crematoriums unless separately permitted, or a standalone veterinary hospital as the primary use.**

Animal Care, Limited, ~~means a use providing animal care, boarding and veterinary services for household pets, with no outside animal runs. See *Animal care, general*, and *Kennel.*~~ **is a facility for the temporary housing, care, treatment, training, boarding, adoption, or rescue of domestic animals that operates primarily within an enclosed building and at a neighborhood-serving scale. The use may include indoor kennels, animal intake and quarantine areas, grooming, obedience or behavioral training conducted indoors, and accessory veterinary examination or minor treatment services that are incidental to the primary animal care function. Incidental retail sales of pet-related merchandise are permitted. This use is characterized by indoor operations with minimal outdoor activity and limited noise generation and does not include outdoor kennel runs, commercial breeding operations, livestock production, or a full-service veterinary hospital as the primary use.**

Drafter's Note: Language shown **thus** is added; language shown ~~thus~~ is deleted.

Raytown City Code, Section 50-107. – Land Use Table, "Animal Care, General" and "Animal Care, Limited" shall be amended to read as follows:

	R-1	R-2	R-3	MH	NC	HC	M	N	TS	FP	HO	P	CD	HP	AE	Conditions
Animal Care, General					**C**	**P**	P		P							~~(13)~~
Animal Care, Limited					**C**	**P**	P		P							~~(13)~~

Drafter's Note: Language shown **thus** is added; language shown ~~thus~~ is deleted.

CITY OF RAYTOWN

PLANNING & ZONING COMMISSION

AGENDA

Raytown City Hall
Board of Aldermen Meeting Chambers
10000 East 59th Street
April 2, 2026
6:00 pm

1. **Welcome by Chairperson**

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

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

3. **Approval of Minutes – March 5, 2026, 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:**
   A. Case No.: <u>PZ-2026-03</u>
   Applicant: City of Raytown
   Reason: Text Amendment for Chapter 50 relating to "*Animal Care, General*," and "*Animal Care, Limited*."
   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 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. Request for Public Comment by Chairman
   7. Additional Staff Comments and Recommendation
   8. Commission Discussion
   9. Close the Public Hearing

10. Commission Decision to Approve, Conditionally Approve or Deny the Application
    a. Motion
    b. Second
    c. Additional Board Discussion
    d. Vote

B. Case No.: <u>PZ-2026-01</u>
Applicant: Fred Ross, Contractors Commercial Equipment Company
Reason: Requesting the approval of a Conditional Use Permit for *"Vehicle Sales, New and Used"* and *"Vehicle and Equipment Rental."*

This case has been placed on hold.

6. Other Business:

Upcoming April 7, 2026 election.

8. Set Future Meeting Date – The next Regular Planning Commission Meeting is Scheduled for Thursday, May 7, 2026, at 6:00 PM.

9. Adjourn

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, Economic Development Administrator

Case #: Text Amendment PZ-2026-03

Planning & Zoning Meeting Date: April 2, 2026

Board of Aldermen Dates: May 5, 2026, and May 19, 2026

Applicant: City of Raytown

Project Contact: Shana Kelly, Economic Development Administrator

Property Location: Citywide

Request: The approval of an amendment to Chapter 50, Article 4, of the Raytown Municipal Code to modify the definitions of *"Animal Care, General,"* and *"Animal Care, Limited,"* and to regulate these land uses as listed in Section 50-107, the City of Raytown Land Use Table.

BACKGROUND INFORMATION:

The *"Animal Care, General,"* land use is currently defined in the Raytown Municipal Code **Section 50-4** as follows:

> *Animal Care, General,* means a use providing animal care, veterinary services or boarding. See Animal care*, limited,* and *Kennel.*

The *"Animal Care, Limited,"* land use is currently defined in the Raytown Municipal Code **Section 50-4** as follows:

> *Animal Care, Limited,* means a use providing animal care, boarding and veterinary services for household pets, with no outside animal runs. See *Animal care, general*, and *Kennel*.

Staff proposes the following changes:

> *Animal Care, General,* ~~means a use providing animal care, veterinary services or boarding. See *Animal care, limited,* and *Kennel.*~~ is a facility for the housing, care,

treatment, training, boarding, adoption, or rescue of domestic animals that may operate on a broader commercial scale and may include both indoor and outdoor kennel areas. The use may include animal intake and quarantine areas, organized adoption events, training classes, outdoor exercise areas, and accessory veterinary services that are incidental to the primary animal care function. Incidental retail sales of pet-related merchandise are permitted. This use is characterized by the potential for outdoor activity, increased traffic, and noise levels comparable to a kennel or animal boarding facility and does not include commercial breeding operations, livestock production, pet crematoriums unless separately permitted, or a standalone veterinary hospital as the primary use.

Animal Care, Limited, ~~means a use providing animal care, boarding and veterinary services for household pets, with no outside animal runs. See *Animal care, general*, and *Kennel*.~~ is a facility for the temporary housing, care, treatment, training, boarding, adoption, or rescue of domestic animals that operates primarily within an enclosed building and at a neighborhood-serving scale. The use may include indoor kennels, animal intake and quarantine areas, grooming, obedience or behavioral training conducted indoors, and accessory veterinary examination or minor treatment services that are incidental to the primary animal care function. Incidental retail sales of pet-related merchandise are permitted. This use is characterized by indoor operations with minimal outdoor activity and limited noise generation and does not include outdoor kennel runs, commercial breeding operations, livestock production, or a full-service veterinary hospital as the primary use.

Staff proposes to allow for the *"Animal Care, General,"* and "*Animal Care, Limited"* land uses, <u>as a permitted use</u>, in the following zoning districts:

- HC, Highway Commercial

Staff proposes to allow for the *"Animal Care, General,"* and "*Animal Care, Limited"* land uses, <u>with the approval of a Conditional Use Permit</u>, in the following zoning districts:

- NC, Neighborhood Commercial

Staff proposes to remove the existing Condition #13 from the "*Animal Care, General*," and "*Animal Care, Limited*," Land Uses in the Land Use Table, which states:

(13) a. In the industrial district, the entire operation shall be conducted within a fire-rated building or buildings, completely enclosed by walls and roof except that loading docks, service areas and outdoor storage areas may be located outside of a building or buildings, in compliance with the terms of article III, division 7 of this chapter.

b. The activity shall create no noise in excess of that of normal daily traffic measured at the lot line of the premises.

c. The activity shall create no vibration for a period longer than three minutes in any one hour that is perceptible at the lot line of the premises.

d. The activity shall create no dust, dirt, odor or obnoxious gasses, heat and unscreened glare that is perceptible at the lot line of the premises.

e. The activity shall be free from fire hazards and excessive industrial wastes.

f. Each industrial area shall have its own system of streets so that the traffic generated by any industrial use shall flow directly onto a street within the area zoned for industry, hence to empty on any street bordering such area.

Proposed Updates to the Land Use Table:

	R-1	R-2	R-3	MH	NC	HC	M	N	TS	FP	HO	P	CD	HP	AE	Conditions
Animal Care, General					**C**	**P**	P		P							~~(13)~~
Animal Care, Limited					**C**	**P**	P		P							~~(13)~~

ATTACHMENTS:

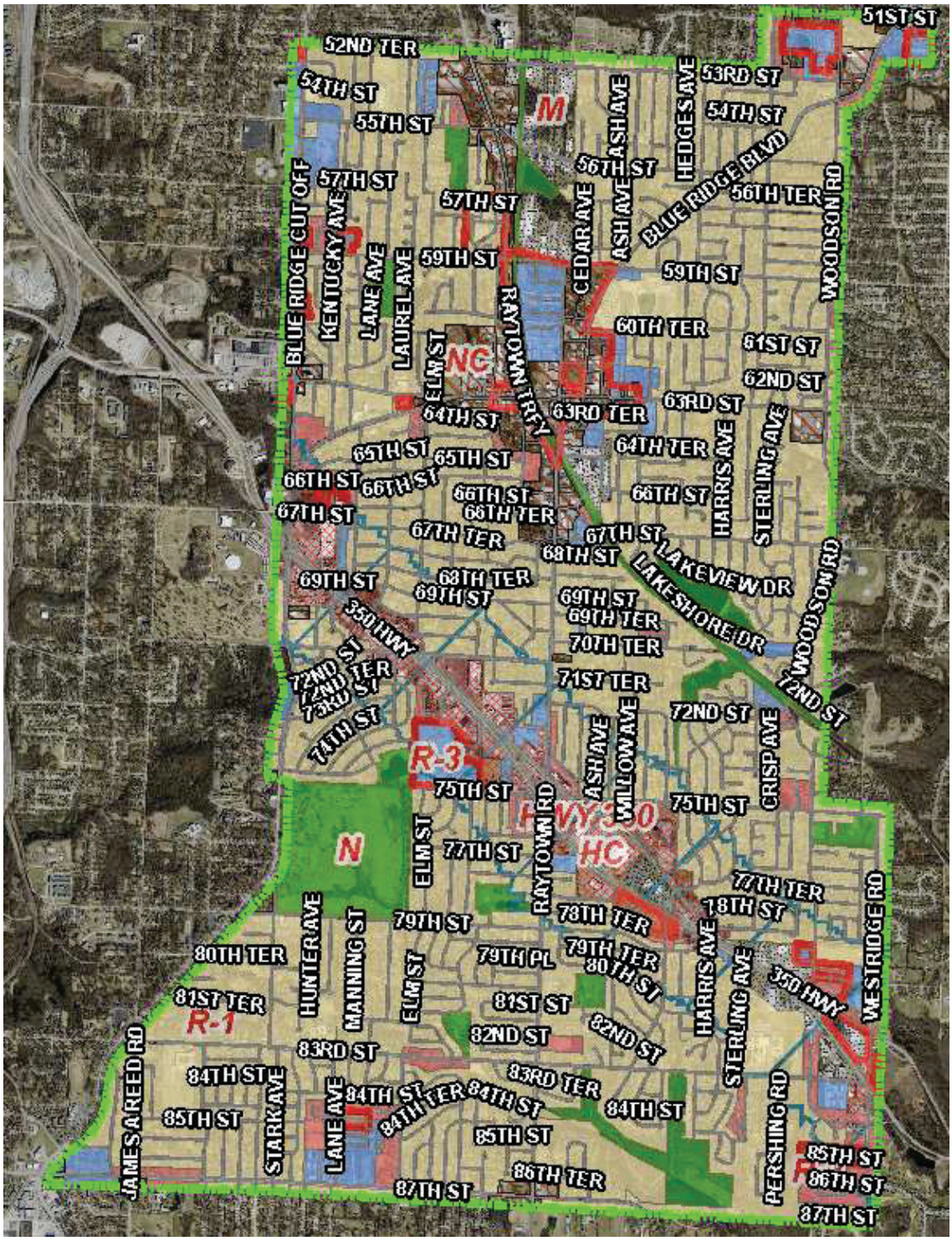
- Zoning Map
- Affidavit of Publication

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission hold this public hearing, take testimony from all parties, and consider recommending approval to the Board of Aldermen of this application proposing various amendments to Chapter 50, Article 4, of the Raytown Municipal Code as pertains to zoning regulations for the "*Animal Care, General,"* and *"Animal Care, Limited"* land uses.

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

Zoning Map:



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: City of Raytown - Missouri - Michael Stolzle
10000 E 59Th St
Raytown, MO, 64133

Re: Legal Notice 4136005, Planning & Zoning Commission

State of MO }
} SS:
County of Jackson County }

Before the undersigned Notary Public personally appeared Rose Bryant 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 02/16/2026 edition and ending with the 02/16/2026 edition for a total of 1 publications, and that the date of publications were as follows: 02/16/2026.

Publishers fee: $61.48 By: _____
Rose Bryant

Sworn to me on this 16th day of February 2026

By: _____
Karie C Clark
Notary Public, State of MO
No. 20404921
Qualified in Lincoln County
My commission expires on
October 19, 2028

KARIE C CLARK
Notary Public - Notary Seal
Lincoln County - State of Missouri
Commission Number 20404921
My Commission Expires Oct 19, 2028

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Planning & Zoning Commission of the City of Raytown, Missouri, will hold a public hearing on **Thursday, March 5 at 7:00 P.M.** at Raytown City Hall, located at 10000 E. 59th Street, to consider a proposed amendment to the Raytown Zoning Ordinance (Chapter 50 of the Municipal Code).

The Raytown Board of Aldermen will also hold a public hearing to consider this amendment tentatively scheduled for 7:00 P.M. on Tuesday, April 14, 2026.

The proposed text amendment would amend the zoning regulations to:

Revise land use definitions and permitted use standards related to accessory structures and accessory uses; update land use permission requirements to align with the City⊠s recently adopted Comprehensive Plan 2040; add new land use definitions and associated performance standards; and remove repetitive provisions to improve clarity and readability.

A copy of the agenda and packet, including a staff report with proposed text amendments, will be available for viewing on the City of Raytown⊠s website, www.raytown.mo.us, on Friday, February 27th or it is available for public inspection at the City Hall, Community Development Department at 10000 E. 59th Street during normal business hours.

All interested persons are invited to attend and be heard at the time and place stated above or to submit written comments prior to the hearing to:

Logan Strasburger, Planning & Zoning Coordinator
Community Development
10000 E. 59th Street, Raytown, MO 64138
planning@raytown.mo.us
816-737-6093
4136005 Jackson Feb. 16, 2026

CITY OF RAYTOWN

2014-2015

HIGHWAY

ARTERIAL

COLLECTOR

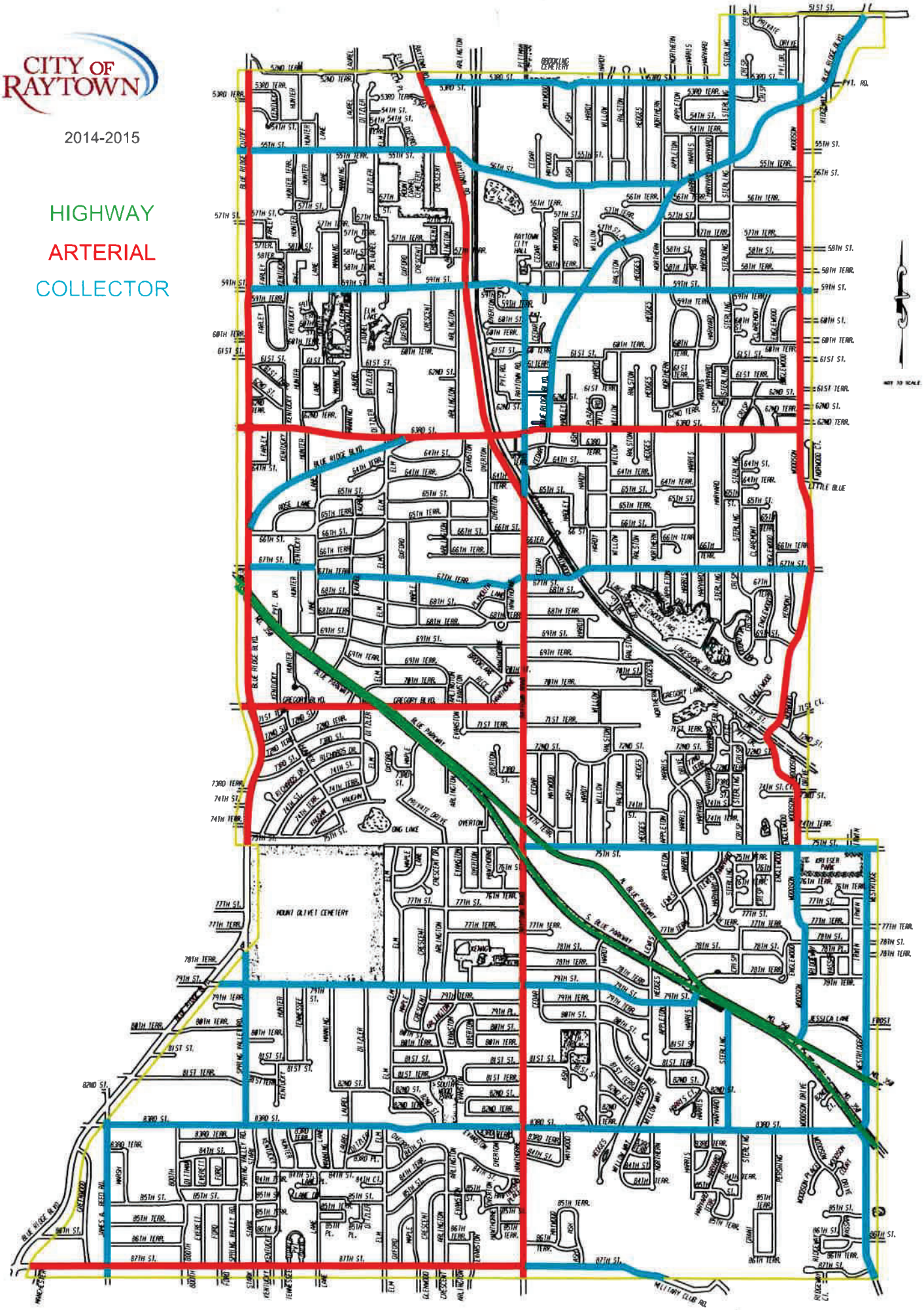
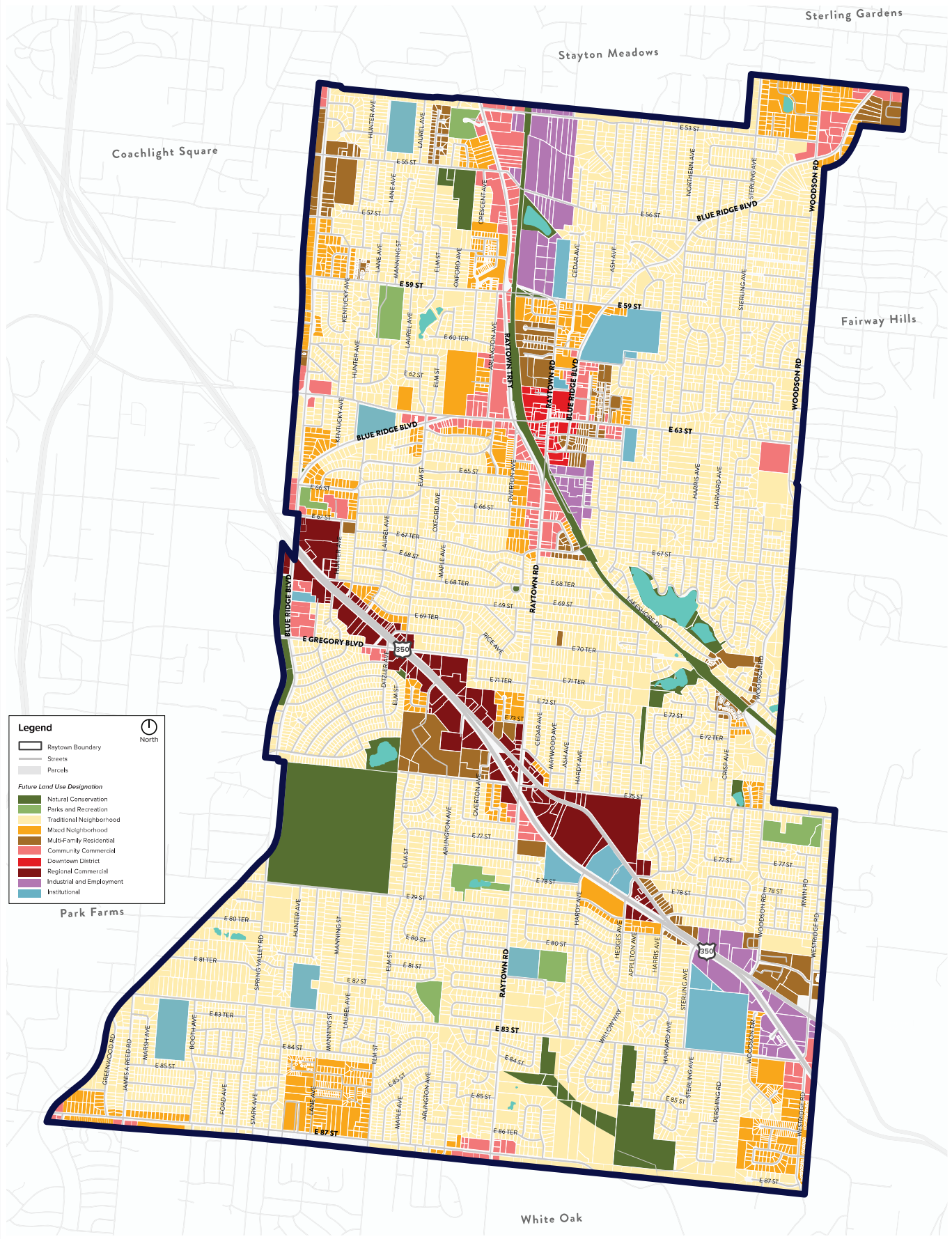


Figure 27: Future Land Use Map



CITY OF RAYTOWN
Request for Board Action

DATE SUBMITTED: 05/12/2026

MEETING DATE: May 19, 2026

SUBMITTED BY: **DEPARTMENT: Administration**

Document Type: Resolution

SUBJECT/REQUEST

R-3807-26: Transportation Sales Tax Fund-Street Maintenance Budget Adjustment

BACKGROUND/JUSTIFICATION

When the FY26 Budget was approved, $250,000 was budgeted for the 53rd street design in the Transportation Sales Tax Fund. At the May 5, 2026, meeting, the budget was adjusted, moving the project to the Capital Sales Tax Fund. As a result of the budget transfer, staff is requesting the $250,000 originally located in the Transportation Fund professional services account be moved to the Transportation Funds capital expenditure expense account to increase annual street maintenance.

RECOMMENDED MOTION

Approval as submitted

PREVIOUS ACTION

COMMISSION/COMMITTEE REVIEW

FINANCIAL IMPACT

Contractor:NAAmount of Request/Contract:$250,000Amount Budgeted:$250,000From Account Name and #:Transportation Sales Tax Fund - Professional Services204-62-00-100-52250Amount: $250,000To Account Name and #:Transportation Sales Tax Fund - Capital Expenditure204-62-00-100-57000Amount: $250,000

Amount of Request/Contract:	$250,000
Amount Budgeted:	$250,000
From Account Name and #: Transportation Sales Tax Fund - Professional	Amount: $250,000

Services 204-62-00-100-52250	
To Account Name and #: Transportation Sales Tax Fund - Capital Expenditure 204-62-00-100-57000	Amount: $250,000

REVIEWED BY

Michael Graham
Jennifer Baird
Diane Egger
Teresa Henry

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Reso Transportation Fund Street Maintenancect Budget Adjustment
2. Transportaion Fund FY26 Budget Adjustment for Street Maintenance

SUPPORTING DOCUMENTS
(FOR CONTRACT ITEMS ONLY)

RESOLUTION NO.: R-3807-26

A RESOLUTION AUTHORIZING AND APPROVING A BUDGET TRANSFER RELATED TO THE TRANSPORATION SALES TAX FUND-STREET MAINTENANCE AND AMENDING THE FISCAL YEAR 2025-2026 BUDGET

WHEREAS, there is a need to reallocate expenditures between various fund accounts within the Fiscal Year 2025-2026 Budget related to the Transportation Sales Tax Fund-Street Maintenance; and

WHEREAS, in order to implement the necessary budget amendments, the Board of Aldermen find it is in the best interest of the City to amend Resolution R-3750-25, adopting the Budget for Fiscal Year 2025-2026 as set forth in Exhibit "A" attached hereto.

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

THAT the budget transfer related to the Transportation Sales Tax Fund-Street Maintenance is approved and the Fiscal Year 2025-2026 Budget approved by Resolution R-3750-25 is hereby amended as set forth in Exhibit "A" attached hereto and incorporated herein by reference.

PASSED AND ADOPTED by the Board of Aldermen and **APPROVED** by the Mayor of the City of Raytown, Missouri, the 19th day of May, 2026.

_____
Michael McDonough, Mayor

ATTEST:

_____
Teresa M. Henry, City Clerk

Approved as to Form:

_____
Jennifer M. Baird, City Attorney

Budget Transfer Request

Fill out one sheet for each item needing additional funding

Date: 5/19/2026 Department: Finance

Detail Account(s) to be Reduced	Dollar Amount
204 - 62 - 00 - 100 - 52250	$ 250,000.00
- - - -	
- - - -	
Total Reduction	$ 250,000.00

Detail Account(s) to be Increased	Dollar Amount
204 - 62 - 00 - 100 - 57000	$ 250,000.00
- - - -	
- - - -	
Total Increase	$ 250,000.00

Justification (use a separate sheet, if necessary)

Reason funds became available for transfer:

53rd street project design originally set up in the Transportation Fund professional services account. At the May 5,2026, the project was moved to the Capital Sales Tax Fund, but the Transportation budget was not adjusted accordingly.

Reason additional funds are required:

The Transportation budget is being amended to revise the FY26 budget to increase the capital expenditure expense account for street maintenance.

Print

Department Head: _____ (Signature Authorized up to $5,000)

Finance Director: _____ (Signature Authorized $5,000 to $15,000)

City Administrator: _____ (Signature Authorized $15,000 to $30,000)

Revised 2019

CITY OF RAYTOWN
Request for Board Action

DATE SUBMITTED: 05/07/2026

MEETING DATE: May 19, 2026

SUBMITTED BY: **DEPARTMENT: Finance**

Document Type: Resolution

SUBJECT/REQUEST

R-3808-26: Cell Tower Lease Agreement, First Amendment - Vertical Bridge Verizon

BACKGROUND/JUSTIFICATION

Currently, the City has a tower lease with Verizon that ends in 2038. Cellco Partnership d/b/a, Verizon Wireless, requested an extension to the original lease as follows:

- Extends the lease by granting the tenant six (6) additional five-year renewal periods, each automatically exercised unless the tenant gives 30-days' written notice of non-renewal.
- Updates the assignment clause, providing that the lessor may assign the lease only if the entire property is transferred.
- Confirms notice procedures, specifying that all notices must be delivered via FedEx or certified mail to the updated addresses for both parties.
- Keeps rent escalation unchanged, stating that rent will continue to adjust exactly as set forth in the original lease with no modifications made in this amendment.

RECOMMENDED MOTION

Approval as submitted.

PREVIOUS ACTION

COMMISSION/COMMITTEE REVIEW

FINANCIAL IMPACT

REVIEWED BY

Michael Graham
Jennifer Baird
Diane Egger

Teresa Henry

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Reso Verizon Tower Agreement-First Amendment
2. First Amendment to Verizon Tower Lease Agreement

SUPPORTING DOCUMENTS
(FOR CONTRACT ITEMS ONLY)

RESOLUTION NO.: R-3808-26

A RESOLUTION AUTHORIZING AND APPROVING A FIRST AMENDMENT TO THE CURRENT TOWER LEASE AGREEMENT WITH CELLCO PARTNERSHIP D/B/A VERIZON WIRELESS FOR THE CELL TOWER ON PROPERTY LOCATED AT 10000 EAST 59TH STREET

WHEREAS, the Board of Aldermen find it is in the best interest of the City to authorize and approve the First Amendment to the current tower lease agreement with Cellco Partnership d/b/a Verizon Wireless for the Self-Supporting Tower on property located at 10000 East 59th Street, Raytown, Missouri.

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

THAT the First Amendment to the current tower lease agreement with Cellco Partnership d/b/a Verizon Wireless for the Self-Supporting Tower on property located at 10000 East 59th Street, Raytown, Missouri is hereby authorized and approved; and

FURTHER THAT the City Administrator is authorized to execute all agreements or documents necessary 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 19th of May, 2026.

_____
Michael McDonough, Mayor

ATTEST:

_____
Teresa M. Henry, City Clerk

Approved as to Form:

_____
Jennifer M. Baird, City Attorney

FIRST AMENDMENT TO TOWER LEASE AGREEMENT

THIS FIRST AMENDMENT TO TOWER LEASE AGREEMENT (this "**Amendment**"), dated as of this ____ day of _____, 20____ (the "**Effective Date**"), by and between **City of Raytown,**, a Missouri municipality ("**Lessor**"), and **Cellco Partnership d/b/a Verizon Wireless** ("**Lessee**"), recites and provides:

RECITALS

WHEREAS, Lessor is the fee owner of certain real property located in Jackson County, Missouri, (the "**Property**").

WHEREAS, Lessor entered into a Tower Lease Agreement with Verizon Wireless (VAW) LLC d/b/a Verizon Wireless on September 18, 2012 (the "**Original Lease**").

WHEREAS, Lessee, by way of assignment, is the current tenant under that certain Tower Site Lease Agreement with Lessor, dated April 1, 2013 (the "**Lease**").

WHEREAS, Lessee owns, operates, and maintains one or more wireless communications towers, equipment, shelters, and other associated improvements on the Premises (collectively, "**Improvements**").

WHEREAS, Lessor and Lessee now desire to amend the Lease as more particularly provided below.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual agreements set forth below and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows.

1. Defined Terms; Recitals. Capitalized terms used but not defined herein shall have the meanings given to such terms in the Lease. The recitals set forth here and above are true and correct in all respects and are incorporated herein by reference.

2. Renewal Terms. Pursuant to the Original Lease, Lessor agreed to lease the Property for Five (5) years with four additional Five (5) year periods, ending 2038. Under this First Amendment to the Lease, Lessee shall have the option to extend the Lease for Six (6) additional Five (5) year renewal periods (each, a "**Renewal Term**") with the initial Renewal Term commencing on the day immediately following the expiration of the Lease (commencing 2038)

3. Extension Rentals. The annual rental for each five (5) year extension term shall be increased at the commencement of each such term by an amount equal to ten percent (10%) of the annual rental payable with respect to the immediately preceding five (5) year term.

4. Each such Renewal Term shall be deemed automatically exercised by Lessee unless Lessee provides written notice to Lessor of non-renewal at least thirty (30) days prior to expiration of the then-current term. Rent shall adjust as set forth in the Lease. If at the end of the sixth (6th) five (5) year extension term(which is June 30, 2068) this Agreement has not been terminated by either Party by giving to the other written notice of an intention to terminate it at least thirty (30) days prior to the end of such term, this Agreement shall continue upon the same covenants, terms and conditions for a further term of five (5) years and for five (5) year terms thereafter until terminated by either Party by giving to the other written notice of its intention to so terminate at least thirty (30) days prior to the end of such term. Annual rental for each such additional five (5) year terms shall be subject to the extension rentals pursuant to Section 5. The initial term and all extensions shall be collectively referred to herein as the "Term".

5. Assignment. The Lease is hereby amended to delete any existing provisions to the contrary and to insert the following in their place: "Lessor may assign this Lease only in its entirety and only to any person or entity who or which acquires fee title to the Property."

6. Notices. All notices under the Lease shall be delivered by Federal Express, or US certified mail return receipt requested, and addressed to:

If to Lessee:

VB Acquisitions, LLC
c/o Vertical Bridge REIT, LLC
22 W Atlantic Ave, Suite 310
Delray Beach, Florida 33444
Attention: General Counsel
Ref: US-MO-5382

If to Lessor:

City of Raytown,
10000 E 59th Street
Raytown, Missouri 64133

7. Counterparts/Digital Signatures. This Amendment may be executed in counterparts with the same effect as if both parties hereto had executed the same document. Both counterparts shall be construed together and shall constitute a single document. Delivery of a copy of this Amendment (or any notices pursuant to the Lease) bearing an original signature by facsimile transmission, by DocuSign, by electronic mail in "portable document format" (".pdf") form, or by any other electronic means intended to preserve the original graphic and pictorial appearance of a document, will have the same effect as physical delivery of the paper document bearing the original signature.

8. Ratification. Except as amended and modified in this Amendment, the terms and conditions of the Lease (in existence prior to this Amendment) are ratified and confirmed in all respects and shall continue in full force and effect. In the event of any dispute between the terms of the Lease (in existence prior to this Amendment) and this Amendment, the terms of this Amendment shall govern and supersede those set forth in the Lease (in existence prior to this Amendment).

9. Lessor Statements. Lessor represents and warrants to Lessee that (i) Lessor is duly formed, validly existing, and in good standing in its jurisdiction of formation and authorized to do business where required; (ii) Lessor has full authority to execute and perform this Amendment, and the signatory(ies) have authority to bind Lessor; (iii) No consents or approvals are required for Lessor to execute and deliver this Amendment; (iv) Lessor is the sole owner of the Leased Premises and the Parent Parcel. These representations and warranties shall survive the execution and delivery of this Amendment. Lessor agrees to indemnify Lessee for any losses arising from a breach or inaccuracy of these representations and warranties, and such indemnity shall also survive execution and delivery.

[***The remainder of this page is intentionally blank; signature page follows.***]

IN WITNESS WHEREOF, the parties hereto have executed this Amendment as of the Effective Date.

WITNESSES:	Lessor**:**
	City of Raytown,, a Missouri municipality
_____ Name:_____	By:_____ Name:_____
_____ Name:_____	Title:_____ Date:_____

[*Lessor's Signature Page to Amendment*]

WITNESSES:	Lessee**:**
_____ Name:_____ _____ Name:_____	**Cellco Partnership d/b/a Verizon Wireless** By: **VB Acquisitions, LLC** a Delaware limited liability company Its: Attorney-in-Fact By:_____ Name:_____ Title:_____ Date:_____

[Lessee*'s Signature Page to Amendment*]

(Above 3" Space for Recorder's Use Only)

Prepared by and Upon Recording Return to:

By: VB Acquisitions, LLC
22 W Atlantic Ave, Suite 310
Delray Beach, Florida 33444
Attn: Allison Cannella – SVP & General Counsel

Cross Reference:

Site Name: Bluejay
Site Number: US-MO-5382

Instrument #: 2013E0041898

FIRST AMENDMENT TO MEMORANDUM OF TOWER LEASE

This First Amendment to Memorandum of Tower Lease Agreement ("**Amendment**") is entered into and made effective as of _____ day of _____ 20_____ and is by and between **City of Raytown,**, a Missouri municipality, ("**Lessor**"), whose address is 10000 E 59th Street, Raytown, Missouri 64133, and **Cellco Partnership d/b/a Verizon Wireless**, a Delaware limited liability company, whose mailing address is 22 W Atlantic Ave, Suite 310, Delray Beach, Florida 33444 ("**Lessee**"). Lessor and Lessee may be referred to herein as "**Party**" or jointly as "**Parties**".

WITNESSETH:

WHEREAS, Lessor and Lessee entered into that certain Lease Agreement dated April 01, 2013 ("**Lease**") as entered into record via that certain Memorandum Of Tower Lease Agreement dated April 01, 2013, as recorded on April 26, 2013 as Instrument #2013E0041898, in the Public Records Office of Jackson County, State of MO. ("**Memorandum**"). The Lease and Memorandum may be referred to herein collectively as the "**Agreement**".

WHEREAS, Lessor and Lessee desire to amend the Agreement as set forth below in this Amendment.

NOW, THEREFORE, in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency whereof are hereby acknowledged, the Grantor and Grantee agree as follows:

1. **Recitals, Definitions**. The recitals set forth above are accurate and hereby incorporated into the Agreement by reference thereto. All capitalized terms not defined herein shall have the same meaning set forth in the Agreement.

2. **Amendment**. The Agreement is amended to add Six (6) additional Five (5) year renewal periods (each an "**Additional Renewal Term**"). Each such Additional Renewal Term shall be deemed

automatically exercised by Lessee unless Lessee provides written notice to Lessor of non-renewal at least thirty (30) days prior to expiration of the then current term.

3. **Ratification**. Except as amended herein, all of the terms and conditions of the Agreement are hereby ratified and confirmed in all respects and shall remain unchanged and continue in full force and effect.

4. **Conflict**. In the event of any conflict between the terms of this Amendment and the Agreement, the terms of this Amendment shall govern and supersede those set forth in the Agreement.

5. **Successors and Assigns**. This Amendment shall inure to the benefit of and be binding upon the parties hereto and their respective successors and permitted assigns.

6. **Binding Effect**. This Amendment shall be binding upon the heirs, legal representatives, successors and assigns of the parties. The parties shall execute and deliver such further and additional instruments, agreements and other documents as may be necessary to evidence or carry out the provisions of this Amendment.

7. **Representations and Warranties**. To the extent applicable, each party hereby represents and warrants to the other party that such party: (a) is a duly authorized and existing entity; (b) is qualified to do business in the state in which the Property is located; and (c) has full right and authority to execute and enter into this Amendment and to perform the obligations imposed upon such party without the consent of any other party or person. Further, each of the persons executing this Amendment on behalf of such party hereby represents and warrants that such person is authorized to do so.

8. **Entire Agreement**. This and any attachments, which are hereby incorporated into and made a part of this Amendment, set forth the entire agreement between the parties with respect to the matters set forth herein. There have been no additional oral or written representations or agreements.

9. **Authority to Sign**. Each signatory of this Amendment represents hereby that he or she has the authority to execute and deliver the same on behalf of the party hereto for which such signatory is acting.

10. **Counterparts**. This Amendment may be executed in two (2) or more counterparts, each of which shall be deemed an original, but all of which together shall constitute but one and the same instrument.

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK, SIGNATURES BEGIN ON NEXT PAGE]

IN WITNESS WHEREOF, the parties hereto have executed this MEMORANDUM as of the date last signed by a party hereto.

WITNESSES:	**Lessor:**
	City of Raytown, a Missouri municipality
_____ Name: _____	By:_____ Name:_____
	Title:_____
_____ Name: _____	Date:_____

STATE OF _____

COUNTY OF _____

On this _____ day of _____, 20_____, before me, a Notary Public, in and for said state, personally appeared _____ (name of signatory), _____ (title of signatory), of City of Raytown,, a(n) Missouri municipality , known to me to be the person who executed the within _____ _____ (type of document) in behalf of said company and acknowledged to me that he/she/they executed the same for the purposes therein stated.

_____
Notary Public

Print Name:_____

My Commission Expires:_____

Site Name: Bluejay
Site Number: US-MO-5382

147464532.5

[Lessee's Signature Page to Memorandum]

WITNESSES:	**Lessee:**
_____ Name: _____ _____ Name: _____	**Cellco Partnership d/b/a Verizon Wireless** By: **VB Acquisitions, LLC** a Delaware limited liability company Its: Attorney-in-Fact By:_____ Name:_____ Title:_____ Date:_____

STATE OF FLORIDA

COUNTY OF PALM BEACH

On this _____ day of _____, 20_____, before me, a Notary Public, in and for said state, personally appeared _____ (name of signatory), _____ (title of signatory), of VB Acquisitions, LLC, known to me to be the person who executed the within _____ _____ (type of document) in behalf of said company and acknowledged to me that he/she/they executed the same for the purposes therein stated.

_____
Notary Public

Print Name:_____

My Commission Expires:_____

CITY OF RAYTOWN
Request for Board Action

DATE SUBMITTED: 05/06/2026

MEETING DATE: May 19, 2026

SUBMITTED BY: **DEPARTMENT: Public Works**

Document Type: Resolution

SUBJECT/REQUEST

R-3809-26: Approval of expenditures for emergency storm and sanitary sewer repair projects with SMICO Contracting

BACKGROUND/JUSTIFICATION

Approval of an agreement to complete emergency repairs for a total of $38,450.00. The contractor will perform Cured in Place Pipe (CIPP) lining on the sanitary sewer main located near 8310 Booth Avenue and on the stormwater pipe near 11617 E 72nd Street. CIPP lining is more affordable and less disruptive to private property and City infrastructure, such as streets and sidewalks.
If these issues are not addressed soon, there will potentially be larger and more costly repairs to complete in the future.

RECOMMENDED MOTION

Approve as submitted.

PREVIOUS ACTION

NA

COMMISSION/COMMITTEE REVIEW

NA

FINANCIAL IMPACT

Contractor:	SMICO Contracting Group LLC
Amount of Request/Contract:	$38,450.00
Amount Budgeted:	$38,450.00
From Account Name and #: Stormwater Fund - Repair & Maintenance Supplies 401-62-00-100-53600	Amount: $19,225.00

From Account Name and #: Stormwater Fund - Repair & Maintenance Supplies 501-62-00-100-53600	Amount: $19,225.00

REVIEWED BY

Joey Carley
Michael Graham
Jennifer Baird
Diane Egger
Teresa Henry

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Reso Emergency Sanitary Sewer and Storm Water Repair-8310 Booth and 11617 E. 72nd Street-SMICO Contracting
2. Emergency CIPP Storm and Sanitary

SUPPORTING DOCUMENTS
(FOR CONTRACT ITEMS ONLY)

Document	Attached	If not attached, explain
Other: Memo for Emergency Repair and Quotes	Yes	

RESOLUTION NO.: R-3809-26

A RESOLUTION AUTHORIZING AND APPROVING THE PROFESSIONAL SERVICES OF SMICO CONTRACTING GROUP, LLC. FOR EMERGENCY SANITARY SEWER REPAIR LOCATED NEAR 8310 BOOTH AND EMERGENCY STORM WATER REPAIR NEAR 11617 E. 72ND STREET IN AN AMOUNT NOT TO EXCEED $38,450.00

WHEREAS, the City of Raytown periodically identifies sanitary sewer and storm water infrastructure that need repair beyond staff capacity; and

WHEREAS, the City has an need to approve a service agreement with SMICO Contracting Group, LLC. for such projects; and

WHEREAS, the City of Raytown identified an area located near 8310 Booth needing sanitary sewer repair and an area near 11617 E. 72nd Street needing storm water repair and is requesting the use of SMICO Contracting Group, LLC. for their professional services in an amount not to exceed $38,450.00; and

WHEREAS, the Board of Aldermen finds it is in the best interest of the citizens of the City of Raytown to authorize and approve the emergency sanitary sewer repair located near 8310 Booth and the emergency storm water repair located near 11617 E. 72nd Street utilizing the professional services of SMICO Contracting Group, LLC. in the amount not to exceed $38,450.00.

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

THAT the emergency sanitary sewer repair located near 8310 Booth and the emergency storm water repair located near 11617 E. 72nd Street utilizing the professional services of SMICO Contracting Group, LLC. in the amount not to exceed $38,450.00 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 19th day of May, 2026.

_____
Michael McDonough, Mayor

ATTEST:

_____
Teresa M. Henry, City Clerk

Approved as to Form:

_____
Jennifer M. Baird, City Attorney

Contract/Agreement Tracking

Department	Staff Contact
Public Works	Joey Carley
Fund/Account Name	**Account Number**
Stormwater Fund/Sanitary Sewer Fund - Repairs & Maintenance	401-62-00-100-53600 & 501-62-00-100-53600
$ Amount	**Resolution/Ordinance Number**
$ 38,450.00	

Board/STOC Approval Required?	☐ Board ☐ STOC ☒ Neither
Approval Date	**Copy of Reso/Ord Attached?** ☐ YES ☒ NO

☐ **3 Signed Copies of Agreement**

☐ **Certificate of Insurance**

☐ **Bonding**

(X) **Spending Authority (check the applicable approval level)**

	Signature	Spending Authority
☐		Department Head < $5,000
☐		Finance Director $5,000 - $15,000
☐		City Administrator Non-budgeted < $20,000 City Administrator Budgeted <$30,000
☒	LEAVE BLANK	Board of Aldermen $50,00.01+

Summary of Attached Agreement/Contract, Notes

Service Agreement with SMICO Contracting Group LLC for the completion of Cured in Place Pipe (CIPP) repairs. One repair for stormwater and one for sanitary sewer.

** Please complete review by each level before submitting to Administration **

Reviewed by	Signature	Date
Department Head		5/6/26
Finance Director	Michael Graham	5.6.2026
City Attorney (if necessary)		
City Administrator		5-6-26

Public Works Department

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

Inter-office Memorandum

Date: May 6, 2026
Subject: Emergency CIPP Lining Repairs
To: Diane Egger, City Administrator
Cc: Michael Graham, Finance Director; Jason Hanson, City Engineer; Joe Bobadilla, Superintendent
From: Joey Carley, Public Works Director

Emergency Sanitary Sewer and Stormwater Repair

In late April, Public Works staff were informed of a sanitary sewer repair at approximately 8310 Booth Avenue and a stormwater repair at approximately 11617 72nd Street, that were in need of emergency response. Department leadership believed that both repairs could be completed with Cured in Place Pipe (CIPP) Lining as opposed to excavation and removal and replacement of the pipes. Not only does CIPP lining reduce the overall costs, it also minimizes disturbance to private property and City infrastructure, in this case street and sidewalk.

Three contractors who perform this type of work were contacted for a quote for these repairs. SMICO Contracting Group was the lowest with a price of $38,450.00. SAK provided a quote of $47,825.00. Ace Pipe Cleaning was contacted but did not provide a quote.

I am requesting the approval of the emergency repairs for a total of $38,450.00 to perform CIPP lining at the two aforementioned locations. There are funds in 401-62-00-100-53600 and 501-62-00-100-53600 both Repair & Maintenance Supplies accounts with allocations for emergency repairs.

Sincerely,

Joey Carley
Public Works Director

SMICO Contracting Group LLC

Proposal

April 21, 2026

PROJECT: Cure in place pipe installation.

LOCATION: Raytown MO.

The city of Raytown Missouri has requested a proposal to install cure in place pipe.

Based on our non- televised assessment, we believe the following to be accurate.

The price below includes Clean and CCTV pre and post, bypass pumping, lateral reinstatement, protruding tab removal. Traffic control except permit required traffic control.

CCTV inspection will be completed of segments referenced prior to installation of liner, any potential point repairs will need priced and completed before CIPP process.

	Description	QTY	UNIT	Unit Price	EXT
1	8" Cured in Place Pipe 8"x6mm	107	LF	$120.00	$12,840.00
2	21" Cured in Place Pipe 21"x12mm	110	LF	$201.00	$22,110.00
3	Lateral Reinstatement	1	EA	$300.00	TBD
4	Mobilization	1	LS	$3500.00	$3,500.00
Total					**$38,450.00**

Smico Contracting acknowledges the following:

Prevailing wage requirements if project exceeds $75,000.00.

E verify requirements

Performance and Maintenance Bonds if project exceeds $50,000.00.

- Smico will be granted access to all easements and granted access to project sites beyond current easements.
- Price below includes one mobilization. Additional mobilization will result in per mileage charge of $6.00, from and to Smico base located in Concordia Missouri.

P.O. Box 563, Odessa, MO 64076 (Office) 816-229-2244 (Fax) 816-653-2040

SAK™
Pipeline Infrastructure. Solved.™

636.385.1000 tel
636.385.1100 fax
864 Hoff Road
O'Fallon, MO 63366
www.sakcon.com

May 5, 2026

City of Raytown
10000E 59th Street
Raytown, MO 64133

Re: Storm Line Repairs

Mr. Bobadilla:

SAK Construction, LLC is pleased to offer the following quotation on the above referenced project:

Item	Description	Quantity		Total Price
1	10" Cured-in-place Pipe (CIPP)	~107 LF	LS	$14,785.00
2	21" Cured-in-place Pipe (CIPP)	~110 LF	LS	$33,040.00
			Total	**$47,825.00**

SAK will need to review complete videos of the lines to determine what repairs will need to be completed before lining occurs.

INCLUSIONS:

- Pipeline cleaning, measuring of pipe and diameter, televising, and service connection identification via CCTV.
- Bypass Pumping up to a 4-inch trash pump and layflat. If larger pumps are needed, they are to be supplied by others.
- CIPP Installation, curing, and end cutting per ASTM F-1216 latest revision.
- Live service connection reinstatement. Only capped services will not be cut.
- CCTV Acceptance Inspection for CIPP scope immediately following installation.
- Traffic Control (Standard Signs and Cones Only) for CIPP scope.
- Price includes one mobilization and demobilization.

EXCLUSIONS:

- Removal/Trimming of protruding taps, hanging gaskets, etc. ($450.00/EA)
- Grouting or infiltration control.
- Void or invert repair.
- Any special insurance required, i.e., railroad protective insurance.
- Heavy Traffic Control, Traffic Control Plans, Flaggers, and Arrow Boards.
- Access into the site. We will need access for our equipment.