



AGENDA

Raymore City Council Regular Meeting
City Hall – 100 Municipal Circle
Monday, October 24, 2016

7:00 p.m.

- 1. Call to Order.**
- 2. Roll Call.**
- 3. Pledge of Allegiance.**
- 4. Presentations/Awards.**
- 5. Personal Appearances.**
- 6. Staff Reports.**
 - A. Status of Capital Improvements (pg 9)
 - B. Public Works (pg 21)
 - C. Arts Commission (pg 25)
 - D. Monthly Grant Report (pg 27)
 - E. Monthly Financial Report (pg 31)
 - F. Monthly Investment Report (pg 37)
- 7. Committee Reports.**
- 8. Consent Agenda.**

The items on the Consent Agenda are approved by a single action of the City Council. If any Councilmember would like to have an item removed from the Consent Agenda and considered separately, he/she may so request.

- A. City Council Minutes, October 10, 2016 (pg 41)
- B. Resolution 16-42 - Disposal of Surplus Property

Reference: - Agenda Item Information Sheet (pg 49)
- Resolution 16-42 (pg 51)

- Exhibit A (pg 53)
- Exhibit B (pg 55)
- Exhibit C (pg 56)

C. Resolution 16-50 - Reappointment of Jerry Faulkner to Planning & Zoning Commission

Reference: - Resolution 16-50 (pg 57)

Mayor Turnbow has reappointed Jerry Faulkner, a Ward 3 representative, to the Raymore Planning & Zoning Commission. The reappointment is now before the City Council for approval.

D. Resolution 16-51 - Reappointment of John Berendzen to Planning & Zoning Commission

Reference: - Resolution 16-51 (pg 59)

Mayor Turnbow has reappointed John Berendzen, a Ward 4 representative, to the Raymore Planning & Zoning Commission. The reappointment is now before the City Council for approval.

E. Resolution 16-52 - Reappointment of David Woste to the Board of Adjustment

Reference: - Resolution 16-52 (pg 61)

Mayor Turnbow has reappointed David Woste to the Raymore Board of Adjustment. The reappointment is now before the City Council for approval.

F. Resolution 16-53 - Reappointment of Michael Vinck to the Board of Adjustment

Reference: - Resolution 16-53 (pg 63)

Mayor Turnbow has reappointed Michael Vinck to the Raymore Board of Adjustment. The reappointment is now before the City Council for approval.

9. Unfinished Business. Second Reading.

A. Adoption of FY 2017 City Budget

Reference: - Agenda Item Information Sheet (pg 67)
- Bill 3213 (pg 69)
- Exhibit A (pg 72)

The proposed FY 2017 Budget was presented to the City Council in mid-August. The Council has had the opportunity to discuss the budget at work sessions and meetings since it was presented to them by the City Manager. The budget before the Council in Bill 3213 at this meeting reflects the City Manager's proposed budget and CIP with proposed changes to the Operating and Capital Budgets voted by Council at first reading on October 10. Additional items were discussed to be considered at this meeting at the Council work session on October 17. Fiscal Year 2017 begins November 1, 2016.

- City Council, 10/10/16: Approved 6-0

10. New Business. First Reading.

A. Liquor License Application -Bobbie's Place, LLC (public hearing)

Reference: - Agenda Item Information Sheet (pg 75)
- City Code Section 600.050 (pg 77)

Rebecca Gardner-Brown owner of Bobbie's Place, LLC located at 422 W. Pine St., has filed an application for a 2016-2017 liquor license. The applicant has submitted the necessary application and supporting documents as outlined by City Code. If approved by the City Council, further approval to obtain a license from the City of Raymore is subject to State requirements and State licensing.

B. Evan Brook 7th Preliminary Plat (public hearing)

Reference: - Agenda Item Information Sheet (pg 91)
- Resolution 16-49 (pg 93)
- Staff Report (pg 95)
- Preliminary Plat Drawing (pg 116)

Cass Evans filed a request for Preliminary Plat approval for Evan Brook 7th, a 24-lot single-family subdivision proposed for the southern end of Sunset Lane, east of Brookside Subdivision.

- Planning and Zoning Commission, 10/18/16: Approved 6-1

C. Evan Brook 7th Final Plat

Reference: - Agenda Item Information Sheet (pg 117)
- Bill 3218 (pg 119)
- Staff Report (pg 122)
- Development Agreement (pg 132)
- Final Plat Drawing (pg 139)

Cass Evans filed a request for Final Plat approval for Evan Brook 7th, a 24-lot single-family subdivision proposed for the southern end of Sunset Lane, east of Brookside Subdivision.

- Planning and Zoning Commission, 10/18/16: Approved 6-1

D. Timber Trails Open Space Final Plat

- Reference:
- Agenda Item Information Sheet (pg 141)
 - Bill 3217 (pg 143)
 - Staff Report (pg 147)
 - Final Plat Drawing (pg 158)

Brenner Holland, representing Hunt Midwest Real Estate Developments, Inc., filed a request for Final Plat approval for the Timber Trails Open Space Plat, a subdivision creating the right-of-way for Johnston Drive extension from Foxhaven west to Dean Avenue and for a 15.04 acre open space tract on the south side of Johnston Drive.

- Planning and Zoning Commission, 10/18/16: Approved 7-0

E. Raymore City Hall Annex Contract Award to Straub Construction-Emergency Reading

- Reference:
- Agenda Item Information Sheet (pg 159)
 - Bill 3210 (pg 161)
 - Contract (pg 163)

On October 4, 2016, bids were received for the Raymore City Hall Annex Project. Three bids were received, and Straub was determined to be the lowest and best bidder, with a negotiated contract amount for this project of \$2,890,709.00.

11. Public Comments. Please identify yourself for the record and keep comments to a maximum of five minutes.

12. Mayor/Council Communication.

13. Adjournment.

Items provided under "Miscellaneous" in the Council Packet:

- Charter Review Minutes, 9/20/16 (pg 205)
- Charter Review Minutes, 10/4/16 (pg 207)
- Park Board Minutes, 8/23/16 (pg 213)

- Arts Commission Minutes, 9/13/16 (pg 217)
 - Arts Commission Public Art Committee Notes, 9/20/16 (pg 221)
 - Arts Commission Public Art Committee Notes, 10/4/16 (pg 223)
 - Planning and Zoning Commission Minutes, 9/20/16 (pg 225)
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EXECUTIVE SESSION (CLOSED MEETING)

The Raymore City Council may enter an executive session before or during this meeting, if such action is approved by a majority of Council present, with a quorum, to discuss:

- Litigation matters as authorized by § 610.021 (1),
- Real Estate acquisition matters as authorized by § 610.021 (2),
- Personnel matters as authorized by § 610.021 (3),
- Other matters as authorized by § 610.021 (4-21) as may be applicable.

Any person requiring special accommodation (i.e., qualified interpreter, large print, hearing assistance) in order to attend this meeting, please notify this office at (816) 331-3324 no later than forty eight (48) hours prior to the scheduled commencement of the meeting.

Hearing aids are available for this meeting for the hearing impaired. Inquire with the City Clerk, who sits immediately left of the podium as one faces the dais.

Staff Reports



Status of Capital Improvements -October 24 , 2016

Buildings & Grounds

2016 Projects

- Public Works Facility Roof Repair: This project involves repairing the existing public works facility roof. This building experiences constant water leaks. A bid opening has been scheduled for August 10, 2016 Staff is working with the apparent low bidder to finalize a scope of work for the project. *Building/Equipment Repair and Replacement Fund, \$35,500 (MEK)*
- City Hall Lower Level Fire Suppression Modification: This project involves changing the current sprinkler system from a wet suppression system to a dry suppression system. The current system is not optimal for the type of records storage for which the space is used. *Building/Equipment Repair and Replacement Fund, \$45,000 (MEK)*
- 201 S. Adams Street Property: This project involves remediation of hazardous materials, demolition of structures and restoration of site. A notice to proceed has been issued to the contractor and they are in the remediation process. The hazardous materials were properly removed during August. The house was demolished and properly backfilled the week of September 19, 2016. The area has been seeded and staff will release the project after establishment of turf. *Capital Improvement Sales Tax Fund, \$30,000 (CW)*
10/24/16

2013 Projects

- Police Firing Range: Staff is working with the landlord of the property to complete desired improvements to include a backstop, fencing, and additional dirt work for berming. Current cost for backstop and fencing portion totals \$9,700. *Capital Improvement Fund, \$94,000. (JZ) 9/12/16*

Community Development

2016 Projects

- Decorative Light Installation - Elm St.: This project involves the installation of two decorative lights along the sidewalk within the Elm Street right of way between Monroe and Franklin. The sidewalk was installed along this right of way several years ago to create a small gathering space on the southern boundary of the Original Town area. The Original Town plan calls for decorative lighting to define the boundary. This project will complete the light installation. A notice to proceed has been issued to the contractor and they are in the process of ordering materials. *Capital Improvement Sales Tax Fund, \$12,000 (MEK)*

Parks and Recreation

2016 Projects

- Hawk Ridge Park Phase (I-b) ADA Dock: This phase 1 project will start adding amenities to the Hawk Ridge Park. This particular project involves the purchase and installation of an ADA dock in Johnston Lake at the park. During discussions about the master plan for Hawk Ridge Park, having a dock to fish from was mentioned several times. Having this dock be ADA accessible will allow for patrons with disabilities to utilize it also. Under the current CAPS (Community Assistance Program) with the Missouri Department of Conservation, opportunities for grants and partnerships are available, staff presented these options to the Park Board in January and will revisit in February for further discussion. Staff met with MDC representatives on March 2nd to discuss the Grant process. A draft of the new CAPS agreement and proposed projects has been received. Staff provided an update to the Council and Park Board, the MO Department of Conservation will provide assistance with this project and other amenities totally 75% of total project costs. In addition, a 50 ft long fishing jetty will be added to the overall fishing access portion of the project. The draft document was approved by the Park Board and the City Attorney and sent by to MDC for final review before Council approval in Nov/Dec. *Parks Sales Tax Fund, \$45,000 (NM) 10/24/2016*
- Hawk Ridge Park Phase (I-c) Restroom: This phase 1 project will start adding amenities to the Hawk Ridge Park. This project would involve the installation of a restroom facility at the park. There is currently no water or electricity in the Park. With a trail and a fishing dock being added to Hawk Ridge Park in 2016, there will be increased use and the need for these facilities. Under the current CAPS (Community Assistance Program) with the Missouri Department of Conservation, opportunities for grants and partnerships are available, staff presented these options to the Park Board in January and will revisit in February for further discussion. Staff met with MDC representatives on March 2nd to discuss the Grant process. A draft of the new CAPS agreement and proposed projects has been received. Staff provided an

update to the Council and Park Board, the MO Department of Conservation will provide assistance with this project and other amenities totally 75% of total project costs. The draft document was approved by the Park Board and the City Attorney and sent by to MDC for final review before Council approval in Nov/Dec. *Park Sales Tax Fund, \$90,000 (NM) 10/24/2016*

- Recreation Park Baseball Fields Shade Structure Project: This project involves the installation of spectator shade structures at the Recreation Park ballfields. These structures will provide shade and foul ball protection for park patrons. Pre-bid meetings were held May 31 and June 1. The Bid opening was Tuesday, June 8. The Park Board reviewed bid results during work session on June 14 and officially recommended a contract award for Council approval on June 28. First and second reading of the bill(s) passed through the Council in July. The Park Board met with the contractor in August and discussed the project timeline and selected yellow and dark green as the colors for the fabric. The poles will be black to match the new ballfield fences. A notice to proceed was issued the week of August 29. Manufacturing of materials commenced in September, work will begin at the conclusion of the fall baseball softball season in early November. *Park Sales Tax Fund, \$194,000 (NM) 10/24/2016*

2015 Projects

- Hawk Ridge Park Walking Trail - Lake Loop
In 2015 the Park Board approved staff to prepare an RFP for the construction of a trail around Johnston Lake in Hawk Ridge Park. This trail will be a concrete path that is 4" in depth and 10' in width that loops around the perimeter of Johnston Lake. This project has been postponed until after the April GO Bond election. The project will be bid again based on the results of the April election in conjunction with other enhancement projects at Hawk Ridge Park. Staff met with the MDC on March 2nd to discuss 2 different projects. In this meeting, the MDC said changes have been made to their CAPS Program and Grants for trails around the lake can be applied for. Staff asked MDC to see if the Hawk Ridge Trail Project would qualify for this type of Grant. A draft of the new CAPS agreement and proposed projects has been received. Staff provided an update to the Council and Park Board, the MO Department of Conservation will provide assistance with this portion of the trail that connects the dock, jetty and restrooms. The draft document was approved by the Park Board and the City Attorney and sent by to MDC for final review before Council approval in Nov/Dec. *Park Sales Tax Fund, \$160,000; (NM) 10/24/2016*

2014 Projects

- Disc Golf Course: This project involves the creation of a disc golf course in an Recreation Park. The Park Board in its February, 2014 meeting directed that the Disc Golf Course be designed in house. Park Board Member Eric Eastwood volunteered to complete the course design and present it to the

Park Board for its review. The Park Board reviewed the Disc Golf Project during its November 2015 and January 2016 Work Sessions. Staff will complete the remaining items on the project list throughout the spring. Park Staff installed a french drainage system on the southeast corner of the Recreation Park Trail near Hole #10 and the kiosk has been installed for the back 9 holes. Course signage and current Hole re-location will be designed to accommodate changes in the course with the addition of the new Activity Center. Additional supplies was ordered to complete the course installation. Staff is preparing sign design and will be requesting quotes for a fall installation. One hole within the course will be relocated to accommodate construction of the Activity Center at Recreation Park. Additional sleeves for alternate holes have arrived and hole relocation has been discussed to accommodate the new Activity Center location. Request for course signage/design was issued the week of August 29. The Park Board will review signage options in the October work session. *Park Sales Tax Fund, \$25,000 (NM) 10/24/2016*

2013 Projects

- Landscaping in Recreation, Ward, Hawk Ridge and Memorial Parks – This project involves replacing or installing trees, shrubs and flowers in four City parks. Project was bid in September, 2013, but all bids received were either unresponsive or high. A new Request for Bid (RFB) has been issued. The bid opening is scheduled for Thursday, April 10th. Two bids were received for this project. Neither bid complied with specifications of the RFP. The bids were rejected and staff will do the work in house buying the plants as needed. A special fund has been established to accurately track all expenditures related to this project. Park Staff has planted trees along the trail at Moon Valley Park and installed a Butterfly Garden at Eagle Glen Natural Area. Additional plantings have been completed that include annuals for beautification in flower beds, park trees and general landscaping. Staff will be utilizing these funds for additional plantings in the proposed Memorial Park Arboretum area and for park entrance beautification. *Park Sales Tax Fund, \$28,700. (SR) 2/8/16*

Sanitary Sewer

2016 Projects

- Sanitary Sewer Inflow & Infiltration Reduction: This project involves relining of sewer mains, sealing of manholes and other actions to eliminate the infiltration of clean water entering the sanitary sewer system. In FY 2016, efforts will be focused in subdivisions south of Lucy Webb Road and west of Madison Street. Clean water entering the sanitary sewer system results in increased costs due to the need to have larger pump stations and having pumps run more often than necessary, thereby increasing utility costs. In

addition, the increased inflow/infiltration increases treatment costs for treatment by the Little Blue Valley Sewer District (LBVSD). The City has committed to LBVSD to make substantial efforts to reduce inflow and infiltration. The 2004 Sanitary Sewer Master Plan identified areas of significant inflow and infiltration throughout the city. This project will continue the City's longstanding annual program to alleviate inflow and infiltration in identified areas. Staff anticipates advertising this project for bid in September *Enterprise Capital Maintenance Fund, \$127,566 (MEK)*

- Owen Good Service Pump Impeller Replacement: The project calls for the replacement of the impellers for the existing sanitary sewer pump, that have reached the end of their useful life. The equipment has surpassed the end of its useful service life. Over the past three years maintenance and repair costs have averaged \$15,000 per year. Installation is anticipated to occur in March. This project is complete. *Enterprise Capital Maintenance Fund, \$22,000 (MEK)*

Storm Water

2016 Projects

- Annual Curb Replacement: The City is in the midst of a multi-year program to address curb deterioration. The proposed FY 2016 and future funding from both the Transportation and Storm Water Funds will provide for removal and replacement of approximately 20,000 feet of curb and gutter at various locations each year. The concrete curb and gutter has deteriorated in many areas throughout the City. In 2012, Engineering staff completed a condition survey of curb and gutter throughout the city and that survey is being updated during the summer and fall of 2015. The cost of the replacement program is being borne by both the Storm Water and Transportation Funds in recognition of the fact that curbs serve both as a road support device and as a storm water conveyance measure. Staff anticipates advertising this project for bid in April. A bid opening is scheduled for May 4th. A contract award for this project is being presented to Council for consideration at the May 23rd meeting. Construction has started. *Storm Water Fund, \$100,000 (MEK)*
- City-Wide Median Beautification: This project involves modification to existing decorative islands throughout the City to provide water quality improvements. There are a number of medians and islands throughout the City with no known party responsible for the maintenance. The purpose of this project is for the City to take over maintenance of these areas. A Bid Opening has been scheduled for August 3rd, 2016. Staff will be presenting this contract to the City Council for award on August 22nd. Work is scheduled to start on the median at Huntsman and 58 Highway. This work will require closure of the intersection. Advance information signs will be placed shortly. *Storm Water Fund, \$92,000 (MEK);*

Transportation

2016 Projects

- Annual Curb Replacement Program: Annual Curb Replacement: The City is in the midst of a multi-year program to address curb deterioration. The proposed FY 2016 and future funding from both the Transportation and Storm Water Funds will provide for removal and replacement of approximately 20,000 feet of curb and gutter at various locations each year. The concrete curb and gutter has deteriorated in many areas throughout the City. In 2012, Engineering staff completed a condition survey of curb and gutter throughout the city and that survey is being updated during the summer and fall of 2015. The cost of the replacement program is being borne by both the Storm Water and Transportation Funds in recognition of the fact that curbs serve both as a road support device and as a storm water conveyance measure. Staff anticipates advertising this project for bid in April. Based on input received at the March 7th Worksession staff has started preparing bidding documents. A bid opening is scheduled for May 4th. A contract award for this project is being presented to Council for consideration at the May 23rd meeting. The contractor is currently working in the Town Center/Lakeshore areas. The overall project is approximately 80% complete. *Transportation Fund, \$400,000 (MEK)*
- Annual Street Preservation Program: Street Preservation involves taking actions to preserve the local street network, which may include milling of streets and overlaying it with several inches of pavement, micropaving, chip/sealing, and crack sealing. This occurs in various locations around the City, approved by the City Council on an annual basis. The City's Comprehensive Pavement Management program outlines a regular maintenance schedule for the street network in order to maintain the network in "good" condition or better. In June of 2014, staff outlined a plan to address streets in the city that were beginning to fall into the "poor" category according to the Pavement Management Program and received Council approval to include the plan in the 2015 capital budget and suspend the normal street preservation program for one year. Since that time and with the removal of the project "Maintenance of Thoroughfare Routes" from the Transportation Fund into the Excise Tax Fund, additional funding can be utilized to address the normal street preservation program up to an amount of \$150,000. Staff will be presenting the overlay portion of the project for contract award at the March 28th City Council Meeting. Mill and Overlay work on Foxridge Drive, 195th Street and Kentucky Road are scheduled to start this week. A bid opening for the micro-surface and fog seal portion of this project is scheduled for May 4th. A contract for the micro-surface and fog seal portion of this work is being presented to Council at the May 23rd meeting. The micro-surface portion of the project is complete. The fog seal portion of the work is complete. *Transportation Fund, \$800,000 (MEK)*

- Annual Sidewalk Program: This project involves installation of sidewalk on streets that do not currently have sidewalks on either side of the street. Exact locations for installation are approved each year as part of a long-term program. Many of the older neighborhoods in Raymore lack a sidewalk or pedestrian path. Staff has finalized locations of the sidewalk and will be mailing notices for a Public Hearing at the April 25th Council Meeting. A Contract for this project will be presented to Council for consideration at the July, 11th City Council meeting. The contractor has installed the sidewalk along Stonegate Elementary. The remainder of the work is scheduled to start later this month. *Transportation Fund, \$117,000 (MEK)*
- Maintenance of Thoroughfare Routes: This project involves micro-surfacing collector and arterial roads on a regular six-year cycle. In FY 2016 this will entail 58 Highway Dean Ave to J Highway. The City's Comprehensive Pavement Management Program recommends that collector and arterial streets receive surface treatments on a regular basis to preserve the integrity of the pavement and increase service life. *Excise Tax Fund, \$224,000 (MEK)*
- Construction of Sunset Lane Gap: This project involves the construction of Sunset Lane to urban standards through the southern unplatted area of the Evan-Brook Development. An RFQ for Design Services is due March 17th. Staff has negotiated a cost share agreement with the property owner that will result in development of the entire parcel. The City Council will be considering approval of the final plat for Evan-Brook 7th which includes this work at it's meeting of October 24th. *Transportation Fund, \$350,000 (MEK)*
- Installation of Sidewalk - Johnston Drive and Foxridge Drive: This project involves the construction of sidewalk in existing gaps along Johnston Drive and Foxridge Drive on the west side of the roads. This project will provide connectivity to retail areas adjacent to Creekmoor and Remington neighborhoods. This project will be combined with the annual sidewalk project. *Transportation Fund, \$43,000 (MEK)*

2013 Projects

- Maintenance Facility Driveway and Parking Area - This project involves paving the park house entry drive from where its pavement now ends east to the maintenance facility. This area is being increasingly used by the public for recreation. Staff has determined that this amount of funding is not sufficient to accomplish the project. Funding is being carried over to combine with additional funds in the future to accomplish the project. *Capital Improvement Fund, \$50,000. (MEK) (10/04/13)*

Water Supply

2015 Projects

- Foxwood Water Tower Painting and Repair: This project involves rehabilitation of the existing Foxwood Water Tower. The work will include complete removal of the existing coating, minor structural repairs, modifications to comply with current codes, and repainting of the interior and exterior of the tower. An inspection and analysis of the water tower was performed in 2009. It determined that the existing coating would need replacement in 2015. Minor structural defects needing repair were also identified. Staff has issued an RFQ for Consulting Services. Responses are due April 14th. Staff will be recommending a contract award for design and inspection services at the May 11, 2015 City Council Meeting. A design kick-off meeting has been scheduled for July 28th. The painting of the water tower will be completed in the Spring of 2016. Staff has received draft plans and specifications for review Council will be considering award of this contact at the September 12th meeting. Work is scheduled to occur early spring 2017. *Enterprise Capital Maintenance Fund, \$400,000 (MEK);*

2014 Projects

- Gore Road Water Main and Meter Station: This project will replace an eight-inch water main along Gore Road that extends from Washington Street to just short of Kurzweil Road with a 16-inch main to Kurzweil Road, where it would connect to the Cass County Transmission Main. The project includes construction of a meter station, as required by the City's agreement with Kansas City Water Services. The project will provide increased supply and fire protection to the area of the City north of 58 Highway between Kurzweil Road and Kentucky Road. The 2004 Water System Master Plan identified the need for additional connection points to the Kansas City transmission main in order to meet demand for water caused by growth in the area.

It was anticipated that a portion of design of this project would be outsourced. Upon further review and a meeting with Kansas City Water Services, staff has determined we are capable of designing this project in-house. This will delay construction bidding until mid-summer. Staff has delayed design of this project until fall due to the need to accelerate the design of the Phase I improvements for the Farmers Market in order to assure the improvements are completed prior to the spring 2015 season. Staff has finalized plans and has submitted them to Kansas City Water Services for final review comments. This project will be advertised for bid in November 2016. *Water Connection Fee Fund, \$514,600. (MEK) (12/28/15); Bid opening 2-18-2016*

Bond Projects

Raymore Parks

- Municipal Center: This Project includes the design and construction of an facility located on Municipal Circle that will include: Parks and Recreation Department offices, meeting room, event space, and outdoor gathering space. The building would provide the much need community room space that was eliminated in 2011 with the facility remodeling of the Police Department. This would also create a relief at City Hall for the numerous meetings for Council Chambers that overlap and have to be rescheduled. The architect is currently working on completing final plans for the building and site. Staff is currently reviewing 50% plans and specifications. Plans have been completed and a bid opening is scheduled for October 4th. Staff will be making a recommendation concerning the award of this project on October 24th. *Capital Improvement Sales Tax Fund, \$1,541,250; 2016 General Obligation Bond, \$1,774,000 (MH) 7/5/2016*
- Activity Center at Recreation Park: This project will replace the current Park House Rental / Camp Facility at Recreation Park. The Activity Center will include staff support space, a basketball gym, walking track, volleyball courts and recreation equipment storage space. The Park Board and City Council reviewed preliminary designs by SFS Architecture on June 20. 2016SFS has completed a concept floor plan and is currently working on exterior features *General Obligation Bond, \$2,843,000 (MH) 7/5/2016*
- Hawk Ridge Park - Additional Signage: The final phase of the Hawk Ridge Park Master Plan calls for park signage that includes monument entrance signs, facility signs, trail and wayfinding signage, furnishings and other features that will enhance the park experience. An RFQ for park improvements included engineering and site design was issued the week of September 19th. Staff begin interviewing qualified firms the week of 10/20. The Park Board will be presented with a staff recommendation at their October business meeting. *2016 General Obligation Bond, \$85,000 (NM) 10/24/2016*
- Hawk Ridge Park - Amphitheater: Located on the east side of Johnston Lake in Hawk Ridge Park, the amphitheater is the focal point of the HRP Master Plan and would be the facility for theater, musical performances and other community arts programming. This project involves other amenities that include additional parking, restrooms, trail enhancements, infrastructure and grading work. An RFQ for park improvements included engineering and site design was issued the week of September 19th. Staff begin interviewing qualified firms the week of 10/20. The Park Board will be presented with a staff recommendation at their October business meeting. *2016 General Obligation Bond, \$675,100 (NM) 10/24/2016*
- Hawk Ridge Park - Parking lot expansion & ADA Playground: This phase of the Hawk Ridge Park improvements include an all-inclusive playground, parking and infrastructure expansion on the north-west side of Johnston

Lake. These enhancements will connect to the trail, restrooms and fishing dock. An RFQ for park improvements included engineering and site design was issued the week of September 19th. Staff begin interviewing qualified firms the week of 10/20. The Park Board will be presented with a staff recommendation at their October business meeting. *2016 General Obligation Bond, \$700,000 (NM) 9/26/2016*

- Recreation Park Parking Lot: This project will rejuvenate the parking lots and the patron areas around the concession stands in Recreation Park. Work is scheduled to begin in mid-August. This project was bid in conjunction with other similar projects previously bid through the Engineering department. Crack sealing is complete and microsurfacing of the parking areas is finished. Parking lot striping was completed the week of 10/17/2016. Work around the concessions/spectator areas will be finished in late October. *2016 General Obligation Bond, \$54,000 (NM) 9/26/2016*
- Recreation Park Trail Rehabilitation: This project will replace broken down portions of the Recreation Park walking trail, crack seal and refurbish the entire loop trail. This project was bid in conjunction with other similar projects previously bid through the Engineering department. Work began the week of October 17. *2016 General Obligation Bond, \$55,000 (NM) 10/24/2016*
- T.B Hanna Station Park - Splash Park/Skate Rink: T.B. Hanna Station will gain a number of new amenities that would join the newly opened Depot shelter. Included in this project would be a spray water park, community ice rink and playground. *2016 General Obligation Bond, \$600,000 (NM) 6/27/2016*

Raymore Streets

- 58 Highway: This project involves removal of the asphalt surface, curb and sidewalk repairs and placing a new asphalt surface and striping on 58 Highway from Dean Ave. to J-Highway. Staff anticipates advertising this project for bid in July. A bid opening has been scheduled for August 10th, 2016. Work is scheduled to start the week of September 19th. The contractor is currently working on curb removal. Pavement removal is scheduled to start next week. *2016 General Obligation Bond, \$1,400,000 (MEK) 6/27/2016*
- Foxridge Drive: This project involves the extension of Foxridge Drive from Old Paint Road to Dean Avenue. Staff anticipates construction starting in late fall 2016 or spring 2017. Staff will be making recommendation regarding engagement of a Consultant for this project at the October 10 th meeting of the City Council. *2016 General Obligation Bond \$700,000 (MEK) 06/27/2016*
- Johnston Drive: This project involves the extension of Johnston Drive from S. Darrowby Drive to Dean Avenue. Staff anticipates construction starting in late fall 2016 or spring 2017. Staff will be making recommendation regarding

engagement of a Consultant for this project at the October 10th meeting of the City Council. *2016 General Obligation Bond \$350,000 (MEK) 06/27/2016*

- Kentucky Construction: This project involves constructing a new segment of road which will re-align Kentucky Road from approximately Harold Drive to the Raymore Galleria signalized intersection. The anticipated start date for this project is spring 2017. Staff will be making recommendation regarding engagement of a Consultant for this project at the October 10th meeting of the City Council. *2016 General Obligation Bond \$700,000 (MEK) 06/27/2016*

Public Works Monthly Report

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October 1, 2016 through October 24, 2016

ENGINEERING DIVISION

Projects Under Construction

- 2016 Microsurface - fog seal is 99% complete
- 2016 Curb Replacement- construction is 95% complete
- 2016 Median Beautification- construction start around October 25
- 2016 Mill and Overlay- construction is complete
- 2016 Hwy 58 Overlay- construction is 15% complete
- 2016 Decorative Lights- construction start around October 25

Projects Under Design

Gore Waterline and meter station- design is 100% complete, advertise for bids in November

OPERATIONS & MAINTENANCE DIVISION

October 3, 2016

- Completed various service requests
- Reread water meters
- Did dirt work at City Hall around new lights
- Mowed 58 Hwy
- Welded the Park's mower
- Marked locates for Google
- Repaired water meters

October 4, 2016

- Completed various service requests
- Reread water meters
- Asphalt patched the street at 801 Raven
- Asphalt patched the street at 1105 Creekside
- Patched the curb at 700 Finch
- Marked locates for Google

- Mudjacked sidewalks at 608 Cedar Dr

October 5, 2016

- Completed various service requests
- Shut off water services for non-payment
- Marked locates for Google
- Asphalt patched the street at 1701 Tweed Ct
- Asphalt patched the street at 103 S Sunset Ln
- Marked locates for Google
- Repaired water meters

October 6, 2016

- Completed various service requests
- Reread water meters
- Marked locates for Google
- Cleaned the pothole patch trailer
- Repaired water meters
- Serviced equipment
- Cleaned the shop

October 7, 2016

- Completed various service requests
- Reread water meters
- Marked locates for Google
- Mudjacked sidewalks on work orders
- Repaired water meters
- Mill the street on S Foxridge

October 10, 2016

- Public Works Snow Plow/Safety Day

October 11, 2016

- Completed various service requests
- Reread water meters
- Assist Douglas Pump with valves at Owen Good Lift Station
- Repaired water meters
- Put the stop sign back up at Sagamore & Westglen
- Marked locates for Google
- Water break repair at 302 Shoreview Dr
- Asphalt patch at 1117 Bristol Dr

October 12, 2016

- Completed various service requests

- Shut off water services for non-payment
- Marked locates for Google
- Picked up trash from Adopt A Street on Hubach Hill
- Pothole patched the street at 1150 Creekmoor Dr
- Marked locates for Google
- Repaired water meters

October 13, 2016

- Completed various service requests
- Reread water meters
- Marked locates for Google
- Street patch on Shoreview
- Repaired water meters

October 14, 2016

- Completed various service requests
- Reread water meters
- Marked locates for Google
- Mill the street and patch S Foxridge
- Repaired water meters
- Did dirt work
- Repaired water valves

October 17, 2016

- Completed various service requests
- Worked on sewer main near Mazuma
- Marked locates for Google
- Repaired storm pipe at 441 Lasley Branch
- Replaced pole for Adopt A Street sign on S Madison
- Replaced the stop sign at Canter & Sunny
- Replaced the pole, base, and No Parking sign at 811 Crane St
- Painted the gores in the rock garden on Johnson
- Read water meters

¾" Water Taps		5
Meter Conversions	7	
Sewer Inspections	10	
Water Inspections	8	
Locates	403	
City Hall Work Orders	112	
Driveway Insp	7	
Sidewalk Insp	1	
Final ROW Insp	8	



OCTOBER 2016 ARTS COMMISSION REPORT

- **Arts Programming:** The Arts Commission is working on planning its programming schedule for 2017. Registration for all upcoming classes is available through Parks and Recreation.
 - **November Family Art Day:**
Color and Pattern
November 5 from 9:30 to 11:30 a.m.
\$5 per person, all ages welcome
 - **Holiday Self Portrait Class**
December 3 from 9:30 to 11:30 a.m.
\$20 per person, ages 9-15
- **Instructors Wanted:** The Arts Commission's Programming Task Force is currently in the process of creating the programming schedule for the first quarter of 2017. Individuals interested in leading a class may contact Meredith Hauck at arts@raymore.com or may fill out an interest form on at www.raymore.com/arts.
- **Council Chambers Art Gallery:** On October 10, the new art exhibit featuring artists from the Tri-County Art League opened. The exhibit will be on display through December 28.
- **Public Art Process:** The Public Art Committee and Arts Commission selected Raymore artist Ched Redmon to move forward in the Call for Artist process for both the Municipal Center Public Art Piece and the 58/Dean Entrance Art Piece. Mr. Redmon is in the process of completing a conceptual design for both pieces. The conceptual design will be presented to the appropriate approval bodies in November for feedback.
- **Upcoming Meetings:**
 - November - No Arts Commission Meeting Due to Election Day
 - November 15 - Public Art Committee Meeting, 7:30 p.m.
 - December 13 - Arts Commission Regular Meeting, 7 p.m.



GRANT REPORT - OCTOBER 2016

New Grant Applications	Grantor	Award Amt. Requested / Match Req'd.	Project / Item	Notification Timeline	Awarded / Denied
Recreational Amenity Cost Sharing Program - Community Assistance Program (CAPS)	MO Dept of Conservation	\$178,000 (75% Contribution by CAPS)	Johnston Lake Community Assistance Program	Summer 2016	Awarded
Bulletproof Vest Partnership Program - 2016	U.S. Dept. of Justice	\$5,005.00 (50% match)	Bulletproof vests	Summer 2016	Awarded

Current Grant Awards:	Grantor	Award Amount / Match Req'd.	Eligible Amount Expended to Date	Awards/ Reimbursements Rec'd. to Date	Grant Deadline
Police:					
State & Community Hwy. Safety Grant - DWI (Oct. 2015 - Sept. 2016)	MoDOT (Traffic & Hwy. Safety Division)	\$8,000.00 (no match)	\$7,579.35	\$ 2,801.63	9/30/16
State & Community Hwy. Safety Grant - HMV (Oct. 2015 - Sept. 2016)	MoDOT (Traffic & Hwy. Safety Division)	\$5,000.00 (no match)	\$4,989.83	\$3,420.66	9/30/16

This report reflects activity through September 30, 2016



GRANT REPORT - OCTOBER 2016

Bulletproof Vest Partnership program (2014) ¹	U.S. Dept. of Justice	\$5,100.73 (50% match)	\$5,100.73	\$ 2,377.75	9/30/16
Bulletproof Vest Partnership program (2016) ²	U.S. Dept. of Justice	\$5,005.00 (50% match)	\$117.52	\$0.00	8/31/18
Emergency Mgmt:					
Emergency Mgmt. Performance Grant - 2016	FEMA	\$51,123.96 (50% match)	\$24,682.12	\$24,682.12	12/31/2016
Past Grant Awards:	Grantor	Award Amount / Match Req'd.	Eligible Amount Expended to Date	Awards/ Reimbursements Rec'd. to Date	Grant Deadline
Police:					
Bulletproof Vest Partnership Program - 2013	U.S. Dept. of Justice	\$1,016.65 (50% match)	\$ 1,016.65	\$ 1,016.65	8/31/15
State & Community Hwy. Safety Grant - <u>DWI</u> (Oct. 2014 - Sept. 2015)	MO DOT (Traffic & Hwy. Safety Division)	\$7,000.00 (no match)	\$ 6,968.38	\$ 6,968.38	9/30/15
State & Community Hwy. Safety Grant - <u>HMV</u> (Oct. 2014 - Sept. 2015)	MO DOT (Traffic & Hwy. Safety Division)	\$4,000.00 (no match)	\$ 3,978.37	\$ 3,978.37	9/30/15
Emergency Mgmt:					

¹ Bulletproof Vest reimbursements have a 2-yr drawdown period

² Bulletproof Vest reimbursements have a 2-yr drawdown period



GRANT REPORT - OCTOBER 2016

Emergency Mgmt. Performance Grant - 2015 (Jan. - Dec. 2015)	FEMA	\$48,306.97 (50% match)	\$47,895.11	\$47,895.11	12/31/15
Past Partnership Grant Awards:	Grantor	Partners	City of Raymore "In Kind" cont.	Award Received	Grant Deadline
Parks & Rec:					
Water Quality Education Grant- (4-acres of prairie meadow & riparian plantings in Linear Park)	MARC	South Grand Watershed ³ Mo. Dept. of Conservation Raymore Parks & Rec	\$ 5,690.00	\$ 2,475.00	12/01/15

³ Grant administrator

****This report reflects activity through September 30, 2016****



TO: Mayor and Members of the City Council
VIA: Mr. Jim Feuerborn, City Manager
From: Ms. Cynthia Watson, Finance Director
DATE: 10/24/2016
Re: Monthly Financial Report

Mayor and Council:

Attached is the monthly departmental financial summary report for your review. This report has been prepared for the fiscal period September 1, 2016 to September 30, 2016.

Some notes regarding this month's summary operating report:

General Fund Revenue:

Overall, at 91.67% of the way through the fiscal year, General Fund revenues are generally tracking as expected with total collected revenue of 79.70% of budget. Inter-fund transfers are being completed on a monthly basis with the exception of the Capital Funds Transfer. The Capital Funds Transfers will occur throughout the year after the capital project has been accepted by the Council and final payments have been made.

- Property tax revenues collected are tracking at 99.64%, in line with expectations. Staff anticipates this revenue source at year end to come in at budget.
- Franchise Tax revenues as a whole are tracking slightly below straight line budget and down from prior year. Staff will continue to monitor this carefully but does expect this revenue source to come in below budget.
- Sales tax revenues as a whole are tracking slightly below straight line budget at 92.96%.
- Fees and Permit revenues collected exceeded budget. This is primarily due to 184 residential building permits having been issued out of the 95 budgeted starts, and the unbudgeted planning, zoning and engineering fees. Staff anticipates additional collections throughout the remainder of the fiscal year resulting in this revenue source coming in approximately 100% above budget at fiscal year-end.

- License revenues collected collected exceeds budget. Staff anticipates small monthly collections throughout the remainder of the fiscal year resulting in this revenue source coming in 6% above budget at fiscal year-end.
- Municipal Court revenues collected are below straight line budget at 87.95%. Staff will continue to monitor this revenue source closely throughout the year.

General Fund Expenses:

Departmental spending is tracking normally. Most of the departments are right at straight line expectation or slightly higher due to the three pay-periods occurring this year in December and June.

- The Administration Department reflects normal spending as well as the \$30,000 reimagine campaign that the budget was amended for during October. Staff expects this department to come be within budget at year-end.

Parks Fund Revenue:

Revenues are at 99.92% of budget 91.67% of the way through the year, normal for this time of the year. Park revenues associated with property taxes, miscellaneous and rentals are at 97.58% of straight line budget and will continue to increase in the next month with increased usage of soccer fields, park house and shelters that will continue through late fall. Recreation revenues have exceeded budget primarily due increased participation in the basketball, soccer, baseball, softball and tiny sports programs this fiscal year. Recreation revenues are expected to increase in the next month with adult softball registrations.

Parks Fund Expenses

Both the Parks and Recreation departments are showing the same operational expenditure pattern as in years past, and are tracking normally. Expenditures are expected to increase as the number of programs offered goes up.

Enterprise Fund Revenue

Utility revenues as a whole are tracking at 94.62% of straight line budget. All utility revenue is tracking at or slightly above straight line budget. The water meter supply fee is currently at 194.95% of straight line budget. At the September 26, 2016 Council Meeting staff brought a budget item forward to increase the revenue

source as well as the expenditure line items for additional tap materials. That amendment will be reflected in the October monthly report.

Enterprise Fund Expense

Enterprise Fund expenditures are tracking below straight line budget but at expectations.

01 -GENERAL FUND
 FINANCIAL SUMMARY

	PRIOR YEAR ENDING PO BAL.	PRIOR YEAR PO ADJUST.	REMAINING PRIOR YEAR PO BALANCE	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
REVENUE SUMMARY									
NON-DEPARTMENTAL									
PROPERTY TAXES	0.00	0.00	0.00	1,306,209.00	4,710.15	1,301,463.19	0.00	4,745.81	99.64
FRANCHISE TAXES	0.00	0.00	0.00	2,345,761.00	216,270.94	2,010,524.21	0.00	335,236.79	85.71
SALES TAXES	0.00	0.00	0.00	3,269,336.00	326,769.71	3,039,183.85	0.00	230,152.15	92.96
FEES AND PERMITS	0.00	0.00	0.00	164,627.00	27,403.78	363,094.64	(5.00)	(198,462.64)	220.55
LICENSES	0.00	0.00	0.00	123,350.00	2,620.00	130,047.75	0.00	(6,697.75)	105.43
MUNICIPAL COURT	0.00	0.00	0.00	440,900.00	31,063.05	387,772.36	0.00	53,127.64	87.95
MISCELLANEOUS	0.00	0.00	0.00	309,474.00	10,689.85	379,727.13	0.00	(70,253.13)	122.70
TRANSFERS - INTERFUND	0.00	0.00	0.00	1,351,579.00	111,214.92	1,223,364.12	0.00	128,214.88	90.51
TOTAL NON-DEPARTMENTAL	0.00	0.00	0.00	9,311,236.00	730,742.40	8,835,177.25	(5.00)	476,063.75	94.89
TOTAL REVENUES	0.00	0.00	0.00	9,311,236.00	730,742.40	8,835,177.25	(5.00)	476,063.75	94.89
EXPENDITURE SUMMARY									
NON-DEPARTMENTAL									
ADMINISTRATION	0.00	0.00	0.00	1,158,140.75	85,306.24	1,077,367.78	7,545.79	73,227.18	93.68
INFORMATION TECHNOLOGY	22,655.50	21,718.00	937.50	453,022.00	27,287.65	409,847.90	(16,068.90)	59,243.00	86.92
ECONOMIC DEVELOPMENT	4,174.30	4,174.30	0.00	168,419.71	8,641.04	141,789.73	(4,131.76)	30,761.74	81.74
COMMUNITY DEVELOPMENT	0.00	0.00	0.00	571,752.75	38,512.60	488,560.80	1,270.09	81,921.86	85.67
ENGINEERING	0.00	0.00	0.00	389,182.75	27,992.58	350,606.81	751.00	37,824.94	90.28
STREETS	0.00	0.00	0.00	1,216,858.25	78,729.24	891,321.92	24,248.42	301,287.91	75.24
BUILDING & GROUNDS	392.00	392.00	0.00	308,410.00	23,780.33	244,522.27	2,577.56	61,310.17	80.12
STORMWATER	0.00	0.00	0.00	282,293.25	18,320.56	226,150.34	270.72	55,872.19	80.21
COURT	0.00	0.00	0.00	167,075.50	12,274.02	149,665.30	1,807.09	15,603.11	90.66
FINANCE	0.00	0.00	0.00	568,599.00	41,624.07	517,768.17	1,257.87	49,572.96	91.28
POLICE	2,708.00	2,708.00	0.00	3,770,192.00	279,828.03	3,139,561.82	11,589.89	619,040.29	83.58
EMERGENCY MANAGEMENT	0.00	0.00	0.00	126,099.00	7,747.83	104,422.63	140.21	21,536.16	82.92
TOTAL EXPENDITURES	29,929.80	28,992.30	937.50	10,550,796.96	764,273.52	8,998,108.10	31,257.98	1,521,430.88	85.58
REVENUES OVER/(UNDER) EXPENDITURES	(29,929.80)	28,992.30	(937.50)	(1,239,560.96)	(33,531.12)	(162,930.85)	(31,262.98)	(1,045,367.13)	15.67

25 -PARK FUND
 FINANCIAL SUMMARY

	PRIOR YEAR ENDING PO BAL.	PRIOR YEAR PO ADJUST.	REMAINING PRIOR YEAR PO BALANCE	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
REVENUE SUMMARY									
NON-DEPARTMENTAL									
MISCELLANEOUS	0.00	0.00	0.00	0.00	(517.75)	0.00	0.00	0.00	0.00
TOTAL NON-DEPARTMENTAL	0.00	0.00	0.00	0.00	(517.75)	0.00	0.00	0.00	0.00
PARKS DEPARTMENT									
PROPERTY TAXES	0.00	0.00	0.00	351,956.00	1,268.01	350,337.44	0.00	1,618.56	99.54
MISCELLANEOUS	0.00	0.00	0.00	3,041.00	1,760.92	14,109.39	0.00	(11,068.39)	463.97
PARK REVENUE	0.00	0.00	0.00	21,250.00	1,385.00	18,970.00	0.00	2,280.00	89.27
TRANSFERS - INTERFUND	0.00	0.00	0.00	275,000.00	22,916.67	252,083.37	0.00	22,916.63	91.67
TOTAL PARKS DEPARTMENT	0.00	0.00	0.00	651,247.00	27,330.60	635,500.20	0.00	15,746.80	97.58
RECREATION PROGRAMS									
PARK REVENUE	0.00	0.00	0.00	337,800.00	14,109.27	352,883.00	(96.00)	(14,987.00)	104.44
TOTAL RECREATION PROGRAMS	0.00	0.00	0.00	337,800.00	14,109.27	352,883.00	(96.00)	(14,987.00)	104.44
TOTAL REVENUES	0.00	0.00	0.00	989,047.00	40,922.12	988,383.20	(96.00)	759.80	99.92
EXPENDITURE SUMMARY									
PARKS DEPARTMENT	28,640.36	28,640.36	0.00	690,765.75	63,663.79	601,743.49	(22,328.92)	111,351.18	83.88
RECREATION PROGRAMS	0.00	0.00	0.00	526,921.00	56,181.73	460,958.03	7,321.23	58,641.74	88.87
TOTAL EXPENDITURES	28,640.36	28,640.36	0.00	1,217,686.75	119,845.52	1,062,701.52	(15,007.69)	169,992.92	86.04
REVENUES OVER/(UNDER) EXPENDITURES	(28,640.36)	28,640.36	0.00	(228,639.75)	(78,923.40)	(74,318.32)	14,911.69	(169,233.12)	25.98

50 -ENTERPRISE FUND
 FINANCIAL SUMMARY

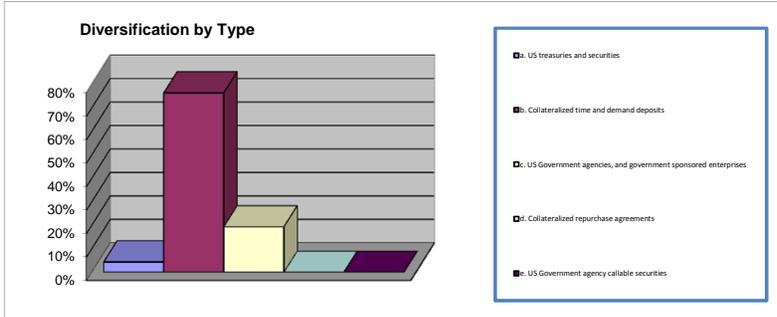
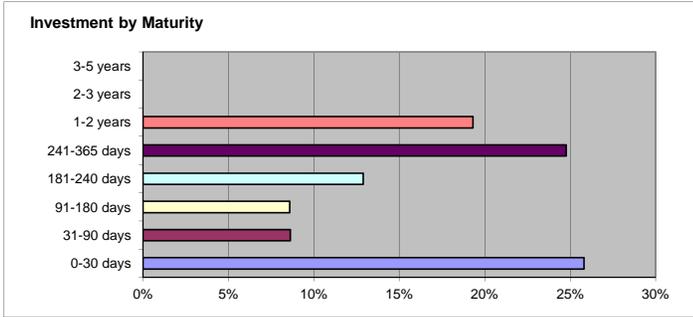
	PRIOR YEAR ENDING PO BAL.	PRIOR YEAR PO ADJUST.	REMAINING PRIOR YEAR PO BALANCE	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
REVENUE SUMMARY									
NON-DEPARTMENTAL									
MISCELLANEOUS	0.00	0.00	0.00	24,681.00	2,756.41	36,111.18	0.00	(11,430.18)	146.31
UTILITY REVENUE	0.00	0.00	0.00	7,148,113.00	676,864.73	6,760,452.97	0.00	387,660.03	94.58
TOTAL NON-DEPARTMENTAL	0.00	0.00	0.00	7,172,794.00	679,621.14	6,796,564.15	0.00	376,229.85	94.75
DEBT SERVIDCE									
MISCELLANEOUS	0.00	0.00	0.00	155,556.00	0.00	(74.00)	0.00	155,630.00	0.05-
TOTAL DEBT SERVIDCE	0.00	0.00	0.00	155,556.00	0.00	(74.00)	0.00	155,630.00	0.05-
SRF SEWER BONDS									
MISCELLANEOUS	0.00	0.00	0.00	0.00	2.66	27,442.01	0.00	(27,442.01)	0.00
TRANSFERS - INTERFUND	0.00	0.00	0.00	0.00	32,499.99	117,441.89	0.00	(117,441.89)	0.00
TOTAL SRF SEWER BONDS	0.00	0.00	0.00	0.00	32,502.65	144,883.90	0.00	(144,883.90)	0.00
TOTAL REVENUES	0.00	0.00	0.00	7,328,350.00	712,123.79	6,941,374.05	0.00	386,975.95	94.72
EXPENDITURE SUMMARY									
NON-DEPARTMENTAL									
WATER	0.00	0.00	0.00	234,144.00	19,512.00	214,513.91	0.00	19,630.09	91.62
SEWER	78,276.00	78,276.00	0.00	3,163,077.00	325,494.32	2,690,703.81	191,709.16	280,664.03	91.13
SOLID WASTE	0.00	0.00	0.00	2,734,153.00	138,468.84	2,147,088.07	(74,126.88)	661,191.81	75.82
DEBT SERVIDCE	0.00	0.00	0.00	948,000.00	79,034.76	794,013.92	79,034.76	74,951.32	92.09
SRF SEWER BONDS	0.00	0.00	0.00	0.00	0.00	2,368.55	0.00	(2,368.55)	0.00
TOTAL EXPENDITURES	78,276.00	78,276.00	0.00	155,556.00	0.00	33,653.94	0.00	121,902.06	21.63
TOTAL EXPENDITURES	78,276.00	78,276.00	0.00	7,234,930.00	562,509.92	5,882,342.20	196,617.04	1,155,970.76	84.02
REVENUES OVER/(UNDER) EXPENDITURES	(78,276.00)	78,276.00	0.00	93,420.00	149,613.87	1,059,031.85	(196,617.04)	(768,994.81)	923.16

City of Raymore
Current Listing of Investments Held at 09/30/16

Purchase Date	Receipt #	Institution	Description	Restricted	Maturity Date	Principal	Par *	Yield	Market**
06/27/16	802363	CBR	CD	Fund 50	06/29/17	668,309.92	668,309.92	0.3000	668,309.92
08/23/16	108039870	Commerce	CD		08/23/17	1,500,000.00	1,500,000.00	0.6000	1,500,000.00
09/26/16	108039953	Commerce	CD		09/26/17	2,000,000.00	2,000,000.00	0.6000	2,000,000.00
11/20/15	802123	CBR	CD		11/20/16	2,009,774.78	2,009,774.78	0.6500	2,009,774.78
04/27/16	802285	CBR	CD		04/27/17	2,003,490.41	2,003,490.41	0.7000	2,003,490.41
04/30/15	108036923	Commerce	US TREASURY NOTE		04/30/17	1,000,000.00	1,000,000.00	0.5000	1,000,000.00
01/27/15	108036606	Commerce	FHLB		12/08/17	2,500,000.00	2,500,000.00	1.1250	2,500,000.00
04/30/15	108036915	Commerce	FNMA		04/30/18	2,000,000.00	2,000,000.00	1.1250	2,000,000.00
10/18/12		MOSIP	MOSIP POOLE- GENERAL FUND		NA	2,008,658.26	2,008,658.26	0.0500	2,008,658.26
06/03/16		MOSIP	MOSIP POOLE - GO BOND	GO Bond	NA	2,002,860.63	2,002,860.63	0.0500	2,002,860.63
09/01/16		MOSIP	MOSIP POOLE - GO BOND	GO Bond	NA	2,000,821.05	2,000,821.05	0.0500	2,000,821.05
06/03/16	802315	CBR	CD	GO Bond	06/03/17	1,602,944.00	1,602,944.00	0.7300	1,602,944.00
06/03/16	802318	CBR	CD	GO Bond	01/28/17	2,002,772.60	2,002,772.60	0.5500	2,002,772.60
Investment Total						23,299,631.65	23,299,631.65		23,299,631.65

* Par value listed above is the actual amount if less than one year or the calculated annual earnings showing a one-year duration
 **Market value listed above is the value of the investment at month end

Average Annual Rate of Return: 0.5641



Listing of Investments Matured During the Month

Month	Receipt #	Institution	Description	Restricted	Maturity Date	Principal	Par *	Yield	Days Held
06/03/16	108039641	Commerce	CD	GO Bond	09/01/16	2,000,000.00	2,000,000.00	0.4160	90.00
12/31/15	108038521	Commerce	CD		09/26/16	2,000,000.00	2,000,000.00	0.6500	270.00

Average Rate of Return on Maturities: 0.5330

Consent Agenda

THE RAYMORE COUNCIL MET IN REGULAR SESSION ON MONDAY, OCTOBER 10, 2016 IN COUNCIL CHAMBERS AT 100 MUNICIPAL CIRCLE, RAYMORE, MISSOURI. MEMBERS PRESENT: MAYOR TURNBOW, COUNCILMEMBERS BARBER, BURKE, III, HOLMAN, HUBACH, MOORHEAD, AND SEIMEARS, CITY MANAGER JIM FEUERBORN, CITY CLERK JEANIE WOERNER, AND CITY ATTORNEY JONATHAN ZERR.

- 1. Call To Order.** Mayor Pro Tem Moorhead called the meeting to order at 7:00 p.m.
- 2. Roll Call.** City Clerk Jeanie Woerner called roll; quorum present to conduct business. Councilmembers Abdelgawad and Kellogg absent.
- 3. Pledge of Allegiance.**
- 4. Presentations/Awards.**

City Clerk Jeanie Woerner administered the Oath of Office to John Seimears. Mr. Seimears assumed his seat at the dais.

5. Personal Appearances.

Arts Commission Chair Sharon Parys introduced Sandra Braga, President of Tri County Art League who spoke to the Council about their organization and acknowledged the Chamber Art Exhibit artists.

6. Staff Report.

Community Development Director Jim Cadoret provided a review of the staff report included in the Council packet and reviewed upcoming agenda items for the Planning and Zoning Commission.

Parks and Recreation Director Nathan Musteen reviewed the report included in the Council packet and provided updates on upcoming department events and activities.

Chief of Police Jan Zimmerman provided statistical information regarding the Investigation Division for the department.

City Manager Jim Feuerborn review upcoming items for the October 17 work session.

7. Committee Reports.

Derek Moorhead provided an overview of the October 4 Charter Review Commission meeting. The next meeting will be October 18 in the Executive Conference Room.

8. Consent Agenda.

A. Council Meeting Minutes, September 26, 2016

B. Council Special Meeting Minutes, October 3, 2016

Councilmember Barber asked for item B to be considered separately as he was not in attendance at the October 3, 2016 meeting.

MOTION: By Councilmember Moorhead, second by Councilmember Hubach to approve item A of the Consent Agenda as presented.

DISCUSSION: None

VOTE:	Councilmember Abdelgawad	Absent
	Councilmember Barber	Aye
	Councilmember Burke, III	Aye
	Councilmember Holman	Aye
	Councilmember Hubach	Aye
	Councilmember Kellogg	Absent
	Councilmember Moorhead	Aye
	Councilmember Seimears	Abstain

MOTION: By Councilmember Moorhead, second by Councilmember Hubach to approve item B of the Consent Agenda as presented.

DISCUSSION: Councilmember Seimears abstained as he was not seated at the meetings.

VOTE:	Councilmember Abdelgawad	Absent
	Councilmember Barber	Abstain
	Councilmember Burke, III	Aye
	Councilmember Holman	Aye
	Councilmember Hubach	Aye
	Councilmember Kellogg	Absent
	Councilmember Moorhead	Aye
	Councilmember Seimears	Abstain

9. Unfinished Business. Second Readings.

A. Recreation Activity Center Conditional Use Permit

BILL 3208: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, APPROVING A CONDITIONAL USE PERMIT FOR THE RAYMORE ACTIVITY CENTER PUBLIC BUILDING TO BE LOCATED IN RECREATION PARK, RAYMORE, CASS COUNTY, MISSOURI."

City Clerk Jeanie Woerner conducted the second reading of Bill 3208 by title only.

MOTION: By Councilmember Moorhead, second by Councilmember Hubach to approve the second reading of Bill 3208 by title only.

DISCUSSION: None

VOTE:	Councilmember Abdelgawad	Absent
	Councilmember Barber	Aye
	Councilmember Burke, III	Aye
	Councilmember Holman	Aye
	Councilmember Hubach	Aye
	Councilmember Kellogg	Absent
	Councilmember Moorhead	Aye
	Councilmember Seimears	Aye

Mayor Pro Tem Moorhead announced the motion carried and declared Bill 3208 as **Raymore City Ordinance 2016-077.**

B. FY16 Budget Amendment - FY16 Operating Funds

BILL 3207: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AMENDING THE FISCAL YEAR 2016 OPERATING BUDGET."

City Clerk Jeanie Woerner conducted the second reading of Bill 3207 by title only.

MOTION: By Councilmember Moorhead, second by Councilmember Hubach to approve the second reading of Bill 3207 by title only.

DISCUSSION: None

VOTE:	Councilmember Abdelgawad	Absent
	Councilmember Barber	Aye
	Councilmember Burke, III	Aye
	Councilmember Holman	Aye
	Councilmember Hubach	Aye

Councilmember Kellogg	Absent
Councilmember Moorhead	Aye
Councilmember Seimears	Aye

Mayor Pro Tem Moorhead announced the motion carried and declared Bill 3207 as **Raymore City Ordinance 2016-078.**

C. Agreement for the Highway 58 and Dean Avenue CID

BILL 3209: "AN ORDINANCE APPROVING THE COOPERATIVE AGREEMENT AMONG THE CITY OF RAYMORE, MISSOURI, THE HIGHWAY 58 AND DEAN AVENUE COMMUNITY IMPROVEMENT DISTRICT AND RAYMORE PARTNERS, LLC TO IMPLEMENT THE HIGHWAY 58 AND DEAN AVENUE COMMUNITY IMPROVEMENT DISTRICT."

City Clerk Jeanie Woerner conducted the second reading of Bill 3209 by title only.

MOTION: By Councilmember Moorhead, second by Councilmember Hubach to approve the second reading of Bill 3209 by title only.

DISCUSSION: None

VOTE:	Councilmember Abdelgawad	Absent
	Councilmember Barber	Aye
	Councilmember Burke, III	Aye
	Councilmember Holman	Aye
	Councilmember Hubach	Aye
	Councilmember Kellogg	Absent
	Councilmember Moorhead	Aye
	Councilmember Seimears	Aye

Mayor Pro Tem Moorhead announced the motion carried and declared Bill 3209 as **Raymore City Ordinance 2016-079.**

10. New Business. First Readings.

A. Confirmation of Undeveloped Lots to Have Sidewalk Installed by City

RESOLUTION 16-47: "A RESOLUTION OF THE CITY OF RAYMORE, MISSOURI CONFIRMING THE DECISION TO INSTALL SIDEWALK ON CERTAIN IDENTIFIED UNDEVELOPED LOTS AND AUTHORIZING CITY STAFF TO TAKE THE STEPS NECESSARY TO HAVE SIDEWALK INSTALLED."

City Clerk Jeanie Woerner conducted the reading of Resolution 16-47 by title only.

Community Development Director Jim Cadoret provided a review of the staff report included in the Council packet. He stated at its September 28, 2016 meeting Council held a public hearing to determine 10 undeveloped lots upon which the City will install sidewalk and levy a special assessment against the property for the costs thereof. Action on this Resolution confirms the list of the 10 identified lots on which sidewalk shall be installed and authorizes the City staff to proceed with the steps necessary to have the sidewalk installed. The Resolution has a installation date of September 1, 2017 based on concerns voiced by Council during the public hearings. General questions were answered of Councilmembers.

MOTION: By Councilmember Moorhead, second by Councilmember Hubach to approve the reading of Resolution 16-47 by title only.

DISCUSSION: None

VOTE:	Councilmember Abdelgawad	Absent
	Councilmember Barber	Aye
	Councilmember Burke, III	Aye
	Councilmember Holman	Aye
	Councilmember Hubach	Aye
	Councilmember Kellogg	Absent
	Councilmember Moorhead	Aye
	Councilmember Seimears	Aye

B. Adoption of FY 2017 City Budget (public hearing)

BILL 3213: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, APPROVING THE FISCAL YEAR 2017 BUDGET."

City Clerk Jeanie Woerner conducted the first reading of Bill 3213 by title only.

Mayor Turnbow opened the public hearing at 7:38 p.m. and asked for a staff report.

Finance Director Cindi Watson provided a detailed review of the staff report included in the Council Packet. The proposed FY 2017 Budget was presented to the City Council in mid-August. The Council has had the opportunity to discuss the budget at work sessions and meetings since it was presented to them by the City Manager. The budget is now presented for first reading. The budget before the Council reflects the City Manager's proposed budget and CIP with proposed changes to the Operating and Capital Budgets indicated by Council at various meetings presented in Exhibit A for Council consideration and addition.

Mayor Turnbow opened the floor for public comments and hearing none, closed the public hearing at 7:40 p.m.

MOTION: By Councilmember Holman, second by Councilmember Moorhead to approve the first reading of Bill 3213 by title only, excluding the proposed \$150,000 for the park trail lighting project.

DISCUSSION: Councilmember Holman stated this was the last item inserted into the budget and he is supportive of the \$150,000, but feels the project warrants further investigations and planning by staff and the Park Board.

Councilmember Moorhead stated his support of the trail lighting project amount of \$150,000, however the dollar amount might not support the project and he feels a plan needs to be in place to cover this project.

VOTE:	Councilmember Abdelgawad	Absent
	Councilmember Barber	Aye
	Councilmember Burke, III	Aye
	Councilmember Holman	Aye
	Councilmember Hubach	Aye
	Councilmember Kellogg	Absent
	Councilmember Moorhead	Aye
	Councilmember Seimears	Aye

C. Approval of 2017-2021 Capital Improvement Program (public hearing)

RESOLUTION 16-48: "A RESOLUTION OF THE CITY OF RAYMORE MISSOURI, APPROVING THE 2017-2021 RAYMORE CAPITAL IMPROVEMENTS PROGRAM."

City Clerk Jeanie Woerner conducted the reading of Resolution 16-48 by title only.

Mayor Turnbow opened the public hearing at 7:46 p.m. and asked for a staff report.

Finance Director Cindi Watson stated at the same time as the fiscal year budget is submitted to the Council for approval, a five-year capital improvement program (CIP) is submitted. The capital program for the next fiscal year is part of the Council's approval of the operating budget. The CIP for the following four years serves as a planning guide for the City. The proposed 2017-2021 CIP was presented to the City Council in mid-August and was discussed at subsequent meetings. The CIP was also reviewed by and was the subject of a public hearing before the Planning and Zoning Commission. The amendment made in the prior Council item, Bill 3213 will be reflected in the referenced exhibit.

Mayor Turnbow opened the floor for public comments and hearing none, closed the public hearing at 7:47 p.m.

MOTION: By Councilmember Moorhead, second by Councilmember Hubach to approve the reading of Resolution 16-48 by title only.

DISCUSSION: City Manager Jim Feuerborn stated this proposed CIP would have included the \$150,000 for trail lighting as removed from Bill 3213, he recommended amending the CIP to include the project in FY 2018 or future years.

Councilmember Moorhead withdrew his original motion.

RESTATED MOTION: By Councilmember Moorhead, second by Councilmember Hubach to approve Resolution 16-48 by title only, to reflect the changes made in Bill 3213, the removal of the trail lighting project from the 2017 budget, and to include the trail lighting project in the CIP unfunded for FY 2018.

VOTE:	Councilmember Abdelgawad	Absent
	Councilmember Barber	Aye
	Councilmember Burke, III	Aye
	Councilmember Holman	Aye
	Councilmember Hubach	Aye
	Councilmember Kellogg	Absent
	Councilmember Moorhead	Aye
	Councilmember Seimears	Aye

11. Public Comments.

12. Mayor/Council Communication.

Mayor Turnbow and Councilmembers welcomed Councilmember Seimears, thanked the local artists for their artwork for display in Chambers, and the work of the Charter Review Commission.

Councilmember Seimears thanked Council for appointing him as a member of the Council.

Councilmember Holman thanked staff for the reports from the Community Development and Economic Development Departments. He noted the excellent work in preparation of the proposed budget.

Councilmember Burke thanked Park staff for the successful Trucktober Fest Event and Public Works and Engineering staff.

Councilmember Hubach expressed support of the future trail lighting project.

Mayor Turnbow asked for citizen patience during the current public works projects on 58 Highway. He announced a Veteran's Day ceremony to be held on November 10 at TB Hanna Station.

13. Adjournment.

MOTION: By Councilmember Moorhead, second by Councilmember Hubach to adjourn.

VOTE:	Councilmember Abdelgawad	Absent
	Councilmember Barber	Aye
	Councilmember Burke, III	Aye
	Councilmember Holman	Aye
	Councilmember Hubach	Aye
	Councilmember Kellogg	Aye
	Councilmember Moorhead	Absent
	Councilmember Seimears	Aye

The regular meeting of the Raymore Council adjourned at 8:00 p.m.

Respectfully submitted,

Jeanie Woerner
City Clerk



**CITY OF RAYMORE
AGENDA ITEM INFORMATION FORM**

DATE: 10/24/16

SUBMITTED BY: Cynthia Watson

DEPARTMENT: Finance

- | | | | |
|------------------------------------|------------------------------------------------|--------------------------------------------------|-----------------------------------------|
| <input type="checkbox"/> Ordinance | <input checked="" type="checkbox"/> Resolution | <input checked="" type="checkbox"/> Presentation | <input type="checkbox"/> Public Hearing |
| <input type="checkbox"/> Agreement | <input type="checkbox"/> Discussion | <input type="checkbox"/> Other | |

TITLE / ISSUE / REQUEST

Disposal of surplus property

FINANCIAL IMPACT

Award To:

Amount of Request/Contract:

Amount Budgeted:

Funding Source/Account#:

PROJECT TIMELINE

Estimated Start Date

Estimated End Date

STAFF RECOMMENDATION

Staff recommends approval Resolution 16-42

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission:

Date:

Action/Vote:

LIST OF REFERENCE DOCUMENTS ATTACHED

Resolution 16-42 Surplus Property

Exhibit A - Department Surplus

Exhibit B - Utility Surplus

Exhibit C - PD Evidence Released

REVIEWED BY:

Jim Feuerborn

BACKGROUND / JUSTIFICATION

Each year staff brings before Council a recommendation to sale or dispose of obsolete and surplus property. Staff will list and sale as many items as possible through Gov Deals on-line auction. This year the exhibits have been separated for department surplus, utilities surplus and property evidence release due the large number and nature of items listed.

RESOLUTION 16-42

“A RESOLUTION OF THE CITY OF RAYMORE, MISSOURI, AUTHORIZING AND APPROVING THE SALE OR DISPOSAL OF OBSOLETE AND SURPLUS PROPERTY IN ACCORDANCE WITH SECTION 135.060 OF THE CITY CODE.”

WHEREAS, Section 135.060 of the Raymore City Code provides;

SECTION 135.060: SURPLUS PROPERTY

- A. A detailed list of any surplus, obsolete, worn-out, or confiscated department property shall be submitted to the Purchasing Department with recommendation for disposal. The list will be circulated to all Department Heads. Upon request, items may be transferred to another department subject to approval of the City Manager.
- B. Surplus property may be sold by sealed bid or public auction with authorization of the City Council. Such items shall be stripped of all City identification prior to the sale. Unsold items may be junked and sold for scrap upon approval of the City Manager.

WHEREAS, the items listed in Exhibits A, B and C of this resolution are not usable within the City and are recommended for sale or disposal.

NOW THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF RAYMORE, MISSOURI, AS FOLLOWS:

Section 1. The property described in Exhibits A, B and C attached hereto are declared surplus and shall be sold to the highest bidder, or disposed of if no longer usable.

Section 2. This Resolution shall become effective on and after the date of passage and approval.

Section 3. Any Resolution or part thereof which conflicts with this Resolution shall be null and void.

DULY READ AND PASSED THIS 24TH DAY OF OCTOBER, 2016 BY THE FOLLOWING VOTE:

Councilmember Abdelgawad
Councilmember Barber
Councilmember Burke, III
Councilmember Holman
Councilmember Hubach
Councilmember Kellogg

Councilmember Moorhead
Councilmember Seimears

ATTEST:

APPROVE:

Jean Woerner, City Clerk

Kristofer P. Turnbow, Mayor

Date of Signature

Exhibit A

2016 Disposal Items

Item	Description		Serial Number	Orig. Cost	Asset #	PIC
IT						
DVD Player	Sony DVD Player DVP-NS57P		8052174			16-01
DVD Player	Sony DVD Player DVP-NS57P		8049223			16-02
VHS Player	Sanyo VHS Player VWM-360		88981262 B7			16-03
Shredder	GBC Shred Master Paper Shredder		OS00713		05-0231	1181 16-04
Monitor	JVC TM-A13SU 13" Color Video Monitor w/Audio Inputs	Works	7607820			16-05
Monitor	JVC TM-A13SU 13" Color Video Monitor w/Audio Inputs	Works	7607778			16-06
Fax Machine	Brother MFC-J430W Fax Machine	Works	U62905C3F 127004			16-07
PagePro	Minolta PagePro 1250E	Works	4301002041	291.59	06-0012	4037 16-08
Printer	HP Office Jet G85XI C6735	Unknown	SGC041072J	\$775.06	05-0020	16-09
Printer	HP Laser Jet 2300 Q2477A	Unknown	CNBDD16969	\$551.99	01-0176	1091 16-10
Printer	HP Office Jet 100 Mobile Printer	Unknown	MY19H510F0			16-11
Printer	HP Office Jet 100 Mobile Printer	Unknown	MY53VF10G2			16-12
Printer	HP Office Jet H470 Mobile Printer	Not Working	CN8AQ180KP		04-0060	16-13
Reducer	Shure EQ & Feedback Reducer		8502276			16-14
Router	Biamp Distribution Amp/Router Advantage DA28R		233460			16-15
Mixer	Biamp Automatic Mixer Advantage Autoone		236091			16-16
Mixer	Biamp Automatic Mixer Advantage Autoone		236925			16-17
Mixer	Biamp Stereo Preamp Mixer		235190			16-18
Compensator	Biamp Ambient Noise Compensator		229311			16-19
Video Rack	Network/AV Video Rack Enclosuer Half Height		None			16-20
Computer	Dell Optiplex GX620 Desktop Computer		GJTMK81	\$709.84	01-0430	16-21
Computer	Dell Optiplex 380 Desktop Computer		F7XMWR1	\$708.33		2011 16-22
Computer	Dell Optiplex 380 Desktop Computer		F7YGWR1	\$708.33		2016 16-23
Computer	Dell Optiplex 780 Desktop Computer		HGV65P1	\$782.68	15-1320	5081 16-24
Computer	Dell Optiplex 780 Desktop Computer		HYS65P1	\$839.63	15-1317	5074 16-25
Computer	Dell Optiplex 380 Desktop Computer		F7XKW1	\$708.33		2013 16-26
Computer	Dell Optiplex 755 Desktop Computer		7X76TH1	\$802.66	50-0050	4030 16-27
Computer	Dell Optiplex 780 Desktop Computer		BGMJJL1	\$909.00	15-1225	5114 16-28
Battery UPS	APC XS-1300 Battery UPS	Needs Internal Battery	3B0929X29871		15-1261	16-29
Battery UPS	APC XS-1300 Battery UPS	Needs Internal Battery	3B0929X29831		15-1279	16-30
Printer	HP Office Jet Pro 8600	Bad print heads	CN33EBVH72			16-31
Monitor	Acer 17" Monitor		ETL460C14864604B314001		15-0973	16-32
Monitor	Acer 17" Monitor		ETL460C14864604B0B4001		15-0972	16-33
Monitor	Acer 17" Monitor		ETL460C14864604B1C4001		01-0440	16-34
Monitor	KDS 568 17" Monitor		WYUZ02A078981U	\$258.84	01-0161	16-35
Monitor	KDS LCD 17" Monitor		FIBZ49082518U	296.54	01-0194	1024 16-36
Monitor	Dell 17" Monitor		CN-0FP16-74261-855-42HL		01-0462	16-37
Monitor	Dell 19" LCD Monitor		CN--UW042-64180-738-3P5L	290.00	15-1014	1142 16-38
Headset	Platronics Wireless Headset		30304884		04-0032	16-39
Computer	Dell Optiplex 755 Desktop Computer		3X76TH1	\$802.66	05-0291	16-40
Computer	Dell Optiplex 380 Desktop Computer		F7YKWR1	\$708.33		2014 16-41
Computer	Dell Optiplex 755 Desktop Computer		8X76TH1	\$802.66	01-0467	1061 16-42
Computer	Dell Optiplex 780 Desktop Computer		GYS64P1	\$839.63	15-1318	5170 16-43
Computer	Dell Optiplex 380 Desktop Computer		F7YHWR1	\$708.33		2010 16-44
Computer	Dell Optiplex 780 Desktop Computer		G5Q63M1	\$721.59	15-1277	16-45
Computer	Dell Optiplex 745 Desktop Computer		9DWJ2F1	\$870.03	01-0446	1036 16-46
Computer	Dell Optiplex 380 Desktop Computer		F7YMWR1	\$708.33		2015 16-47
Computer	Dell Optiplex380 Desktop Computer		F7LMWR1	\$708.33		2017 16-48
Computer	Dell Power Edge 830	No Hard Drives	3YV7R91	\$1,868.62	15-0815	5123 16-49
Computer	Datalux Mobile Computer	No Hard Dr - No power supply	TX204-103	\$5,370.00	15-1239	16-51
Computer	Dell Optiplex 780 Desktop Computer		1HV65P1	\$782.68	15-1319	5077 16-50
Computer	Datalux Mobile Computer	No Hard Dr - No power supply	TX204-103	\$5,370.00	15-1147	16-52
Computer	Datalux Mobile Computer	No Hard Dr - No power supply	TX204-104	\$5,370.00	15-1220	16-53
Computer	Datalux Mobile Computer	No Hard Dr - No power supply	TX204-105	\$5,370.00	15-1241	16-54
Computer	Datalux Mobile Computer	No Hard Dr - No power supply	TX204-106	\$5,370.00	15-1144	16-55
Monitor	Planar 19" LCD Monitor	Not working	A595407S0412K0046	\$1,229.00	15-0692	16-56
Monitor	Sceptre 22" LCD Monitor	Not working	G03F225BSA0891			16-57
Computer	Dell Optiplex 380 Desktop Computer		729KLN1	\$720.63		5105 16-58
Computer	Dell Optiplex 380 Desktop Computer		5GK98P1	\$582.43	06-4007	4053 16-59
Computer	Dell Optiplex 380 Desktop Computer		5GK68P1	\$582.43	25-0034	1280 16-60
Computer	Dell Optiplex 380 Desktop Computer		5GL58P1	\$582.43	06-4006	4084 16-61
Computer	Dell Optiplex 380 Desktop Computer		5GK88P1	\$582.43	06-4008	4051 16-62
Computer	Dell Optiplex 380 Desktop Computer		5GL78P1	\$582.43	06-4009	4052 16-63
Backup	APC Backup XS 1500 LCD	Defective	8B0720R03021		20-0029	16-64
UPS	Tripplite UPS Smart 1300 LCDT	Defective	2250AVLSM872100893			16-65
Backup	APC Backup XS 1300 LCD	Defective	3B1006X51459		15-1288	16-66
Terrastation	Buffalo Terrastation	No Hard Drive	U111008	\$441.70	01-0466	5126 16-67
Barcode Scanner	Symbol LS2106 Barcode Scanner		M67NH6	\$535.00	01-0150	1082 16-68
Receipt Printer	Epson Receipt Printer TM-H6000III	Broken	JE6F005991	\$527.19		1100 16-69
Printer	HP Office Jet 6500A	Broken	CN14P1110D			16-70
Monitor	Acer 19" Monitor				04-0061	16-71
Monitor	KDS 17" Monitor	Not Working	F1BZ39030389U	398.58	01-0181	16-72
Monitor	Dell 17" Monitor		CN-0T9998-46633-5B2-C33U	262.99	04-1943	16-73
Monitor	Acer 20" Monitor		ETLEV0C079140440E4011		01-0481	16-74
PW						
Lockers	2 Lockers - Grey - 78" x 18" x 21" deep	Average - Doors work				16-75
Snow Plow	Viking 11ft Snow Plow	Yes - Fair			06-0235	4282 16-76
Plow	Old Engineering Truck Plow	No - Pump Not Working				4222 16-78

Plow	Old Engineering Truck Plow	Yes - Fair			Page 54 of 229	16-79
Plow	Old Engineering Truck Plow	Yes - Fair			4224	16-80
Cutoff Saw	Stihl TS 350 Super Port Cutoff Saw	No - Does not work			06-0192 4247	16-81
Power Washer	Coleman Power Washer	Does Not Work			06-0226 4118	16-82
Chainsaw	Echo Chainsaw	Yes - Good			50-0184 4122	16-83
Trimmer	Stihl Trimmer	NO			06-0118 4127	16-84
Walk Behind Saw	Target Walk Behind Saw	NO			06-0125 4253	16-85
Trimmer	Stihl FS90 Trimmer	NO			50-0417 4129	16-86
Trailer	Starlite Trailer	Yes - Good			06-0110 4188	16-87
Trailer	Starlite Trailer	Yes - Needs Brake Work			06-0270 4189	16-88
Compactor	Vibratory Compactor	No - Only Motor Works				16-89
Blower	Stihl Back Pack Blower	No- Needs Parts			06-0248	16-90
PARKS						
Wreaths	25 - 3 1/2 Ft Wreaths LED bulbs, decorative balls, and bo 2 - 5 1/2 Ft wreaths with decorative balls and bow 24 - 15' long strands of garland	All redone with new lights only used once after redo.				16-91
Brush Hog	2006 Woods Batwing Brush Hog 14'	Pks says Minimum \$5000.00				16-92
Television	25" Sanyo	Works No Remote			06-0178	16-93
Television	25" Magnavox	Works No Remote	62537558		20-0114	16-94
BLDG/GROUNDS						
Light Bulbs	Light Bulbs - 32 watt T8's Approx 540	Used but work Replaced with LEDs	20% are 3500k color temp 80% are 4100k color temp			

Exhibit B

Saddles	In Stock	DISPOSAL	BALANCE TO KEEP
SS Saddles 4" X 3/4"	39	29	10
SS Saddles 6" X 3/4"	40	30	10
SS Saddles 8" X 3/4"	30	20	10
SS Saddles 12" X 3/4"	29	19	10
2 Strap Ductile Saddles 4" X 3/4"	27	17	10
2 Strap Ductile Saddles 6" X 3/4"	1	0	1
Brass PVC Saddles 4" X 3/4"	14	4	10
Brass PVC Saddles 6" X 3/4"	15	5	10
Brass PVC Saddles 8" X 3/4"	20	10	10
Touch Read Meters			
Touch Read Meters 1/2"	25	25	0
Touch Read Meters 3/4"	0		0
Touch Read Meters 3/4" Straight	1	1	0
Registers & ERTS			
5/8" SR II Registers	58	58	0

Exhibit C

DESCRIPTION	
Audiovox Hand held radio (2)	Magna Great Divid Mountain Bike (Purple)
Grizzly Orange Industrial Pry Tool	Next Power Climber 18 speed (Blue)
34 Original copy CD's in CD Holder	Next Silver and Blue
Black Targus Computer Bag	Huffy Durasport (Red)
Black/Gold Bracelet with Diamonds	Mongoose Bicycle Front and Rear Pegs (Black)
Coach Purse	Mongoose (Red/Blue)
Purse- Dooney and Bourk	Duffle Bags
Silver Dollar, Mercury Dime and Souvenir Coin	Pacific Electra (Purple) with Duct Tape Seat
Gold in color Necklace	Dual XR4120 Car Stereo with Detachable Faceplate
Benrus Ladies Gold Watch	Roadmaster Mtn Sport 18 speed (white)
Costume Jewelry	Box with Toys and Children's Clothing
Diamond Bracelet and Metal Charm Bracelet	Mongoose Freestyle Girls bicycle (Black)
5 Gold Rings (1 Male/2 Female)	Royals Baseball Cap
Cup Holder (Silver)	Pacific Evolution 24" Mtn Bike (Black)
Jewelry Box with Small Diamond and Chain	Tool Box w/3 Triangle Reflectors
Roadmaster Mtn Fury Bicycle	Yellow Gold Womans Ring
WILSON SOFTBALL GLOSE AND SOFTBALL	Gold Ring w/ 7 stones
Gray Victoria' Secret Blouse	CD's 3 Original in Cases
LD Reman Magenta Ink Cartridge	Stihl Gas Weed Eater
Aldo Mens Size 10 (43) shoes (Scotty) White	Silver ring with Music Emblem
Aldo Mens Size 10 (43) shoes (Scotty) Black	Purple Bead Bracelet
Aldo Mens Size 10 (43) shoes (Corburn) Gray	Silver ring with Blue Stones
Aldo Mens Size 10 (43) shoes (Corburn) Black	Gold Heart Pennant with Stones
Olympus Digital Camera Stylus 7010	Silver ring with flower
Karma Loop Dylan Jeans Size 31 Black	Gold Necklace with #14
Karma Loop Narrows Twill Jeans Size 30 Blue	Black Change Holder
Togetherness Hearts Red Envelope Ring Size 8	Mini Tool Set
Alligator Head Landscaping Rock	TomTom and Charger
Goldtoe ribbed Dress Socks	Silver and Black Car Charger
Artic Zone Cooler	Portable DVD Player and Accessories
Skateboard	Carrier Furnace Model 58PAV090-1-14
Tan Purse	Carrier AC Coil Model CD5BXW030
Nylon Pistol Holster (Black)	
Tan Kolpin Pistol Case	
45 Auto Magazine	
Mongoose Rebel BMX Bike (Black/Green)	
Schwin Ranger Bicycle (Blue)	

RESOLUTION 16-50

"A RESOLUTION OF THE CITY OF RAYMORE, MISSOURI APPROVING A REAPPOINTMENT TO THE RAYMORE PLANNING AND ZONING COMMISSION."

WHEREAS, Section 465.020 of the Raymore City Code and Section 8.1 of the Raymore City Charter authorizes the Mayor to appoint members to the Raymore Planning and Zoning Commission with the advice and consent of a majority of the City Council.

NOW THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF RAYMORE, MISSOURI AS FOLLOWS:

Section 1. Authorization requires that all said appointments shall be approved with the advice and consent of a majority of the Council.

Section 2. The Council consents to the Mayor's reappointment of the following person to fill the Ward 3 seat on the Raymore Planning and Zoning Commission.

<u>NAME</u>	<u>EFFECTIVE</u>	<u>TERM EXPIRES</u>
Jerry Faulkner	October 31, 2016	October 31, 2020

DULY READ AND PASSED THIS 24TH DAY OF OCTOBER, 2016 BY THE FOLLOWING VOTE:

- Councilmember Abdelgawad
- Councilmember Barber
- Councilmember Burke, III
- Councilmember Holman
- Councilmember Hubach
- Councilmember Kellogg
- Councilmember Moorhead
- Councilmember Seimears

ATTEST:

Jean Woerner, City Clerk

APPROVE:

Kristofer P. Turnbow, Mayor

Date of Signature

RESOLUTION 16-51

“A RESOLUTION OF THE CITY OF RAYMORE, MISSOURI APPROVING A REAPPOINTMENT TO THE RAYMORE PLANNING AND ZONING COMMISSION.”

WHEREAS, Section 465.020 of the Raymore City Code and Section 8.1 of the Raymore City Charter authorizes the Mayor to appoint members to the Raymore Planning and Zoning Commission with the advice and consent of a majority of the City Council.

NOW THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF RAYMORE, MISSOURI AS FOLLOWS:

Section 1. Authorization requires that all said appointments shall be approved with the advice and consent of a majority of the Council.

Section 2. The Council consents to the Mayor’s reappointment of the following person to fill the Ward 4 seat on the Raymore Planning and Zoning Commission.

<u>NAME</u>	<u>EFFECTIVE</u>	<u>TERM EXPIRES</u>
John Berendzen	October 31, 2016	October 31, 2020

DULY READ AND PASSED THIS 24TH DAY OF OCTOBER, 2016 BY THE FOLLOWING VOTE:

- Councilmember Abdelgawad
- Councilmember Barber
- Councilmember Burke, III
- Councilmember Holman
- Councilmember Hubach
- Councilmember Kellogg
- Councilmember Moorhead
- Councilmember Seimears

ATTEST:

APPROVE:

Jean Woerner, City Clerk

Kristofer P. Turnbow, Mayor

Date of Signature

RESOLUTION 16-52

"A RESOLUTION OF THE CITY OF RAYMORE, MISSOURI APPROVING A REAPPOINTMENT TO THE RAYMORE BOARD OF ADJUSTMENT."

WHEREAS, Section 465.030 of the Raymore City Code and Section 8.1 of the Raymore City Charter authorizes the Mayor to appoint members to the Raymore Board of Adjustment with the advice and consent of a majority of the City Council.

NOW THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF RAYMORE, MISSOURI AS FOLLOWS:

Section 1. Authorization requires that all said appointments shall be approved with the advice and consent of a majority of the Council.

Section 2. The Council consents to the Mayor's reappointment of the following person to the Raymore Board of Adjustment.

<u>NAME</u>	<u>EFFECTIVE</u>	<u>TERM EXPIRES</u>
David Woste	October 31, 2016	October 31, 2021

DULY READ AND PASSED THIS 24TH DAY OF OCTOBER, 2016 BY THE FOLLOWING VOTE:

- Councilmember Abdelgawad
- Councilmember Barber
- Councilmember Burke, III
- Councilmember Holman
- Councilmember Hubach
- Councilmember Kellogg
- Councilmember Moorhead
- Councilmember Seimears

ATTEST:

APPROVE:

Jean Woerner, City Clerk

Kristofer P. Turnbow, Mayor

Date of Signature

RESOLUTION 16-53

“A RESOLUTION OF THE CITY OF RAYMORE, MISSOURI APPROVING A REAPPOINTMENT TO THE RAYMORE BOARD OF ADJUSTMENT.”

WHEREAS, Section 465.030 of the Raymore City Code and Section 8.1 of the Raymore City Charter authorizes the Mayor to appoint members to the Raymore Board of Adjustment with the advice and consent of a majority of the City Council.

NOW THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF RAYMORE, MISSOURI AS FOLLOWS:

Section 1. Authorization requires that all said appointments shall be approved with the advice and consent of a majority of the Council.

Section 2. The Council consents to the Mayor’s reappointment of the following person to the Raymore Board of Adjustment.

<u>NAME</u>	<u>EFFECTIVE</u>	<u>TERM EXPIRES</u>
Michael Vinck	October 31, 2016	October 31, 2021

DULY READ AND PASSED THIS 24TH DAY OF OCTOBER, 2016 BY THE FOLLOWING VOTE:

- Councilmember Abdelgawad
- Councilmember Barber
- Councilmember Burke, III
- Councilmember Holman
- Councilmember Hubach
- Councilmember Kellogg
- Councilmember Moorhead
- Councilmember Seimears

ATTEST:

APPROVE:

Jean Woerner, City Clerk

Kristofer P. Turnbow, Mayor

Date of Signature

Unfinished Business



**CITY OF RAYMORE
AGENDA ITEM INFORMATION FORM**

DATE: October 10, 2016

SUBMITTED BY: Cynthia Watson

DEPARTMENT: Finance

- | | | | |
|-----------------------------------------------|-------------------------------------|---------------------------------------|-----------------------------------------|
| <input checked="" type="checkbox"/> Ordinance | <input type="checkbox"/> Resolution | <input type="checkbox"/> Presentation | <input type="checkbox"/> Public Hearing |
| <input type="checkbox"/> Agreement | <input type="checkbox"/> Discussion | <input type="checkbox"/> Other | |

TITLE / ISSUE / REQUEST

Adoption of FY16-17 Budget and CIP
Amended after the public hearing at the first reading on October 10, 2016

FINANCIAL IMPACT

Award To:
Amount of Request/Contract:
Amount Budgeted:
Funding Source/Account#:

PROJECT TIMELINE

Estimated Start Date	Estimated End Date
November 1, 2016	October 31, 2017

STAFF RECOMMENDATION

Staff recommends City Council Approve the FY17 Budget and CIP

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission: NA
Date:
Action/Vote:

LIST OF REFERENCE DOCUMENTS ATTACHED

Bill 3213 Approving the Fiscal Year 2017 Budget
Exhibit A: WS Summary of FB & Changes

REVIEWED BY:

Jim Feuerborn

BACKGROUND / JUSTIFICATION

The City Manager transmitted the proposed Budget and CIP to the City Council on August 15, 2016. The Council continued to discuss the FY2017 Budget and CIP at each meeting of the Council following the presentation. The CIP was the subject of a public hearing by the Planning & Zoning Commission in September and that body recommended approval by the City Council.

The budget ordinance is presented as the City Manager's Proposed Budget and CIP without the addition of the proposed changes that have been indicated by the City Council. The proposed changes to the Operating and Capital Budgets indicated by Council at various work sessions are outlined below as well as presented in Exhibit A.

General Fund Expenditures:

- \$ 4,000 - Additional Chamber of Commerce support
- \$ 3,000 - Additional police chaplains support
- \$ 3,500 - Regis agreement upgrade for the police department
- \$20,000 - Interpretive signage for various areas in the City
- \$ 2,000 - CERT radios/rehab existing
- \$ 5,000 - Additional marketing funds for Economic Development
- \$ 4,000 - Youth Diversion Program

General Fund Transfers Out:

- \$301,500 - transfer to Capital Improvement Sales Tax Fund - RR business car
- \$ 92,000 - transfer to Parks Sales Tax Fund - trail workout equipment
- \$150,000 - transfer to Parks Sales Tax Fund - trail lighting
- \$ 18,000 - transfer to Parks Sales Tax Fund - internet w/wifi at concessions/parks
- \$ 10,000 - transfer to Restricted Revenue Fund - establishment of an arboretum

The above items were discussed at the 10/10/16 City Council Meeting and Public Hearing for the FY17 Budget. The Council voted to add all items listed above excluding the \$150,000 transfer to the Parks Sales Tax Fund for the trail lighting. The trail item was pushed back in the CIP for funding in FY18. Bill 3213 has been amended to include all budgetary items approved at the first reading.

BILL 3213

ORDINANCE

“AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, APPROVING THE FISCAL YEAR 2017 BUDGET.”

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF RAYMORE, MISSOURI, AS FOLLOWS:

Section 1. The annual budget of the City of Raymore, Missouri, for the Fiscal Year beginning on November 1, 2016 and ending October 31, 2017, is finally approved, adopted and appropriated by fund and the maximum amounts to be expended are as follows:

	FY 2016-2017
General Fund (01)	
Administration	1,276,609
Information Technology	477,777
Economic Development	216,857
Community Development	666,474
Engineering	408,955
Streets	863,658
Stormwater	298,684
Buildings & Grounds	303,716
Municipal Court	177,363
Finance	593,630
Police	3,961,633
Emergency Management	133,804
Total Expenditures	\$9,379,160
Transfer to Park Fund	100,000
Transfer to Park Sales Tax Fund	110,000
Transfer to Capital Sales Tax Fund	301,500
Transfer to Restricted Revenue Fund	10,000
Total Transfers	521,500
Total General Fund	\$9,900,660
Park Fund (25)	\$1,270,904
General Obligation Debt (40)	\$1,958,353
Vehicle Replacement (03)	\$153,436
Restricted Revenue (04)	
Expenditures	27,451

Transfers Out	164,000
Total Restricted Revenue Fund	\$191,451
Enterprise Fund (50)	
Water & Sewer Departments	5,204,595
Debt Service	153,525
Total Expenditures	\$5,358,120
Transfer to General Fund	771,540
Transfer to VERP Fund	98,822
Transfer to Restricted Revenue Fund	100,000
Transfer to Ent. Cap Maint Fund	364,146
Total Transfers	\$1,334,508
Total Enterprise Fund	\$6,692,628
Capital Funds (includes projects, debt service, and other operating expenditures)	
05 Building Equipment Replacement	166,000
36 Transportation	2,031,035
36.38 GO Transportation	1,640,000
37 Excise Tax	155,000
45 Capital Sales Tax	1,764,350
46 Stormwater Sales Tax	647,007
47 Parks Sales Tax	791,301
47.38 GO Parks	4,383,100
52 Water Connection	120,000
53 Sewer Connection	0
54 Enterprise Capital Maintenance	330,000
Total Capital Funds	\$12,027,793

Section 2. The funds necessary for expenditure in the budget of the City of Raymore for the Fiscal Year beginning November 1, 2016, as summarized in Section 1, are hereby appropriated and set aside for the maintenance and operation of the various departments of the government of the City of Raymore, Missouri, together with the various activities and improvements set forth in said budget.

Section 3. The amount apportioned for each department as shown in the budget shall not be increased except by motion of the City Council duly made and adopted, but the objects of the expense comprising the total appropriation for any department may be increased or decreased at the discretion of the City Manager, providing that said adjustment shall not increase the total appropriation for the department.

Section 4. All portions of the final Fiscal Year 2016-17 budget book document prepared and submitted to the Mayor and City Council for consideration, as amended by the City

Council prior to adoption of this ordinance, are hereby adopted by reference, including all organizational charts, salary range charts, policies and procedures, and are made a part of this ordinance.

Section 5. All revenue of the City of Raymore not appropriated by this Ordinance and any amount appropriated by this Ordinance and not disbursed shall be expended or kept as directed by the City Council.

Section 6. Severability. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

DULY READ THE FIRST TIME THIS 10TH DAY OF OCTOBER, 2016.

BE IT REMEMBERED THAT THE ABOVE ORDINANCE WAS APPROVED AND ADOPTED THIS 24TH DAY OF OCTOBER, 2016 BY THE FOLLOWING VOTE:

Councilmember Abdelgawad
Councilmember Barber
Councilmember Burke, III
Councilmember Holman
Councilmember Hubach
Councilmember Kellogg
Councilmember Moorhead
Councilmember Seimears

ATTEST:

APPROVE:

Jean Woerner, City Clerk

Kristofer P. Turnbow, Mayor

Date of Signature

Exhibit A

Fiscal Year 2016-17

Council Proposed Changes 8/15/16 - 10/10/16 Council Meeting

	General Fund	CIST Fund	Park ST Fund	RRF Tree Board
Beginning Available Fund Balance Before Council Changes	1,013,483	199,497	173,366	0
Revenues and Transfers In				
T.B.HS - RR business car		301,500		
trail workout equipment			92,000	
Internet connectivity to concession stands w/ wifi accessibility			18,000	
Establishment of an Arboretum - Tree Board Fund				10,000
trail lighting			0	
Expenses:				
Chamber support increase	(4,000)			
Additional chaplains support	(3,000)			
Regis agreement upgrade	(3,500)			
Interpretive signage	(20,000)			
CERT radios - replenish existing unused radios	(2,000)			
Economic Development additional marketing	(5,000)			
Youth Diversion Program	(4,000)			
T.B.HS - RR business car		(301,500)		
trail workout equipment			(92,000)	
Internet connectivity to concession stands w/ wifi accessibility			(18,000)	
Establishment of an Arboretum - Tree Board Fund				(10,000)
trail lighting			0	
20% Reserve - additional expenses associated costs	(8,300)			
Transfers Out:				
T.B.HS - RR business car	(301,500)			
trail workout equipment	(92,000)			
trail lighting	0			
Internet connectivity to concession stands w/ wifi accessibility	(18,000)			
Establishment of an Arboretum - Tree Board Fund	(10,000)			
Sub-Total of changes	(471,300)	0	0	0
Available Fund Balance with Changes	542,183	199,497	173,366	0

New Business



**CITY OF RAYMORE
AGENDA ITEM INFORMATION FORM**

DATE: October 24, 2016

SUBMITTED BY: Jeanie Woerner

DEPARTMENT: City Clerk

- | | | | |
|------------------------------------|-------------------------------------|-------------------------------------------------------------------|----------------------------------------------------|
| <input type="checkbox"/> Ordinance | <input type="checkbox"/> Resolution | <input type="checkbox"/> Presentation | <input checked="" type="checkbox"/> Public Hearing |
| <input type="checkbox"/> Agreement | <input type="checkbox"/> Discussion | <input checked="" type="checkbox"/> Other approval by motion/vote | |

TITLE / ISSUE / REQUEST

Approval of liquor license request for Bobbie's Place, LLC

FINANCIAL IMPACT

Award To:

Amount of Request/Contract:

Amount Budgeted:

Funding Source/Account#:

PROJECT TIMELINE

Estimated Start Date

Estimated End Date

STAFF RECOMMENDATION

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission:

Date:

Action/Vote:

LIST OF REFERENCE DOCUMENTS ATTACHED

Raymore City Code Chapter 600: Alcoholic Beverages

REVIEWED BY:

Jim Feuerborn

BACKGROUND / JUSTIFICATION

Bobbie's Place, LLC located at 422 W. Pine Street has filed an application for a liquor license. The applicant has submitted the necessary application and supporting documents as required by City Code.

As outlined in City Code Section 600.050, approval by a majority of the City Council is required. Approval of the City license is contingent on approval of the State license by Missouri Alcohol and Tobacco Control.

CHAPTER 600: - ALCOHOLIC BEVERAGES

SECTION 600.010: - DEFINITIONS

When used in this Chapter, the following words shall have the following meanings:

AMUSEMENT PLACE: Any establishment whose business building contains a square footage of at least six thousand (6,000) square feet and where games of skill commonly known as billiards, volleyball, indoor golf, bowling or soccer are usually played or has a dance floor of at least twenty-five hundred (2,500) square feet or any outdoor golf course with a minimum of nine (9) holes and which has annual gross receipts of at least one hundred thousand dollars (\$100,000.00) of which at least fifty thousand dollars (\$50,000.00) of such gross receipts is in non-alcoholic sales.

BAR: Any licensed establishment which serves liquor on the premises for which not more than ten percent (10%) of the gross sales receipts of the business are supplied by food purchases, either for consumption on the premises or elsewhere.

CLOSED PLACE: A place where all doors are locked and where no patrons are in the place or about the premises.

COMMON EATING AND DRINKING AREA: An area or areas within a building or group of buildings designated for the eating of food and drinking of liquor sold at retail by establishments which do not provide areas within their premises for the consumption of food and liquor, where the costs of maintaining such area or areas are shared by the payment of common area maintenance charges, as provided in the respective leases permitting the use of such areas or otherwise, and where the annual gross income from the sale of prepared meals or food consumed in such common eating and drinking area is, or is projected to be, at least two hundred seventy-five thousand dollars (\$275,000.00).

INTOXICATING LIQUOR: Alcohol for beverage purposes, including alcoholic, spirituous, vinous, fermented, malt or other liquors or combination of liquors, a part of which is spirituous, vinous or fermented and all preparations or mixtures for beverage purposes containing in excess of one-half of one percent (0.5%) by volume. All beverages having an alcoholic content of less than one-half of one percent (0.5%) by volume shall be exempt from the provisions of this Chapter.

LIGHT WINES: An intoxicating liquor consisting of wine containing not in excess of fourteen percent (14%) of alcohol by weight exclusively from grapes, berries and other fruits and vegetables.

MALT LIQUOR: An intoxicating liquor containing alcohol in excess of three and two-tenths percent (3.2%) by weight and not in excess of five percent (5%) by weight, manufactured from pure hops or pure extract of hops or pure barley malt or wholesome grains or cereals and wholesome yeast and pure water.

ORIGINAL PACKAGE: Any package sealed or otherwise closed by the manufacturer so as to consist of a self-contained unit and consisting of one (1) or more bottles or other containers of intoxicating liquor where the package and/or container(s) describes the contents thereof as intoxicating liquor.

PERSON: An individual, association, firm, joint stock company, syndicate, partnership, corporation, receiver, trustee, conservator or any officer appointed by any State or Federal Court.

RESORT: Any establishment having at least thirty (30) rooms for the overnight accommodation of transient guests, having a restaurant or similar facility on the premises at least sixty percent (60%) of the gross income of which is derived from the sale of prepared meals or food or means a restaurant provided with special space and accommodations where, in consideration of payment, food, without lodging, is habitually furnished to travelers and customers and which restaurant establishment's annual gross receipts immediately preceding its application for a license shall not have been less than seventy-five thousand dollars (\$75,000.00) per year with at least fifty thousand dollars (\$50,000.00) of such gross receipts from non-alcoholic sales or means a seasonal resort restaurant with food sales as determined in Subsection (2) of Section 311.095, RSMo., or means a new restaurant establishment having been in operation for at least ninety (90) days preceding the application for such license, with a projected experience based upon its sale of food during the preceding ninety (90) days which would exceed not less than seventy-five thousand dollars (\$75,000.00) per year. Any facility which is owned and operated as a part of the resort may be used to sell intoxicating liquor by the drink for consumption on the premises of such facility and, for the purpose of meeting the annual gross food sales requirements of this Subsection, if any facility which is a part of the resort meets such requirement, such requirement shall be deemed met for any other facility which is a part of the resort.

RESTAURANT BAR: Any establishment having a restaurant or similar facility on the premises at least fifty percent (50%) of the gross income of which is derived from the sale of prepared meals or food consumed on such premises or which has an annual gross income of at least two hundred thousand dollars (\$200,000.00) from the sale of prepared meals or food consumed on such premises where alcohol is also served.

SALE BY THE DRINK: Sale of any intoxicating liquor except malt liquor, in the original package, in any quantity less than fifty (50) milliliters shall be deemed "sale by the drink" and may be made only by a holder of a retail liquor dealer's license and when so made, the container in every case shall be emptied and the contents thereof served as other intoxicating liquors sold by the drink are served.

(Ord. No. 21019 §1, 4-9-01; Ord. No. 28071 §1, 8-11-08; Ord. No. 29158, § 4, 12-28-09)

SECTION 600.020: - LICENSE REQUIRED — CLASSES OF LICENSES

- A. No person shall sell or offer for sale intoxicating liquor in the City of Raymore without a currently valid liquor license issued by the City. A separate liquor license shall be required for each of the categories and subcategories of liquor sales in which the licensee desires to engage as set forth herein.

- B. *General Licenses.* Any person possessing the qualifications and meeting the requirements of this Chapter may apply for the following licenses to sell intoxicating liquor.
1. Original package license: Sales of all kinds of intoxicating liquors in the original package at retail not for consumption on the premises where sold.
 2. Original package 5% beer license: Sales of five percent (5%) beer at retail in the original package not for consumption on the premises where sold.
 3. Five percent (5%) beer by drink—wine: Sales of malt liquor and light wines at retail by the drink for consumption on the premises where sold.
 4. Retail liquor by drink—resort: Sales of intoxicating liquor of all kinds at retail by the drink for consumption on the premises where sold in an establishment designated as a resort by definition in this Code.
 5. Retail liquor by drink—bar: Sales of intoxicating liquor of all kinds at retail by the drink for consumption on the premises where sold in an establishment designated as a bar by definition in this Code.
 6. Retail liquor by drink—exempt: Sales of intoxicating liquor of all kinds by the drink at retail for consumption on the premises where sold for certain charitable, fraternal, religious, service or veterans' organizations.
 7. Malt liquor by the drink: Sales of malt liquor at retail by the drink for consumption on the premises where sold.
- C. *Sunday Sales (Additional Fees).* Any person who is licensed under the provisions of this Chapter or who otherwise possesses the qualifications and meets the requirements of this Chapter may apply for the following licenses to sell intoxicating liquor on Sundays between the hours of 9:00 A.M. and Midnight:
1. Sunday original package: Sales of liquor of all kinds in the original package at retail, not for consumption on the premises where sold.
 2. Five percent (5%) beer by drink—restaurant bar—wine: Sales of liquor of all kinds by the drink at retail for consumption on the premises of any restaurant bar.
 3. Sunday bar—amusement: Sales of liquor of all kinds by the drink at retail for consumption on the premises of any amusement place.
 4. Sunday bar—exempt: Sales of intoxicating liquor of all kinds by the drink at retail for consumption on the premises where sold for certain charitable, fraternal, religious, service or veterans' organizations.
 5. Restaurant bar—resort: Sales of liquor of all kinds by the drink at retail for consumption on the premises of any restaurant bar.
 6. Sunday bar—bar: Sales of liquor of all kinds by the drink at retail for consumption on the premises of any bar.
- D. *Permits.*
- 1.

Retail liquor by drink—caterers. Any person who is licensed under Section 311.485, RSMo, 2016 provide liquor by the drink to a temporary location as a caterer.

2. Tasting permit. Any person who is licensed to sell intoxicating liquor in the original package at retail under Subsection (B)(1) of this Section above may apply for a special permit to conduct wine, malt beverage and distilled spirit tastings on the licensed premises; however, nothing in this Section shall be construed to permit the licensee to sell wine, malt beverages or distilled spirits for on-premises consumption.
3. Retail liquor by drink—picnic. Any person who possesses the qualifications, meets the requirements and complies with the provisions of Section 600.030(C) below may apply for a special permit to sell intoxicating liquor for consumption on premises where sold.

(Ord. No. 21019 §2, 4-9-01; Ord. No. 24011 §1, 2-9-04; Ord. No. 28071 §1, 8-11-08; Ord. No. 29158, § 5, 12-28-09)

SECTION 600.030: - LICENSE REGULATIONS

- A. *Package Sales, Limitations.* No license shall issue for the sale of intoxicating liquor in the original package, not to be consumed upon the premises where sold, except to a person engaged in, and to be used in connection with, the operation of one (1) or more of the following businesses: a drug store, a cigar and tobacco store, a grocery store, a general merchandise store, a confectionery or delicatessen store, nor to any such person who does not have and keep in his/her store a stock of goods having a value according to invoices of at least one thousand dollars (\$1,000.00), exclusive of fixtures and intoxicating liquors. Under such license, no intoxicating liquor shall be consumed on the premises where sold nor shall any original package be opened on the premises of the vendor except as otherwise provided in this Chapter.
- B. *Newly-Opened Restaurant Bars, Amusement Places.*
 1. Any new restaurant bar having been in operation for less than ninety (90) days may be issued a temporary license to sell intoxicating liquor by the drink at retail for consumption on the premises between the hours of 9:00 A.M. and Midnight on Sunday for a period not to exceed ninety (90) days if the restaurant bar can show a projection of annual business from prepared meals or food consumed on the premises of at least fifty percent (50%) of the total gross income of the restaurant bar for the year or can show a projection of annual business from prepared meals or food consumed on the premises which would exceed not less than two hundred thousand dollars (\$200,000.00). The license fee shall be prorated for the period of the temporary license based on the cost of the annual license for the establishment.
 2. Any new amusement place having been in operation for less than ninety (90) days may be issued a temporary license to sell intoxicating liquor by the drink at retail for consumption on the premises between the hours of 9:00 A.M. and Midnight on Sunday for a period not to exceed ninety (90) days if the amusement place can show a projection of gross receipts of at least one hundred thousand

dollars (\$100,000.00) of which at least fifty thousand dollars (\$50,000.00) of such gross receipts are in non-alcoholic sales for the first (1st) year of operation. The license fee shall be prorated for the period of the temporary license based on the cost of the annual license for the establishment.

C. *Temporary Permit For Sale By Drink—Certain Organizations.*

1. The City Clerk may issue a permit for the sale of intoxicating liquor for consumption on premises where sold to any church, school, civic, service, fraternal, veteran, political or charitable club or organization at a picnic, bazaar, fair or similar gathering. The permit shall be issued only for the day or days named therein and it shall not authorize the sale of intoxicating liquor for more than seven (7) days by any such club or organization.
2. If the event will be held on a Sunday, the permit shall authorize the sale of intoxicating liquor on that day beginning at 9:00 A.M.
3. At the same time that an applicant applies for a permit under the provisions of this Section, the applicant shall notify the Director of Revenue of the holding of the event by certified mail and by such notification shall accept responsibility for the collection and payment of any applicable sales tax.
4. No provision of law or rule or regulation of the City shall be interpreted as preventing any wholesaler or distributor from providing customary storage, cooling or dispensing equipment for use by the permit holder at such picnic, bazaar, fair or similar gathering.
5. Concessionaires, operating concession stands in Raymore City Parks, under contract with the Department of Parks and Recreation are hereby authorized to dispense alcoholic beverages by the drink, under the terms and conditions herein stated.

Concessionaires operating concession stands as stated above, shall prior to dispensing alcoholic beverages as stated therein, and with the prior approval of the Director of Parks and Recreation, obtain a proper license to dispense alcoholic beverages, pursuant to Section 600.030, above, and as required by the laws of the State of Missouri. Said concessionaires may dispense such alcoholic beverages by the drink only at the times and places and under the conditions of the Parks and Recreation Board and approved by the Raymore City Council.

D. *Operating Hours, Days.*

1. No person having a license issued pursuant to this Chapter nor any employee of such person shall sell, give away or permit the consumption of any intoxicating liquor in any quantity between the hours of 1:30 A.M. and 6:00 A.M. on weekdays and between the hours of 1:30 A.M. on Sunday and 6:00 A.M. on Monday upon or about his/her premises except as otherwise authorized and licensed for Sunday sales. Any person licensed to sell intoxicating liquor by the drink shall keep a closed place during the aforementioned prohibited times.
2. When January first (1st), March seventeenth (17th), July fourth (4th) or December thirty-first (31st) falls on Sunday and on the Sundays prior to Memorial Day and Labor Day and on the Sunday on which the national championship game of the National Football League is played, commonly known

as "Super Bowl Sunday", any person having a license to sell intoxicating liquor by the drink may be open for business and sell intoxicating liquor by the drink under the provisions of his/her license on that day from the time and until the time which would be lawful on another day of the week, notwithstanding any provisions of this Chapter to the contrary.

E. *General License Regulations.*

1. Each license issued hereunder shall be conspicuously posted on the premises for which the license has been issued.
2. A separate license shall be required for each place of business. Every license issued under the provisions of this Chapter shall particularly describe the premises at which intoxicating liquor may be sold thereunder and such license shall not be deemed to authorize or permit the sale of intoxicating liquor at any place other than that described therein.
3. No license issued under this Chapter shall be transferable or assignable except as herein provided. In the event of the death of the licensee, the widow or widower or the next of kin of such deceased licensee, who shall meet the other requirements of this Chapter, may make application and the Clerk may transfer such license to permit the operation of the business of the deceased for the remainder of the period for which a license fee has been paid by the deceased. Whenever one (1) or more members of a partnership withdraws from the partnership, the Clerk, upon being requested, shall permit the remaining partner or partners originally licensed to continue to operate for the remainder of the period for which the license fee has been paid without obtaining a new license.
4. In the event any licensee desires to change the location of his/her place of business in the City, it shall be necessary for him/her to file an application in the same manner as herein provided for an original application, except that no additional fee shall be charged and the amended license, describing the new location, shall be issued immediately upon the approval of the application by the Council. Any change of location of the enterprise prior to issuance of such an amended license shall constitute a violation of this Section.
5. A licensee may transfer their license category to any other license category upon meeting the definition and qualifications of that license and paying the prorated difference in license fee.

F. *Druggists May Sell And Physicians Prescribe Liquor.* Any druggist may have in his/her possession intoxicating liquor purchased by him/her from a licensed vendor under a license pursuant to State law or intoxicating liquor lawfully acquired at the place of acquisition and legally transported into this State and lawfully inspected, gauged and labeled as provided by State law; such intoxicating liquor to be used in connection with the business of a druggist in compounding medicines or as a solvent or preservative; provided, that nothing in this Chapter shall prevent a regularly licensed druggist, after he/she procures a license therefor, from selling intoxicating liquor in the original package, but not to be drunk or the packages opened on the premises where sold; and provided further, that nothing in this Chapter shall

be construed as limiting the right of a physician to prescribe intoxicating liquor in accordance with his/her professional judgment for any patient at any time or prevent a druggist from selling intoxicating liquor to a person on prescription from a regularly licensed physician as above provided.

- G. *Fees Taken In Lieu Of Proportionate Part Of Merchant's Tax And Ad Valorem Tax.* The fees to be charged under the provisions of this Section shall be taken in lieu of the proportionate part of any merchant's license fee and ad valorem tax for the stock and sales of intoxicating liquor under the provisions of this or any other ordinance of the City, and the aggregate amount of the sales thereof made by any license hereunder shall not be returned by such merchant for purposes of merchant's license or ad valorem tax, nor shall such stock of sales be included in the computation of any merchant's license or ad valorem tax.

(Ord. No. 21019 §3, 4-9-01; Ord. No. 24011 §2, 2-9-04; Ord. No. 28071 §1, 8-11-08; Ord. No. 29003, § 2, 1-12-09; Ord. No. 29158, § 6, 12-28-09)

SECTION 600.040: - SCHEDULE OF LICENSE FEES

The license applicant shall be in compliance with the provisions of this Chapter and pay a license fee approved by the Governing Body and listed in the Schedule of Fees and Charges maintained in the City Clerk's office.

Of the license fee to be paid for any such license, the applicant shall pay as many twelfths (12ths) as there are months (part of a month counted as a month) remaining from the date of the license to the next succeeding July first (1st).

(Ord. No. 21019 §4, 4-9-01; Ord. No. 24011 §3, 2-9-04; Ord. No. 28071 §1, 8-11-08; Ord. No. 29136, § 1, 11-9-09)

SECTION 600.050: - APPLICATION FOR LICENSE AND RENEWAL

- A. *Filing Of An Application.* Each application for an original or renewal license shall be filed with the City Clerk on a form to be provided by the City, signed and sworn to by the applicant. Each application shall be accompanied by a proper remittance reflecting the appropriate license fee made payable to the City.
- B. *Qualifications.* Neither the applicant nor any officer, director or shareholder of a corporate applicant shall have been convicted of a felony or of any distribution, sale or possession of any controlled substances or dangerous drugs. The applicant shall present with the application a bona fide sale contract or option duly executed, which may be subject to the applicant obtaining a liquor license, or a bona fide lease duly executed by the lessor, or an option for a lease duly executed, subject to the applicant obtaining a liquor license, covering the property for which a liquor license is requested. If the applicant is a corporation, the petition shall set forth all of the above information with respect to the managing officer or officers, identifying such officer or officers. The application shall further state the full name of the corporation, its date of incorporation, its registered agent and registered address, the

names and addresses of all shareholders of the corporation and whether said corporation operates any other business or controls or is controlled by any other corporation or business and if so, the application shall further state the name of such controlled or controlling corporation or business, its registered agent and registered address and the location of all businesses operated by it and the name and address of any such businesses with a liquor license, whether within or without the City; and the application shall also state if such controlling corporation or any controlled corporation is doing business under a fictitious name and the address where said business is located. The City Council also may request such additional information of an applicant as it may deem necessary for it to make a determination with respect to the issuance of a liquor license.

- C. *Hearing On Application.* Upon the filing of the application with the Clerk, the Clerk shall fix a date for a hearing before the Council not more than thirty-one (31) days from the date of filing of the application and shall give the applicant written notice of the date of the hearing. The hearing shall be conducted in accordance with Section 600.090 of this Chapter.
1. The Council shall consider the location of the proposed business for which a license is sought with respect to its proximity to a school, a church, a public park or playground and to other places of the character for which a license is sought and shall have authority to refuse to issue a license when in their judgment the issuance thereof would not be in the best interests of the locality in which the applicant applies for a location of such place. In no event shall the Council approve the issuance of a license for the sale of liquor within one hundred (100) feet of any school, church or other building regularly used as a place of worship except that when a school, church or place of worship shall thereafter be established within one hundred (100) feet of any place of business licensed to sell intoxicating liquor, renewal of the license shall not be denied for lack of consent in writing as herein provided. Such consent shall not be granted until at least ten (10) days written notice has been provided to all owners of property within one hundred (100) feet of the proposed licensed premises.
 2. The Council shall approve the application if after the hearing it finds that:
 - a. Issuance of the requested license would be in the best interests of the locality of the proposed business;
 - b. The applicant is a person of good moral character, a native born or naturalized citizen of the United States of America, a registered voter and a taxpaying citizen of the City;
 - c. No license theretofore issued to such applicant to sell intoxicating liquors has been revoked within two (2) years of the date of the application;
 - d. The applicant has not been convicted since the ratification of the Twenty-First Amendment to the Constitution of the United States of the violation of any law applicable to the sale of intoxicating liquor, or that such applicant has not employed in his/her business any person whose license has been revoked or who has been convicted of violating the provisions of such law since the date aforesaid;
 - e.

The applicant plans and proposes to conduct a retail liquor business in compliance with the laws of the State of Missouri, the ordinances of the City and the provisions of this Chapter.

- D. Upon approval of any application for a license, the Clerk shall grant the applicant a license to conduct business in the City for a term to expire with the thirtieth (30th) day of June next succeeding the date of such license, unless such license be revoked or suspended for cause before the expiration of such time.
- E. Applications for renewal of licenses must be filed on or before the first (1st) day of May of each calendar year. Such renewal application shall be reviewed by the Council at its next meeting. Upon approval of the majority of the Council and payment of the license fee provided herein, the Clerk shall renew the license. In the event that any person residing or conducting businesses within two hundred (200) feet of the applicant's place of business shall file a written protest against the renewal of such license, the Council shall conduct a hearing on the application for license renewal as provided in Subsection (D) of this Section.

(Ord. No. 28071 §1, 8-11-08; Ord. No. 29136, § 7, 12-28-09)

SECTION 600.060: - MINORS

- A. *Persons Eighteen Years Of Age Or Older May Sell Or Handle Liquor Or Beer, When.*
 - 1. Except as otherwise provided in this Section, no person under the age of twenty-one (21) years shall sell or assist in the sale or dispensing of intoxicating liquor.
 - 2. In any place of business licensed in accordance with this Chapter, persons at least eighteen (18) years of age may stock, arrange displays, operate the cash register or scanner connected to a cash register, accept payment for and sack for carry-out intoxicating liquor. Delivery of intoxicating liquor away from the licensed business premises cannot be performed by anyone under the age of twenty-one (21) years. Any licensee who employs any person under the age of twenty-one (21) years, as authorized by this Subsection, shall, when at least fifty percent (50%) of the licensee's gross sales does not consist of non-alcoholic sales, have an employee twenty-one (21) years of age or older on the licensed premises during all hours of operation.
 - 3. Persons eighteen (18) years of age or older may, when acting in the capacity of a waiter or waitress, accept payment for or serve intoxicating liquor in places of business which sell food for consumption on the premises if at least fifty percent (50%) of all sales in those places consists of food; provided that nothing in this Section shall authorize persons under twenty-one (21) years of age to mix or serve across the bar intoxicating beverages.
- B. *Sales To Minor—Exceptions.* No licensee, his/her employee or any other person shall procure for, sell, vend, give away or otherwise supply any intoxicating liquor in any quantity whatsoever to any person under the age of twenty-one (21) years, except that this Section shall not apply to the supplying of intoxicating liquor to a person under the age of twenty-one (21) years for medical purposes only or to

the administering of such intoxicating liquor to such person by a duly licensed physician. No person shall be denied a license or renewal of a license issued under this Chapter solely due to a conviction for unlawful sale or supply to a minor while serving in the capacity as an employee of the licensee.

- C. *Misrepresentation Of Age By Minor To Obtain Liquor—Use Of Altered Driver's License, Passport Or I. D. Cards, Penalties.*
1. No person under the age of twenty-one (21) years shall represent, for the purpose of purchasing, asking for or in any way receiving any intoxicating liquor, that he/she has attained the age of twenty-one (21) years, except in cases authorized by law.
 2. In addition to Subsection (C) (1) of this Section, no person under the age of twenty-one (21) years shall use a reproduced, modified or altered chauffeur's license, motor vehicle operator's license, identification card issued by any uniformed service of the United States, passport or identification card established in Section 302.181, RSMo., for the purpose of purchasing, asking for or in any way receiving any intoxicating liquor.
- D. *Purchase Or Possession By Minor, Misdemeanor.* No person under the age of twenty-one (21) years shall purchase, attempt to purchase, possess or attempt to possess any intoxicating liquor except as otherwise authorized by law, or be visibly intoxicated, or have a detectable blood alcohol content of more than two-hundredths of one percent or more by weight of alcohol in such person's blood. For purposes of determining violations of any provisions of this Section, a manufacturer-sealed container describing that there is intoxicating liquor therein need not be opened or the contents therein tested to verify that there is intoxicating liquor in such container. The alleged violator may allege that there was not intoxicating liquor in such container, but the burden of proof of such allegation is on such person, as it shall be presumed that such a sealed container describing that there is intoxicating liquor therein contains intoxicating liquor.

(Ord. No. 21019 §5, 4-9-01; Ord. No. 24011 §4, 2-9-04; Ord. No. 28071 §1, 8-11-08; Ord. No. 29033, § 1, 3-27-06; Ord. No. 29158, § 8, 12-28-09)

SECTION 600.070: - MISCELLANEOUS OFFENSES

- A. *Unlawful For Licensed Retailer To Purchase From Other Than Licensed Wholesaler.* It shall be unlawful for any licensee to purchase any intoxicating liquor except from, by or through a duly licensed wholesale liquor dealer in this State. It shall be unlawful for such retail liquor dealer to sell or offer for sale any intoxicating liquor purchased in violation of the provisions of this Section.
- B. *Mixing Liquor With Drugs Prohibited.* No licensee or any other person shall for any purpose whatsoever mix or permit or cause to be mixed with any intoxicating liquor kept for sale, sold or supplied by him/her as a beverage, any drug or form of methyl alcohol or impure form of alcohol.
- C. *Unlawful To Sell Unlabeled Liquor—Penalty.* It shall be unlawful for any person to sell any intoxicating liquor which has not been inspected and labeled according to the provisions of the Liquor Control Law of Missouri and any such person upon conviction shall have his/her license revoked and shall be

ineligible to receive any subsequent liquor license for a period of two (2) years thereafter.

- D. *Only Those Liquors Authorized By License To Be Kept On Premises.* It shall be unlawful for any licensee to keep in or upon the premises described in such license any intoxicating liquor other than the kind of liquor expressly authorized to be sold by such licensee.
- E. *Off-Premises Consumption.*
1. No licensee shall sell intoxicating liquor at retail in the original package, not to be consumed on the premises where sold, in any original package containing less than eight (8) ounces.
 2. No licensee shall permit any person to remove from the licensed premises any intoxicating liquor in any unsealed glass, bottle, can or other open container of any type.
 3. All licensees shall post a notice at each exit of the premises which is used by customers or patrons that "NO ALCOHOLIC BEVERAGES MAY BE CARRIED IN AN OPEN CONTAINER OUT OF THIS BUILDING".
- F. *Persons Apparently Intoxicated Not To Be Provided With Intoxicating Liquor.* It shall be unlawful for any licensee or his/her employee or agent to sell or supply intoxicating liquor or permit such to be sold or supplied, to a habitual drunkard or to any person who is under or apparently under the influence of intoxicating liquor.
- G. *Drinking In Public Places Prohibited.*
1. For purposes of this Section, the term "public place" shall mean any public street, highway, alley, sidewalk, thoroughfare or other public way of the City or any parking lot.
 2. No person shall drink or ingest any intoxicating liquor in or on any public place.
 3. No person shall possess or have under his/her control any unsealed glass, bottle, can or other open container of any type containing any intoxicating liquor while in or upon any public place.
 4. No person shall possess or have within easy reach, any unsealed glass, bottle, can or other open container of any type containing any intoxicating liquor or while within or on any motor vehicle while the same is being operated upon, or parked or standing in or upon, any public place. Any person operating a motor vehicle shall be deemed to be in possession of an open container contained within the passenger compartment of the motor vehicle he/she has control of whether or not he/she has actual physical possession of the open container.

(Ord. No. 28071 §1, 8-11-08; Ord. No. 28121, § 1, 12-22-08 Ord. No. 29158, § 9, 12-28-09)

SECTION 600.080: - ADMINISTRATION OF LAW — LICENSE SUSPENSION

- A. *Suspension Or Revocation Of License—When—Manner.* The Council may suspend or revoke the license of any person for cause shown. In such cases the City Clerk shall schedule a hearing before the Council not less than ten (10) days prior to the effective date of revocation or suspension, and prior to the hearing the Clerk shall give not less than five (5) days written notice to the licensee of the grounds upon

which the license is sought to be revoked or suspended and the time, date and place of the hearing.

Notice may be accomplished by personal delivery, U. S. Mail or by posting on the licensed premises. The hearing shall be conducted in accordance with Section 600.090 of this Chapter.

- B. *Grounds For Suspension Or Revocation.* A license may be suspended or revoked for any of the following reasons:
1. Violating any of the provisions of either this Chapter, Chapter 195, or Chapter 311, RSMo., or any ordinance of the City;
 2. Failing to obtain or keep a license from the Supervisor of Alcohol and Tobacco Control;
 3. Making a false affidavit in an application for a license under this Chapter;
 4. Failing to keep an orderly place or house;
 5. Selling, offering for sale, possessing or knowingly permitting the consumption on the licensed premises of any kind of intoxicating liquors, the sale, possession or consumption of which is not authorized under the license;
 6. Selling, offering for sale, possessing or knowingly permitting the consumption of any intoxicating liquor which has not been inspected and labeled according to the laws of the State of Missouri; or
 7. Selling, giving, or otherwise supplying intoxicating liquor to:
 - a. Any person under the age of twenty-one (21) years,
 - b. Any person during unauthorized hours on the licensed premises,
 - c. A habitual drunkard or to any person who is under or apparently under the influence of intoxicating liquor, or
 - d. Any person on the licensed premises during a term of suspension as ordered by the Council.
- C. *Automatic Revocation/Suspension.* A license shall be revoked automatically if the licensee's State liquor license is revoked or if the licensee is convicted in any court of any violation of Chapter 311 of the Revised Statutes of Missouri. A license shall be suspended automatically if the licensee's State liquor license is suspended, and the suspension shall be for a term not less than that imposed by the State.
- D. *Effect Of Suspension.* No person whose license shall have been suspended by order of the Council shall sell or give away any intoxicating liquor during the time such suspension is in effect. Any licensee desiring to keep premises open for the sale of food or merchandise during the period of suspension shall display the Council's order of suspension in a conspicuous place on the premises so that all persons visiting the premises may readily see the same.

(Ord. No. 21019 §6, 4-9-01; Ord. No. 24011 §5, 2-9-04Ord. No. 29158, § 10, 12-28-09)

SECTION 600.090: - HEARINGS UPON APPLICATIONS FOR, OR TO SUSPEND OR REVOKE LICENSES

- A. *Testimony—Evidence.* Hearings before the Council shall be in the nature of informal investigations. Testimony of witnesses and other evidence pertinent to the inquiry may be taken in such hearings, and all proceedings in such hearings shall be recorded. Any person residing or conducting a business within

two hundred (200) feet of the proposed establishment shall have the right to produce witnesses and testimony.

- B. *Witnesses—How Summoned.* Subpoenas may be issued by the Council for any person whose testimony is desired at any hearing. Such subpoenas may be served and returns thereon made by any agent and in the same manner as provided by law for the service of subpoenas in civil suits in the Circuit Courts of this State. The Council also may issue subpoenas duces tecum requiring the production of documents or other items pertaining to the subject of the inquiry.
- C. *Witnesses To Be Sworn.* Before any witness shall testify in any such hearing he or she shall be sworn by the City Clerk to tell the truth and nothing but the truth.
- D. *Decision—License Application .* If the evidence supports a finding that a license should be granted, such license shall issue in accordance with Section 600.050(F) of this Chapter. If the evidence supports a finding that the license should be disapproved, the Council shall so notify the applicant in writing, setting forth the grounds and reasons for disapproval, and shall return therewith the applicant's remittance.
- E. *Decision—Suspension Or Revocation .* If the evidence supports a finding that the license should be revoked or suspended pursuant to Section 600.080 of this Chapter, the Council shall issue a written order which shall include specific findings of fact setting forth the grounds for the action taken. If the evidence fails to support a finding that the license should be revoked or suspended then no such order shall issue.
- F. *Appeal .* Any applicant or licensee aggrieved by a decision of the Council may appeal such decision to the Circuit Court as provided in Chapter 536, RSMo., provided such appeal is filed within ten (10) days of the date of the Council's decision. The Council may delay the implementation of its order pending appeal.

SECTION 600.100: - PENALTIES

Any person violating any of the provisions of this Chapter, including but not limited to the Miscellaneous Offenses of Section 600.070, of this Chapter shall upon conviction be punished by a fine of not more than five hundred dollars (\$500.00), or by imprisonment for a term not exceeding ninety (90) days, or by both such fine and imprisonment.



**CITY OF RAYMORE
AGENDA ITEM INFORMATION FORM**

DATE: October 24, 2016

SUBMITTED BY: Jim Cadoret

DEPARTMENT: Community Development

- | | | | |
|------------------------------------|------------------------------------------------|---------------------------------------|----------------------------------------------------|
| <input type="checkbox"/> Ordinance | <input checked="" type="checkbox"/> Resolution | <input type="checkbox"/> Presentation | <input checked="" type="checkbox"/> Public Hearing |
| <input type="checkbox"/> Agreement | <input type="checkbox"/> Discussion | <input type="checkbox"/> Other | |

TITLE / ISSUE / REQUEST

Resolution 16-49
Request Council to approve the Evan-Brook 7th Preliminary Plat

FINANCIAL IMPACT

Award To: n/a
Amount of Request/Contract: n/a
Amount Budgeted: n/a
Funding Source/Account#: n/a

PROJECT TIMELINE

Estimated Start Date
n/a

Estimated End Date
n/a

STAFF RECOMMENDATION

Approval

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission: Planning and Zoning Commission
Date: October 18, 2016
Action/Vote: Recommend Approval 6-1

LIST OF REFERENCE DOCUMENTS ATTACHED

Planning Commission Report and Recommendation
Preliminary Plat drawing

REVIEWED BY:

Jim Feuerborn

BACKGROUND / JUSTIFICATION

Cass Evans, representing Evans Brothers construction, filed an application for Preliminary Plat approval of Evan-Brook 7th Plat, a 24-lot single family subdivision located on the southern end of Sunset Lane, east of Brookside Subdivision. Mr. Evans is the grandson of the initial developer of the subdivision and desires to complete the final phase. The initial preliminary plat for the subdivision expired many years ago as development in the subdivision stopped. The submitted preliminary plat is essentially the same as the original preliminary plat approved in 1990.

As part of its 2016 budget the City has funded the construction of Sunset Lane south to Dutchman Acres and the construction of Bristol Drive east to connect with Sunset Lane. The property owner is dedicating the right-of-way for these two street segments and decided to plat the entire tract and construct Cindy Lane to connect with Sunset Lane. Improvements to the existing storm water detention area are planned to compensate for the increase in impervious surfaces associated with the new streets and houses.

The Planning and Zoning Commission, at its October 18, 2016 meeting, voted 6-1 to recommend approval of the Preliminary Plat to City Council.

RESOLUTION 16-49

“A RESOLUTION OF THE RAYMORE CITY COUNCIL APPROVING THE PRELIMINARY PLAT FOR EVAN-BROOK 7TH PLAT LOTS 204 THRU 227, LOCATED IN THE NORTHWEST AND NORTHEAST QUARTERS OF SECTION 21, TOWNSHIP 46N, RANGE 32W, ALL IN RAYMORE, CASS COUNTY, MISSOURI”

WHEREAS, the Evan-Brook 7th Preliminary Plat is located within the corporate limits of the City of Raymore, Missouri; and

WHEREAS, after review by City staff, the application was submitted to the Planning and Zoning Commission for consideration; and

WHEREAS, the Planning and Zoning Commission, as required by the Unified Development Code, held a public hearing and reviewed the preliminary plat on October 18, 2016; and

WHEREAS, the Planning and Zoning Commission is forwarding the application to City Council with a recommendation of approval; and

WHEREAS, the City Council held a public hearing on the preliminary plat on October 24, 2016; and

WHEREAS, after a recommendation of approval has been submitted by the Planning and Zoning Commission, the City Council reviewed the proposed preliminary plat and has determined the plat is consistent with the City of Raymore Unified Development Code and Growth Management Plan.

NOW THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF RAYMORE, MISSOURI, AS FOLLOWS:

Section 1. The City Council accepts the findings of fact and recommendation of the Planning and Zoning Commission and the Evan-Brook 7th Preliminary Plat is hereby approved.

Section 2. This resolution shall become effective on and after the date of passage and approval.

Section 3. Any Resolution or part thereof which conflicts with this Resolution shall be null and void.

**DULY READ AND PASSED THIS 24TH DAY OF OCTOBER 2016 BY THE
FOLLOWING VOTE:**

Councilmember Abdelgawad
Councilmember Barber
Councilmember Burke, III
Councilmember Holman
Councilmember Hubach
Councilmember Kellogg
Councilmember Moorhead
Councilmember Seimears

ATTEST:

APPROVE:

Jean Woerner, City Clerk

Kristofer P. Turnbow, Mayor

Date of Signature



To: City Council
From: Planning and Zoning Commission
Date: October 24, 2016
Re: Case #16020 - Evan-Brook 7th Preliminary Plat

GENERAL INFORMATION

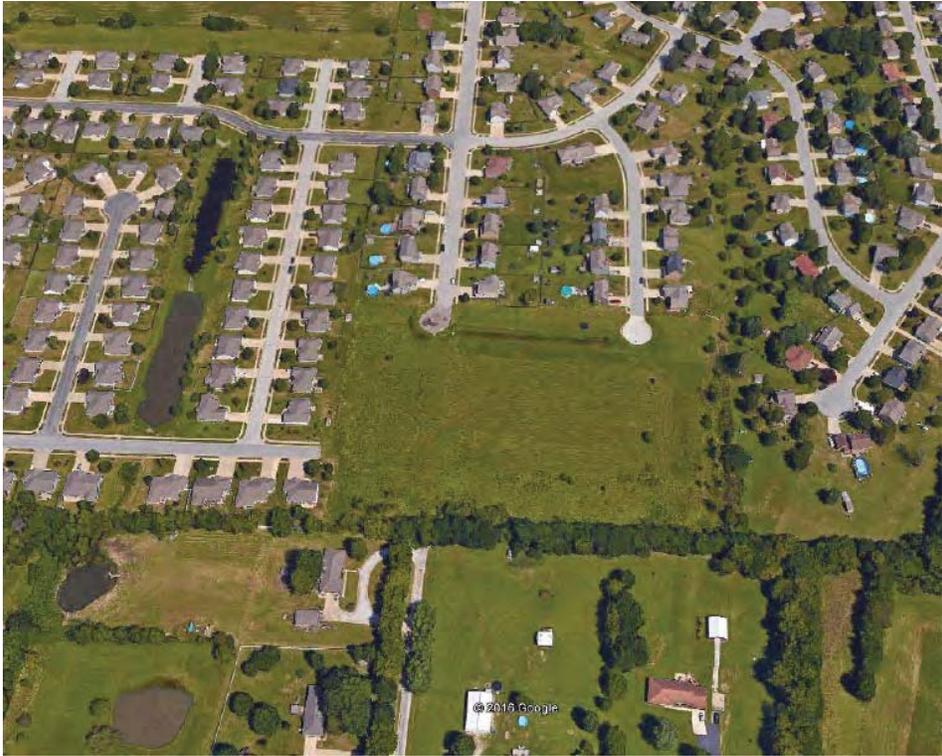
Applicant/Owner: Cass Evans
103 N. Evans Avenue
Raymore, MO 64083

Requested Action: Preliminary Plat Approval for Evan-Brook 7th

Property Location: Sunset Lane and Bristol Drive area



2016 Aerial Photograph



Google Earth view of property

Site Photographs:



View looking east from end of Bristol Drive



View looking southeast at Dutchman Acres from end of Bristol Drive



View looking south at Dutchman Acres from end of Sunset Lane.



View looking east from Sunset



View looking south from end of Cindy Lane

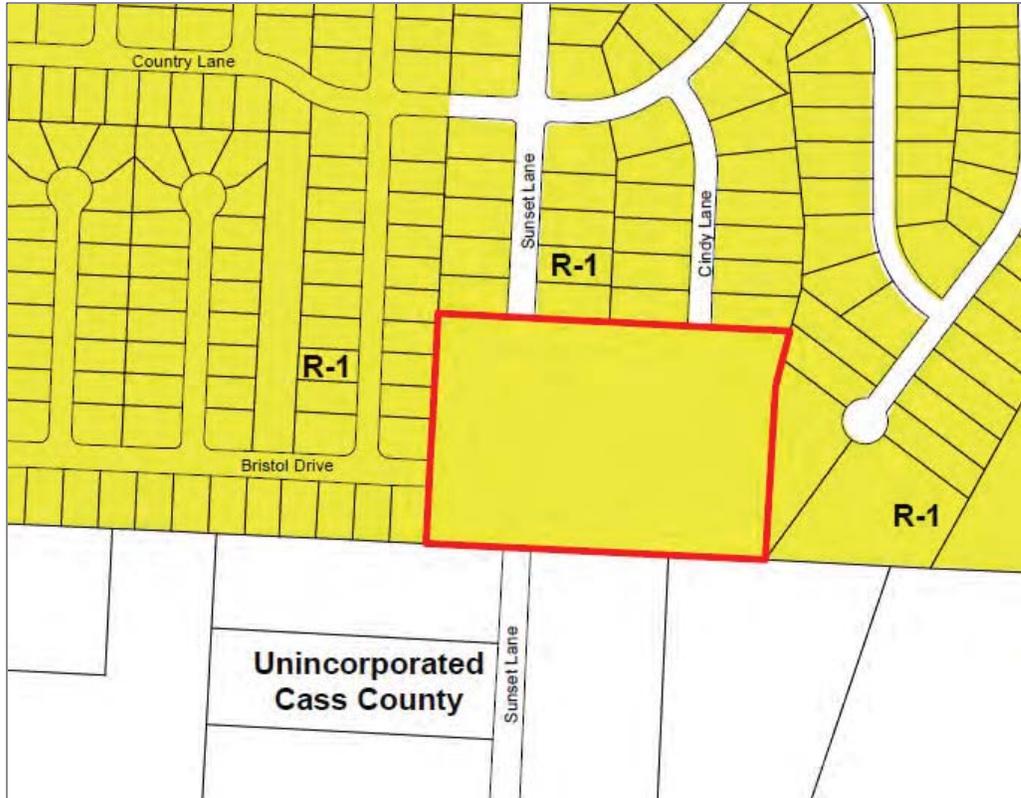


View looking north at swale/stream on east side of subject property



View looking south at swale/stream on east side of subject property (Tract A on plat)

Existing Zoning: R-1 “Single-Family Residential District”



Surrounding Zoning:

North: R-1 – Single-Family Residential
South: Unincorporated Cass County
East: R-1 – Single Family Residential
West: R-1 - Single Family Residential

Tract Size: 8.62 acres
Total Lots: 24 Single Family Lots
Density: 2.78 units per acre

Legal Description:

Part of the Northeast Quarter and part of the Northwest Quarter of Section 21, Township 46N, Range 32W, in the City of Raymore, Cass County, Missouri, described as follows:

Commencing at the Northwest corner of the Northeast Quarter of Section 21, thence South 02 degrees 46 minutes 00 seconds West, along the West line, 2155.69 feet to the Southeast corner of Lot 178 of "EVAN-BROOK, Lots 171 thru 203" a recorded plat in the City of Raymore, Cass County, Missouri, and the POINT OF BEGINNING; thence South 87 degrees 14 minutes 00 seconds East, along the South line of the plat, 617.32 feet to the Southeast corner of Lot 203 and a point on the West line of Lot 71 of "EVAN-BROOK, Lots 63 thru 92" a recorded plat in the City of Raymore, Cass County, Missouri; thence South 14 degrees 37 minutes 23 seconds West, along the West line of Lots 71 and 70, 124.32 feet to the angle point in the West line of Lot 70; thence South 03 degrees 12 minutes 15 seconds West, along the West line of Lot 70, 381.53 feet to the Southwest corner of Lot 70, said point also being on the South line of the Northeast quarter of Section 21; thence North 87 degrees 26 minutes 52 seconds West, along the South line, 588.85 feet to the Southwest corner of the Northeast Quarter, the Southeast corner of the Northwest Quarter, and the Northeast corner of "DUTCHMAN'S ACRES Lots 16 thru 58" a recorded plat in the City of Raymore, Cass County, Missouri; thence North 87 degrees 26 minutes 51 seconds West along the North line of Lot 58, 150.02 feet to the Southeast corner of Lot 140 of "BROOKSIDE FOURTH PLAT" a recorded plat in the City of Raymore, Cass County, Missouri; thence North 02 degrees 46 minutes 00 seconds East, along the East line of the plat also being a line parallel with and 150.00 feet West of the East line of the Northwest Quarter of Section 21, 505.96 feet to a point on the East line of Lot 135, also being the Southwest corner of Lot 178 of "EVAN-BROOK Lots 171 thru 203"; thence South 87 degrees 14 minutes 00 seconds East, along the South line of the plat, to the POINT OF BEGINNING, containing 375,275 square feet or 8.62 acres more or less.

Growth Management Plan: The Future Land Use Plan Map contained in the Growth Management Plan identifies this property as appropriate for Low Density Residential Use.

Major Street Plan: The Street Classification Map contained in the Transportation Plan has Sunset Lane and Bristol Drive classified as a Minor Collector. Cindy Lane is classified as a Local Street.

Advertisement: September 29, 2016 **Journal** newspaper
October 6, 2016 **Journal** newspaper

Public Hearing: October 18, 2016 Planning and Zoning Commission
October 24, 2016 City Council

- Items of Record:**
- Exhibit 1. Mailed Notices to Adjoining Property Owners**
 - Exhibit 2. Notice of Publication**
 - Exhibit 3. Unified Development Code**
 - Exhibit 4. Application**
 - Exhibit 5. Growth Management Plan**
 - Exhibit 6. Staff Report**

Additional exhibits as presented during hearing

PROPOSAL

The applicant is requesting preliminary plat approval for Evan-Brook 7th, a 24-lot single family subdivision proposed for property zoned R-1 “Single-Family Residential District” on 8.62 acres located south of Lucy Webb Road, east of the Brookside Subdivision. The 7th plat is the last phase of the Evan-Brook Subdivision.

PRELIMINARY PLAT REQUIREMENTS

The following section of the Unified Development Code is applicable to this application:

Section 470.110: Preliminary Plats

A. Applications

- 1.** An application for a preliminary plat may be obtained from the Community Development Director. The application must be completed in its entirety in accordance with Section 470.010C and submitted at least 60 days prior to the date of the meeting where it will be considered.
- 2.** For property in commercial or industrial zoning districts, the application must be submitted at least 30 days prior to the date of the meeting.

B. Memorandum of Understanding

A Memorandum of Understanding (MOU) may be required by the City for any preliminary plat application request.

C. Procedure

- 1. Pre-Application Conference**
Prior to filing an application for a preliminary plat, the applicant must attend a pre-application conference in accordance with Section 470.010B.
- 2. Development Review Committee and Other Agency Review**

a. Upon receipt of a complete application, the Community Development Director will distribute copies of the preliminary plat and supportive information to the Development Review Committee. The application will be reviewed by the Development Review Committee for compliance with applicable regulations of this Code.

b. The Community Development Director will also distribute copies of the preliminary plat to the following governmental agencies, departments, and other persons as may be deemed appropriate for the particular proposed subdivision:

- (1)** Fire District;
- (2)** Police Department;
- (3)** School District;
- (4)** State Highway Department (if the subdivision is adjacent to a State Highway); and
- (5)** any utility companies providing gas, electric or telephone service in or near the subdivision.

c. The agencies, departments and persons identified in this section will have a minimum of 10 working days to review the preliminary plat and to make their report and recommendations to the Planning and Zoning Commission.

d. If a report has not been returned to the office of the Community Development Director within 10 working days after receiving a plat for review, the proposed plat will be deemed to be in conformance with the laws, rules or policies of the reviewing agency or department.

3. Planning and Zoning Commission Public Hearing

All proposed preliminary plats must be submitted to the Planning and Zoning Commission for review and recommendation. The Planning and Zoning Commission will hold a public hearing on the application in accordance with Section 470.010E

4. Planning and Zoning Commission Recommendation

a. The Planning and Zoning Commission will consider the preliminary plat within 60 days of its receipt by the Community Development Director, or at the next regular meeting for which the plat may be scheduled.

b. The Planning and Zoning Commission will review and consider the reports and recommendations of the agencies, departments and persons to whom the preliminary plat has been submitted for review.

c. If the preliminary plat does comply with all requirements, the Planning and Zoning Commission will forward the application to the City Council with a recommendation of approval.

d. If the preliminary plat is in general, but not complete compliance, the Planning and Zoning Commission may recommend conditional acceptance of the preliminary plat. The conditions of such acceptance will specify the modifications necessary to achieve full compliance. The Planning and Zoning Commission will forward the

application to the City Council with a recommendation of approval, subject to conditions.

e. If the preliminary plat is not in compliance with all requirements, the Planning and Zoning Commission will recommend disapproval of the preliminary plat. Within 10 days of its final action, the Planning and Zoning Commission must notify the subdivider in writing of the reasons for its recommendation for disapproval.

f. If the preliminary plat is not recommended for approval, the subdivider may modify the preliminary plat and re-submit it to the Planning and Zoning Commission. If the plat is amended and re-submitted within 60 days of the disapproval of the original preliminary plat, no additional filing fee will be required. The Planning and Zoning Commission may reconsider the preliminary plat at a regular meeting for which the plat may be scheduled by the Community Development Director.

5. City Council Public Hearing

The Raymore City Council must hold a public hearing on the application in accordance with Section 470.010E1b through d and E2.

6. City Council Action

- a.** The City Council must consider the request within 60 days of receipt of written recommendation of the Planning and Zoning Commission. Upon receipt of the recommendation of the Planning and Zoning Commission, the City Council must consider the application and may take final action to approve or disapprove it.
- b.** If final action is not taken by the City Council within 120 days after the recommendation of the Planning and Zoning Commission is submitted to it, the preliminary plat will be deemed to have been defeated and denied, unless the applicant has consented to an extension of this time period. Whenever a preliminary plat is defeated, either by vote of the City Council or by inaction described in this section, such preliminary plat cannot be passed without another public hearing that is noticed in accordance with this chapter.
- c.** If the City Council approves an application, it will adopt a resolution to that effect.

7. Findings of Fact

In its deliberation of a request, the Planning and Zoning Commission and City Council must make findings of fact taking into consideration the following:

- a.** the preliminary plat will not adversely affect the appropriate use of neighboring property;
- b.** the preliminary plat is in compliance with all applicable regulations of the Unified Development Code, Growth Management Plan, and other City regulations and plans;
- c.** the preliminary plat will not impose undue burden upon existing public services and facilities; and

- d. the preliminary plat will make adequate provision to accommodate resulting additional demands which may be imposed upon roads and streets, water supply and storage, storm sewerage, sanitary sewerage, and wastewater treatment without substantially increasing public costs and expenditures.

8. Effect of Approval of Preliminary Plat

a. Approval of the preliminary plat does not constitute final acceptance of the subdivision by the City Council, but will be considered permission to prepare and submit a final plat. Preliminary plat approval will be effective for no more than one year from the date approval was granted unless:

- (1) a final plat application is submitted within one year of the date of preliminary plat approval;
- (2) upon the request of the subdivider, the City Council grants an extension; or
- (3) final plat applications are submitted in accordance with the requirements for staged development of final plats in accordance with Section 470.130E.

b. If preliminary plat approval expires, the preliminary plat must be re-submitted as if no such plat had ever been approved.

9. Extension of Preliminary Plat

An applicant must request that the City Council grant an extension of an approved preliminary plat prior to the expiration date of the preliminary plat. An extension of the preliminary plat can only be requested if it remains unchanged from last acceptance. A request for extension does not require submission of a new application fee or a public hearing.

PREVIOUS PLANNING ACTIONS ON THE PROPERTY

1. The land area east of Sunset Lane was rezoned to "R-1" Single-Family Residential District on September 10, 1990. The land area on the west side of Sunset Lane was rezoned to R-1 on December 12, 1994.
2. A preliminary plat for all of the land in Evan-Brook subdivision east of Sunset Lane was approved on September 10, 1990. The preliminary plat for the lots on the west side of Sunset Lane was approved on December 12, 1994.
3. The most recent final plat in the Evan Brook Subdivision was the 6th plat, approved on August 10, 1998.

GOOD NEIGHBOR INFORMATIONAL MEETING COMMENTS

A Good Neighbor informational meeting was held on Wednesday, September 28, 2016 in the City Council Chambers of the Raymore City Hall. Cass Evans, applicant for the project, and Rick Walker, engineer for the applicant, presented the application to 30+ individuals in attendance.

A preliminary plat and final plat for the project was presented. The preliminary plat and final plat both indicate a 24-lot single-family subdivision is proposed. A stormwater detention facility will be constructed in the southeast corner of the property. This facility will detain the stormwater that is generated by the new development.

Individuals attending the meeting had concerns about Sunset Lane becoming a through street and creating a safety issue for children; and concerns about stormwater issues they feel already exist and will be exasperated by the additional roads and homes.

ENGINEERING DIVISION COMMENTS

See attached memorandum from the Engineering Division.

STAFF COMMENTS

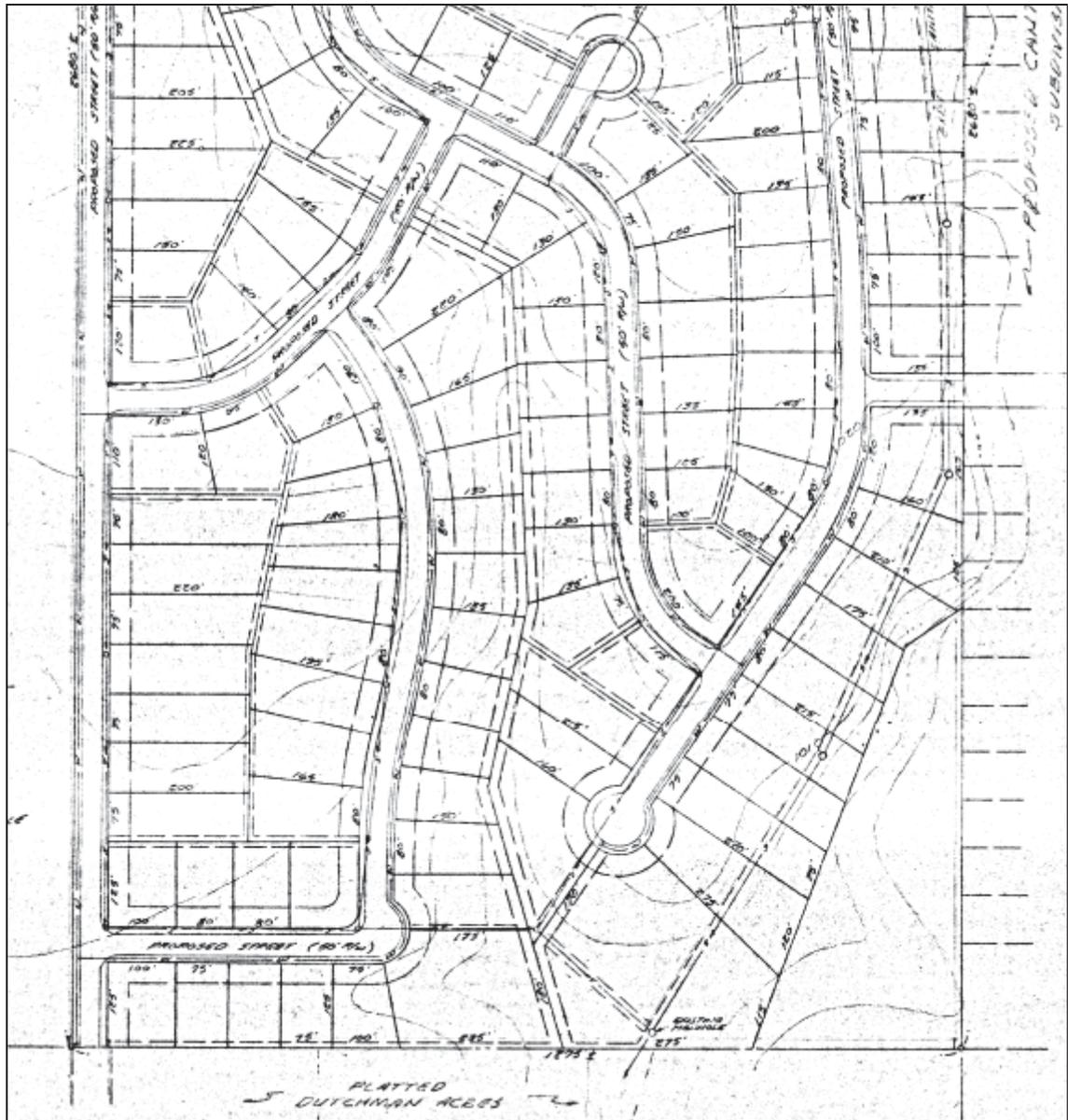
1. The Preliminary Plats that were approved in 1990 and 1994 have expired, thus requiring a new preliminary plat to be filed for the 7th phase.
2. The bulk and dimensional standards for the "R-1" Single-Family Residential District zoning classification for the property is provided below:

Current	
Minimum Lot Area	
per lot	8,400 sq.ft.
per dwelling unit	8,400 sq.ft.
Minimum Lot Width (ft.)	70
Minimum Lot Depth (ft.)	100
Yards, Minimum (ft.)	
Front	30
rear	25
side	10
Maximum Building Height (feet)	35
Maximum Building Coverage (%)	30

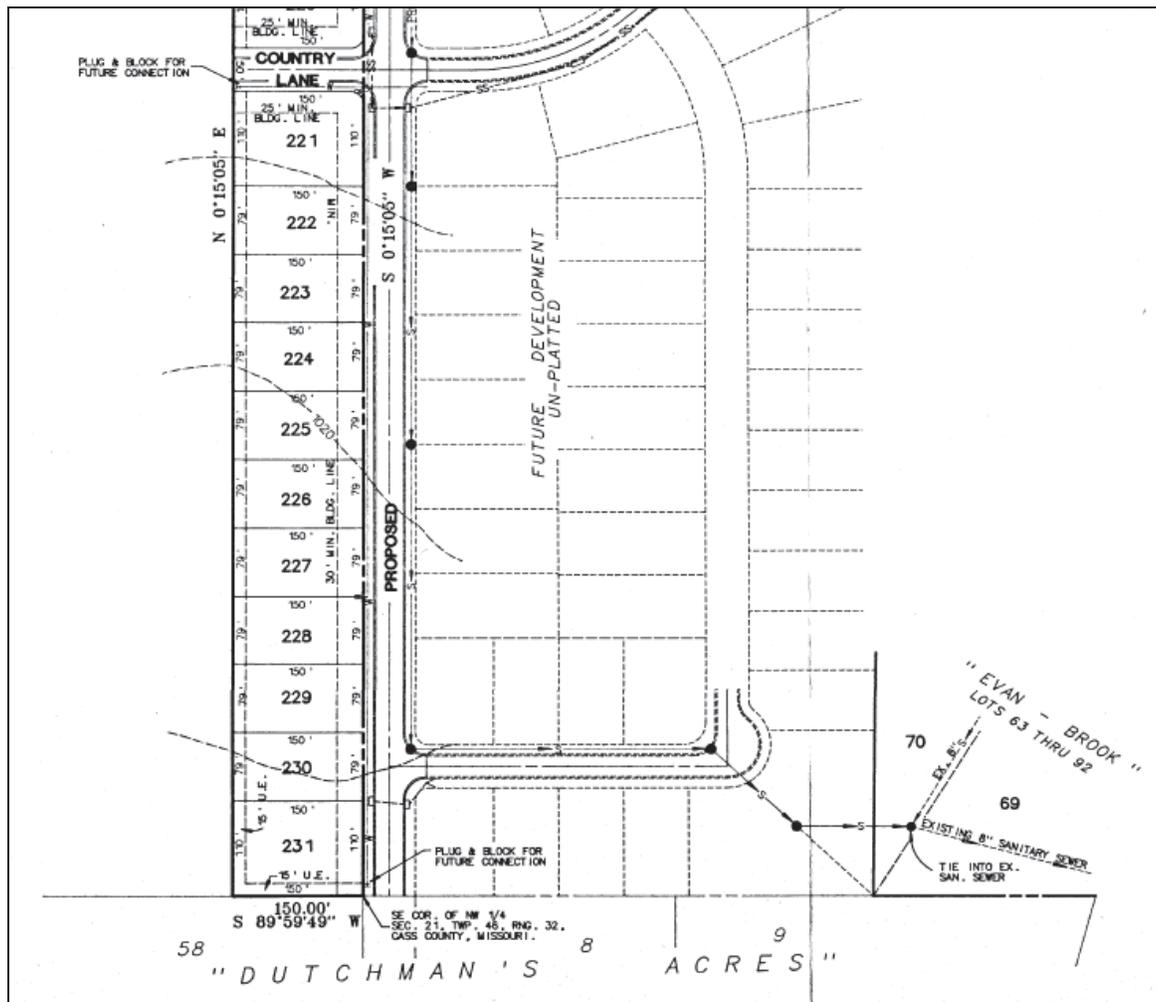
3. The proposed preliminary plat is essentially the same as the 1990 and 1994 preliminary plats that were approved for the property. Sunset Lane

was to be connected with Dutchman Acres to the south; and Cindy Lane was to be extended south and curve west to connect with Sunset Lane. The only difference is that the 1994 preliminary plat did not have a connection of a road to the west (Bristol Drive). Bristol Drive was established by the Brookside Subdivision which was developed after Evan-Brook Subdivision. Bristol Drive connection will be where Lot 230 was shown on the 1994 Preliminary Plat.

1990 Preliminary Plat:



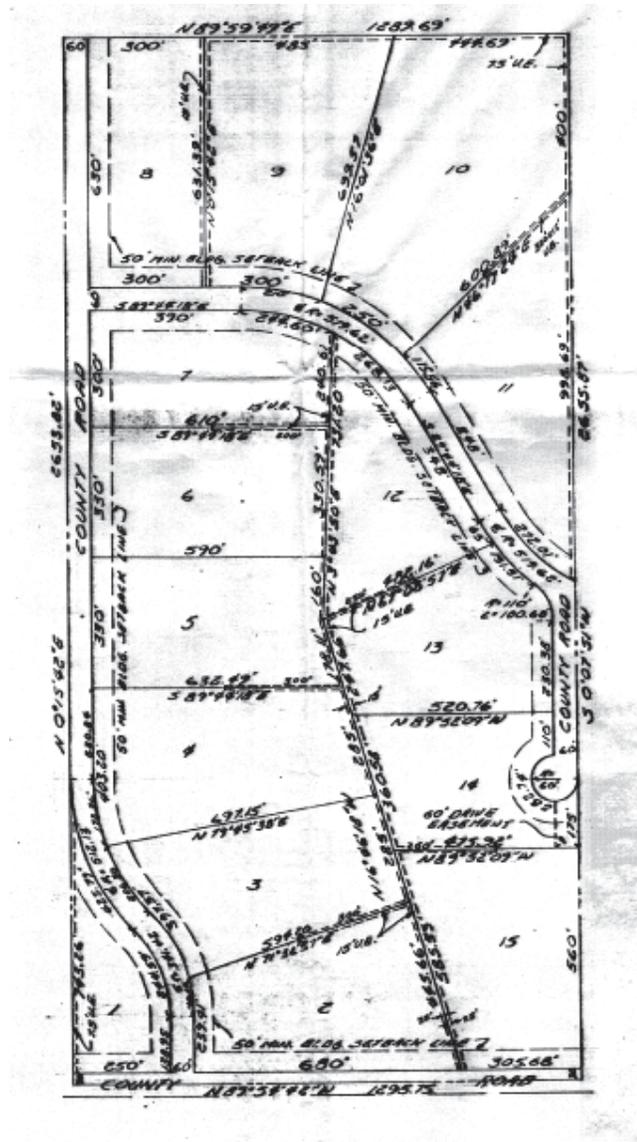
1994 Preliminary Plat



4. Sunset Lane is classified as a collector road, with a right-of-way width of sixty feet (60') and road pavement width of 36 feet.
5. The Raymore City Council included funds in its FY16 budget for the extension of Sunset Lane south to Dutchman Acres and the connection of Bristol Drive to Sunset Lane. These roadway connections were deemed to be important north-south connection roads that were requested by residents of the City. The property owner is funding the construction of Cindy Lane and the water and sanitary sewer improvements that are necessary to serve the subdivision plat.
6. When Sunset Lane is connected it will be a one mile continuous road segment between Lucy Webb Road and Hubach Hill Road. The City

intends to install 4-way stop signs at the intersection of Country Lane and Sunset Lane and at the intersection of Bristol Drive and Sunset Lane.

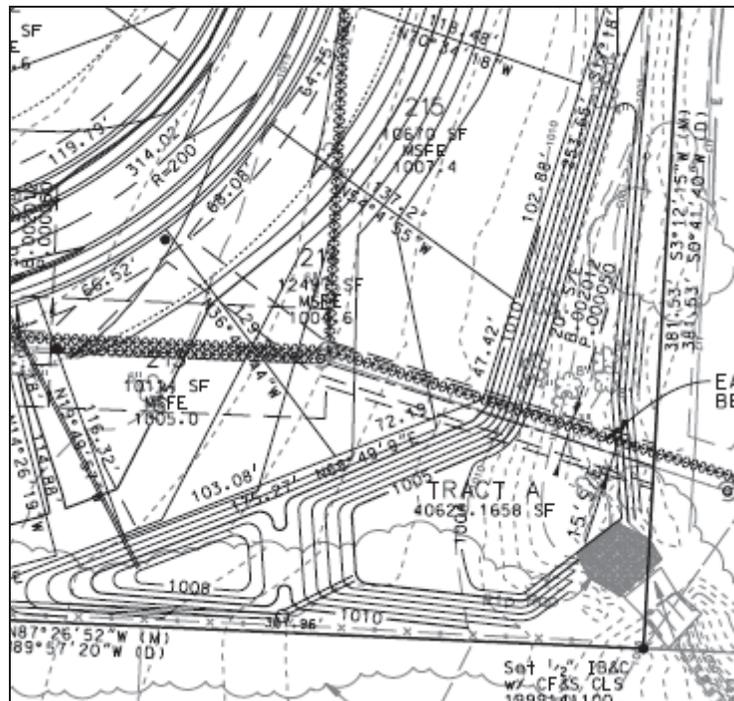
7. There is an existing sanitary sewer easement that crosses through the southeast portion of the subject property that will be vacated as part of the final plat. The sanitary sewer line will be relocated into a newly created easement.
8. Sunset Lane in Dutchman Acres was platted in 1972. As part of the Dutchman Acres subdivision Sunset Lane was proposed to connect to future development north of Dutchman Acres. The right-of-way for Sunset Lane goes to the northern boundary line of Dutchman Acres. Sunset Lane has a sixty-foot (60) right-of-way as illustrated in the Dutchman Acres recorded plat:



9. The proposed development will be served by City of Raymore sanitary sewer and potable water.
10. No landscape screen is required for the property. The property is being developed as single-family detached homes, similar to the single-family land uses on all sides of the property.
11. Lot sizes for the proposed 7th Plat are similar in size to the existing lots in Brookside subdivision to the west, Evan-Brook 6th Plat to the north, and Evan-Brook 3rd Plat to the east. Lot 69 and Lot 70 of Evan Brook 3rd Plat, to the east of Tract A, are oversized cul-de-sac lots and do not trigger the subdivision adjacency requirement.
12. Since Dutchman Acres Subdivision is not located within the City limits of Raymore the subdivision adjacency standards do not apply.
13. There is no flood plain area that extends onto the subject property. Flood plain area does exist on land to the south in Dutchman Acres. Flood plain area is illustrated in blue on the following map:



14. Under existing conditions the site drains towards the southeastern corner of the site. A stormwater drainage study for the proposed subdivision has been prepared in accordance with the requirements of the City of Raymore and the Kansas City Metropolitan Chapter of the American Public Works Association (APWA). Stormwater detention for the proposed subdivision will be provided with an open-graded detention basin in the southeast corner of the site on Tract A. The existing basin will be expanded to hold additional storage volume to compensate for the increase in impervious surfaces associated with the new streets and houses.



15. There is an existing bank of four 48" corrugated metal pipes, which have a length of 40 feet, which allows water to flow into the existing creek in Dutchman Acres. The stormwater detention basin will release water through these pipes into the existing stream in Dutchman Acres.
16. Best Management Practices (BMP's) will be provided with sediment fore-bays (holding areas) and native vegetation planted around the common areas by the detention basin to provide water quality treatment for the proposed site improvements.

PLANNING COMMISSION PROPOSED FINDINGS OF FACT

Under Section 470.110 of the Unified Development Code, the Planning and Zoning Commission and City Council is directed concerning its actions in dealing with a preliminary plat request. Under 470.110 (C) (7) the Planning and Zoning Commission and City Council is directed to make findings of fact taking into consideration the following:

1. the preliminary plat will not adversely affect the appropriate use of neighboring property;

The preliminary plat will not adversely affect the appropriate use of neighboring property. Adjacent land area is currently single-family residential. The land use of the proposed preliminary plat is single-family residential.

2. the preliminary plat is in compliance with all applicable regulations of the Unified Development Code, Growth Management Plan, and other City regulations and plans;

The preliminary plat is in compliance with all applicable regulations of the Unified Development Code, Growth Management Plan, and other City regulations and plans.

3. the preliminary plat will not impose undue burden upon existing public services and facilities; and

The preliminary plat will not impose undue burden upon existing public services and facilities. Infrastructure to serve the property has been sized to meet the future demands for service to each lot. There is sufficient capacity in the sanitary sewer system to support full development of the property. The road network was designed to accommodate full development of the property. Potable water is supplied by the City of Raymore.

4. the preliminary plat will make adequate provision to accommodate resulting additional demands which may be imposed upon roads and streets, water supply and storage, storm sewerage, sanitary sewerage, and wastewater treatment without substantially increasing public costs and expenditures.

There is sufficient capacity in the water and sanitary sewer systems to support full development of the property. The road network was designed to accommodate full development of the property. Storm water detention facilities will be constructed to control storm water runoff from

development on the property. Costs associated with extension of any water, sanitary sewer lines, or storm sewer lines will be borne by the property owner.

REVIEW OF INFORMATION AND SCHEDULE

<u>Action</u>	<u>Planning Commission</u>	<u>City Council</u>
Public Hearing	October 18, 2016	October 24, 2016

STAFF RECOMMENDATION

City Staff recommends the Planning and Zoning Commission accept the staff proposed findings of fact and forward case #16020 Evan-Brook 7th Preliminary Plat to the City Council with a recommendation of approval.

PLANNING AND ZONING COMMISSION RECOMMENDATION

The Planning and Zoning Commission, at its October 18, 2016 meeting, voted 6-1 to accept the staff proposed findings of fact and forward case #16020 Evan-Brook 7th Preliminary Plat to the City Council with a recommendation of approval subject to two conditions:

1. Alignment issues with the pavement width of Sunset Lane be taken care of with the County; and
2. That the stormwater drainage from the development meet or exceed the requirements of the City.

Memo

To: Planning and Zoning Commission
From: Edward Ieans, Assistant Public Works Director
CC: File
Date: September 27, 2016
Re: Final Plat: Evan Brook Seventh Plat: Lots 204 Through 227

The Evan Brook property is located generally in the northeast quadrant of the Sunset Lane and Lucy Webb Road intersection. This phase of the development, Evan Brook 7th Lots 204 Through 227, is approximately 8.62 acres.

There are public facilities (water) adjacent to the property of sufficient size and capacity to serve the site without undue burden to the City of Raymore.

Sanitary Sewer:

The site will be served by installing an 8" sanitary sewer main along Cindy Lane and Sunset Lane connecting the to the existing 8" sewer along Sunset Lane and Bristol Drive.

Water System:

The site will be served by installing an 8" main along Cindy Lane and Sunset Lane connecting the to the existing 8" main along Sunset Lane and Bristol Drive.

Transportation System:

This phase of the project includes the construction of Cindy Lane and extending Sunset Lane. These roads will be constructed to city standards. Four stop signs will be required at the interserction of Sunset Lane and Cindy Lane.

Storm Water Management:

This phase uses an enclosed storm water conveyance system and rear yard swales to direct runoff towards the main lake. The proposed storm water conveyance system will accommodate the runoff from the watershed. With this phase's proximity to the creek, installing and maintaining erosion control measures will be critical throughout the entire build-out of the property.

Recommendation:

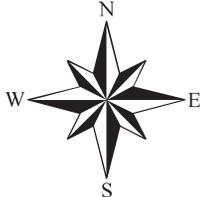
The Engineering Division reviewed the application and found that the Final Plat for Evan Brook Seventh Plat, Lots 204-227 complies with the design standards of the City of Raymore. The Engineering Division recommends approval of this application.



City of Raymore, Missouri

Evan-Brook 7th , Lots 204 - 227

Date: 09/21/2016





**CITY OF RAYMORE
AGENDA ITEM INFORMATION FORM**

DATE: October 24, 2016

SUBMITTED BY: Jim Cadoret

DEPARTMENT: Community Development

- | | | | |
|-----------------------------------------------|-------------------------------------|---------------------------------------|-----------------------------------------|
| <input checked="" type="checkbox"/> Ordinance | <input type="checkbox"/> Resolution | <input type="checkbox"/> Presentation | <input type="checkbox"/> Public Hearing |
| <input type="checkbox"/> Agreement | <input type="checkbox"/> Discussion | <input type="checkbox"/> Other | |

TITLE / ISSUE / REQUEST

Bill 3218
Request Council to approve the Evan-Brook 7th Final Plat

FINANCIAL IMPACT

Award To: n/a
Amount of Request/Contract: n/a
Amount Budgeted: n/a
Funding Source/Account#: n/a

PROJECT TIMELINE

Estimated Start Date
n/a

Estimated End Date
n/a

STAFF RECOMMENDATION

Approval

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission: Planning and Zoning Commission
Date: October 18, 2016
Action/Vote: Recommend Approval 6-1

LIST OF REFERENCE DOCUMENTS ATTACHED

Planning and Zoning Commission Report and Recommendation
Development Agreement
Final Plat drawing

REVIEWED BY:

Jim Feuerborn

BACKGROUND / JUSTIFICATION

Cass Evans, representing Evans Brothers construction, filed an application for Final Plat approval of Evan-Brook 7th Plat, a 24-lot single family subdivision located on the southern end of Sunset Lane, east of Brookside Subdivision. Mr. Evans is the grandson of the initial developer of the subdivision and desires to complete the final phase. The initial preliminary plat for the subdivision expired many years ago as development in the subdivision stopped. The submitted final plat is essentially the same as the original preliminary plat approved in 1990.

As part of its 2016 budget the City has funded the construction of Sunset Lane south to Dutchman Acres and the construction of Bristol Drive east to connect with Sunset Lane. The property owner is dedicating the right-of-way for these two street segments and decided to plat the entire tract and construct Cindy Lane to connect with Sunset Lane. Improvements to the existing storm water detention area are planned to compensate for the increase in impervious surfaces associated with the new streets and houses.

The Planning and Zoning Commission, at its October 18, 2016 meeting, voted 6-1 to recommend approval of the Final Plat to City Council.

BILL 3218

ORDINANCE

“AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, APPROVING THE FINAL PLAT FOR EVAN-BROOK 7TH PLAT LOTS 204 THRU 227, LOCATED IN THE NORTHWEST AND NORTHEAST QUARTERS OF SECTION 21, TOWNSHIP 46N, RANGE 32W, RAYMORE, CASS COUNTY, MISSOURI.”

WHEREAS, the Planning and Zoning Commission met and reviewed this request and submits a recommendation of approval on the application to the City Council of the City of Raymore, Missouri; and

WHEREAS, the City Council of the City of Raymore, Missouri, in accordance with the provisions of the Raymore Unified Development Code, has held a meeting to approve by the municipality of Raymore, Missouri, the dedication to the public use of any street or ground shown upon the plat; and

WHEREAS, the City Council of the City of Raymore, Missouri, finds and declares that the provisions hereinafter contained and enacted are in pursuance of and for the purpose of securing and promoting the public safety, health, and general welfare of persons in the City of Raymore in their use of public rights-of-ways.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF RAYMORE, MISSOURI, AS FOLLOWS:

Section 1. The City Council hereby makes its findings of fact as contained in the staff report and accepts the recommendation of the Planning and Zoning Commission.

Section 2. That the subdivision known as Evan-Brook 7th Plat Lots 204 thru 227 is hereby approved for the tract of land described below:

Part of the Northeast Quarter and part of the Northwest Quarter of Section 21, Township 46N, Range 32W, in the City of Raymore, Cass County, Missouri, described as follows:

Commencing at the Northwest corner of the Northeast Quarter of Section 21, thence South 02 degrees 46 minutes 00 seconds West, along the West line, 2155.69 feet to the Southeast corner of Lot 178 of "EVAN-BROOK, Lots 171 thru 203" a recorded plat in the City of Raymore, Cass County, Missouri, and the POINT OF BEGINNING; thence South 87 degrees 14 minutes 00 seconds East, along the South line of the plat, 617.32 feet to the Southeast corner of Lot 203 and a point on the West line of Lot 71 of "EVAN-BROOK, Lots 63 thru 92" a recorded plat in the City of Raymore, Cass County, Missouri; thence South 14 degrees 37 minutes 23 seconds West, along the West line of Lots 71 and 70, 124.32 feet to the angle point in the West line of Lot 70; thence South 03 degrees 12 minutes 15 seconds West, along the West line of Lot 70, 381.53 feet to the Southwest corner of Lot 70, said point also being on the South line of the Northeast quarter of Section 21; thence North 87 degrees 26 minutes 52 seconds West, along the South line, 588.85 feet to the Southwest corner of the Northeast Quarter, the Southeast corner of the Northwest Quarter, and the Northeast corner of "DUTCHMAN'S ACRES Lots 16 thru 58" a recorded plat in the City of Raymore, Cass County, Missouri; thence North 87 degrees 26 minutes 51 seconds West along the North line of Lot 58, 150.02 feet to the Southeast corner of Lot 140 of "BROOKSIDE FOURTH PLAT" a recorded plat in the City of Raymore, Cass County, Missouri; thence North 02 degrees 46 minutes 00 seconds East, along the East line of the plat also being a line parallel with and 150.00 feet West of the East line of the Northwest Quarter of Section 21,

505.96 feet to a point on the East line of Lot 135, also being the Southwest corner of Lot 178 of "EVAN-BROOK Lots 171 thru 203"; thence South 87 degrees 14 minutes 00 seconds East, along the South line of the plat, to the POINT OF BEGINNING, containing 375,275 square feet or 8.62 acres more or less.

Section 3. That the Development Agreement between the City of Raymore, Missouri and Cass Evans, representing Evans Brothers Construction, appended hereto and made part hereof, is hereby approved and the Mayor is authorized and directed to execute said contract on behalf of the City of Raymore, Missouri.

Section 4. Traffic Control Signage. The following stop signs shall be established within the City of Raymore:

- Sunset Lane at Bristol Drive, at northwest, southwest, northeast and southeast corners
- Sunset Lane at Country Lane, at northwest corner and southeast corner

Section 5. Effective Date. The effective date of approval of this Ordinance shall be coincidental with the Mayor's signature and attestation by the City Clerk.

Section 6. Severability. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

DULY READ THE FIRST TIME THIS 24TH DAY OF OCTOBER, 2016.

BE IT REMEMBERED THAT THE ABOVE ORDINANCE WAS APPROVED AND ADOPTED THIS 14TH DAY OF NOVEMBER, 2016 BY THE FOLLOWING VOTE:

Councilmember Abdelgawad
Councilmember Barber
Councilmember Burke, III
Councilmember Holman
Councilmember Hubach
Councilmember Kellogg
Councilmember Moorhead
Councilmember Seimears

ATTEST:

APPROVE:

Jean Woerner, City Clerk

Kristofer P. Turnbow, Mayor

Date of Signature



To: City Council
From: Planning and Zoning Commission
Date: October 24, 2016
Re: Case #16021 - Evan Brook 7th Final Plat

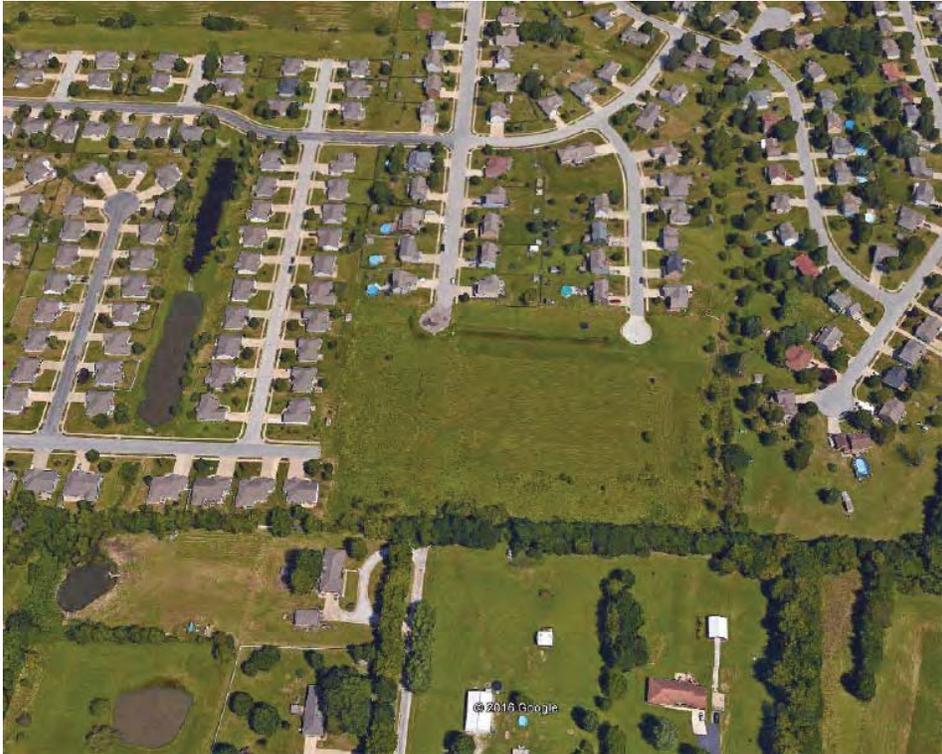
GENERAL INFORMATION

**Applicant/
Property Owner:** Cass Evans
103 N. Evans Avenue
Raymore, MO 64083

Property Location: Sunset Lane and Bristol Drive area



2016 Aerial Photograph



Google Earth view of property

Property Photographs:



View looking east from end of Bristol Drive



View looking south at Dutchman Acres from end of Sunset Lane.



View looking south from end of Cindy Lane



View looking south at swale/stream on east side of subject property (Tract A on plat)

Existing Zoning: R-1 "Single Family Residential District"

Surrounding Zoning:

North: R-1 – Single-Family Residential
South: Unincorporated Cass County
East: R-1 – Single Family Residential
West: R-1 - Single Family Residential

Tract Size: 8.62 acres
Total Lots: 24 Single Family Lots
Density: 2.78 units per acre

Legal Description:

Part of the Northeast Quarter and part of the Northwest Quarter of Section 21, Township 46N, Range 32W, in the City of Raymore, Cass County, Missouri, described as follows:

Commencing at the Northwest corner of the Northeast Quarter of Section 21, thence South 02 degrees 46 minutes 00 seconds West, along the West line, 2155.69 feet to the Southeast corner of Lot 178 of "EVAN-BROOK, Lots 171 thru 203" a recorded plat in the City of Raymore, Cass County, Missouri, and the POINT OF BEGINNING; thence South 87 degrees 14 minutes 00 seconds East, along the South line of the plat, 617.32 feet to the Southeast corner of Lot 203 and a point on the West line of Lot 71 of "EVAN-BROOK, Lots 63 thru 92" a recorded plat in the City of Raymore, Cass County, Missouri; thence South 14 degrees 37 minutes 23 seconds West, along the West line of Lots 71 and 70, 124.32 feet to the angle point in the West line of Lot 70; thence South 03 degrees 12 minutes 15 seconds West, along the West line of Lot 70, 381.53 feet to the Southwest corner of Lot 70, said point also being on the South line of the Northeast quarter of Section 21; thence North 87 degrees 26 minutes 52 seconds West, along the South line, 588.85 feet to the Southwest corner of the Northeast Quarter, the Southeast corner of the Northwest Quarter, and the Northeast corner of "DUTCHMAN'S ACRES Lots 16 thru 58" a recorded plat in the City of Raymore, Cass County, Missouri; thence North 87 degrees 26 minutes 51 seconds West along the North line of Lot 58, 150.02 feet to the Southeast corner of Lot 140 of "BROOKSIDE FOURTH PLAT" a recorded plat in the City of Raymore, Cass County, Missouri; thence North 02 degrees 46 minutes 00 seconds East, along the East line of the plat also being a line parallel with and 150.00 feet West of the East line of the Northwest Quarter of Section 21, 505.96 feet to a point on the East line of Lot 135, also being the Southwest corner of Lot 178 of "EVAN-BROOK Lots 171 thru 203"; thence South 87 degrees 14 minutes 00 seconds East, along the South line of the plat, to the POINT OF BEGINNING, containing 375,275 square feet or 8.62 acres more or less.

Growth Management Plan: The Future Land Use Plan Map contained in the Growth Management Plan identifies this property as appropriate for Low Density Residential Use.

Major Street Plan: The Street Classification Map contained in the Transportation Plan has Sunset Lane and Bristol Drive classified as a Minor Collector. Cindy Lane is classified as a Local Street.

Advertisement: City Ordinance does not require advertisement for Final Plats.

Public Hearing: City Ordinance does not require a public hearing for Final Plats

PROPOSAL

Outline of Requested Action: The applicant seeks to obtain Final Plat approval for Evan Brook 7th Plat.

City Ordinance Requirements: In order for the applicant to accomplish the aforementioned action they must meet the provisions of the Unified Development Code. Chapter 470 of the Unified Development Code outlines the requirements and actions that need to be taken in order to final plat property, specifically, Section 470.130.

PREVIOUS ACTIONS ON OR NEAR THE PROPERTY

1. The land area east of Sunset Lane was rezoned to "R-1" Single-Family Residential District on September 10, 1990. The land area on the west side of Sunset Lane was rezoned to R-1 on December 12, 1994.
2. A preliminary plat for all of the land in Evan-Brook subdivision east of Sunset Lane was approved on September 10, 1990. The preliminary plat for the lots on the west side of Sunset Lane was approved on December 12, 1994.
3. The most recent final plat in the Evan Brook Subdivision was the 6th plat, approved on August 10, 1998.

ENGINEERING DIVISION COMMENTS

See attached memorandum.

STAFF COMMENTS

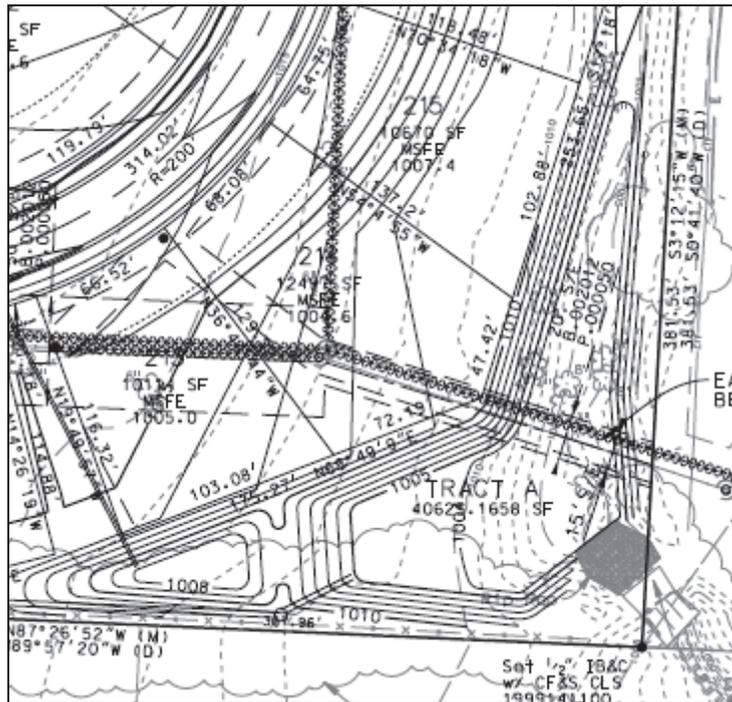
1. Approval of the Preliminary Plat is required prior to approval of the Final Plat. The Final Plat is consistent with the submitted Preliminary Plat.
2. Street names are consistent with the Preliminary Plat and existing street segments. Cindy Lane will continue south from its current terminous and extend west to Sunset Lane, where it will line up Bristol Drive at its intersection with Sunset Lane. Street signs at the intersection will identify that Bristol Drive is west of Sunset Lane and Cindy Lane is east of Sunset Lane.
3. A development agreement is required as part of the final plat. The agreement will specify the requirements of the property owner and of the City in the development of the property.

4. The Raymore City Council included funds in its FY16 budget for the extension of Sunset Lane south to Dutchman Acres and the connection of Bristol Drive to Sunset Lane. These roadway connections were deemed to be important north-south connection roads that were requested by residents of the City. The property owner is funding the construction of Cindy Lane and the water and sanitary sewer improvements that are necessary to serve the subdivision plat.
5. The bulk and dimensional standards for the “R-1” Single-Family Residential District zoning classification for the property is provided below:

Current	
Minimum Lot Area	
per lot	8,400 sq.ft.
per dwelling unit	8,400 sq.ft.
Minimum Lot Width (ft.)	70
Minimum Lot Depth (ft.)	100
Yards, Minimum (ft.)	
Front	30
rear	25
side	10
Maximum Building Height (feet)	35
Maximum Building Coverage (%)	30

6. When Sunset Lane is connected it will be a one-half mile road segment between Lucy Webb Road and Hubach Hill Road. The City intends to install 4-way stop signs at the intersection of Country Lane and Sunset Lane and at the intersection of Bristol Drive and Sunset Lane.
7. There is an existing sanitary sewer easement that crosses through the southeast portion of the subject property that will be vacated as part of the final plat. The sanitary sewer line will be relocated into a newly created easement.
8. South Metropolitan Fire Protection District reviewed the final plat and had no comments or concerns.
9. Best Management Practices (BMP’s) will be provided with sediment fore-bays (holding areas) and native vegetation planted around the common areas by the detention basin to provide water quality treatment for the proposed site improvements.
10. Under existing conditions the site drains towards the southeastern corner of the site. A stormwater drainage study for the proposed subdivision has been prepared in accordance with the requirements of the City of Raymore and

the Kansas City Metropolitan Chapter of the American Public Works Association (APWA). Stormwater detention for the proposed subdivision will be provided with an open-graded detention basin in the southeast corner of the site on Tract A. The existing basin will be expanded to hold additional storage volume to compensate for the increase in impervious surfaces associated with the new streets and houses.



11. There is an existing bank of four 48" corrugated metal pipes, which have a length of 40 feet, which allows water to flow into the existing creek in Dutchman Acres. The stormwater detention basin will release water through these pipes into the existing stream in Dutchman Acres.

PLANNING COMMISSION PROPOSED FINDINGS OF FACT

Section 470.130 of the Unified Development Code states that the Planning and Zoning Commission will recommend approval and the City Council will approve the final plat if it finds the final plat:

1. **is substantially the same as the approved preliminary plat;**

The final plat is substantially the same as the Preliminary Plat.

2. **complies with all conditions, restrictions and requirements of this Code and of all other applicable ordinances and design standards of the City; and;**

The proposed final plat does comply with all conditions, restrictions and requirements of the Unified Development Code and all other applicable ordinances and design standards for the City.

3. **complies with any condition that may have been attached to the approval of the preliminary plat.**

There were no conditions attached to the approval of the preliminary plat.

REVIEW OF INFORMATION AND SCHEDULE

<u>Action</u>	<u>Planning Commission</u> October 18, 2016	<u>City Council 1st</u> October 24, 2016	<u>City Council 2nd</u> November 14, 2016
---------------	------------------------------------------------	--------------------------------------------------------	---------------------------------------------------------

STAFF RECOMMENDATION

Staff recommends that the Planning and Zoning Commission accept the staff proposed findings of fact and forward Case #16021 Evan Brook 7th Final Plat to the City Council with a recommendation of approval.

PLANNING AND ZONING COMMISSION RECOMMENDATION

The Planning and Zoning Commission, at its October 18, 2016 meeting, voted 6-1 to accept the staff proposed findings of fact and forward Case #16021 Evan Brook 7th Final Plat to the City Council with a recommendation of approval.

Memo

To: Planning and Zoning Commission
From: Edward Ieans, Assistant Public Works Director
CC: File
Date: September 27, 2016
Re: Final Plat: Evan Brook Seventh Plat: Lots 204 Through 227

The Evan Brook property is located generally in the northeast quadrant of the Sunset Lane and Lucy Webb Road intersection. This phase of the development, Evan Brook 7th Lots 204 Through 227, is approximately 8.62 acres.

There are public facilities (water) adjacent to the property of sufficient size and capacity to serve the site without undue burden to the City of Raymore.

Sanitary Sewer:

The site will be served by installing an 8" sanitary sewer main along Cindy Lane and Sunset Lane connecting the to the existing 8" sewer along Sunset Lane and Bristol Drive.

Water System:

The site will be served by installing an 8" main along Cindy Lane and Sunset Lane connecting the to the existing 8" main along Sunset Lane and Bristol Drive.

Transportation System:

This phase of the project includes the construction of Cindy Lane and extending Sunset Lane. These roads will be constructed to city standards. Four stop signs will be required at the interserction of Sunset Lane and Cindy Lane.

Storm Water Management:

This phase uses an enclosed storm water conveyance system and rear yard swales to direct runoff towards the main lake. The proposed storm water conveyance system will accommodate the runoff from the watershed. With this phase's proximity to the creek, installing and maintaining erosion control measures will be critical throughout the entire build-out of the property.

Recommendation:

The Engineering Division reviewed the application and found that the Final Plat for Evan Brook Seventh Plat, Lots 204-227 complies with the design standards of the City of Raymore. The Engineering Division recommends approval of this application.



Development Agreement

For

***Evan-Brook 7th Final Plat
Lots 204 thru 227***

Legal Description Contained on Pages 2

**Between Evans Brothers Construction, Grantor
and**

**City of Raymore, Grantee
100 Municipal Circle
Raymore, MO 64083**

November 14, 2016

DEVELOPMENT AGREEMENT

THIS AGREEMENT, MADE THIS 14th day of November, 2016 by and between, **Evans Brothers Construction** hereinafter referred to as "Sub-divider" and the City of Raymore, Missouri, a Municipal Corporation, hereinafter referred to as "City".

WHEREAS, Sub-divider seeks to obtain approval from the City for a subdivision to be known as **Evan-Brook 7th Plat Lots 204 thru 227**, which is located in the City of Raymore, Cass County, Missouri, and;

WHEREAS, the Sub-divider, herein defined, agrees to assume all subdivision development obligations of the City as described in this agreement, and;

WHEREAS, the City desires to ensure that the Sub-divider will accomplish certain things in order to protect the public health, safety and welfare.

NOW, THEREFORE, in consideration of the promises and covenants herein set forth, and receipt by the City of fees and costs as stated herein, the parties agree as follows:

GEOGRAPHIC LOCATION:

1. The terms of this agreement apply to the following property and all portions thereof: **Evan-Brook 7th Plat Lots 204 thru 227**

Part of the Northeast Quarter and part of the Northwest Quarter of Section 21, Township 46N, Range 32W, in the City of Raymore, Cass County, Missouri, described as follows:

Commencing at the Northwest corner of the Northeast Quarter of Section 21, thence South 02 degrees 46 minutes 00 seconds West, along the West line, 2155.69 feet to the Southeast corner of Lot 178 of "EVAN-BROOK, Lots 171 thru 203" a recorded plat in the City of Raymore, Cass County, Missouri, and the POINT OF BEGINNING; thence South 87 degrees 14 minutes 00 seconds East, along the South line of the plat, 617.32 feet to the Southeast corner of Lot 203 and a point on the West line of Lot 71 of "EVAN-BROOK, Lots 63 thru 92" a recorded plat in the City of Raymore, Cass County, Missouri; thence South 14 degrees 37 minutes 23 seconds West, along the West line of Lots 71 and 70, 124.32 feet to the angle point in the West line of Lot 70; thence South 03 degrees 12 minutes 15 seconds West, along the West line of Lot 70, 381.53 feet to the Southwest corner of Lot 70, said point also being on the South line of the Northeast quarter of Section 21; thence North 87 degrees 26 minutes 52 seconds West, along the South line, 588.85 feet to the Southwest corner of the Northeast Quarter, the Southeast corner of the Northwest Quarter, and the Northeast corner of "DUTCHMAN'S ACRES Lots 16 thru 58" a recorded plat in the City of Raymore, Cass County, Missouri; thence North 87 degrees 26 minutes 51 seconds West along the North line of Lot 58, 150.02 feet to the Southeast corner of Lot 140 of "BROOKSIDE FOURTH PLAT" a recorded plat in the City of Raymore, Cass County, Missouri; thence North 02 degrees 46 minutes 00 seconds East, along the East line of the plat also being a line parallel with and 150.00 feet West of the East line of the Northwest Quarter of Section 21, 505.96 feet to a point on the East line of Lot 135, also being the Southwest corner of Lot 178 of "EVAN-BROOK Lots 171 thru 203"; thence South 87 degrees 14 minutes 00 seconds East, along the South line of the plat, to the POINT OF BEGINNING, containing 375,275 square feet or 8.62 acres more or less.

REQUIRED IMPROVEMENTS:

1. In accordance with the policies and ordinances of the City, the public improvements described herein shall be constructed and installed on the terms and conditions hereinafter contained. Public improvements within the Subdivision will be installed in accordance with the City of Raymore Standard Contract Documents and Technical Specifications & Design Criteria for Utility and Street Construction dated October 2001.
2. The public improvements are to be designed and installed at the Sub-divider's expense by the Sub-divider and are hereinafter referred to as "Improvements".
3. It shall be the obligation of the Sub-divider to furnish to the City plans and specifications for construction of the Improvements. Before any construction is commenced, the City Public Works Director shall approve plans and specifications for the Improvements. Once the City Public Works Director has approved the plans, any changes to the plans must be submitted to the City Public Works Director for approval.
4. The Sub-divider shall submit the appropriate grading/site/erosion control plan including appropriate sidewalk, meter elevations, and manhole elevations to the City Public Works Director for approval for development of the project. Before any construction is commenced within that phase, the City Public Works Director must approve plans for all required Improvements. It shall be the Sub-divider's responsibility to assure compliance with grading plans.
5. The Sub-divider shall provide a copy of all required State and Federal permits to the City Public Works Director prior to issuance of any City permits.
6. The Sub-divider shall provide and pay for all engineering and surveying necessary to design and construct the Improvements. The Sub-divider shall pay for all other engineering and surveying necessary to design and construct other improvements to the property.
7. The Sub-divider shall install stormwater treatment facilities (i.e. native plantings or other landscape features) in the storm water detention basin to be constructed in Tract A in accordance with the approved plans.

INSTALLATION AND MAINTENANCE

1. Prior to the issuance of building permits, the Sub-divider shall install all Improvements as shown on approved engineering plans of said subdivision and the City Council shall have accepted by Resolution all Improvements.
2. The Sub-divider shall be responsible for the maintenance of the Improvements for a period of two years after acceptance thereof by the City, in accordance with the City specifications and policies.

3. The Sub-divider agrees to provide the City of Raymore “as-built” plans for all Improvements as indicated on the aforementioned plans. Said plans shall be considered a part of the Improvements, for the purpose of acceptance by the City.

4. Prior to acceptance of the Improvements a waiver of mechanic’s lien shall be submitted to the City. The Sub-divider will indemnify and save the City harmless from all claims growing out of the lawful demands of subcontractors, laborers, workers, mechanics, and furnishers of machinery and parts thereof, equipment, tools, and all suppliers, incurred in the furtherance of the performance of the work. The Sub-divider shall, at the City’s request, furnish satisfactory evidence that all obligations of the nature designated above have been paid, discharged or waived.

FEES, BONDS & INSURANCE

1. The Sub-divider agrees to pay to the City a 1% Plan Review Fee and 5% Construction Inspection Fee based on the project engineer’s estimate or contract development costs of all Improvements as shown on approved engineering plans of said subdivision. The City Public Works Director shall review and determine that the costs, as presented, are reasonable. A list of these fees is provided in Attachment A.

2. The Sub-divider agrees to indemnify the City with a Certificate of Insurance as required in the Unified Development Code of the City of Raymore.

3. The Sub-divider agrees to furnish performance bonds as required in the Unified Development Code of the City of Raymore.

4. Prior to acceptance of Improvements within said subdivision, Sub-divider will provide a guarantee in the form of a Maintenance Bond that is satisfactory to the City Public Works Director. This guarantee shall be based on 50% of the cost of all Improvements shown on approved engineering plans and shall be for a period of two years after acceptance by the City.

5. The Sub-divider agrees to submit a street light plan for City approval and pay the cost of providing and installing the streetlights in accordance with the approved street light plan.

6. The Sub-divider agrees to pay to the City, a \$9 per acre fee for the placement and maintenance of outdoor warning sirens. The cost of these fees is provided in Attachment A.

7. The Sub-divider is hereby exempt from paying any parkland dedication fees as the fees were paid as part of the initial preliminary plat for the Evan-Brook subdivision.

8. Per Ordinance #20004, the license (excise) tax for building contractors will be charged at the time of building permits at the applicable rate at the time each building permit application is approved.

9. The Sub-divider, in the interest of the general health, welfare and safety of the Citizens of Raymore, agrees to have installed, at their cost, any traffic control devices determined to be necessary by City Staff (410.340). The technical specifications and design criteria are set forth in Public Works Department Policies 120 thru 122 and 129, Street Signage and Traffic Control Devices. The improvement must be installed prior to the City releasing any building permits.

10. The Sub-divider, in the interest of the general health, welfare and safety of the Citizens of Raymore, agree to have installed, at their cost, all required street name signage determined to be necessary by City Staff (410.340). The technical specifications and design criteria are set forth in Public Works Department Policies 120 thru 122 and 129, Street Signage and Traffic Control Devices. The improvement must be installed prior to the City releasing any building permits.

ADDITIONAL REQUIREMENTS

1. The Sub-divider agrees to comply with the regulations and policies of the utility companies having facilities within the City limits.
2. The Sub-Divider shall execute a maintenance agreement for the storm water detention basin proposed to be constructed in Tract A.

GENERAL PROVISIONS

1. The parties agree that execution of this agreement in no way constitutes a waiver of any requirements of applicable City ordinances with which the Sub-divider must comply and does not in any way constitute prior approval of any future proposal for development.
2. The covenants herein shall run with the land described in this agreement and shall be binding and insure to the benefit of the parties hereto and their successors or assigns and on any future and subsequent purchasers.
3. This agreement shall constitute the complete agreement between the parties and any modification hereof shall be in writing, subject to the approval of the parties.
4. If, at any time, any part hereof has been breached by Sub-divider, the City may withhold approval of any or all building permits applied for in the subdivision, until breach or breaches has or have been cured.

5. This agreement shall be recorded by the Sub-divider and its covenants shall run with the land and shall bind the parties, their assign and successors, in interest and title.

6. Any provision of this agreement which is not enforceable according to law will be severed herefrom and the remaining provisions shall be enforced to the fullest extent permitted by law.

7. The undersigned represent that they each have the authority and capacity from the respective parties to execute this Agreement. This Agreement shall not be effective until approved by ordinance duly enacted by the City Council of the City of Raymore, Missouri.

8. The Sub-divider hereby warrants and represents to the City as inducement to the City's entering into this Agreement, that the Sub-divider's interest in the Subdivision is as a fee owner.

9. The Sub-divider and City acknowledge the Memorandum of Understanding for Creekmoor Subdivision, executed by both parties and approved by City Council on January 26, 2004, June 26, 2006, July 24, 2006, July 23, 2007 and July 27, 2015 remains in effect.

10. Whenever in this agreement it shall be required or permitted that Notice or demand be given or served by either party to this agreement to or on the other party, such notice or demand shall be delivered personally or mailed by certified United States mail (return receipt requested) to the addresses hereinafter set forth. Such notice or demand shall be deemed timely given when delivered personally or when deposited in the mail in accordance with the above.

If to the City, at:

If to the Sub-divider, at:

City Manager
100 Municipal Circle
Raymore, MO 64083

Cass Evans.
103 N. Evans Avenue
Raymore, MO 64083

11. The Sub-divider acknowledges that this plat will expire within one year of the date the Raymore City Council approves an ordinance approving **Evan-Brook 7th Plat Lots 204 thru 227**; and that failure for any reason to record the plat does not obligate the City to re-approve the plat no matter what improvements may have been completed in furtherance of the current plat known as **Evan-Brook 7th Plat Lots 204 thru 227**.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the date first written above.

(SEAL)

THE CITY OF RAYMORE, MISSOURI

Kristofer P. Turnbow, Mayor

Attest:

Jean Woerner, City Clerk

Sub-divider – Signature

Printed Name

Sub-divider – Signature

Printed Name

Subscribed and sworn to me on this
the _____ day of _____ 20__
in the County of _____,
State of _____.

Stamp:

Notary Public: _____ My Commission Expires: _____



**CITY OF RAYMORE
AGENDA ITEM INFORMATION FORM**

DATE: October 24, 2016

SUBMITTED BY: Jim Cadoret

DEPARTMENT: Community Development

<input checked="" type="checkbox"/> Ordinance	<input type="checkbox"/> Resolution	<input type="checkbox"/> Presentation	<input type="checkbox"/> Public Hearing
<input type="checkbox"/> Agreement	<input type="checkbox"/> Discussion	<input type="checkbox"/> Other	

TITLE / ISSUE / REQUEST

Bill 3217
Request Council to approve the Timber Trails Open Space Final Plat

FINANCIAL IMPACT

Award To: n/a
Amount of Request/Contract: n/a
Amount Budgeted: n/a
Funding Source/Account#: n/a

PROJECT TIMELINE

Estimated Start Date	Estimated End Date
n/a	n/a

STAFF RECOMMENDATION

Approval

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission: Planning and Zoning Commission
Date: October 18, 2016
Action/Vote: Recommend Approval 7-0

LIST OF REFERENCE DOCUMENTS ATTACHED

Planning Commission Report and Recommendation
Final Plat drawing

REVIEWED BY:

Jim Feuerborn

BACKGROUND / JUSTIFICATION

Brenner Holland, representing Hunt Midwest Real Estate Development, Inc. filed an application for final plat approval for Timber Trails Open Space Plat, a plat of the right-of-way of Johnston Drive from Foxhaven Subdivision west to connect with Dean Avenue and a 15.04 acre open space tract south of Johnston Drive.

As part of the General Obligation bonds approved by the voters in 2016 the City plans to construct Johnston Drive to connect Foxhaven Subdivision west with Dean Avenue. The proposed final plat provides the right-of-way for the road segment to be constructed.

The Preliminary Plat for Timber Trails identified the Johnston Drive road segment to be constructed and the 15 acre tract south of Johnston Drive to be dedicated to the City as park land. The final plat establishes the open space tract that can be dedicated to the City in the future.

The Planning and Zoning Commission, at its October 18, 2016 meeting voted 7-0 to recommend approval of the Final Plat to City Council.

BILL 3217

ORDINANCE

“AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, APPROVING THE FINAL PLAT FOR TIMBER TRAILS OPEN SPACE PLAT, LOCATED IN THE SW ¼ OF SECTION 17 AND THE SE ¼ OF SECTION 18, TOWNSHIP 46N, RANGE 32W, RAYMORE, CASS COUNTY, MISSOURI.”

WHEREAS, the Planning and Zoning Commission met and reviewed this request and submits a recommendation of approval on the application to the City Council of the City of Raymore, Missouri; and

WHEREAS, the City Council of the City of Raymore, Missouri, in accordance with the provisions of the Raymore Unified Development Code, has held a meeting to approve by the municipality of Raymore, Missouri, the dedication to the public use of any street or ground shown upon the plat; and

WHEREAS, the City Council of the City of Raymore, Missouri, finds and declares that the provisions hereinafter contained and enacted are in pursuance of and for the purpose of securing and promoting the public safety, health, and general welfare of persons in the City of Raymore in their use of public rights-of-ways.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF RAYMORE, MISSOURI, AS FOLLOWS:

Section 1. The City Council hereby makes its findings of fact as contained in the staff report and accepts the recommendation of the Planning and Zoning Commission.

Section 2. That the subdivision known as Timber Trails Open Space Plat is hereby approved for the tract of land described below:

A tract of land in the Southwest Quarter of Section 17 and the Southeast Quarter of Section 18, Township 46 North, Range 32 West of the 5th Principal Meridian in the City of Raymore, Cass County, Missouri, being bounded and described as follows: Commencing at the Southwest corner of the Southwest Quarter; thence North 03°31'38" East, along the West line of said Southwest Quarter, 2,349.21 feet to the Point of Beginning of the tract of land to be herein described; thence North 81°58'39" West, 13.34 feet; thence North 03°30'18" East, 231.87 feet; thence Westerly, along a curve to the left, having an initial tangent bearing of North 80°43'20" West with a radius of 1,170.00 feet, a central angle of 03°02'36" and an arc distance of 62.15 feet; thence North 06°14'04" East, 60.00 feet; thence Easterly, along a curve to the right, having an initial tangent bearing of South 83°45'56" East with a radius of 1,230.00 feet, a central angle of 20°11'36" and an arc distance of 433.50 feet; thence South 63°34'20" East, 330.97 feet; thence Easterly, along a curve to the left, being tangent to the last described course with a radius of 770.00 feet, a central angle of 23°03'19" and an arc distance of 309.84 feet; thence South 86°37'39" East, 65.16 feet to the Southwest corner of Lot 475, FOXHAVEN 13TH PLAT, a subdivision in Raymore, Cass County, Missouri; thence South 03°22'21" West, along the West line of said FOXHAVEN 13TH PLAT and the West line of LE'MOR ESTATES, a subdivision in Raymore, Cass County, Missouri, 1,174.87 feet to the Northeast corner of Lot 42, TIMBER TRAILS-SECOND PLAT, a subdivision in Raymore, Cass County, Missouri; thence South 82°05'01" West, along the North line of said TIMBER TRAILS-SECOND PLAT, 42.72 feet; thence North 14°12'30" West, continuing along said North line, 163.14 feet; thence North 26°51'10" West, continuing along said North line, 163.57 feet; thence North 39°30'10" West, continuing along said North line, 163.74 feet; thence North 52°10'28" West,

continuing along said North line, 163.65 feet; thence North 64°48'37" West, continuing along said North line, 163.30 feet; thence North 77°33'08" West, 154.91 feet; thence North 03°30'18" East, 210.00 feet; thence North 21°49'41" East, 136.90 feet; thence North 71°35'40" West, 128.69 feet; thence Northwesterly, along a curve to the left, having an initial tangent bearing of North 16°42'54" East with a radius of 50.00 feet, a central angle of 98°49'50" and an arc distance of 86.25 feet; thence North 08°01'21" East, 129.99 feet; thence North 81°58'39" West, 181.32 feet to the Point of Beginning. Containing 723,539 square feet or 16.61 acres, more or less.

Section 3. Traffic Control Signage. The following stop signs shall be established within the City of Raymore:

- Johnston Drive at Dean Avenue, at northeast corner
- Johnston Drive at Darrowby Drive, at southwest corner

Section 4. Effective Date. The effective date of approval of this Ordinance shall be coincidental with the Mayor's signature and attestation by the City Clerk.

Section 5. Severability. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

DULY READ THE FIRST TIME THIS 24TH DAY OF OCTOBER, 2016.

BE IT REMEMBERED THAT THE ABOVE ORDINANCE WAS APPROVED AND ADOPTED THIS 14TH DAY OF NOVEMBER, 2016 BY THE FOLLOWING VOTE:

Councilmember Abdelgawad
Councilmember Barber
Councilmember Burke, III
Councilmember Holman
Councilmember Hubach
Councilmember Kellogg
Councilmember Moorhead
Councilmember Seimears

ATTEST:

APPROVE:

Jean Woerner, City Clerk

Kristofer P. Turnbow, Mayor

Date of Signature



To: City Council
From: Planning and Zoning Commission
Date: October 24, 2016
Re: Case #16019 - Timber Trails - Open Space Plat

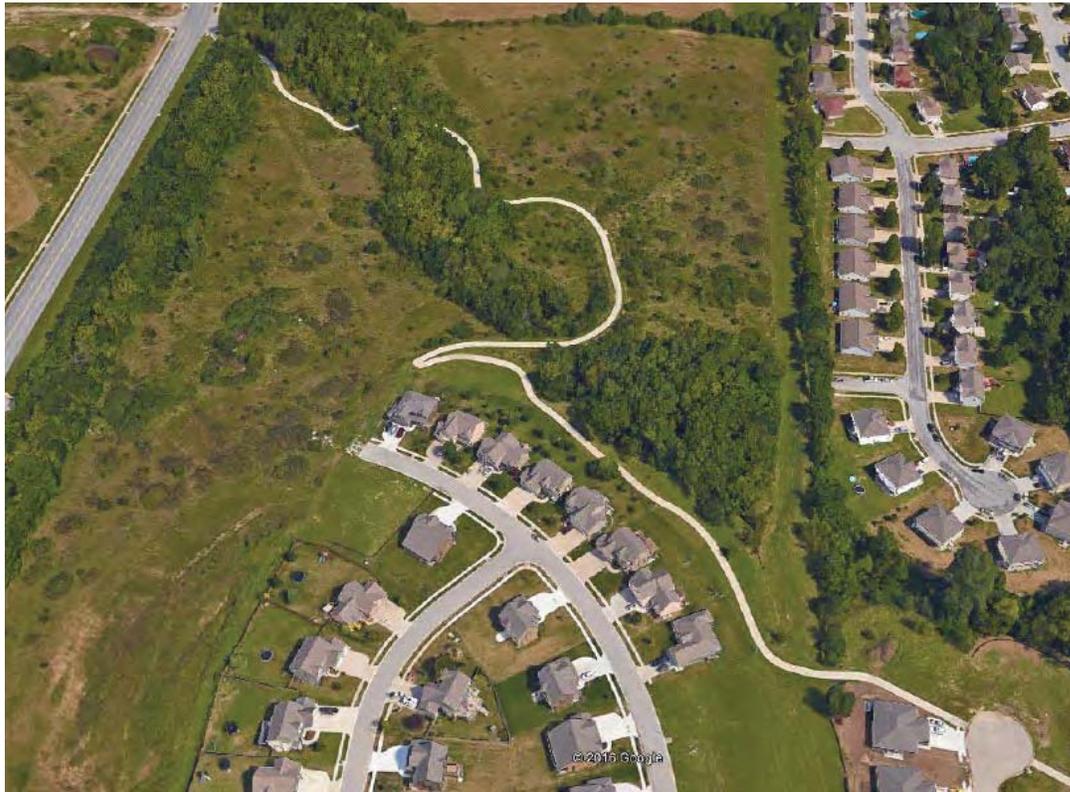
GENERAL INFORMATION

**Applicant/
Property Owner:** Hunt Midwest Real Estate Development, Inc.
8300 NE Underground Drive
Kansas City, MO 64161

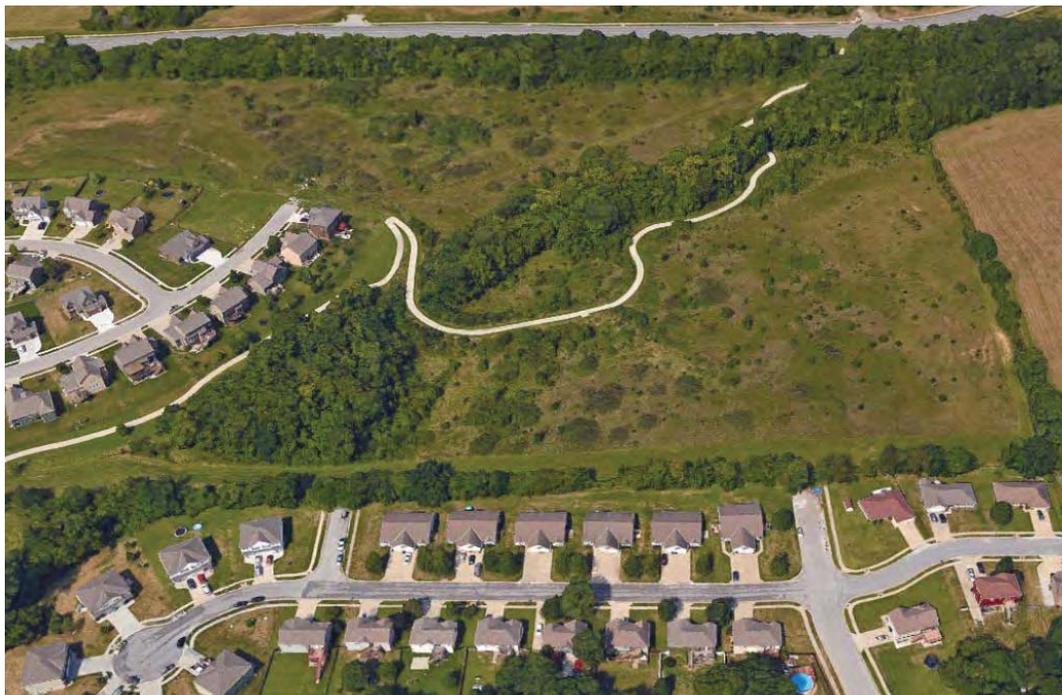
Property Location: North of Lucy Webb Road, East of Dean Avenue



Property Photographs:



Google Earth view looking north at property



Google Earth view looking west from Johnston Drive and Foxhaven Subdivision



View looking north from trail on southern end of Open Space tract



View looking east at property from trail

Existing Zoning: "R-1P" Single-Family Planned Residential

Existing Surrounding Zoning: **North:** "R-1P" Single-Family Planned
South: "R-1P" Single Family Planned
East: "R-1" Single Family
West: "R-1P" Single-Family Planned

Existing Surrounding Uses: **North:** Undeveloped
South: Single Family Residential
East: Single Family Residential
West: Undeveloped

Total Tract Size: 16.61 acres

Total Number of Lots: 1 Tract

Growth Management Plan: The Future Land Use Plan Map contained in the Growth Management Plan identifies this area as appropriate for park land.

Major Street Plan: The Major Thoroughfare Plan Map classifies Johnston Drive as a minor collector.

Advertisement: City Ordinance does not require advertisement for Final Plats.

Public Hearing: City Ordinance does not require a public hearing for Final Plats

PROPOSAL

Outline of Requested Action: The applicant seeks to obtain Final Plat approval for Timber Trails - Open Space Plat.

City Ordinance Requirements: In order for the applicant to accomplish the aforementioned action they must meet the provisions of the Unified Development Code. Chapter 470 of the Unified Development Code outlines the requirements and actions that need to be taken in order to final plat property, specifically, Section 470.130.

PREVIOUS ACTIONS ON OR NEAR THE PROPERTY

1. The Preliminary Plat for Timber Trails Subdivision was initially approved by City Council on February 9, 2004.
2. The Second Final Plat for Timber Trails Subdivision, located immediately adjacent to the south, was approved by City Council on February 14, 2005.
3. In 2009 the property owner dedicated a twenty-foot (20') wide trail easement to the City of Raymore to allow for the construction of the trail through the

property that connects Dean Avenue with LeMor Estates and Lucy Webb Road.

4. In 2016 Raymore voters approved issuance of General Obligation bonds that included the construction of Johnston Drive between Dean Avenue and Foxhaven Subdivision.

ENGINEERING DIVISION COMMENTS

See attached memorandum.

STAFF COMMENTS

1. The extension of Johnston Drive west to connect with Dean Avenue was included in the approved Timber Trails Preliminary Plat. Johnston Drive is classified as a minor collector road, thus requiring the sixty-foot (60') right-of-way. No residential driveways will be allowed to directly connect to Johnston Drive.
2. The location of the open space tract included on the plat was included as part of the Timber Trails Preliminary Plat. The open space tract will be dedicated in the future to the City of Raymore for park land. The Park Board has not yet determined a future use for the park land. There is no timeline on the dedication of the tract to the City.
3. A multi-use trail currently crosses through the park land. A twenty-foot (20') wide easement was provided for the trail.
4. A parking lot with access off of Johnston Drive may be provided in the future for the park land.
5. South Metropolitan Fire Protection District reviewed the final plat and had no comments or concerns.
6. After dedication of the open space tract to the City of Raymore the City will initiate a reclassification of zoning of the tract to PR, Parks, Recreation and Public Use District.

- The irregular property line boundary of the open space tract on the west side of the tract accommodates a future phase of the Timber Trails subdivision as depicted on the illustration below:



- The 2.65 future park dedication area on the north side of Johnston Drive, as illustrated in the above map, will be dedicated to the City in the future, most likely as part of a residential phase on the north side of Johnston Parkway.

9. Flood plain extends into the open space tract along the stream as illustrated below:



PLANNING COMMISSION PROPOSED FINDINGS OF FACT

Section 470.130 of the Unified Development Code states that the Planning and Zoning Commission will recommend approval and the City Council will approve the final plat if it finds the final plat:

1. **is substantially the same as the approved preliminary plat;**

The final plat is substantially the same as the Preliminary Plat. The alignment of Johnston Drive and the configuration of the open space tract remain the same as the preliminary plat.

2. **complies with all conditions, restrictions and requirements of this Code and of all other applicable ordinances and design standards of the City; and;**

The proposed final plat does comply with all conditions, restrictions and requirements of the Unified Development Code and all other applicable ordinances and design standards for the City.

3. **complies with any condition that may have been attached to the approval of the preliminary plat.**

There were no conditions placed upon the approval of the preliminary plat.

REVIEW OF INFORMATION AND SCHEDULE

<u>Action</u>	<u>Planning Commission</u> October 18, 2016	<u>City Council 1st</u> October 24, 2016	<u>City Council 2nd</u> November 14, 2016
---------------	------------------------------------------------	--------------------------------------------------------	---------------------------------------------------------

STAFF RECOMMENDATION

Staff recommends that the Planning and Zoning Commission accept the staff proposed findings of fact and forward Case #16019 Timber Trails-Open Space Final Plat to the City Council with a recommendation of approval.

PLANNING AND ZONING COMMISSION RECOMMENDATION

The Planning and Zoning Commission, at its October 18, 2016 meeting, voted 7-0 to accept the staff proposed findings of fact and forward Case #16019 Timber Trails-Open Space Final Plat to the City Council with a recommendation of approval.

Memo

To: Planning and Zoning Commission
From: Edward Ieans, Assistant Director of Public Works
CC: File
Date: October 11, 2016
Re: Timber Trails Tract D - Site Plan

The Engineering Department has reviewed the application for Timber Trails Tract D offers the following comments.

The subject property is located on the southwest quadrant of the intersection of Dean Ave and Johnston Drive.

Transportation System

Johnston Drive will be extended to Dean Ave. This road will be constructed to city standards.

Saniitary Sewer:

No improvements required.

Water System:

No improvements required.

Storm Water Quality:

No improvements required.

Summary

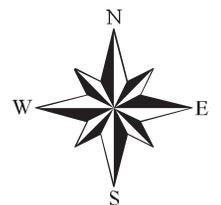
The plans and specifications comply with the design standards for the City of Raymore. The Engineering Division recommends approval of this application.



City of Raymore, Missouri

Timber Trails - Open Space Plat

Date: 09/13/2016





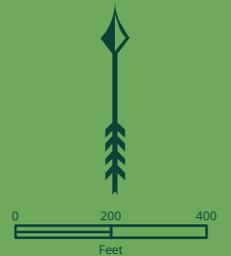
LEGEND

 Future Park Land Dedication by Hunt Midwest

 Future Johnston Dr Extension (2016 General Obligation Bond)

Preliminary Plan for Timber Trails

-  New Right of Way
-  New Lots
-  Other



Timber Trails

RAYMORE, MISSOURI

Future Park Land Dedication



**CITY OF RAYMORE
AGENDA ITEM INFORMATION FORM**

DATE: November 14, 2016

SUBMITTED BY: Meredith Hauck

DEPARTMENT: Administration

- | | | | |
|-----------------------------------------------|-------------------------------------|---------------------------------------|-----------------------------------------|
| <input checked="" type="checkbox"/> Ordinance | <input type="checkbox"/> Resolution | <input type="checkbox"/> Presentation | <input type="checkbox"/> Public Hearing |
| <input checked="" type="checkbox"/> Agreement | <input type="checkbox"/> Discussion | <input type="checkbox"/> Other | |

TITLE / ISSUE / REQUEST

Bill 3210
Staff is requesting Council to award the Raymore Municipal Center project to Straub Construction Company.

FINANCIAL IMPACT

Award To: Straub Construction Company
Amount of Request/Contract: \$2,890,709.00
Amount Budgeted: \$3,035,244.00
Funding Source/Account#: 45-00-8430-0000 Project #227-201

PROJECT TIMELINE

Estimated Start Date	Estimated End Date
November 14, 2016	May 5, 2017

STAFF RECOMMENDATION

Award of contract to Straub Construction Company

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission:
Date:
Action/Vote:

LIST OF REFERENCE DOCUMENTS ATTACHED

Bill 3210
Contract

REVIEWED BY:

Jim Feuerborn

BACKGROUND / JUSTIFICATION

Bids were received for the Municipal Center construction project and opened on October 4, 2016.

Three (3) bids were received as follows:

Haren Laughlin Construction	\$3,813,409.00
KES Construction	\$3,390,000.00
Straub Construction Company	\$3,230,000.00

Straub Construction was determined to be the lowest and best bidder.

Staff negotiated with Straub Construction for a new contract amount of \$2,890,709.00 to better meet the budget constraints of the project. The project team determined that changing the following project components would retain the core features of the project while allowing the project to meet budget goals:

Change the parking lot material from pervious concrete paving to asphalt and concrete:
-\$79,901.00

Place the trailside shade structure and associated infrastructure, and expanded trail network in a future phase of the project: -\$266,390.00

Staff has checked references for work recently performed for other public agencies. There were no issues or concerns about the work performed. Staff recommends award of the contract to Straub Construction.

Project Source of Funds

Council Restricted Reserved -	\$1,541,250
Council Land Purchase Transfer -	\$ 274,000
G.O. Bond Project Fund Amount -	\$1,500,000
G.O. Bond Premium Available -	\$ 200,000
Total Available Project Funds -	\$3,515,250

Project Uses of Funds

Land Purchase - Lots 8 and 9 -	\$ 277,193
DRAW Architecture Contract Amt -	\$ 127,000
Straub Construction Contract -	\$2,890,709
5% Contingency Amount -	\$ 144,535
Total Project Expense -	\$3,439,437

BILL 3210

ORDINANCE

“AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT WITH STRAUB CONSTRUCTION COMPANY FOR THE RAYMORE CITY HALL ANNEX PROJECT, CITY PROJECT NUMBER 16-227-201, IN THE AMOUNT OF \$2,890,709.00 AND AUTHORIZING THE CITY MANAGER TO APPROVE CHANGE ORDERS WITHIN ESTABLISHED BUDGET CONSTRAINTS AND AUTHORIZING THE MAYOR TO DECLARE THIS AS AN EMERGENCY.”

WHEREAS, the Raymore City Hall Annex project was included in the 2016 budget; and

WHEREAS, the City Council finds the improvements are necessary and finds it to be in the best interest of public health, safety, and welfare; and

WHEREAS, bids for this project were received on October 4, 2016; and

WHEREAS, the bids were provided as follows:

Haren Laughlin Construction	\$3,813,409.00
KES Construction	\$3,390,000.00
Straub Construction Company	\$3,230,000.00

WHEREAS, staff has negotiated with the lowest, best bidder to better meet budget constraints; and

WHEREAS, Straub Construction Company has been determined to be the lowest and best bidder.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF RAYMORE, MISSOURI, AS FOLLOWS:

Section 1. The Mayor is hereby directed and authorized to enter into a negotiated contract in the amount of \$2,890,709.00 with Straub Construction Company, for the Raymore City Hall Annex project.

Section 2. The Mayor and City Clerk are hereby authorized to execute the contract hereto as Exhibit A for and on behalf of the City of Raymore.

Section 3. The City Manager is authorized to approve change orders for this project within established budget constraints.

Section 4. Emergency Reading: In order to maintain project and budget schedule, the Mayor hereby authorizes the passage of this Ordinance as an emergency bill.

Section 4. Effective Date. The effective date of approval of this Ordinance shall be coincidental with the Mayor's signature and attestation by the City Clerk.

Section 5. Severability. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

DULY READ THE FIRST TIME THIS 24TH DAY OF OCTOBER, 2016.

BE IT REMEMBERED THAT THE ABOVE ORDINANCE WAS APPROVED AND ADOPTED THIS 24TH DAY OF OCTOBER, 2016 BY THE FOLLOWING VOTE:

Councilmember Abdelgawad
Councilmember Barber
Councilmember Burke III
Councilmember Holman
Councilmember Hubach
Councilmember Kellogg
Councilmember Moorhead
Councilmember Seimears

ATTEST:

APPROVE:

Jean Woerner, City Clerk

Kristofer P Turnbow, Mayor

Date of Signature



CONTRACT FOR SERVICES **Raymore City Hall Annex**

AGREEMENT FOR PROVISION OF THE FOLLOWING SERVICES

Agreement made this 14th day of November, 2016, between Straub Construction Company, an entity organized and existing under the laws of the State of Kansas, with its principal office located at 7775 Meadow View Drive, Shawnee, KS 66227, hereafter referred to as the **Contractor**, and The City of Raymore, Missouri, a Charter City organized and existing under the laws of the State of Missouri, with its principal office located at 100 Municipal Circle, Raymore, Missouri, hereafter referred to as the **City**.

This contract and applicable attachments represent the entire understanding and agreement between the parties and no oral, implied, alterations or variations to the contract will be binding on the parties, except to the extent that they are in writing and signed by the parties hereto. This contract shall be binding upon the heirs, successors, administrators, executors and assigns of the parties hereto. In the event there are any inconsistencies in the provisions of this contract and those contained in the proposal they will be resolved in accordance with the terms of this contract.

This contract is effective as of November 14, 2016 and coincidental with the Mayor's signature and attestation by the City Clerk and shall remain in effect as described within the attachments.

ARTICLE I THE WORK

Contractor agrees to perform all work and provide all materials as specified in Request for Proposal 16-227-201 and the General Terms and Conditions in Appendix B, commonly referred to as Contract Terms and Conditions and according to Contract Agreement set forth here. Contractor agrees to provide all labor, materials, tools, permits, and/or professional services and perform the contracted work in accordance with all specifications, terms and conditions as set forth within the proposal documents, including bonding, insurance, prevailing wage requirements, and termination clauses as needed or required. The work as specified in Appendix A may commence upon the signing of this contract and scheduling and approval of the City.

ARTICLE II TIME OF COMMENCEMENT AND COMPLETION

Completion date projected to be May 5, 2017.

The date of substantial completion shall be that date when the project or portions of the project are officially accepted by the Owner through formal action of the City Council for utilization of the project for its intended purpose. The City shall be the sole determiner as to the fulfillment of the work as described.

ARTICLE III CONTRACT SUM AND PAYMENT

The Contractor agrees to perform all work described in the Contract Documents in the amount of \$2,890,709.00.

The City agrees to pay the Contractor as outlined in the Contract Documents and subject to deductions provided for in Articles IV and VI.

ARTICLE IV CONTRACT PAYMENT

The City agrees to pay the Contractor for the completed work as follows: 95% of contract shall be paid within thirty (30) days of substantial completion of each section of this proposal – inspection and remediation, walk-through and acceptance by the City; a 5% retainage will be held until acceptance of the project by the Raymore City Council, at which time final payment will be made. Any monies not paid to the Contractor when due will bear interest at the rate of one and one-half percent (1 -1/2 %) per month, from the date such payment is due. However, if any portion of the work remains to be completed or corrected at the time payment is due, the City may retain sufficient funds to cover the City Engineer's estimated value of the work not completed or twenty percent (20%) of the contract amount, whichever is greater, exempt from interest, to be paid when such listed items are corrected or completed.

The City will be the sole judge as to the sufficiency of the work performed.

The Contractor agrees that the City may withhold any and all payment for damage or destruction, blatant or otherwise, incurred to the City's property caused by poor performance or defective equipment or materials or personnel employed or utilized by the Contractor. Additionally, it is agreed the Contractor shall also be liable to the City for replacement of materials or services occasioned by such breach.

Payment shall be made upon receipt of invoices presented in duplicate as outlined in Appendix B.

Third party payment agreements will not be accepted by the City.

In the event that the Missouri Department of Labor and Industrial Relations has determined that a violation of Section 292.675, RSMo, has occurred and that a penalty as described in Section XII shall be assessed, the City shall withhold and retain all sums and amounts due and owing when making payments to Contractor under this Contract.

ARTICLE V INSURANCE REQUIREMENTS

Insurance shall be provided as outlined in the General Terms and Conditions Appendix B to the Contract.

ARTICLE VI DAMAGES/DELAYS/DEFECTS

The City will not sustain monetary damage if the whole or any part of this contract is delayed through the failure of the Contractor and/or his sureties to perform any part or the whole of this contract. Thus, if at any time the Contractor refuses or neglects to supply sufficiently skilled workmen or proper materials, or fails in any respect to execute the contract, including extras, with the utmost diligence, the City may take steps deemed advisable to promptly secure the necessary labor, tools, materials, equipment, services, etc., by contract or otherwise, to complete whatever portion of the contracted work which is causing delay or is not being performed in a workmanlike manner.

Contractor and/or their sureties will be liable to the City for any cost for labor, tool, materials, equipment, services, delays, or claims incurred by the City to finish the work.

Contractor will store, contain, or remove all debris, materials, tools, equipment and vehicles at the end of each day so that no hazardous or dangerous situations are created within the work location and surrounding area.

Contractor will promptly repair all damage to public and private property caused by their agents or employees. Should damages not be promptly repaired, the City will authorize the hiring of another Contractor to do the repairs. The original Contractor agrees to promptly pay for the services of any such Contractor hired to do such repairs.

Contractor shall immediately report, to the City, or a duly authorized representative, any accident whatsoever arising out of the performance of this contract, especially those resulting in death, serious injury or property damage. Contractor must provide full details and statements from any witnesses.

If the Contractor shall fail to complete the work within the contract time, or an extension of time granted by the City, the Contractor will pay to the City the amount for liquidated damages as specified in the schedule below for each calendar day that the Contractor shall be in default after the time stipulated in this contract document. The amount specified in the schedule is agreed

upon, not as a penalty, but as liquidated damages for the loss to the City of Raymore and the public of the use of the facility as designated. This amount will be deducted from any money due to the Contractor. The Contractor and Contractor's surety will be liable for all liquidated damages.

SCHEDULE OF LIQUIDATED DAMAGES		
Original Contract Amount		Charge Per Calendar Day (\$)
From More Than (\$)	To and Including (\$)	
0	50,000	150
50,001	100,000	250
100,001	500,000	500
500,001	1,000,000	1,000
1,000,001	2,000,000	1,500
2,000,001	5,000,000	2,000
5,000,001	10,000,000	2,500
10,000,001	And above	3,000

ARTICLE VII RESPONSIBILITIES

The City shall provide all information or services under their control with reasonable promptness and shall designate a representative to render decisions on behalf of the City and on whose actions and approvals the Contractor may rely.

The Contractor's responsibilities and obligations under this agreement are accepted subject to strikes, outside labor troubles (including strikes or labor troubles affecting vendors or suppliers of Contractor), accidents, transportation delays, floods, fires, or other acts of God, and any other causes of like or different character beyond the control of Contractor. Impossibility of performance by reason of any legislative, executive, or judicial act of any governmental authority shall excuse performance of or delay in performance of this agreement. The City and the Contractor shall agree upon such delay or cancellation of performance and execute this agreement in writing.

Contractor agrees to provide all materials, labor, tools, and equipment necessary to perform and complete the contract as specified. All equipment will be of such type and in such condition so as not to cause any damages to City property or the community at large. All equipment used on site will meet the minimum requirements of Occupational Safety Health Administration and related federal, state, county, and city regulations, including EPA NESHAPS. All material will be of a type and quality acceptable to the City, and which will not cause injury to property or persons.

Contractor will supervise and direct the work performed, and shall be responsible for his employees. Contractor will also supervise and direct the work performed by sub-contractors and

their employees and be responsible for the work performed by sub-contractors hired by the contractor.

Contractor agrees to obtain and maintain, during the term of this contract, the necessary licenses and permits required by federal, state, county and municipal governments to perform the services as required by this contract. Contractor shall bear the cost of any permits which he is obligated to secure. Contractor will also ensure any sub-contractors hired will obtain the necessary licenses and permits as required.

Contractor agrees to comply with all applicable federal, state, county and municipal laws and regulations, including, but not limited to, affirmative action, equal employment, fair labor standards and all applicable provisions of the Occupational Safety and Health Act of 1970, as amended. Contractor agrees to ensure sub-contractors and their employees comply with all applicable laws and regulations aforementioned.

Contractor also agrees to be, at all times, in full compliance with any and all applicable federal, state and local laws and regulations as they may change from time to time.

Contract is subject to the State of Missouri Prevailing Wage Laws (Cass County Annual Wage 23). The contractor shall include the provisions of this clause in all subcontracts for work to be performed by subcontractors under this contract so that provisions of this clause are binding upon subcontractors.

ARTICLE VIII TERMINATION OF AGREEMENT

With Cause – If Contractor fails to perform his duties as specified in this contract, the City through its appointed representative, shall notify the Contractor to correct any default under the terms of this contract. Such notification may be made by telephone or in writing. If the Contractor fails to correct any default after notification of such default, the City shall have the right to immediately terminate this agreement by giving the Contractor ten (10) days written notice.

Without Cause – The City may terminate this agreement at any time by providing sixty (60) days written notice, by certified mail, to the Contractor at the address listed below.

In the event this agreement is terminated, the City may hold as retainer the amount needed to complete the work in accordance with bid specifications.

ARTICLE IX ARBITRATION

In case of a dispute, the Contractor and the City shall each appoint a representative, who, together, shall select a third party to arbitrate the issue. Resolution of the issue will be binding upon both parties.

ARTICLE X WARRANTY

Contractor warrants that all workmanship shall be of good quality, in conformance with bid specifications and guarantee all materials, equipment furnished, and work performed for a period of two (2) years from the date of substantial completion as noted in the 2013 City of Raymore “Standard Contract Documents and Technical Specification & Design Criteria for Utility and Street Construction.”

Contractor shall, within ten (10) days of written notice from the City, correct any work found to be defective, incorrect or not in accordance with bid specifications.

ARTICLE XI REQUIRED SAFETY TRAINING

- A. Contractor shall provide a ten (10) hour Occupational Safety and Health Administration (OSHA) construction safety program for all employees who will be on-site at the Project. The construction safety program shall include a course in construction safety and health that is approved by OSHA or a similar program approved by the Missouri Department of Labor and Industrial Relations which is at least as stringent as an approved OSHA program as required by Section 292.675, RSMo.
- B. All on-site employees of a contractor or subcontractor must have certification of successful completion of Required Safety Training within 60 days of project commencing. On-site employees must provide documentation that they have successfully completed the Required Safety Training *within the required time period*. If they cannot do so within 20 days of a request for such documentation, they must be removed from the project and their employers will be subject to penalties as described in the Act.
- C. Contractor shall require all of its Subcontractors to comply with the requirements of this Section and Section 292.675, RSMo.

ARTICLE XII NOTICE OF PENALTIES FOR FAILURE TO PROVIDE SAFETY TRAINING

- A. Pursuant to Section 292.675, RSMo, Contractor shall forfeit to City as a penalty two thousand five hundred dollars (\$2,500.00), plus one hundred dollars (\$100.00) for each on-site employee employed by Contractor or its Subcontractor, for each calendar day, or portion thereof, such on-site employee is employed without the construction safety training required in Section XI above.

- B. The penalty described in Subsection “A” of this Section shall not begin to accrue until the time periods described in Sections XI “B” and “C” above have elapsed.
- C. Violations of Section XI above and imposition of the penalty described in this Section shall be investigated and determined by the Missouri Department of Labor and Industrial Relations.

ARTICLE XIII
AFFIDAVIT of WORK AUTHORIZATION

Pursuant to 285.530 RSMo, the bidder must affirm its enrollment and participation in a federal work authorization program with respect to the employees proposed to work in connection with the services requested herein by:

- * submitting the attached AFFIDAVIT OF WORK AUTHORIZATION and
 - * providing documentation affirming the bidder’s enrollment and participation in a federal work authorization program (see below) with respect to the employees proposed to work in connection with the services requested herein.

E-Verify is an example of a federal work authorization program. Acceptable enrollment and participation documentation consists of the following two pages of the E-Verify Memorandum of Understanding (MOU): 1) a valid, completed copy of the first page identifying the bidder and 2) a valid copy of the signature page completed and signed by the bidder, the Social Security Administration, and the Department of Homeland Security – Verification Division.

ARTICLE XIV
ENTIRE AGREEMENT

The parties agree that this constitutes the entire agreement and there are no further items or provisions, either oral or otherwise. Buyer agrees that it has not relied upon any representations of Contractor as to prospective performance of the goods, but has relied upon its own inspection and investigation of the subject matter.

The parties have executed this agreement at The City of Raymore the day and year first above written.

IN WITNESS WHEREOF, the parties hereunto have executed two (2) counterparts of this agreement the day and year first written above.

THE CITY OF RAYMORE, MISSOURI

By: _____
Kristofer P. Turnbow, Mayor

Attest: _____
Jean Woerner, City Clerk

(SEAL)

STRAUB CONSTRUCTION COMPANY

By: _____

Title: _____

Attest: _____

APPENDIX A
SCOPE OF SERVICES AND SPECIAL PROVISIONS

RAYMORE CITY HALL ANNEX

SCOPE OF SERVICES:

The work of this project is defined by the Contract Documents and consists of the following:

Site work, parking areas, hardscape, landscaping, stormwater BMP's and construction of new building on Municipal Circle.

SPECIFICATIONS WHICH APPLY

1. The City of Raymore Standard Contract Documents and Technical Specifications & Design Criteria for Utility and Street Construction, The Kansas City Metropolitan Chapter of the APWA Standard Specifications.
2. SEE ATTACHED "100% CONSTRUCTION DOCUMENTS" ATTACHED HERETO

CITY OF RAYMORE, MISSOURI
RFP # 16-227-201

Appendix B
General Terms and Conditions

A. *Procedures*

The extent and character of the services to be performed by the Contractor shall be subject to the general control and approval of the Public Works Director or their authorized representative(s) in consultation with the Finance Director . The Contractor shall not comply with requests and/or orders issued by an unauthorized individual. The Public Works Director will designate their authorized representatives in writing. Both the City of Raymore and the Contractor must approve any changes to the contract in writing.

B. *Contract Period*

Award of this contract is anticipated prior to the end of October, 2016.

C. *Insurance*

The Bidder/Contractor shall procure, maintain, and provide proof of, insurance coverage's for injuries to persons and/or property damage as may arise from or in conjunction with, the work performed on behalf of the City of Raymore by the Bidder/Contractor, its agents, representatives, employees or subcontractors. The City of Raymore shall be named as an additional insured under such insurance contracts (except for Worker's Compensation coverage). A Certificate of Insurance will be required within ten calendar days from the date of receipt of the Notice of Award. Claims made on policies must be enforce or that coverage purchased for three (3) years after contract completion date.

1. *General Liability*

Coverage shall be as broad as: Comprehensive General Liability endorsed to include Broad Form, Commercial General Liability forms including Product/Completed Operations.

Minimum Limits

General Liability:

\$1,000,000 Each Occurrence Limit

\$ 100,000 Damage to Rented Premises

\$ 5,000 Medical Expense Limit

\$1,000,000 Personal and Advertising Injury

\$2,000,000 General Aggregate Limit

\$1,000,000 Products & Completed Operations

\$ 50,000 Fire Damage Limit

2. *Excess/Umbrella Liability*

\$5,000,000 Each Occurrence

\$5,000,000 Aggregate

3. Automobile Liability

Coverage sufficient to cover all vehicles owned, used, or hired by the Bidder/Contractor, its agents, representatives, employees or subcontractors.

Minimum Limits

Automobile Liability:

\$1,000,000 Combined Single Limit

\$1,000,000 Each Occurrence Limit

\$5,000 Medical Expense Limit

4. Workers' Compensation

Limit as required by the Workers' Compensation Act of Missouri, Employers Liability, \$1,000,000 from a single carrier.

5. In addition to the insurance provided above, Contractor shall at all times during the course of this building project secure and provide to the City of Raymore proof of a Builder's Risk Policy for this project and keep it in place until project completion.

D. *Hold Harmless Clause*

The Bidder/Contractor shall, during the term of the contract including any warranty period, indemnify, defend, and hold harmless the City of Raymore, its officials, employees, agents, residents and representatives thereof from all suits, actions, or claims of any kind, including attorney's fees, brought on account of any personal injuries, damages, or violations of rights, sustained by any person or property in consequence of any neglect in safeguarding contract work or on account of any act or omission by the Contractor or his employees, or from any claims or amounts arising from violation of any law, bylaw, ordinance, regulation or decree. The vendor agrees that this clause shall include claims involving infringement of patent or copyright.

E. *Exemption from Taxes*

The City of Raymore is exempt from state sales tax and federal excise tax. Tax exemption certificates indicating this tax exempt status will be furnished on request, and therefore the City shall not be charged taxes for materials or labor.

F. *Employment Discrimination by Contractors Prohibited/Wages/Information*

During the performance of a contract, the Contractor shall agree that it will not discriminate against any employee or applicant for employment because of race, religion, color, sex, national origin, or disabilities, except where religion, sex or national origin is a bona fide occupational qualification reasonably necessary to the normal operation of the Contractor; that it will post in conspicuous places, available to employees and applicants for employment, notices setting forth nondiscrimination practices, and that it will state, in all solicitations or advertisements for employees placed by or on behalf of the Contractor, that it is an equal opportunity employer. Notices, advertisements and solicitations placed in

accordance with federal law, rule or regulation shall be deemed sufficient to meet this requirement.

The Contractor will include the provisions of the foregoing paragraphs in every subcontract or purchase order so that the provisions will be binding upon each subcontractor or vendor used by the Contractor.

Contractor agrees to pay all employees involved in this contract the required wages as listed in the prevailing Wage Order 23 for Cass County, Missouri, USA.

G. *Invoicing and Payment*

The Bidder shall submit invoices, in duplicate, for services outlined above in the scope of services.

Invoices shall be based on the following schedule:

At completion of work – 95% of contract amount with 5% held for retainage – the 5% retainage will be held until acceptance of the project by the Raymore City council, at which time final payment will be made. Payment will be based on actual services rendered and actual costs. All such invoices will be paid within thirty (30) days by the City of Raymore unless any items thereon are questioned, in which event payment will be withheld pending verification of the amount claimed and the validity of the claim. The Bidder/Contractor shall provide complete cooperation during any such investigation.

Third party payment arrangements will not be accepted by the City.

H. *Cancellation*

The City of Raymore reserves the right to cancel and terminate this contract in part or in whole without penalty upon 30 days written notice to the Bidder/Contractor. Any contract cancellation notice shall not relieve the Bidder/Contractor of the obligation to deliver and/or perform on all outstanding orders issued prior to the effective date of cancellation.

I. *Contractual Disputes*

The Contractor shall give written notice to the City of Raymore of its intent to file a claim for money or other relief at the time of the occurrence or the beginning of the work upon which the claim is to be based.

The written claim shall be submitted to the City no later than sixty (60) days after final payment. If the claim is not disposed of by agreement, the City of Raymore shall reduce their decision to writing and mail or otherwise forward a copy thereof to the Contractor within thirty (30) days of receipt of the claim.

City decision shall be final unless the Contractor appeals within thirty (30) days by submitting a written letter of appeal to the Finance Director, or her designee. The Finance Director shall render a decision within sixty (60) days of receipt of the appeal.

J. *Severability*

In the event that any provision shall be adjudged or decreed to be invalid, such ruling shall not invalidate the entire Agreement but shall pertain only to the provision in question and the remaining provisions shall continue to be valid, binding and in full force and effect.

K. *Applicable Laws*

This contract shall be governed in all respects by federal and state laws. All work performed shall be in compliance with all applicable City of Raymore codes.

L. *Drug/Crime Free Work Place*

The Bidder acknowledges and certifies that it understands that the following acts by the contractor, its employees, and/or agents performing services on City of Raymore property are prohibited:

1. The unlawful manufacture, distribution, dispensing, possession or use of alcohol or other drugs; and
2. Any impairment or incapacitation from the use of alcohol or other drugs (except the use of drugs for legitimate medical purposes).
3. Any crimes committed while on City property.

The Bidder further acknowledges and certifies that it understands that a violation of these prohibitions constitutes a breach of contract and may result in default action being taken by the

City of Raymore in addition to any criminal penalties that may result from such conduct.

M. *Inspection*

At the conclusion of each job order, the Bidder shall demonstrate to the Public Works Director or his authorized representative(s) of the City that the work is fully complete and in compliance with the scope of services. Any deficiencies shall be promptly and permanently corrected by the Bidder/Contractor at the Bidder's/Contractor's sole expense prior to final acceptance of work, and normal warranties shall be issued at point of final acceptance by the City of Raymore.

N. *No Escalation of Fees*

The pricing of services contained in the contract for the selected Contractor shall remain in effect for the duration of the contract. No escalation of fees will be allowed.

O. *Safety Training*

Bidders are informed that the Project is subject to the requirements of Section 292.675, RSMo, which requires all contractors or subcontractors doing work on the Project to provide, and require its on-site employees to complete, a ten (10) hour course in construction safety and health approved by the Occupational Safety and Health Administration (“OSHA”) or a similar program approved by the Missouri Department of Labor and Industrial Relations which is at least as stringent as an approved OSHA program. All on-site employees of a contractor or subcontractor must have certification of successful completion of Required Safety Training within 60 days of project commencing. On-site employees must provide documentation that they have successfully completed the Required Safety Training *within the required time period*. If they cannot do so within 20 days of a request for such documentation, they must be removed from the project and their employers will be subject to penalties as described in the Act.

P. *Prevailing Wage Requirement*

The contract resulting from this solicitation is subject to the State of Missouri Prevailing Wage Law (Cass County Wage Order 23). The Contractor shall include the provisions of this clause in all subcontracts for work to be performed by subcontractors under this contract so that provisions of this clause are binding upon subcontractors.

Not less than the prevailing wage included must be paid to all workers performing work under the contract (section 290.250, RSMo).

The Contractor will forfeit a penalty to the contracting public body of \$100 per day (or portion of a day) if a worker is paid less than the prevailing rate for any work done under the contract by the Contractor or by any Subcontractor (section 290.250, RSMo).

Q. *Permits*

The successful Contractor shall be responsible for obtaining all permits, and for incurring all expenses associated with those permits, prior to proceeding with the scope of work and services described in this solicitation. Included in these permits will be the “Business License” required of all contractors doing business within the City limits of Raymore. This permit can be obtained from the office of the City Clerk, 100 Municipal Circle, Raymore, Missouri, 64083.

R. *Bid Bond*

A bid bond or certified check from a surety or bank, acceptable to the City Clerk, in the amount equal to, or greater than, 5% of the maximum total bid price must accompany each proposal. Prior acceptability of the proposed surety or bank furnishing the bid security, before the bid date, is recommended. An unacceptable bid security may be cause for rejection of the proposal. No bidder may withdraw his bid for a period of thirty (60) days after the date of opening of bids.

S. *Performance Bond*

The Contractor shall within ten (10) days after the receipt of the notice of award furnish the

City with a Performance Bond in penal sum equal to the amount of the contract price, conditioned upon the performance by the Contractor of all undertakings, covenants, terms, conditions and agreements of the contract documents, and upon the prompt payment by the Contractor to all persons supplying labor and materials in the prosecution of the work provided by the contract documents. Such bond shall be executed by the Contractor and a corporate bonding company licensed to transact such business in the State in which the work is to be performed. The expense of this bond shall be borne by the Contractor. If any time a surety on any such bond is declared as bankrupt or loses its right to do business in the state in which the work is to be performed, the Contractor shall within ten (10) days after notice from the City to do so, substitute an acceptable bond in such form and sum and signed by such other surety or sureties as may be satisfactory to the City. The premiums on such bond shall be paid by the Contractor. No further payments shall be deemed due nor shall be made until the new surety or sureties shall have furnished an acceptable bond to the City.

T. Payment Bond

The Contractor shall within ten (10) days after the receipt of the notice of award furnish the City with a Payment Bond in penal sum equal to the amount of the contract price, conditioned upon the prompt payment by the Contractor to all persons supplying labor and materials in then prosecution of the work provided by the contract documents. Such bond shall be executed by the Contractor and a corporate bonding company licensed to transact such business in the state in which the work is to be performed. The expense of this bond shall be borne by the Contractor. If any time a surety on any such bond is declared as bankrupt or loses its right to do business in the state in which the work is to be performed, the Contractor shall within ten (10) days after notice from the City to do so, substitute an acceptable bond in such form and sum and signed by such other surety or sureties as may be satisfactory to the City. The premiums on such bond shall be paid by the Contractor. No further payments shall be deemed due nor shall be made until the new surety or sureties shall have furnished an acceptable bond to the City.

U. Maintenance Bond

Prior to acceptance of the project by the Raymore City Council, the Contractor shall furnish the Owner with a Maintenance Bond in penal sum equal to an amount of one half (50%) of the contract price and that shall remain in full force and effect for a period of two (2) years from the date of project acceptance by the Raymore City Council. The Maintenance Bond shall guarantee all materials and equipment furnished and work performed shall be free of defects due to faulty materials or workmanship and that the Contractor shall promptly make such corrections as may be necessary by reason of such defects including the repairs of any damage to the parts of the system resulting from such defects. The Owner will give notice of observed defects with reasonable promptness. In the event that the Contractor should fail to make such repairs, adjustments, or other work that may be made necessary by such defects, the Owner may do so with all costs, including administration fees, going against the Maintenance Bond. Such bond shall be executed by the Contractor and a corporate bonding company licensed to transact such business in the state in which the work is to be performed. The expense of this bond shall be borne by the Contractor. If any time a surety on any such bond is declared a bankrupt or loses its right to do business in the state in which the work is

to be performed, the Contractor shall within ten (10) days after notice from the Owner to do so, substitute an acceptable bond in such form and sum and signed by such other surety or sureties as may be satisfactory to the Owner. The premiums on such bond shall be paid by the Contractor. No further payments shall be deemed due nor shall be made until the new surety or sureties shall have furnished an acceptable bond to the Owner.

V. Rejection of Bids

The City reserves the right to reject any and all bids, to waive technical defects in the bid, and to select the bid deemed most advantageous to the City.

W. Release of Information

Pursuant to 610.021 RSMo, all documents within a request for proposal will become open record to the public upon a negotiated contract being executed. All documents within a request for bid become open record as soon as the bid is opened. Bidders and proposers should be aware that all documents within a submittal will become open records.

X. Affidavit of Work Authorization and Documentation:

Pursuant to 285.530 RSMo, the bidder must affirm its enrollment and participation in a federal work authorization program with respect to the employees proposed to work in connection with the services requested herein by

- * submitting the attached AFFIDAVIT OF WORK AUTHORIZATION and
 - * providing documentation affirming the bidder's enrollment and participation in a federal work authorization program (see below) with respect to the employees proposed to work in connection with the services requested herein.

E-Verify is an example of a federal work authorization program. Acceptable enrollment and participation documentation consists of the following two pages of the E-Verify Memorandum of Understanding (MOU): 1) a valid, completed copy of the first page identifying the bidder and 2) a valid copy of the signature page completed and signed by the bidder, the Social Security Administration, and the Department of Homeland Security – Verification Division.

PROPOSAL FORM A
RFP 16-227-201

PROPOSAL VALIDITY AND COMMITMENT TO SIGN AGREEMENTS

I (authorized agent) Parker J. Young, Jr. having authority to act on behalf of (Company name) Straub Construction Company, Inc. do hereby acknowledge that (Company name) Straub Construction Company, Inc. will be bound by all terms, costs, and conditions of this proposal for a period 90 days from the date of submission; and commit to sign the Agreements.

FIRM NAME: Straub Construction Company, Inc.

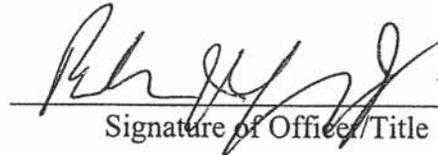
ADDRESS: 7775 Meadow View Drive
Street

ADDRESS: Shawnee KS 66227
City State Zip

PHONE: 913-451-8828

E-MAIL: pyoung@straubconstruction.com

DATE: 10-04-16
(Month-Day-Year)


Signature of Officer/Title VP/COO Parker J. Young, Jr.

DATE: 10-04-16
(Month-Day-Year)


Signature of Officer/Title Corporate Secretary Daniel L. VanDonge

Indicate Minority Ownership Status of Bidder (for statistical purposes only):

Check One: N/A

- MBE (Minority Owned Enterprise)
 WBE (Women Owned Enterprise)
 Small Business

PROPOSAL FORM B
RFP 16-227-201

CONTRACTOR DISCLOSURES

The Contractor submitting this RFP shall answer the following questions with regard to the past five (5) years. If any question is answered in the affirmative, the Firm shall submit an attachment, providing details concerning the matter in question, including applicable dates, locations, names of projects/project owners and circumstances.

1. Has the Firm been debarred, suspended or otherwise prohibited from doing business with any federal, state or local government agency, or private enterprise?
Yes ___ No X
2. Has the Firm been denied prequalification, declared non-responsible, or otherwise declared ineligible to submit bids or proposals for work by any federal, state or local government agency, or private enterprise?
Yes ___ No X
3. Has the Firm defaulted, been terminated for cause, or otherwise failed to complete any project that it was awarded?
Yes ___ No X
4. Has the Firm been assessed or required to pay liquidated damages in connection with work performed on any project?
Yes ___ No X
5. Has the Firm had any business or professional license, registration, certificate or certification suspended or revoked?
Yes ___ No X
6. Have any liens been filed against the Firm as a result of its failure to pay subcontractors, suppliers, or workers?
Yes ___ No X
7. Has the Firm been denied bonding or insurance coverage, or been discontinued by a surety or insurance company?
Yes ___ No X
8. Has the Firm been found in violation of any laws, including but not limited to contracting or antitrust laws, tax or licensing laws, labor or employment laws, environmental, health or safety laws?
Yes ___ No X
**With respect to workplace safety laws, this statement is limited to willful federal or state safety law violations.*
9. Has the Firm or its owners, officers, directors or managers been the subject of any criminal indictment or criminal investigation concerning any aspect of the Firm's business?
Yes ___ No X
10. Has the Firm been the subject to any bankruptcy proceeding?
Yes ___ No X

Legal Matters

1. Claims, Judgments, Lawsuits: Are there or have there been any claims, judgments, lawsuits or alternative dispute proceedings involving the Firm that involve potential damages of \$10,000 or more in the past 48 months?

Yes No If yes, provide details in an attachment.

2. Complaints, Charges, Investigations: Is the Firm currently or has the firm been the subject of any complaint, investigation or other legal action for alleged violations of law pending before any court or governmental agency within the past 48 months ?

Yes No If yes, provide details in an attachment.

Required Representations

In submitting this RFP, the Firm makes the following representations, which it understands are required as a condition of performing the Contract Work and receiving payment for same.

1. The Firm will possess all applicable professional and business licenses required for performing work in Raymore, Missouri.
2. The Firm satisfies all bonding and insurance requirements as stipulated in the solicitation for this project.
3. The Firm and all subcontractors that are employed or that may be employed in execution of the Contract Work shall be in full compliance with the City of Raymore's requirements for Workers' Compensation Insurance.
4. If awarded the Contract Work, the Firm represents that it will not exceed its current bonding limitations when the Contract Work is combined with the total aggregate amount of all unfinished work for which the Contractor is responsible.
5. The Firm represents that it has no conflicts of interests with the City of Raymore if awarded the Contract Work, and that any potential conflicts of interest that may arise in the future will be disclosed immediately to the City.
6. The Firm represents the prices offered and other information submitted in connection with its proposal for the Contract Work was arrived at independently without consultation, communication, or agreement with any other offeror or competitor.
7. The Firm will ensure that employees and applicants for employment are not discriminated against because of their race, color, religion, sex or national origin.



10/04/16

Legal Matters

1. Claims, Judgments, Lawsuits: Are there or have there been any claims, judgments, lawsuits or alternative dispute proceedings involving the Firm that involve potential damages of \$10,000 or more in the past 48 months?

Yes *No* If yes, provide details in an attachment.

Mediation and Arbitration were used to resolve the dispute with the subcontractor. There are currently no claims of dispute.

PROPOSAL FORM C
RFP 16-227-201

EXPERIENCE / REFERENCES

To be eligible to respond to this RFP, the proposing firm must be in business for a minimum of 3 years and must demonstrate that they, or the principals assigned to this project, have successfully completed services, similar to those specified in the Scope of Service section of this RFP, to at least one customer with a project similar in size and complexity to the City of Raymore. *Please list any Municipalities that you have done work for in the past 48 months.

Please provide a minimum of five references where your firm has performed similar work to what is being requested in the RFP and within the past 36 months. Please include ONLY the following information:

- Company Name
- Mailing Address
- Contact Person
- Telephone Number
- Project Name, Amount and Date completed

COMPANY NAME	Helix Architects
ADDRESS	1629 Walnut
	Kansas City, MO
CONTACT PERSON	Evan Fox
TELEPHONE NUMBER	816-300-0300
PROJECT, AMOUNT AND DATE COMPLETED	Creamery Building/\$4.6 million/December 2015

COMPANY NAME	Avila University
ADDRESS	11901 Wornall Road
	Kansas City, MO
CONTACT PERSON	Mike Stuckey
TELEPHONE NUMBER	816-501-2414
PROJECT, AMOUNT AND DATE COMPLETED	Learnings Commons/\$1,344,000/August 2014

COMPANY NAME	ACI Boland
ADDRESS	1421 E. 104th Street, Ste 100
	Kansas City, MO
CONTACT PERSON	Connie Lauer
TELEPHONE NUMBER	816-763-9600
PROJECT, AMOUNT AND DATE COMPLETED	Shawano Elementary School/\$15.5 million/March 2016

COMPANY NAME	University of St. Mary's
ADDRESS	4100 S. 4th Street
	Leavenworth, KS
CONTACT PERSON	Jonathan Kirby
TELEPHONE NUMBER	913-683-2813
PROJECT, AMOUNT AND DATE COMPLETED	St. Mary's Athletic Improvements & Clubhouse/ \$5.7 million/March 2015

COMPANY NAME	Friends of the Zoo
ADDRESS	6800 Zoo Drive
	Kansas City, MO
CONTACT PERSON	Linda Falk
TELEPHONE NUMBER	816-595-1014
PROJECT, AMOUNT AND DATE COMPLETED	Koala Exhibit Building/\$800,000/April 2016

State the number of Years in Business: 28

State the current number of personnel on staff: 45

PROPOSAL FORM D
RFP 16-227-201

Proposal of Straub Construction Company, Inc., organized and existing
(Company Name)
under the law of the State of Kansas, doing business
as Corporation (*)

To the City of Raymore, Missouri: In compliance with your Request for Proposal, Bidder hereby proposed and agrees to furnish all labor, tools, materials and supplies to successfully complete all requirements defined in City Project No. 16-227-201– Raymore City Hall Annex.

This work is to be performed in strict accordance with the Plans and Specifications, including addendum number(s) 1-5, issued thereto, receipt of which is hereby acknowledged for the following price.

By submission of this Bid, each Bidder certifies, and in the case of a joint bid, each party thereto certifies as to his own organization, that this Bid has been arrived at independently, without consultation, communication or agreement as to any matter relating to this Bid with any other Bidder or with any competitor.

The Bidder hereby agrees to commence work under this contract on or before the date specified in the *Notice to Proceed* and to fully complete the project in accordance with the completion dates specified in the Special Provisions.

Bidder further acknowledges that bidder is the official holder of the “Standard Contract Documents and Technical Specifications & Design Criteria for Utility and Street Construction, City of Raymore, Missouri.”

(*) Insert “a corporation, a partnership, or an individual” as applicable.

BID PROPOSAL FORM E(R) – Project No. 16-227-201

Raymore City Hall Annex

Total Base Bid for Project - Completion Date: May 5, 2017

\$ 3,230,000.00

In blank above insert numbers for the sum of the bid.

(\$ three million two hundred and thirty thousand)

In blank above write out the sum of the bid.

BID OF: Straub Construction Company, Inc.

(Firm Name)

DATE: 10/04/16

Alternate #1 Base Bid for Project - Completion Date: July 15, 2017

ADD \$ 62,500.00

In blank above insert numbers for the sum of the bid.

(\$ Sixty two thousand five hundred)

In blank above write out the sum of the bid.

BID OF: Straub Construction Company, Inc.

(Firm Name)

DATE: 10/04/16



City of Raymore

100 Municipal Circle · Raymore, MO. 64083

Phone · 816-892-3045 · Fax · 816-892-3093

ADDENDUM NO. 1

Raymore City Hall Annex: Project #16-227-201

All plan holders are hereby notified and agree by signature below, that the bid includes consideration of the following changes, amendments, and/or clarifications and costs associated with these changes and are included in the bid.

Addendum No. 1 - Project Completion Date

1. Completion date of project is scheduled for May 5th, 2017

Any other questions regarding this proposal shall be submitted to Kim Quade, CPPB by e-mail at Kquade@raymore.com.

I hereby certify that the above has been considered and associated costs have been included in this bid.

Company Name: Straub Construction Company, Inc.

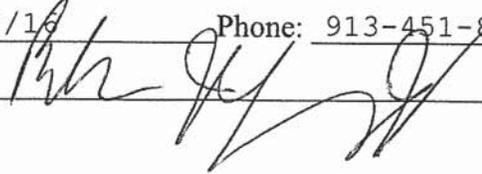
By: Parker J. Young, Jr.

Title: VP/COO

Address: 7775 Meadow View Drive

City, State, Zip: Shawnee, KS 66227

Date: 10/04/16 Phone: 913-451-8828

Signature of Bidder: 

ADDENDUM MUST BE SUBMITTED WITH BID



City of Raymore

100 Municipal Circle · Raymore, MO. 64083

Phone · 816-892-3045 · Fax · 816-892-3093

ADDENDUM NO. 2

City Hall Annex: Project #16-227-201

All plan holders are hereby notified and agree by signature below, that the bid includes consideration of the following changes, amendments, and/or clarifications and costs associated with these changes and are included in the bid.

Addendum No. 2 - Bid Proposal Form E Replacement

1. Replacing 'Bid Proposal Form E - Project No. 16-227-201' with 'Bid Proposal Form E(R) - Project No. 16-227-201' ((R-Revised)).
2. New Bid Form attached.

Any other questions regarding this proposal shall be submitted to Margie Sullivan by e-mail at msullivan@raymore.com. **There will be no questions allowed after September 29th, 2015 at 5 p.m.**

I hereby certify that the above have been considered and associated costs have been included in this bid.

Company Name: Straub Construction Company, Inc.

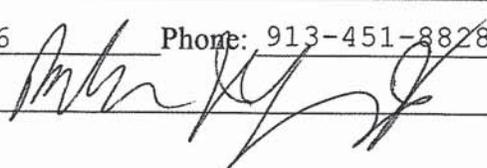
By: Parker J. Young, Jr.

Title: VP/COO

Address: 7775 Meadow View Drive

City, State, Zip: Shawnee, KS 66227

Date: 10/04/16 Phone: 913-451-8828

Signature of Bidder: 

ADDENDUM MUST BE SUBMITTED WITH BID



City of Raymore

100 Municipal Circle · Raymore, MO. 64083

Phone · 816-892-3045 · Fax · 816-892-3093

ADDENDUM NO. 3

City Hall Annex: Project #16-227-201

All plan holders are hereby notified and agree by signature below, that the bid includes consideration of the following changes, amendments, and/or clarifications and costs associated with these changes and are included in the bid.

Addendum No. 3 - Questions, clarification and attachments.

1. **Question:** What is square footage of building?

Response: 9,251 sq. ft.

2. **Question:** What is project timeline?

Response: Project start date is projected to be November 1, 2016 and end date is projected to be May 5, 2017. Addendum No. 2 provided an alternate completion date of July 15, 2017.

3. **Question:** Can pictures of reclaimed wood be given? Attached

4. **Question:** Is a geotech report available?

Response: The Geotechnical report for this project is being provided for information purposes only and is not considered part of the contract documents it is being provided for the convenience of the bidders and the accuracy of the information included in the report is not guaranteed. Attached.

5. **Question:** Are there weather days allowed for extension of time?

Response: Please refer to the Kansas City Metro Chapter - American Public Works Association General Conditions Section 1.13 and Sections 12.1, 12.2, 12.3, and 12.4. Attached

6. **Question:** Sheet A402, detail C7 shows a bid alternate for PV's and battery back up ilo wood. Currently there is no line item for bid alternates on the bid form. Is this note applicable to this project?

Response: Supplement to Bid Proposal Form E(R) - Project No. 16-227-201 has been created to supply a bid alternative for the Photovoltaic Cells. Attached.

7. **Question:** Sheet A402, detail C7 refers to the structural drawings for details. This plaza pergola is not currently shown on the structural drawings. Please provide details.

Response: Refer to same plan as Pergola by building located on Sheet S301 Detail #3 and #3A. Foundation information can be found on Sheet S100 Detail #2.

8. Question: Article IV Contract Payment Page 5 of 32, Will the general contractor be paid monthly for % of work completed?

Response: Yes with 5% retainage. The 5% retainage will be held until acceptance of the project by the Raymore City Council, at which time final payment will be made.

9. Question: Was the site visit mandatory for all General Contractors to attend who will be bidding the project?

Response: The site visit was not mandatory however as stated in the bid documents, the Pre-Bid Meetings were mandatory. All bidders who attended the Pre-Bids are eligible to bid.

10. Question: Where can we find building permit fees and plan review fees on your website?

Response: This project is exempt and therefore are no permit or review fees. All Contractors must have an Occupational License and all sub contractors will be required to have their own Occupational License. The Occupational License can be obtained through the City Clerk's Office.

11. Update to Specifications of Interior Finish Carpentry - Attached

12. Added Planting and Irrigation - Attached

13. Update to Architecture Summary - Attached

14. Update to Drawings - Attached

15. Update to Landscaping Summary - Attached

16. Update to Mechanical / Electrical / Plumbing (MEP) Summary - Attached

17. Question: Will the owner be providing materials testing and special instructions for the project?

Response: Yes. The owner will be providing materials testing and special instructions for the project.

18. Question: Will the owner be paying for monthly utility bills for electricity and water?

Response: Contractor will be responsible for electricity, telephone, etc. Water will be metered and will be owner responsibility.

Companies attending pre-bids were:

Draw Architecture
Haren Laughlin
KES Construction
Crossland Construction
CRC
Infinite Energy Construction
Straub Construction
Harmon Construction

Rand Construction
Turner
Casework Solutions
Myers Furnace Company
Vaughan Mechanical
R.L. Phillips Construction
Roofers Local #20
Alpha Energy & Electric

Any other questions regarding this proposal shall be submitted to Margie Sullivan by e-mail at msullivan@raymore.com. **There will be no questions allowed after September 29th, 2015 at 5 p.m.**

I hereby certify that the above have been considered and associated costs have been included in this bid.

Company Name: Straub Construction Company, Inc.

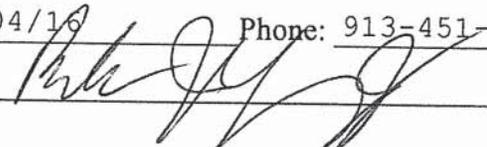
By: Parker J. Young, Jr.

Title: VP/COO

Address: 7775 Meadow View Drive

City, State, Zip: Shawnee, KS 66227

Date: 10/04/16 Phone: 913-451-8828

Signature of Bidder: 

ADDENDUM MUST BE SUBMITTED WITH BID



City of Raymore

100 Municipal Circle · Raymore, MO. 64083

Phone · 816-892-3045 · Fax · 816-892-3093

ADDENDUM NO. 4

City Hall Annex: Project #16-227-201

All plan holders are hereby notified and agree by signature below, that the bid includes consideration of the following changes, amendments, and/or clarifications and costs associated with these changes and are included in the bid.

Addendum No. 4 - Questions.

1. **Question:** Please verify the aluminum storefront finish? (In spec section 084113, 2.3 Framing A.5 states clear anodized, and later in 2.8 Aluminum Finishes A.1, dark bronze anodized is noted.)

Response: The finish is suppose to be Dark Bronze.

2. **Question:** Will MGE provide the gas line and meter to the building?

Response: Yes.

3. **Question:** Will Owner be paying for tap fees and impact fees for site utility work?

Response: Yes.

4. **Question:** Will the owner be providing all the reclaimed wood that is currently on the drawings approx. 2000 sf of materials? (it was not clear in the addendum 3 that the owner would be providing the complete amount of materials per the drawings for contractor installation.)

Response: The interior elevations call for both reclaimed wood and new wood to be installed. The owner is supplying only the reclaimed wood, which will need to be milled to size and nails removed per spec. The approximate quantity that will be provided is listed in the updated Addendum 3 specification section 062.023 as (35) 10" wide and 10' long boards. The drawings show these boards will be used randomly across the wall and mixed with the new boards. The contractor is supplying the needed quantity of new boards beyond what is available from the reclaimed material. The contractor is encouraged to review the condition and quantity of reclaimed material available.

5. **Question:** There is conflicting information as to the location of the utility transformer. Sheet ME100 and G050 show the transformer located near the street while the civil sheet shows it at the back of the property. Which location is correct?

Response: Locate per ME100 and G050

6. **Question:** The roofing spec 075423 mentions a layer of thermal barrier (gyp) over the acoustic deck if required by code. Will local codes require a thermal barrier? The roof insulation is a class A product

(polyisocyanurate). This would get us a 1 hr rating if you require a 2 hr rating, we'd have to put the thermal barrier down.

Response: If the roofing system supplier does not require a thermal bond to be installed over our specified acoustical decking, then it is not required. I want to clarify this item further. If the acoustical deck installed does not provide a thermal separation from the roof insulation and the roof insulation installed is flammable plastic, then a gypsum thermal barrier will be required. However if either the roof deck provides separation already or the roof insulation is not flammable, this is not required.

7. Question: I don't see any specs for the fire alarm system or A/V. Will these systems be provided by the owner?

Response: A/V System to be supplied by owner. Contractor to provide bid for scope included on Electrical drawings related to A/V power, etc. See attached Addendum 004 which calls for an additional 1" conduit to be included from the ceiling mounted projectors in the community room to the IT closet. Fire Alarm system specification attached.

8. Question: Per addendum 3 we are to provide an alternate for photovoltaic panels but there is no information on what is wanted (number of solar panels, size of system, size and type of inverters, battery capacities, how it will be tied into the electrical system, etc.)?

Response: Please omit the Photovoltaic array and associated pricing from your bids.

9. Question: Door schedule for doors #117.1 and 117.2 calls for a painted door but with an aluminum frame. Should these be HM frames? Or are the doors Aluminum?

Response: Please bid these as an interior aluminum storefront assembly with a medium stile Type A (per drawing A600) entry door.

10. Question: Door 117.3 - Single door with hardware set 7. Listed with Keyed removable mullion and cylinder (mullions aren't typically used on single openings). Please clarify.

Response: This door was switched to a single leaf door, please omit the removable mullion from the hardware set for this door as it is no longer required.

11. Question: Addendum #3 is asking for an adder for photovoltaic system? This cannot be priced without some extensive engineering. Please confirm this is part of the bid.

Response: No. This is strictly an alternate and will not be considered as part of the base bid.

12. Question: Fire Alarm? Devices are shown but no specs can be found? Please advise.

Response: (as asked with Question 7), Fire Alarm system specification attached.

Any other questions regarding this proposal shall be submitted to Margie Sullivan by e-mail at msullivan@raymore.com. **There will be no questions allowed after September 29th, 2015 at 5 p.m.**

I hereby certify that the above have been considered and associated costs have been included in this bid.

Company Name: Straub Construction Company, Inc.

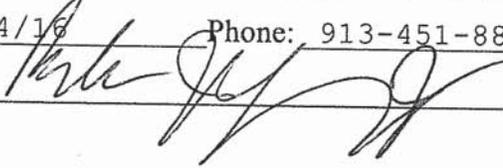
By: Parker J. Young, Jr.

Title: VP/COO

Address: 7775 Meadow View Drive

City, State, Zip: Shawnee, KS 66227

Date: 10/04/16 Phone: 913-451-8828

Signature of Bidder: 

ADDENDUM MUST BE SUBMITTED WITH BID



City of Raymore

100 Municipal Circle · Raymore, MO. 64083
Phone · 816-892-3045 · Fax · 816-892-3093

ADDENDUM NO. 5

City Hall Annex: Project #16-227-201

All plan holders are hereby notified and agree by signature below, that the bid includes consideration of the following changes, amendments, and/or clarifications and costs associated with these changes and are included in the bid.

Addendum No. 5 - Question.

1. Question: Addendum 3 changed the parking lot area pervious concrete paving to pavers per detail 4 Sheet L-201. It says on the detail that this is an alternate, I see no provisions on the bid form for this alternate. Do you want us to bid this as a base bid item?

Response: Disregard any references to pavers. The parking area will be pervious concrete.

Any other questions regarding this proposal shall be submitted to Margie Sullivan by e-mail at msullivan@raymore.com. **There will be no questions allowed after September 29th, 2016 at 5 p.m.**

I hereby certify that the above have been considered and associated costs have been included in this bid.

Company Name: Straub Construction Company, Inc.

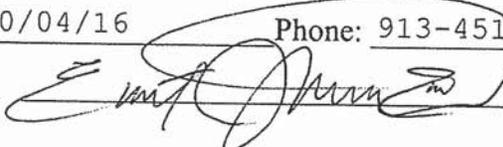
By: Ernest J. Straub, III

Title: President

Address: 7775 Meadow View Drive

City, State, Zip: Shawnee, KS 66227

Date: 10/04/16 Phone: 913-451-8828

Signature of Bidder: 

ADDENDUM MUST BE SUBMITTED WITH BID

AFFIDAVIT

(as required by Section 285.530, Revised Statutes of Missouri)

As used in this Affidavit, the following terms shall have the following meanings:

EMPLOYEE: Any person performing work or service of any kind or character for hire within the State of Missouri.

FEDERAL WORK AUTHORIZATION PROGRAM: Any of the electronic verification of work authorization programs operated by the United States Department of Homeland Security or an equivalent federal work authorization program operated by the United States Department of Homeland Security to verify information of newly hired employees, under the Immigration Reform and Control Act of 1986 (IRCA), P.L. 99-603.

KNOWINGLY: A person acts knowingly or with knowledge,

(a) with respect to the person's conduct or to attendant circumstances when the person is aware of the nature of the person's conduct or that those circumstances exist; or

(b) with respect to a result of the person's conduct when the person is aware that the person's conduct is practically certain to cause that result.

UNAUTHORIZED ALIEN: An alien who does not have the legal right or authorization under federal law to work in the United States, as defined in 8 U.S.C. 1324a(h)(3).

BEFORE ME, the undersigned authority, personally appeared Parker J. Young, Jr., who, being duly sworn, states on his oath or affirmation as follows:

Name/Contractor: Parker J. Young, Jr. - Straub Construction Company, Inc.

Company: Straub Construction Company, Inc.

Address: 7775 Meadow View Drive, Shawnee, KS 66227

- 1 I am of sound mind and capable of making this Affidavit, and am personally acquainted with the facts stated herein.
- 2 Contractor is enrolled in and participates in a federal work authorization program with respect to the employees working in connection with the following services contracted between Contractor and the City of Raymore: Project # 16-227-201.
- 3 Contractor does not knowingly employ any person who is an unauthorized alien in connection with the contracted services set forth above.
- 4 Attached hereto is documentation affirming Contractor's enrollment and participation in a federal work authorization program with respect to the employees working in connection with the contracted services.

Straub Construction Company, Inc.
Company Name

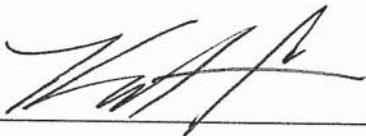

Signature

Name: Parker J. Young, Jr.

Title: VP/COO

STATE OF Kansas COUNTY OF Johnson

Subscribed and sworn to before me this 4th day of October, 2016.

Notary Public: 

KRISTIN COOK
Notary Public-State of Kansas
My Appt. Expires 12-27-19

My Commission Expires: 12/27/19

PLEASE NOTE: Acceptable enrollment and participation documentation consists of the following 2 pages of the E-Verify Memorandum of Understanding:

- 1 A valid, completed copy of the first page identifying the Contractor; and
- 2 A valid copy of the signature page completed and signed by the Contractor, the Social Security Administration, and the Department of Homeland Security -Verification Division.

Company ID Number: 44142

THE E-VERIFY PROGRAM FOR EMPLOYMENT VERIFICATION

MEMORANDUM OF UNDERSTANDING

ARTICLE I

PURPOSE AND AUTHORITY

This Memorandum of Understanding (MOU) sets forth the points of agreement between the Social Security Administration (SSA), the Department of Homeland Security (DHS) and **Straub Construction Company, Inc.** (Employer) regarding the Employer's participation in the Employment Eligibility Verification Program (E-Verify). E-Verify is a program in which the employment eligibility of all newly hired employees will be confirmed after the Employment Eligibility Verification Form (Form I-9) has been completed.

Authority for the E-Verify program is found in Title IV, Subtitle A, of the Illegal Immigration Reform and Immigrant Responsibility Act of 1996 (IIRIRA), Pub. L. 104-208, 110 Stat. 3009, as amended (8 U.S.C. § 1324a note).

ARTICLE II

FUNCTIONS TO BE PERFORMED

A. RESPONSIBILITIES OF THE SSA

1. Upon completion of the Form I-9 by the employee and the Employer, and provided the Employer complies with the requirements of this MOU, SSA agrees to provide the Employer with available information that allows the Employer to confirm the accuracy of Social Security Numbers provided by all newly hired employees and the employment authorization of U.S. citizens.
2. The SSA agrees to provide to the Employer appropriate assistance with operational problems that may arise during the Employer's participation in the E-Verify program. The SSA agrees to provide the Employer with names, titles, addresses, and telephone numbers of SSA representatives to be contacted during the E-Verify process.
3. The SSA agrees to safeguard the information provided by the Employer through the E-Verify program procedures, and to limit access to such information, as is appropriate by law, to individuals responsible for the verification of Social Security Numbers and for evaluation of the E-Verify program or such other persons or entities who may be authorized by the SSA as governed by the Privacy Act (5 U.S.C. § 552a), the Social Security Act (42 U.S.C. 1306(a)), and SSA regulations (20 CFR Part 401).
4. SSA agrees to establish a means of automated verification that is designed (in conjunction with DHS's automated system if necessary) to provide confirmation or tentative nonconfirmation of U.S. citizens' employment eligibility and accuracy of SSA records for both citizens and aliens within 3 Federal Government work days of the initial inquiry.

**Raymore Municipal Center
VE Summary
October, 7 2016**

Please refer to the following summary and VE G050 Architectural Site Plan dated 161007 referencing the following proposed VE items. Please provide values associated with the following line item deductions for the project.

1) TRAILSIDE NODE AND ASSOCIATED INFRASTRUCTURE [RED]

- a) REMOVE Trail Node walkway - 173.16' long x 8' wide; RE: L200, L201 and REPLACE with Turf
- b) REMOVE decomposed granite Grove Path - approx. 150' long x 5' wide; RE: L201
- c) REMOVE walkway bollards and associated conduits - RE: L201 and ME100 and ADD in-grade pullbox (quazite) box at location of nearest type SD fixture to building. Provide (3) 1-1/4" conduits routed back to panel P1 for future circuiting to site equipment
- d) REMOVE Trail Node shade structure; RE: A402
- e) REMOVE Trail Node Plantings as noted on VE G050; RE: L400
- f) REMOVE any and all grading related solely to the Trail Node; RE: L300

2) WALKING TRAIL AND ASSOCIATED INFRASTRUCTURE [TEAL]

- a) REMOVE Trail - approx. 1280' long x 10' wide; RE: L202, L203
- b) REMOVE Limestone Block Retaining Wall along Trail; RE: L202, L203
- c) REMOVE Trail and Buffer Plantings as noted on VE G050; RE: L400
- d) REMOVE Trail bollards and associated conduits - RE: L202, L203 and ME100. Current circuits associated with trail system to remain.

3) PARKING LOT MATERIAL [PURPLE]

- a) REMOVE heavy duty concrete and pervious concrete paving at parking lot and REPLACE with asphalt, concrete approaches and curbs to remain; RE: L200; HD concrete to remain at aprons and dumpster pad location
- b) ADD flush concrete paving band around asphalt parking lot that doesn't already have a standup curb or adjacent concrete walk

[END OF VE SUMMARY]

Miscellaneous

THE RAYMORE CHARTER REVIEW COMMISSION MET ON TUESDAY, SEPTEMBER 20, 2016 IN THE EXECUTIVE CONFERENCE ROOM AT 100 MUNICIPAL CIRCLE, RAYMORE, MISSOURI. COMMISSIONERS PRESENT: ACKLIN, BURKE, III, CASTLEMAN, DAREING, HUBACH, MOORHEAD, STIDHAM, WIGGINS, AND WILSON, CITY MANAGER JIM FEUERBORN, ASSISTANT CITY MANAGER MEREDITH HAUCK, CITY CLERK JEANIE WOERNER AND CITY ATTORNEYS JOE WILLERTH AND JONATHAN ZERR.

1. Call To Order and Confirmation of Quorum. Chairman Moorhead called the meeting to order at 6:00 p.m. and determined a quorum.

2. Pledge of Allegiance.

3. Approval of Minutes-September 8, 2016.

MOTION: By Commissioner Stidham, second by Commissioner Hubach to approve the September 8, 2016 minutes.

DISCUSSION: A correction was noted on the agenda. Staff will correct to reflect the meeting was held *Tuesday* September 20, 2016.

VOTE:	Member Acklin	Aye
	Member Burke, III	Aye
	Member Castleman	Abstain (due to absence)
	Member Dareing	Aye
	Member Hubach	Aye
	Member Moorhead	Aye
	Member Stidham	Aye
	Member Wiggins	Aye
	Member Wilson	Aye

4. Legal Overview and History of Charter(s).

City Attorney Joe Willerth provided a legal overview and history of the Raymore Charter. He highlighted a few sections of the Charter for the Commission's consideration for review; Article III and Article IV Prohibition as it relates to holding compensated, elected positions and means of voting; Article IV Powers of Mayor; and Articles X and XIV pertaining to the percentage of voters as it relates to petition signatures and deadlines for petitions.

5. Scope and Approaches of Charter Review.

Chairman Moorhead reviewed the scope of and suggested approach of the review. He stated his intention is for the Commission to proceed by reviewing each Article at one time. As they move forward to subsequent Articles, if questions arise on previous Articles, the Commission can review and discuss those questions.

City Attorney Zerr stated City staff will be meeting weekly to review discussions or recommended changes the Commission has brought forth and provide input as to any impact such changes will or could have on other Articles or Sections of the Charter.

Chairman Moorhead asked the Commission to be prepared to discuss Articles I, II, and III at the October 4 Commission meeting. He noted that at some meetings, the Commission will not be able to complete an entire Article or Articles during one meeting which will be brought forth the following meeting. Council discussion ensued regarding future topics for discussion.

Chairman Moorhead discussed with the Commission the procedure on the Commission's acceptance of future proposed amendments be it by consensus or by voting. After discussion the Commission members agreed by vote of a simple majority of the Commission would be required to move any amendments forward.

6. Other.

Chairman Moorhead recapped the meeting. The next meeting of the Commission will be Tuesday October 4 at 6 p.m. at which time Articles I, II, and III will be discussed. A packet of materials will be delivered to the Commission. When certain Articles are discussed that pertain to the City Attorney, City Prosecutor, Judge or other positions addressed in the Charter, those individuals will be invited to meetings to provide testimony and input.

7. Public Comments.

8. Adjournment.

MOTION: By Commissioner Hubach, second by Commissioner Wiggins to adjourn.

VOTE:	Member Acklin	Aye
	Member Burke, III	Aye
	Member Castleman	Aye
	Member Dareing	Aye
	Member Hubach	Aye
	Member Moorhead	Aye
	Member Stidham	Aye
	Member Wiggins	Aye
	Member Wilson	Aye

The regular meeting of the Charter Review Commission adjourned at 7:14 p.m.

Respectfully submitted,

Jeanie Woerner
City Clerk

THE RAYMORE CHARTER REVIEW COMMISSION MET ON TUESDAY, OCTOBER 4, 2016 IN COUNCIL CHAMBERS ROOM AT 100 MUNICIPAL CIRCLE, RAYMORE, MISSOURI. COMMISSIONERS PRESENT: ACKLIN, BURKE, III, CASTLEMAN, DAREING, HUBACH, MOORHEAD, STIDHAM, WIGGINS, AND WILSON, CITY MANAGER JIM FEUERBORN, ASSISTANT CITY MANAGER MEREDITH HAUCK, CITY CLERK JEANIE WOERNER AND CITY ATTORNEY JONATHAN ZERR.

- 1. Call To Order and Confirmation of Quorum.** Chairman Moorhead called the meeting to order at 6:00 p.m. and determined a quorum.
- 2. Pledge of Allegiance.**
- 3. Approval of Minutes-October 4, 2016.**

MOTION: By Commissioner Hubach, second by Commissioner Dareing to approve the October 4, 2016 minutes.

DISCUSSION: None

VOTE:	Commissioner Acklin	Aye
	Commissioner Burke, III	Aye
	Commissioner Castleman	Aye
	Commissioner Dareing	Aye
	Commissioner Hubach	Aye
	Commissioner Moorhead	Aye
	Commissioner Stidham	Aye
	Commissioner Wiggins	Aye
	Commissioner Wilson	Aye

4. Unfinished Business.

5. New Business.

A. Review of Article I, Incorporation, Name and Boundaries

a. Commission Member Discussion and Questions

Chairman Moorhead began with discussion of Section 1.2-Definitions. The Commission discussed the third paragraph pertaining to majority votes as it relates to a quorum vs a vote of a majority of the entire Council.

b. Staff Report

City Manager Jim Feuerborn and City Attorney Jonathan Zerr provided historical information on the required votes for passage of an Ordinance to be a majority of 5 affirmative votes and passage of a resolution which requires a majority of those Council

members present. Discussion ensued regarding majority votes based on a quorum of those in attendance or the entire body of the Council and outcomes of votes.

Chairman Moorhead asked staff to bring forth a report to define a quorum.

Chairman Moorhead canvassed Commission members, who were in agreement, that no changes should be made to restrict the Mayor having the right to vote in the case of a tie vote.

Mr. Zerr and Mr. Feuerborn provided options to amend the definitions to further define members of the Council. Recommendations were made to amend the Section 1.2 definitions to include:

"Council" defined as " 8 Councilmembers plus the Mayor"

"Councilmembers" defined as "the eight individual Councilmembers from Wards only"

"Mayor" defined as "a member of the Council as defined above, but is not a Councilmember."

Amend the second paragraph in Section 1.2 to read:

"Whenever action an action under this Chapter requires the vote of a majority of the entire Council, this shall mean a vote of at least five (5) of the ~~eight (8)~~ nine (9) Councilmembers; with the Mayor being allowed to vote only in the event of a tie of the Council members."

Chairman Moorhead clarified this would satisfy the concerns that the Mayor would only be able to vote in the case of a 4-4 tie since the language is amended to state a majority of the Council.

Discussion ensued.

MOTION: By Commissioner Moorhead, second by Commissioner Stidham to amend language in Section 1.2 as stated by Mr. Zerr and Mr. Feuerborn. (outlined above in red)

DISCUSSION: None

ROLL CALL VOTE: Commissioner Acklin	Aye
Commissioner Burke, III	Aye
Commissioner Castleman	Aye
Commissioner Dareing	Aye
Commissioner Hubach	Nay
Commissioner Moorhead	Aye
Commissioner Stidham	Aye
Commissioner Wiggins	Aye
Commissioner Wilson	Aye

Chairman Moorhead stated this motion is not a final decision as further discussion may be requested upon final review.

Chairman Moorhead moved discussion to Section 1.2, paragraph eight as it pertains to the one (1) year prohibition of the Municipal Judge and City employment. He noted there

are prohibitions for Municipal Judge but not City Prosecutor and asked for discussion. Discussion ensued.

Chairman Moorhead noted that in future discussions, the Commission will be considering the addition of the prohibition in Section 3.10 as it pertains to the City Prosecutor.

Commissioner Burke asked for input on also including the City Manager position in the prohibition section. After discussion, no interest was shown.

b. Staff Report

Mr. Zerr referenced Section 1.2, paragraph 8 specifically the wording that the Municipal Judge or City Prosecutor not being able to hold "City employment until one (1) year after the expiration of the term...." He explained there is a potential for unintended consequences. He provided a scenario that in the case of the dismissal of either position and if after this action the Council determines the action to be in error, the current wording would prohibit the re-hiring of either former contract employees. Further, staff would suggest consideration of the reference in this section, "...prohibit a former Judge from running for Mayor or Councilmember within one (1) year.... and change to include "any City elected position" within one (1) year after the expiration.....". He noted this is only for Council discussion. Discussion ensued regarding the interpretation of the word "termination". Chairman Moorhead asked staff to bring suggested language at the October 18 meeting under unfinished business.

MOTION: By Commissioner Moorhead, second by Commissioner Castleman to amend Section 1.2 by adding prohibition as defined in paragraph eight, to also apply to the City Prosecutor.

DISCUSSION: None

ROLL CALL VOTE: Commissioner Acklin	Aye
Commissioner Burke, III	Aye
Commissioner Castleman	Aye
Commissioner Dareing	Aye
Commissioner Hubach	Aye
Commissioner Moorhead	Aye
Commissioner Stidham	Aye
Commissioner Wiggins	Aye
Commissioner Wilson	Aye

Chairman Moorhead noted the review of definitions will be ongoing.

B. Review of Article II-Powers

a. Commission Member Discussion and Questions

No changes recommended.

C. Review of Article III-City Council

a. Commission Member Discussion and Questions

Commissioners noted with the amended definition to "Council" in Section 1.2, if the Title of Article III-City Council, would need to be changed, would a change need to be made in Section 3.1, and if the Mayor would now be included in Section 3.1. Chairman Moorhead called for a staff report.

b. Staff Report

Mr. Zerr stated Section 3.2 would need to be amended to have language that refers back to the definitions in Section 1.2 regarding "Council" composition in this section and the definition of Council in this section would need to define the fact that the Council is a composition of eight members.

The Commission entered discussion on Section 3.2-a, b, and c, focusing specifically on the 25 years of age requirement and residency in the case of temporary displacement of a person holding the office of Councilmember.

Commissioner Hubach left the meeting at 8:20 p.m.

Staff was requested to research the definition and requirement of residency and provide possible exceptions in the case of temporary displacement.

Chairman Moorhead announced that discussion on Article III would be tabled until the October 18 meeting so that Commissioner Hubach can be present to participate.

At the request of Commissioner Burke, Chairman Moorhead suspended further discussion in order for Commissioner Hubach to be present to participate in discussion

Chairman Moorhead tasked the Commission to prepare for discussion of the remaining portions of Article III and Article IV at the October 18 meeting.

6. Other.

7. Public Comments.

8. Adjournment.

MOTION: By Commissioner Wiggins, second by Commissioner Stidham to adjourn.

VOTE:	Commissioner Acklin	Aye
	Commissioner Burke, III	Aye
	Commissioner Castleman	Aye
	Commissioner Dareing	Aye
	Commissioner Hubach	Absent

Commissioner Moorhead	Aye
Commissioner Stidham	Aye
Commissioner Wiggins	Aye
Commissioner Wilson	Aye

The regular meeting of the Charter Review Commission adjourned at 8:33 p.m.

Respectfully submitted,

Jeanie Woerner
City Clerk

THE RAYMORE PARKS AND RECREATION BOARD MET IN REGULAR SESSION TUESDAY, AUGUST 23, 2016, IN THE CITY HALL COUNCIL CHAMBERS AT 100 MUNICIPAL CIRCLE, RAYMORE, MISSOURI.

MEMBERS PRESENT: Chairman Manson, Members: Castleman, Cipolla, Eastwood, Harris, Houdyshell, Seimears and Trautman. Member Heath absent.

STAFF PRESENT: Director Musteen, Superintendent Rulo, Superintendent McLain and Office Assistant Naab.

1. Call to Order Chairman Manson called the meeting to order 7:03 p.m.

2. Roll Call

3. Pledge of Allegiance

4. Personal Appearance

Matthew Roads (Troop 32) presented the next phase of his Eagle Scout Project, which is located at Recreation Park. This project has lasted 2 years overall. He will plant 2 or more islands in the South parking lot with native grasses, possibly native flowers. Grasses will be planted 1-2 feet apart. He will use 6-10 different native grasses.

- Member Houdyshell asked for the specific location.
 - The project will be in the south parking lot of Recreation Park by the playground.
- Member Seimears offered thanks to Matthew for his project.
- Superintendent Rulo commented that money for the grasses and flowers has been budgeted for by staff. Work will be done by Matthew.
- Chairman Manson offered his thanks to Matthew for his project.

Dan Barnes-Chairman of Festival in the Park committee-came to offer updates and answer any questions from the Board. He commented that a horseshoe contest has been added. All the usual events and vendors will be there.

- Member Houdyshell asked if they were non-profit.
 - Mr. Barnes stated they are a 501-c3. They support 6-8 groups-Mayor's Christmas Tree fund, Hope House and various other local entities based on need and requests. The festival usually makes a \$4000-\$5000 profit.
- Member Houdyshell asked how to recognize Festival Committee members.
 - Mr Barnes said they will be wearing red shirts with "staff" on back

5. Acceptance of Minutes of July 26, 2016 Meeting

Motion: Member Harris moved to approve the minutes.
Member Castleman seconded.

APPROVED: September 27, 2016 (8-0)

Discussion: None

Vote:	8 Aye	Member Castleman	Aye
	0 Nay	Member Cipolla	Aye
	0 Abstain	Member Eastwood	Aye
		Member Harris	Aye
		Member Heath	Absent
		Member Houdyshell	Aye
		Member Manson	Aye
		Member Seimears	Aye
	Member Trautman	Aye	

6. Committee Reports

Finance Committee - did not meet

Grounds Committee - did not meet

Recreation Committee - did not meet

7. Staff Reports

Superintendent McLain, Superintendent Rulo and Director Musteen gave a verbal report, in addition to the written reports submitted.

8. Old Business

None

9. New Business

A. Policy Review - Eagle Scout Service Projects

Staff requests the Park Board review the current policy with recommended changes.

Motion: Member Harris moved to accept the Eagle Scout Service Projects as presented.
Member Castleman seconded.

Discussion: None

Vote:	8 Aye	Member Castleman	Aye
	0 Nay	Member Cipolla	Aye
	0 Abstain	Member Eastwood	Aye
		Member Harris	Aye
		Member Heath	Absent
		Member Houdyshell	Aye
		Member Manson	Aye
		Member Seimears	Aye

APPROVED: September 27, 2016 (8-0)

Member Trautman Aye

B. Policy Review - Overnight Camping

Staff requests the Park Board review the current policy with recommended changes.

Motion: Member Harris moved to accept the Overnight Camping as presented.
Member Houdyshell seconded.

Discussion: None

Vote:	8 Aye	Member Castleman	Aye
	0 Nay	Member Cipolla	Aye
	0 Abstain	Member Eastwood	Aye
		Member Harris	Aye
		Member Heath	Absent
		Member Houdyshell	Aye
		Member Manson	Aye
		Member Seimears	Aye
		Member Trautman	Aye

10. Public Comments

None

11. Board Comments

- Board Member Cipolla would like to have her first name spelled correctly-Jeni-one "N"
- Board Member Castleman asked if there was a residency limit to participate in the mud run. There are no residency limits.
- Board Member Seimears said she missed the mud run but looks like it was a huge success. She thanked everyone for a job well done. Also, she has 2 "L"s in her first name.
- Board Member Eastwood said the mud run was a blast. Has the Department thought of hosting an adult mud run?
- Board Member Houdyshell volunteered at the mud run. There were lots of kids having lots of fun. She thanked all in the Department that worked to make it happen.
- Board Member Trautman said his friends said the mud run was awesome. All of the parks look great!
- Board Member Harris liked all the pictures posted showing all smiles. Will we host the mud run twice a year? He offered thanks to all in the department.
- Board Chairman Manson offered congratulations to all workers at the mud run, who were all enthusiastic and capable. He enjoyed seeing the muddy kids. Parents had fun as well. It was an exceptional project and commendations for the project. He hopes to see it grow every year.

APPROVED: September 27, 2016 (8-0)

12. Adjournment

Motion: Member Harris moved to adjourn the regular meeting.
Member Castleman seconded.

Discussion: None

Vote:	8 Aye	Member Castleman	Aye
	0 Nay	Member Cipolla	Aye
	0 Abstain	Member Eastwood	Aye
		Member Harris	Aye
		Member Heath	Absent
		Member Houdyshell	Aye
		Member Manson	Aye
		Member Seimears	Aye
		Member Trautman	Aye

The regular meeting of the Raymore Park Board adjourned at 7:50 p.m

Respectfully submitted,
Greta Naab
Office Assistant

THE RAYMORE **ARTS COMMISSION** MET IN REGULAR SESSION TUESDAY, **SEPTEMBER 13, 2016** IN THE CITY COUNCIL CHAMBERS IN CITY HALL AT 100 MUNICIPAL CIRCLE, RAYMORE, MISSOURI. COMMISSIONERS PRESENT WERE: PARYS, BERRY, GAMBRELL AND CANOVIC. ALSO PRESENT WERE: ASST. CITY MANAGER HAUCK, COMMUNICATIONS MANAGER EKEY, GRAPHIC DESIGN ASST. MEGHAN DUANE.

1. **Call to Order** - Chair Parys called the meeting to order at 7:00 p.m.
2. **Roll Call** - Communications Manager Ekey called roll and a quorum was present.
3. **Pledge of Allegiance**
4. **Public Comments**
 - a. N/A
5. **Staff Reports given by Communications Manager Mike Ekey.**
 - a. Schedule Update

The November meeting of the Raymore Arts Commission is canceled due to Election Day conflict.
 - b. FY 2015-2016 Budget

Asst. City Manager Hauk will have a firm budget update ready for the next Raymore Arts Commission meeting. The most current version of the budget is included in the packet. Feel free to email Hauck or Ekey with suggested changes.
 - c. Fall Programming

The first Instructional Art Class will be held in the Park House this Saturday.
 - d. Farmers Market Sponsorship

All but one of the remaining Farmer's Market days in October are booked with musicians thanks to the Raymore Arts Commission sponsorship.
 - e. Open Calls for Artists

The city has received a couple applications already for the artwork for the new Municipal Center and entrance feature at 58 Hwy and Dean Ave. Ekey feels comfortable with the amount of exposure the applications are getting and expects a few more by the end of the week.
 - f. Raymore Arts Website Progress

Communications Manager Ekey encourages the commission to visit raymore.com/arts. Due to the growth of the commission's projects, the City felt it was necessary to expand the Arts portion of the website to more than just one page. The

new section includes pages for call for artists, instructional classes, Arts Commission calendar and more.

g. Festival in the Park Parade Participation

In Commissioner Berry's update, he explained that he reached out the RPHS theatre department and found they will be unable to participate in the float. Instead, Commissioner Berry decided to have the float include the large adirondack chair currently stationed at T.B. Hanna Station, as well as other adirondack chairs, so that the float can be used as a promotional tool for the Raymore Arts Commission. Family and friends are welcome to join in on the parade to hand out candy and flyers.

Commissioners Gambrell and Parys volunteered their chairs to be included as well.

Chair Parys mentioned having a printed brochure or flyer to hand out at the parade.

Communications Manager Ekey suggested having the new website and upcoming instructional classes included on the flyer.

1. Committee Updates

a. Public Art Committee

The next meeting will take place on September 20, 2016 at 7:30 p.m.

6. Consent Agenda

a. Chair Parys asked for a motion to approve the Consent Agenda - Minutes of the August 9, 2016 Raymore Arts Commission meeting.

Commissioner Berry made a motion to approve the August 9, 2016 minutes as presented. Commissioner Gambrell seconded the motion. The motion was unanimously approved 4-0.

7. Old Business

a. Large Streetlight Banners

At its August meeting, the Arts Commission directed staff to move forward with designing streetlight banners for the large streetlights and allocating funding out of the FY16 budget. The Public Art Committee will discuss design options at its September 20 meeting.

Commissioner Berry moved to approve the purchase of one set of large streetlight banners for a cost of \$1,500 as presented. Commissioner Gambrell seconded the motion. The motion was unanimously approved 4-0.

8. New Business

N/A

9. Commissioner Comments

Chair Parys will be going on the Foxwood Springs TV station September 19th to talk about upcoming Arts Commission events.

10. Adjournment

- a. Commissioner Berry made a motion to adjourn the meeting at 7:15 p.m. Commissioner Canovic seconded the motion. The motion was unanimously approved 4-0.

Respectfully submitted,

Meghan Duane

Raymore Arts Commission Public Art Committee September 20, 2016 - Notes

PRESENT: Commissioner Harriet Lawrence, Commissioner Desiree Canovic, Commissioner Pat Setser, and Assistant City Manager Meredith Hauck (recorder).

Relax in Raymore Pop Up Art Project Recap

Hauck provided a summary of the project and discussed how staff will be closing this project year out. Commissioner Lawrence mentioned that Foxwood Springs will be holding an auction for their chairs. Commissioner Canovic commented that her plastic painted chair would need to be redone for next year and the committee agreed to better promote using wooden chairs in the future.

Streetlight Banners

The Committee reviewed streetlight banner design options for a general art series and decided to move forward with two of the banner designs, which will alternate around the circle. These designs will be presented to the full Arts Commission on October 11. The Committee will also review Pop Up Art Project banners at its October 4 meeting. The Committee agreed to use this design on the set of larger banners the Arts Commission approved purchase of at its September 13 meeting.

Upcoming Meeting Schedule

The Committee agreed to move its meetings to the third Tuesday of the month at 7:30 p.m. in the Executive Conference Room.

Call for Artists

Hauck provided an update on the current call for artists. The Committee will review the submittals on October 4.

Public Art Plan

Committee members presented proposals for type of art and locations of art throughout the City. Hauck will compile this information into a comprehensive map and begin discussions with the Parks and Recreation Department on the proposal. The next step will be to present the plan to the Arts Commission and the Parks and Recreation Board. Once the Parks and Recreation Board approves the plan and an MOU is agreed to by both parties on department duties, the public art committee can begin the process of commissioning or acquiring art, as budget allows.

Raymore Arts Commission Public Art Committee October 4, 2016 - Notes

PRESENT: Commissioner Harriet Lawrence, Commissioner Desiree Canovic, Commissioner Pat Setser, and Assistant City Manager Meredith Hauck (recorder).

MACAA Public Art Workshop

Commissioner Lawrence attended the MACAA Public Art Workshop on October 4 on behalf of the City. She provided the Committee with applicable handouts and will provide a summary of the workshop to the full Arts Commission on October 11.

Streetlight Banners

The Committee reviewed the streetlight banner design option for the Pop Up Art Project. They elected to move forward with the banner design with the change to remove the flowers from the background.

Call for Artist Responses

Hauck provided the Committee with the proposals received for the Municipal Center Call for Artists and the Entrance Monument Call for Artists. For the Municipal Center Call for Artists, proposals were received from Leopold Gallery and Art Consulting, Madeline Marak, and Chet Redmon. For the Entrance Monument, proposals were received from Tyler Kimball and Chet Redmon.

Commissioner Setser made a motion for the Public Art Committee to enter into executive session to discuss sealed bids and related documents as authorized by RSMo 610.021 (12). Commissioner Lawrence seconded the motion. By a roll call vote, Commissioner Setser voted aye, Commissioner Lawrence voted aye, and Commission Canovic voted aye. The motion was unanimously approved 3-0.

Following the discussion in executive session, Commissioner Setser made a motion for the Public Art Committee to close the executive session and enter back into open session. Commissioner Lawrence seconded the motion. By a roll call vote, Commissioner Setser voted aye, Commissioner Lawrence voted aye, and Commission Canovic voted aye. The motion was unanimously approved 3-0.

Commissioner Setser made a motion to recommend to the Arts Commission that Chet Redmon be the selected artist in response to the Municipal Center Call for Artists. Commissioner Lawrence seconded the motion. The motion was unanimously approved 3-0.

Commissioner Setser made a motion to recommend to the Arts Commission that Chet Redmon be the selected artist in response to the Entrance Monument Call for Artists. Commissioner Canovic seconded the motion. The motion was unanimously approved 3-0.

The Committee discussed the opportunity to increase the budget for the Municipal Center piece of art. The current budget from FY 2015-2016 is \$5,000. An additional \$5,000 is identified in the Arts Commission's FY 2016-2017 budget for public art. The Committee requested staff include an item on the October 11 Arts Commission agenda to consider increasing the budget for this project to \$10,000 by combining both budgets.

The Committee members will also provide staff with their vision for the two pieces of art to provide further direction to Mr. Redmon.

THE **PLANNING AND ZONING COMMISSION** OF THE CITY OF RAYMORE, MISSOURI, MET IN REGULAR SESSION **TUESDAY, SEPTEMBER 20, 2016** IN THE COUNCIL CHAMBERS OF CITY HALL, 100 MUNICIPAL CIRCLE, RAYMORE, MISSOURI WITH THE FOLLOWING COMMISSION MEMBERS PRESENT: CHAIRMAN WILLIAM FAULKNER, JOSEPH SARSFIELD, LEO ANDERSON, DON MEUSCHKE, JOHN BERENDZEN, KELLY FIZER, ERIC BOWIE AND MAYOR KRISTOFER TURNBOW. ABSENT WAS CHARLES CRAIN. ALSO PRESENT WERE COMMUNITY DEVELOPMENT DIRECTOR JIM CADORET, ASSISTANT PUBLIC WORKS DIRECTOR ED IEANS AND CITY ATTORNEY JONATHAN ZERR.

1. **Call to Order** – Chairman Faulkner called the meeting to order at 7:00 p.m.
2. **Pledge of Allegiance**
3. **Roll Call** – Roll was taken and Chairman Faulkner declared a quorum present to conduct business.
4. **Personal Appearances** – None
5. **Consent Agenda**
 - A. **Acceptance of minutes of September 6, 2016 meeting**

Motion by Commissioner Anderson, Second by Commissioner Meuschke to accept the consent agenda as presented.

Vote on Motion:

Chairman Faulkner	Aye
Commissioner Anderson	Aye
Commissioner Berendzen	Aye
Commissioner Bowie	Aye
Commissioner Crain	Absent
Commissioner Fizer	Aye
Commissioner Meuschke	Aye
Commissioner Sarsfield	Abstain
Mayor Turnbow	Aye

Motion passed 7-0-1.

6. **Old Business** – None
7. **New Business**
 - A. **Case #16018 – Raymore Activity Center Conditional Use Permit, Recreation Park (public hearing)**

Jim Cadoret, Community Development Director for Raymore, introduced Assistant City Manager Meredith Hauck to present the request to the Commission.

Ms. Hauck stated that the proposal before the Commission this evening is a request for a Conditional Use Permit to construct an activity center in Recreation Park. The building is a multi-purpose gym that includes a walking track and ancillary staff space. The building is proposed to be located near the entrance to the park in the field south of the existing park house. Initially there will be one gym in the building with the ability to expand the building to the west to add an additional gym. The parking lot will hold 75 vehicles, with the ability to be expanded if the building expands. There will be bleachers that can be used to hold up to 200 individuals. The building will have 4-sided architecture since there is no actual rear to the building.

Commissioner Sarsfield asked what the membership dues or fees would be for the facility.

Ms. Hauck stated that the Park Board has not discussed a fee structure for use of the building yet. The building will be primarily used for recreation programs, but there will be times the public will have access to the gym and walking track.

Commissioner Sarsfield asked if there would be different fees for non-residents to use the facility.

Ms. Hauck indicated there has not been any discussion yet on the fee schedule.

Commissioner Sarsfield asked how many employees would be working at the facility.

Ms. Hauck stated there would always be at least one City employee in the building when the facility is open. During recreation programming times there would be additional staff present.

Commissioner Sarsfield asked what hours the facility would be open.

Ms. Hauck indicated the Park Board has not yet had that discussion.

Commissioner Bowie asked about the overall size of the building.

Ms. Hauck stated the building is approximately 19,000 square feet.

Commissioner Bowie asked if the design could include a 2nd floor in the future.

Ms. Hauck stated not at this time. If the building is expanded in the future there may be some discussion on having a 2nd floor in the addition.

Commissioner Bowie asked if the project designer for the building was the same one used for the Municipal Center.

Ms. Hauck stated no, the architect for this project is SFS Architecture.

Commissioner Fizer asked if any certifications were being sought for the construction of the building.

Ms. Hauck stated not at this time.

Commissioner Berendzen asked about the size and location of the proposed building sign on the building.

Ms. Hauck stated that the sign would likely be placed on the west building wall to allow visibility from Madison Street. The size of the sign has not yet been determined.

Commissioner Bowie asked if a monument sign was being proposed for the building.

Ms. Hauck stated there may be a sign incorporated into the site in the future.

Mr. Cadoret provided the staff report for the project. A conditional use permit (CUP) is required for any new building proposed to be constructed on City property. Should the CUP be approved, then a site plan will be required for the project.

Mr. Cadoret stated the staff report included photographs of the site and indicated the property is zoned PR, Parks, Recreation and Public Use. The park is 90 acres in size. A CUP request does require a public hearing and Mr. Cadoret introduced the following items into the record: 1) mailed notices to adjoining property owners; 2) notice of publication in the Journal; 3) Unified Development Code; 4)

Application; 5) Growth Management Plan; 6) staff report; 7) conceptual site plan; and 8) conceptual building elevations.

Mr. Cadoret indicated that the requirements and standards for reviewing a CUP application were included in the staff report. He also provided the history of previous actions on or near the property.

Mr. Cadoret stated that the UDC does not have a specific parking requirement for the facility, but that the 75 spaces provides a parking ratio of 1 parking space per 250 square feet of gross floor area. The requirement for a commercial retail facility is 1 parking space per 300 square feet of gross floor area. He also stated that additional parking spaces are available in the park near the facility.

Mr. Cadoret stated the building materials to be used include masonry block with EIFS above the masonry block. Clearstory windows will be added to the north and south building elevations. Pedestrian access will be provided from the front entrance to the trail to the north.

Mr. Cadoret stated staff has provided the Commission with proposed Findings of Fact and that staff recommends the Commission accept the proposed findings and forward the case to the City Council with a recommendation of approval subject to the following condition:

1. The site plan application shall be consistent with the conceptual site plan and building elevations submitted as part of this conditional use permit application. Minor modifications are permitted as final design is completed.

Chairman Faulkner opened the floor to the public, and opened the public hearing, at 7:22 p.m.

There were no public comments provided.

Chairman Faulkner closed the floor to the public, and closed the public hearing, at 7:22 p.m.

Commissioner Bowie asked about future plans to expand the parking area.

Ms. Hauck indicated that there is land area east of the parking lot where additional parking could be added in the future.

Commissioner Bowie asked about the height of the building.

Ms. Hauck stated she did not know the exact height of the building. It was mentioned that the maximum height allowed for the building is thirty-five feet (35').

Mayor Turnbow commented that it may be easier to square off the parking lot area to provide more parking spaces and asked if other designs for the parking lot were being considered.

Ms. Hauck stated that the design team and City staff are having those discussions now and will look at alternate designs.

Chairman Faulkner noted that the details on the parking lot, such as ADA spaces, will be included as part of the site plan that must be submitted for Commission approval.

Motion by Commissioner Anderson, Second by Commissioner Sarsfield to accept the staff proposed findings of fact and forward case #16018, Raymore Activity Center Conditional Use Permit, to the City Council with a recommendation of approval subject to the following condition:

- 1. The site plan application shall be consistent with the conceptual site plan and building elevations submitted as part of this conditional use permit application. Minor modifications are permitted as final design is completed.**

Vote on Motion:

Chairman Faulkner	Aye
Commissioner Anderson	Aye
Commissioner Berendzen	Aye
Commissioner Bowie	Aye
Commissioner Crain	Absent
Commissioner Fizer	Aye
Commissioner Meuschke	Aye
Commissioner Sarsfield	Aye
Mayor Turnbow	Aye

Motion passed 8-0-0.

- 8. City Council Report**

Jonathan Zerr gave the City Council report.

- 9. Staff Report**

- A. Planning Pipeline**

Mr. Cadoret indicated that since there were no applications filed for the October 4, 2016 meeting that the meeting could be cancelled. Chairman Faulkner declared that the October 4, 2016 meeting would be cancelled.

Mr. Cadoret stated there are two applications to consider at the October 18, 2016 meeting of the Commission and a number of applications scheduled for the November 1, 2016 meeting.

- 10. Public Comment**

None.

- 11. Commission Member Comment**

Commissioner Berendzen - no comment

Commissioner Anderson - thanked Meredith for the presentation on the Activity Center

Commissioner Fizer - stated her first job was with SFS Architecture; that they do good work; and that she is looking forward to the project

Commissioner Sarsfield - no comment

Commissioner Meuschke - no comment

Commissioner Bowie - no comment

Mayor Turnbow - reminded everyone that there is an opening for the Ward 1 Council seat with a September 22nd deadline to file

Chairman Faulkner - thanked City staff and Ms. Hauck for the presentation on the Activity Center; and thanked the Commissioners for their work

- 12. Adjournment**

Motion by Commissioner Meuschke, Second by Commissioner Berendzen to adjourn the September 20, 2016 Planning and Zoning Commission meeting.

Vote on Motion:

Chairman Faulkner	Aye
Commissioner Anderson	Aye
Commissioner Berendzen	Aye
Commissioner Bowie	Aye
Commissioner Crain	Absent
Commissioner Fizer	Aye
Commissioner Meuschke	Aye
Commissioner Sarsfield	Aye
Mayor Turnbow	Aye

Motion passed 8-0-0.

The September 20, 2016 meeting adjourned at 7:40 p.m.

Respectfully submitted,

Jim Cadoret