

TENTATIVE AGENDA
RAYTOWN BOARD OF ALDERMEN
MARCH 4, 2025
REGULAR SESSION NO. 46
RAYTOWN CITY HALL
10000 EAST 59TH STREET
RAYTOWN, MISSOURI 64133
AND
ONLINE ZOOM WEBINAR
7:00 P.M.

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

Public comments can be made in-person by signing in before the meeting using the sign-in sheet available in the City Hall Council Chamber. To make public comments remotely, please use the Zoom Webinar ID and Passcode below and notify the Clerk, using the contact information above, of your intent to give a Public Comment remotely during the live online meeting, or send your Public Comments to the City Clerk at the email address above by 12:00 p.m. (noon) on March 4, 2025 so that your comments can be presented in writing to the Board of Aldermen during the Public Comments section of the meeting agenda. All Public Comments received will be kept on file in the City Clerk's office.

zoom.us/join
Webinar ID: 893 7316 5122
Passcode: 795921

OPENING SESSION

Invocation/Pledge of Allegiance
Roll Call

Public Comments

Comments from the Mayor
Comments from the City Administrator
Committee Reports

1. STUDY SESSION

Sanitary Sewer Presentation
Raytown Public Works

LEGISLATIVE SESSION

2. CONSENT AGENDA

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

2a. Minutes from the February 4, 2025 Board of Aldermen Meeting

2b. R-3689-25: A RESOLUTION AUTHORIZING AND APPROVING AN AGREEMENT WITH RPM MOWING, LLC. FOR MOWING SERVICES IN AN AMOUNT NOT TO EXCEED \$49,692.50 FOR FISCAL YEAR 2024-2025 RPM Mowing. Point of Contact: Robinson Camp, Public Works Director.

- 2c. R-3690-25: A RESOLUTION** AUTHORIZING AND APPROVING AN AGREEMENT WITH THE WILSON GROUP, INC. FOR PUBLIC IMPROVEMENTS RELATED TO THE COMMUNITY DEVELOPMENT OFFICE IN AN AMOUNT NOT TO EXCEED \$51,736.30 FOR FISCAL YEAR 2024-2025. Point of Contact: Robinson Camp, Public Works Director.
- 2d. R-3691-25: A RESOLUTION** AUTHORIZING AND APPROVING WHITE OAK WEST SANITARY SEWER SYSTEM WITH GEORGE BUTLER ASSOCIATES FOR THE 2025 SANITARY SEWER INFLOW AND INFILTRATION REDUCTION PROGRAM PROJECT IN AN AMOUNT NOT TO EXCEED \$210,135.00 FOR FISCAL YEAR 2024-2025. Point of Contact: Robinson Camp, Public Works Director.
- 2e. R-3692-25: A RESOLUTION** AUTHORIZING AND APPROVING AN AGREEMENT WITH FLUID CONSERVATION SYSTEMS IN AN AMOUNT NOT TO EXCEED \$40,665.00 FOR FISCAL YEAR 2024-2025. Point of Contact: Robinson Camp, Public Works Director.

NEW BUSINESS

- 3. Public Hearing:** A public hearing to consider a Conditional Use Permit for property located at 9808 E. 66th Terrace and 9817 E. 66th Street.
- 3a. FIRST READING: Bill No. 6689-25, Section XIII: AN ORDINANCE** APPROVING ISSUANCE OF A CONDITIONAL USE PERMIT TO CHICKOYAH BROWN, ME 2 YOU CAREER ACADEMY, TO OPERATE A "SCHOOL, PRIVATE OR PAROCHIAL AND NON-PROFIT," USE AT 9808 E. 66TH TERRACE AND 9817 E. 66TH STREET IN AN NC, NEIGHBORHOOD COMMERCIAL, DISTRICT WITHIN THE CITY OF RAYTOWN, JACKSON COUNTY, MISSOURI. Point of Contact: Diane Egger, Community Development Director.
- 4. R-3693-25: A RESOLUTION** OF THE CITY OF RAYTOWN TO ADOPT THE MULTI-JURISDICTIONAL LOCAL HAZARD MITIGATION PLAN, KNOWN AS THE MULTI-JURISDICTIONAL HAZARD MITIGATION PLAN FOR CASS, CLAY, JACKSON, PLATTE, AND RAY COUNTIES IN MISSOURI. Point of Contact: Robert Kuehl, Police Chief.

ADJOURNMENT

MINUTES
RAYTOWN BOARD OF ALDERMEN
FEBRUARY 18, 2025
REGULAR SESSION NO. 19
RAYTOWN CITY HALL
10000 EAST 59TH STREET
RAYTOWN, MISSOURI 64133
ONLINE ZOOM WEBINAR ONLY DUE TO INCLEMENT WEATHER
7:00 P.M.

Mayor Michael McDonough called the February 18, 2025, Board of Aldermen Regular meeting to order at 7:01 p.m. Alderman Bill Van Buskirk provided the invocation and led the pledge of allegiance.

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

Present: Alderman Greg Walters, Alderman Ian Scott, Alderman Jim Aziere, Alderman Ryan Myers, Alderman Janet Emerson, Alderman Bill Van Buskirk, Alderman Diane Krizek

Absent: Alderman Loretha Hayden, Alderman Theresa Garza, Alderman Bonnaye Mims

Public Comments

None

Communication from the Mayor

Mayor McDonough spoke on recent events and City business.

Communication from the City Administrator

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

Alderman Mims joined the meeting at 7:07 p.m.

Committee Reports

None

1. STUDY SESSION

Damon Hodges, City Administrator, introduced the item and stated that a Street Improvements Update would also be provided during the study session.

Adopt-A-Drain
Robinson Camp, Public Works Director

Robinson Camp, Public Works Director, presented the item.

Street Improvement Updates
Robinson Camp, Public Works Director

Robinson Camp, Public Works Director, presented the item along with Greg VanPatten of Lamp Rynearson.

LEGISLATIVE SESSION

2. CONSENT AGENDA

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

2a. Minutes from the February 4, 2025 Board of Aldermen Meeting

2b. R-3686-25: A RESOLUTION SUPPORTING THE MAYOR'S AD HOC EVENT COMMITTEE IN THEIR EFFORTS TO ORGANIZE A SUMMER CONCERT SERIES ON THE CITY'S GREENSPACE IN THE CENTRAL BUSINESS DISTRICT. Point of Contact: Mayor McDonough and Dave Turner, Parks & Recreation Director.

2c. R-3687-25: A RESOLUTION AUTHORIZING A PROFESSIONAL SERVICES AGREEMENT WITH LAMP RYNEARSON FOR DESIGN ENGINEERING SERVICES FOR RAYTOWN ROAD FROM 63RD STREET TO 67TH STREET PROJECT IN AN AMOUNT NOT TO EXCEED \$134,000.00 FOR FISCAL YEAR 2024-2025. Point of Contact: Robinson Camp, Public Works Director.

Alderman Scott, seconded by Alderman Mims, made a motion to adopt. The motion was approved by a vote of 8-0-2.

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

Nays: None

Absent: Aldermen Garza, Hayden

NEW BUSINESS

3. R-3688-25: A RESOLUTION AUTHORIZING AND APPROVING AN AGREEMENT WITH KC SNOW PRO LLC UTILIZING THE CITY OF LEE'S SUMMIT, MISSOURI COOPERATIVE AGREEMENT IN AN AMOUNT NOT TO EXCEED \$45,000.00 AND AMEND THE FISCAL YEAR 2024-2025 BUDGET. Point of Contact: Robinson Camp, Public Works Director.

The item was read by title only by Jennifer Baird, City Attorney

Robinson Camp, Public Works Director, presented the item.

Alderman Mims, seconded by Alderman Scott, made a motion to adopt. The motion was approved by a vote of 8-0-2.

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

Nays: None

Absent: Aldermen Hayden, Garza

ADJOURNMENT

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

The meeting adjourned at 8:01 p.m.

Teresa M Henry, City Clerk, MRCC

CITY OF RAYTOWN Request for Board Action

DATE SUBMITTED: 02/20/2025

MEETING DATE: March 4, 2025

SUBMITTED BY:

DEPARTMENT: Public Works

Document Type: Resolution

SUBJECT/REQUEST

R-3689-25: Authorization to approve an agreement with RPM Mowing LLC for on-call mowing services at a cost not to exceed \$49,692.50.
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BACKGROUND/JUSTIFICATION

Public Works Staff developed and issued a bid for on-call mowing services for FY2025, as well as for 2 optional renewal years of 2026 and 2027 at no price increase. This work will consist of mowing 29 areas within Raytown that the City is responsible to maintain. The Public Works Department received 1 sealed bid that was opened on Wednesday, January 29, 2025 at 2:00pm. RPM Mowing LLC is the lowest, responsive, responsible bidder with a total Bid of \$45,175.00 and is being recommended for approval. Staff is requesting purchasing authority of an additional 10% contingency = \$4,517.50. $\\$45,175.00 + \\$4,517.50 = \\$49,692.50$.
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The current General Fund budget has \$60,000 for City-wide mowing services.

RECOMMENDED MOTION

Staff recommends approval as submitted.

PREVIOUS ACTION

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COMMISSION/COMMITTEE REVIEW

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FINANCIAL IMPACT

Contractor:	RPM Mowing LLC
Amount of Request/Contract:	\$49,692.50
Amount Budgeted:	\$60,000
From Account Name:	General Fund, Contractual Services
From Account Number:	101-62-00-100-53999
Amount:	\$49,692.50

REVIEWED BY

Robinson Camp Michael Graham Jennifer Baird Damon Hodges Teresa Henry

LIST OF REFERENCE DOCUMENTS ATTACHED

- | |
|---|
| 1. Reso RPM Mowing Renewal PW 2024-2025
2. 5a Approval Letter from Engineering
3. 5b Bid Results for On Call Mowing
4. 5c Bid Tabulation - list of areas
5. 5d Mowing Areas Map |
|---|

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

Document	Attached	If not attached, explain
Secretary of State:		On File
Certificate of Insurance:		On File
E-Verify Affidavits:		On File
E-Verify proof of enrollment:		On File
Bond:		On File
IRS Form W-9:		On File
Bid/RFP/RFQ: (submit all)		On File
Bid/RFP/RFQ Tabulation:	X	
Contractor address and email:		On File
Project Exemption Certificate needed:		On File

A RESOLUTION AUTHORIZING AND APPROVING AN AGREEMENT WITH RPM MOWING, LLC. FOR MOWING SERVICES IN AN AMOUNT NOT TO EXCEED \$49,692.50 FOR FISCAL YEAR 2024-2025

WHEREAS, the City solicited sealed bids from qualified firms interested in providing mowing services to the City of Raytown; and

WHEREAS, the City received one (1) sealed bid in response which was opened on February 9 2022; and

WHEREAS, RPM Mowing, LLC. submitted its bid and was determined to be the lowest and best bidder qualified to provide such services; and

WHEREAS, the Board of Aldermen find it is in the best interest of the City to authorize and approve an agreement with RPM Mowing, LLC. in an amount not to exceed \$49,692.50 fiscal year 2024-2025.

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

THAT an agreement for mowing services with RPM Mowing, LLC. as set forth in "Exhibit A" for such purposes in an amount not to exceed \$49,692.50 for fiscal year 2024-2025 is hereby authorized and approved;

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

PASSED AND ADOPTED by the Board of Aldermen and **APPROVED** by the Mayor of the City of Raytown, Missouri, the 4th day of March, 2025.

Michael McDonough, Mayor

ATTEST:

Teresa M. Henry, City Clerk

Approved as to Form:

Jennifer M. Baird, City Attorney



Public Works Department

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



Inter-Office Memorandum

February 20, 2025

To: Damon Hodges, City Administrator
cc: Michael Graham, Finance Director
Robinson Camp, Director of Public Works
From: Jason Hanson, City Engineer
re: 2025 Public Works Mowing Project

Staff issued an RFP for a mowing contractor services to mow 29 City properties. The specifications developed by staff required the contractors to mow the properties 25 times between the end of March and through the end of October. This schedule is from them to mow roughly every week in the spring and fall, and every other week in the hot summer months. We received 1 sealed bid and opened it on Wednesday, January 29th.

- RPM Mowing LLC = \$45,175.00

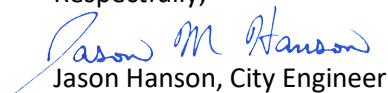
RPM Mowing LLC is the lowest, responsive, responsible bidder with a base bid of \$45,175. The RPM Mowing LLC bid also includes 2 annual contract renewals for the following 2 years at a 0% increase each.

The budgeted amount for PW mowing for FY2025 is \$60,000 in the General Fund, Contractual Services, 101-62-00-100-53999. Our request is to make an approved amount to spend of \$49,692.50 for Public Works mowing services.

RPM Mowing LLC is the same contractor that Public Works has been using the past 4 years. They are very knowledgeable of our mowing areas, and Public Works staff recommends moving forward with them for this new contract agreement for up to three more years.

Attached are the bid results, detailed bid tabulation, and PW mowing locations map for 2025.

Respectfully,


Jason Hanson, City Engineer



BID RESULTS

2025 Raytown On-Call Mowing Services

Project # PFM-2025-04

2:00pm, Wed., January 29, 2024

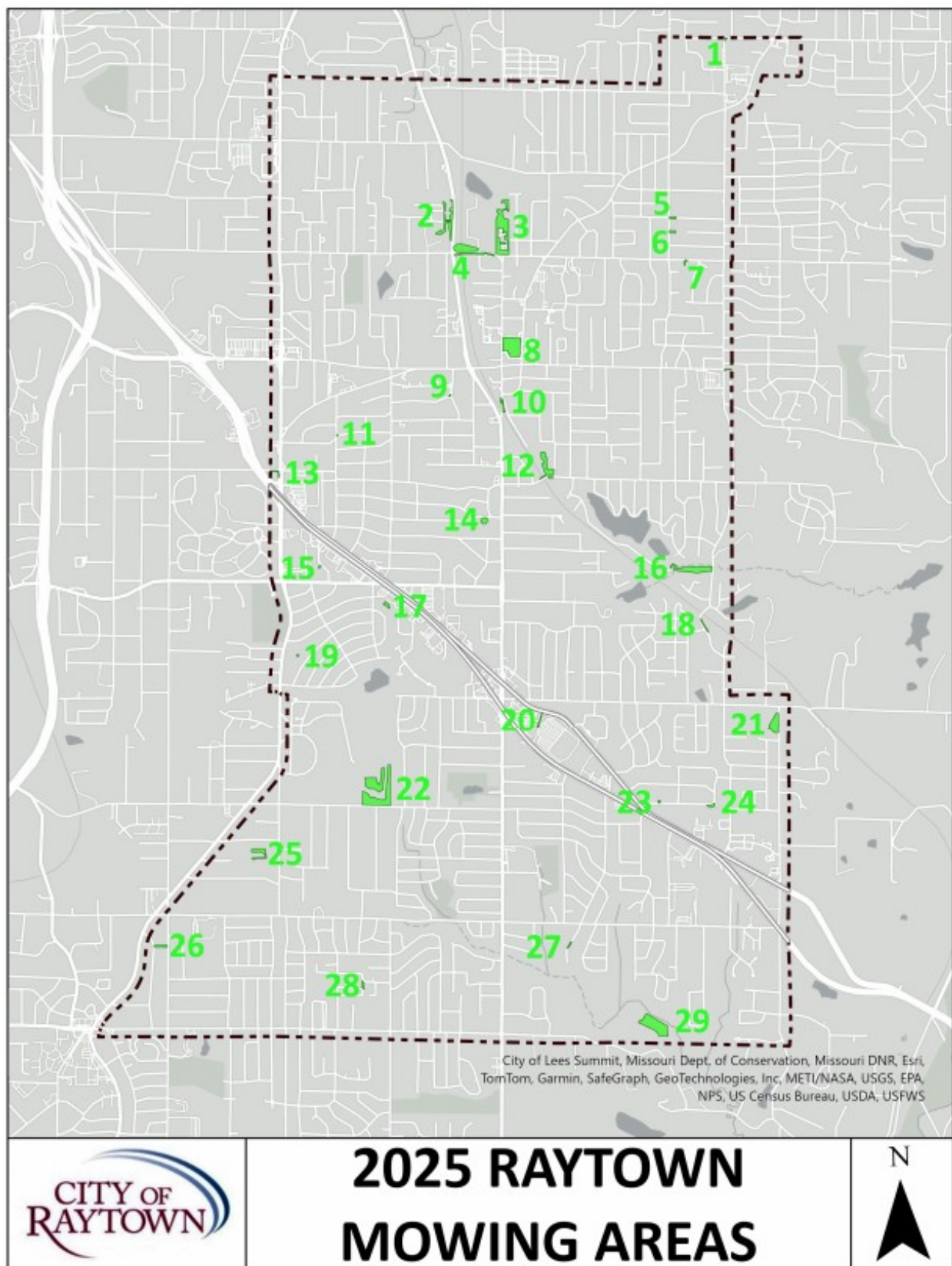
	CONTRACTOR	TOTAL
1.	RPM Mowing LLC	\$45,175.00
2.		
3.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		

increase for 2026 = 0%

increase for 2027 = 0%

2025 PW Mowing List

	Grounds Maintenance Location	Est. # of times	Acres		
				2025 Cost Per Mow Ea.	RPM Mowing Season Cost
1.	Island at 51st Street & Woodson	25	0.1	\$ 5.50	\$ 137.50
2.	City Property east of Crescent Creek	25	2.1	\$ 116.00	\$ 2,900.00
3.	City Hall Property (Front, Side, & Rear)	25	2.1	\$ 116.00	\$ 2,900.00
4.	ROW at 59th Street and Raytown Road	25	2.6	\$ 143.00	\$ 3,575.00
5.	ROW of 57th Terr east of Sterling	25	0.2	\$ 11.00	\$ 275.00
6.	ROW of 58th Street east of Sterling	25	0.2	\$ 11.00	\$ 275.00
7.	Area east of 11213 E. 59th Street	25	0.1	\$ 5.50	\$ 137.50
8.	Vacant lot 62nd Street & Raytown Rd	25	3.8	\$ 209.00	\$ 5,225.00
9.	Island at 64 Terr. and Evanston	25	0.1	\$ 5.50	\$ 137.50
10.	ROW at Wooden Bridge, east & west sides	25	0.3	\$ 17.00	\$ 425.00
11.	Island at 65 Terr. and Lane	25	0.1	\$ 5.50	\$ 137.50
12.	Detention Basin at 67th & Hardy, & R.O.W.	25	1.9	\$ 105.00	\$ 2,625.00
13.	SW corner of 67th St. & Blue Ridge Blvd.	25	0.2	\$ 11.00	\$ 275.00
14.	Island at 68 Terr. and Hawthorne	25	0.5	\$ 28.00	\$ 700.00
15.	Island at Hunter and 70th	25	0.1	\$ 5.50	\$ 137.50
16.	Det. Basin, Lakeshore Dr. to Woodson (key)	25	2.4	\$ 132.00	\$ 3,300.00
17.	Detention Basin at Ditzler & Gregory	25	0.4	\$ 22.00	\$ 550.00
18.	East side of Woodson Rd, south of the trail xing	25	0.2	\$ 11.00	\$ 275.00
19.	Island at 8820 Richards Dr.	25	0.1	\$ 5.50	\$ 137.50
20.	West of Walmart Drive behind Panda Express	25	0.3	\$ 17.00	\$ 425.00
21.	Detention Basin at 75th St. & Westridge	25	1.8	\$ 100.00	\$ 2,500.00
22.	Detention Basin at Mount Olivet, 79th St.	25	7.3	\$ 400.00	\$ 10,000.00
23.	Island at 78th Terr west of Crisp	25	0.1	\$ 5.50	\$ 137.50
24.	Island at 78th Terr. and Englewood	25	0.2	\$ 11.00	\$ 275.00
25.	Detention Basin at 8024 Spring Valley Rd. (key)	25	0.9	\$ 50.00	\$ 1,250.00
26.	ROW - 8318 J.A. Reed to 8401 Greenwood	25	0.4	\$ 22.00	\$ 550.00
27.	Island at 84th and Hedges	25	0.1	\$ 5.50	\$ 137.50
28.	ROW west of 9107-9111 E. 85th Street	25	0.2	\$ 11.00	\$ 275.00
29.	Detention Basin on 87th Street (key)	25	4.0	\$ 220.00	\$ 5,500.00
TOTAL BASE BID =				\$ 45,175.00	



Locations can be viewed online at the following link:
<https://www.google.com/maps/d/edit?mid=1cVjqbpewwM27ddi6vomd0VSJAqBe36o&usp=sharing>

CITY OF RAYTOWN Request for Board Action

DATE SUBMITTED: 02/20/2025

MEETING DATE: March 4, 2025

SUBMITTED BY:

DEPARTMENT: Public Works

Document Type: Resolution

SUBJECT/REQUEST

R-3690-25: Staff requests that the Board of Aldermen award a contract not to exceed \$51,736.30 for the reconstruction of the Community Development Dept. cashier's counter.

BACKGROUND/JUSTIFICATION

Analysis: Staff is seeking authorization to remodel the Community Development Dept. cashier's counter. This project will reconfigure the public and staff counter to account for ADA accessibility and provide a more effective workspace for employees. This project was funded and approved in the FY2025 budget. The design phase, carried out by WSKF Architects, was completed in 2024.

Bid Opening and Tabulation:

The project entered the bidding phase, and bids were solicited on January 15, 2025. The bid opening occurred on Wed., February 5, 2025, resulting in the receipt of 3 bids from reputable contractors in the region. The bids were evaluated for responsiveness and responsibility in accordance with our procurement procedures.

The responsive and responsible lowest bidder for this project was The Wilson Group, Inc. submitting a bid of \$47,033.00. A detailed tabulation of all received bids is provided below:

Contractor	Bid Amount
The Wilson Group, Inc.	\$47,033.00
Camm Construction	\$60,930.00
Harmon Construction, Inc.	\$68,348.00

Staff Recommendation:

Based on the competitive bidding process and the evaluation of the submitted bids, it is the recommendation of city staff to approve a contract with The Wilson Group, Inc. for the reconstruction of the Community Development Department cashier's counter. Staff is requesting purchasing authority of an additional 10% contingency = \$4,703.30. \$47,033.00 + \$4,703.30 = \$51,736.30. The proposed contract amount is not to exceed \$51,736.30 inclusive of all associated costs, fees, and contingencies.

Benefits of the Project:

The reconstruction of the Community Development Dept. counter is vital to ensure the ADA accessibility and functionality of our department's operations. This project will result in a modern and efficient storage, counter and workspace, allowing for improved organization, security, and maintenance of permits, licenses, and records. By awarding this contract to The Wilson Group, Inc. the City is taking a significant step toward enhancing its infrastructure.

Funding:

As previously mentioned, this project has been approved and funded in the 2025 budget, and the contract amount falls within the allocated budgetary constraints. No additional appropriations are required.

Conclusion:

In conclusion, the city staff recommends approval of a contract with The Wilson Group, Inc. for the reconstruction of the Community Development Dept. cashier's counter, in an amount not to exceed \$51,736.30. This project aligns with our commitment to public safety and responsible infrastructure maintenance. The current Capital Sales Tax Fund has \$86,000 budgeted for replacing the Community Development Dept. cashier's counter.

RECOMMENDED MOTION

Staff recommends approval as submitted.

PREVIOUS ACTION**COMMISSION/COMMITTEE REVIEW****FINANCIAL IMPACT**

Contractor:	The Wilson Group, Inc.
Amount of Request/Contract:	\$51,736.30
Amount Budgeted:	\$86,000
From Account Name:	Capital Sales Tax Fund, Capital Expenditures
From Account Number:	205-00-00-100-57000
Amount:	\$51,736.30

REVIEWED BY

Robinson Camp
Michael Graham
Jennifer Baird
Damon Hodges
Teresa Henry

LIST OF REFERENCE DOCUMENTS ATTACHED

1.	Reso Wilson Group-Community Development Counter
2.	6b Bid Approval Letter from WSKF
3.	6c Bid Results - Comm Dev Counter 2-5-2025

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

Document	Attached	If not attached, explain
Secretary of State:		On File
Certificate of Insurance:		On File
E-Verify Affidavits:		On File
E-Verify proof of enrollment:		On File
Bond:		On File
IRS Form W-9:		On File
Bid/RFP/RFQ: (submit all)		On File
Bid/RFP/RFQ Tabulation:	X	
Contractor address and email:		On File
Project Exemption Certificate needed:		On File

A RESOLUTION AUTHORIZING AND APPROVING AN AGREEMENT WITH THE WILSON GROUP, INC. FOR PUBLIC IMPROVEMENTS RELATED TO THE COMMUNITY DEVELOPMENT OFFICE IN AN AMOUNT NOT TO EXCEED \$51,736.30 FOR FISCAL YEAR 2024-2025

WHEREAS, on January 15, 2025, the City issued a Request for Proposal for public improvements for the City Hall Community Development Office; and

WHEREAS, the City received three (3) responses and has determined that the proposal submitted by The Wilson Group, Inc. was the responsive and responsible lowest bidder for the project; and

WHEREAS, the Board of Aldermen find it is in the best interest of the citizens of the City of Raytown to enter into an agreement with The Wilson Group, Inc. for public improvements related to the City Hall Community Development Office in an amount not to exceed \$51,736.30 for fiscal year 2024-2025.

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

THAT the agreement with The Wilson Group, Inc. for public improvements related to the City Hall Community Development Office in an amount not to exceed \$51,736.30 for fiscal year 2024-2025, is hereby authorized and approved; and

FURTHER THAT the City Administrator is hereby authorized to execute all agreements or documents necessary to approve the purchase of goods and services contemplated herein and the City Clerk is authorized to attest thereto.

PASSED AND ADOPTED by the Board of Aldermen and **APPROVED** by the Mayor of the City of Raytown, Missouri, 4th day of March, 2025.

Michael McDonough, Mayor

ATTEST:

Teresa M. Henry, City Clerk

Approved as to Form:

Jennifer M. Baird, City Attorney



110 Armour Rd
North Kansas City, MO 64116
p. 816.300.4101
wskfarch.com

February 10, 2025

Jason Hanson PE- City Engineer
The City of Raytown
10000 East 59th Street
Kansas City, MO 64133

**Re: Raytown Community Development Dept. Cashiers Counter
Raytown, MO**

Dear Mr. Hanson

WSKF Inc has reviewed the bids for the above project and recommends the low bidder, The Wilson Group Inc., to be awarded the project with a contract value of \$47,033.00. See attached Bid Tab, Bid Form and Schedule of Values for your review. There is some concern on the countertop bid as it is very low. I spoke to Wilson Group about this and they are confident in their sub and their pricing.

Respectfully,

WSKF, Inc.

A handwritten signature in blue ink, appearing to read "John E Freshnock", is written over a circular blue ink stamp or seal.

John E Freshnock, AIA, NCARB, LEED AP

Encl. Bid, SOV, Bid Tab, draft Notice of Award letter.
cc: file,

CONTINUATION SHEET

AIA DOCUMENT G703

Page 2 of 2

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing Contractor's signed Certification, is attached, in tabulations below, amounts are stated to the nearest dollar. Use Column I on Contracts where variable retainage for line Items may apply.

APPLICATION NO.: 0
APPLICATION DATE: 1/0/1900
PERIOD TO: 1/0/1900
ARROWHEAD PROJECT NO.: 0

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PERSENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D + E + F)	%(G + C)	BALANCE TO FINISH (C - G)	RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
1	Bonds	564.00	-	-		-	0%	564.00	
2	Transaction Windows Downpayment	7,729.00	-	-		-	0%	7,729.00	
3	Transaction Windows Installation	11,975.00	-	-		-	0%	11,975.00	
3	Mobilization	2,252.00	-	-		-	0%	2,252.00	
4	Demolition	1,446.00	-	-		-	0%	1,446.00	
5	Framing	1,259.00	-	-		-	0%	1,259.00	
6	Electrical	3,800.00	-	-		-	0%	3,800.00	
7	Ceilings	1,256.00	-	-		-	0%	1,256.00	
8	HVAC	1,431.00	-	-		-	0%	1,431.00	
9	Drywall	5,093.00	-	-		-	0%	5,093.00	
10	Painting	1,652.00	-	-		-	0%	1,652.00	
11	Casework	1,408.00	-	-		-	0%	1,408.00	
12	Countertops	4,826.00	-	-		-	0%	4,826.00	
13	Flooring	2,342.00	-	-		-	0%	2,342.00	
14			-	-		-	0%	-	
15			-	-		-	0%	-	
16			-	-		-	0%	-	
17			-	-		-	0%	-	
18			-	-		-	0%	-	
19			-	-		-	0%	-	
20			-	-		-	0%	-	
21			-	-		-	0%	-	
22			-	-		-	0%	-	
23			-	-		-	0%	-	
24			-	-		-	0%	-	
25			-	-		-	0%	-	
		47,033.00	-	-	-	-	0.0%	47,033.00	-



BID RESULTS

2025 Community Development Cashiers Counter

Project # PFM-2024-07

2:00pm, Wed., February 5, 2025

CONTRACTOR		TOTAL
1.	The Wilson Group, Inc.	\$47,033.00
2.	Camm Construction Inc.	\$60,930.00
3.	Harmon Construction, Inc.	\$68,348.00
Architects Opinion of Probable Cost		\$65,000.00

CITY OF RAYTOWN
Request for Board Action

DATE SUBMITTED: 02/20/2025

MEETING DATE: March 4, 2025

SUBMITTED BY:

DEPARTMENT: Public Works

Document Type: Resolution

SUBJECT/REQUEST

R-3691-25: Enter into an agreement with George Butler Associates in the amount of \$210,135.00 to Complete Final Designs for White Oak West Sanitary Sewer System.

BACKGROUND/JUSTIFICATION

On June 4, 2024, the Board of Alderman approved George Butler Associates (GBA) to survey White Oak West Sanitary Sewer Basin as part of the Infiltration and Inflow program. GBA has completed the sanitary sewer survey of White Oak West and is ready to start designing the repairs based on the findings from the survey.

RECOMMENDED MOTION

Staff recommends approval as submitted.

PREVIOUS ACTION

None

COMMISSION/COMMITTEE REVIEW

None

FINANCIAL IMPACT

Contractor:	George Butler Associates
Amount of Contract:	\$210,135.00
Amount Budgeted:	\$300,000.00
Amount Requested	\$210,135.00
From Account Name	Sanitary Sewer Fund – Capital Expenditures
From Account Number	501-62-00-100-57000
Amount	\$210,135.00

REVIEWED BY

Robinson Camp Michael Graham Jennifer Baird Damon Hodges Teresa Henry

LIST OF REFERENCE DOCUMENTS ATTACHED

1.	Reso GBA Final Design - White Oak West Sanitary Sewer System 2025
2.	Map of White Oak West
3.	Task Order 15 - GBA - White Oask West Design

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

Document	Attached	If not attached, explain
Secretary of State:		On File
Certificate of Insurance:		On File
E-Verify Affidavits:		On File
E-Verify proof of enrollment:		On File
Bond:		On File
IRS Form W-9:		On File
Other:	X	Task Order 15

A RESOLUTION AUTHORIZING AND APPROVING WHITE OAK WEST SANITARY SEWER SYSTEM WITH GEORGE BUTLER ASSOCIATES FOR THE 2025 SANITARY SEWER INFLOW AND INFILTRATION REDUCTION PROGRAM PROJECT IN AN AMOUNT NOT TO EXCEED \$210,135.00 FOR FISCAL YEAR 2024-2025

WHEREAS, the City of Raytown, Missouri (City) has identified the need to remove sources of Inflow and Infiltration from the sanitary sewer system; and

WHEREAS, specifically in the White Oak West Sanitary Sewer Basin, this project will: provide project management and administration, public involvement and coordination, permitting and right-of-way, utility coordination, field data evaluations and rehabilitation recommendations, development of construction contract documents, development of final construction contracts, GIS updates and bid phase services; and

WHEREAS, the Scope of Services provided by George Butler Associates is set forth in the attached Exhibit "A" which addresses the tasks associated with this project; and

WHEREAS, the Board of Aldermen find that it is in the best interest of the citizens of the City of Raytown that the City authorize and approve the Scope of Services for White Oak West Sanitary Sewer System with George Butler Associates for the 2025 Sanitary Sewer Inflow and Infiltration Reduction Program Project specifically in the White Oak West Sanitary Sewer Basin in an amount not to exceed \$210,135.00 for fiscal year 2024-2025.

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

THAT the the Scope of Services for White Oak West Sanitary Sewer System with George Butler Associates for the 2025 Sanitary Sewer Inflow and Infiltration Reduction Program Project specifically in the White Oak West Sanitary Sewer Basin in an amount not to exceed \$210,135.00 for fiscal year 2024-2025 in substantially the same form as attached hereto as Exhibit "A" and incorporated herein, is hereby authorized and approved; and

FURTHER THAT the City Administrator is hereby authorized to execute any and all documents necessary in connection with such Scope of Services and the City Clerk is authorized to attest thereto.

PASSED AND ADOPTED by the Board of Aldermen and **APPROVED** by the Mayor of the City of Raytown, Missouri, the 4th day of March, 2025.

Michael McDonough, Mayor

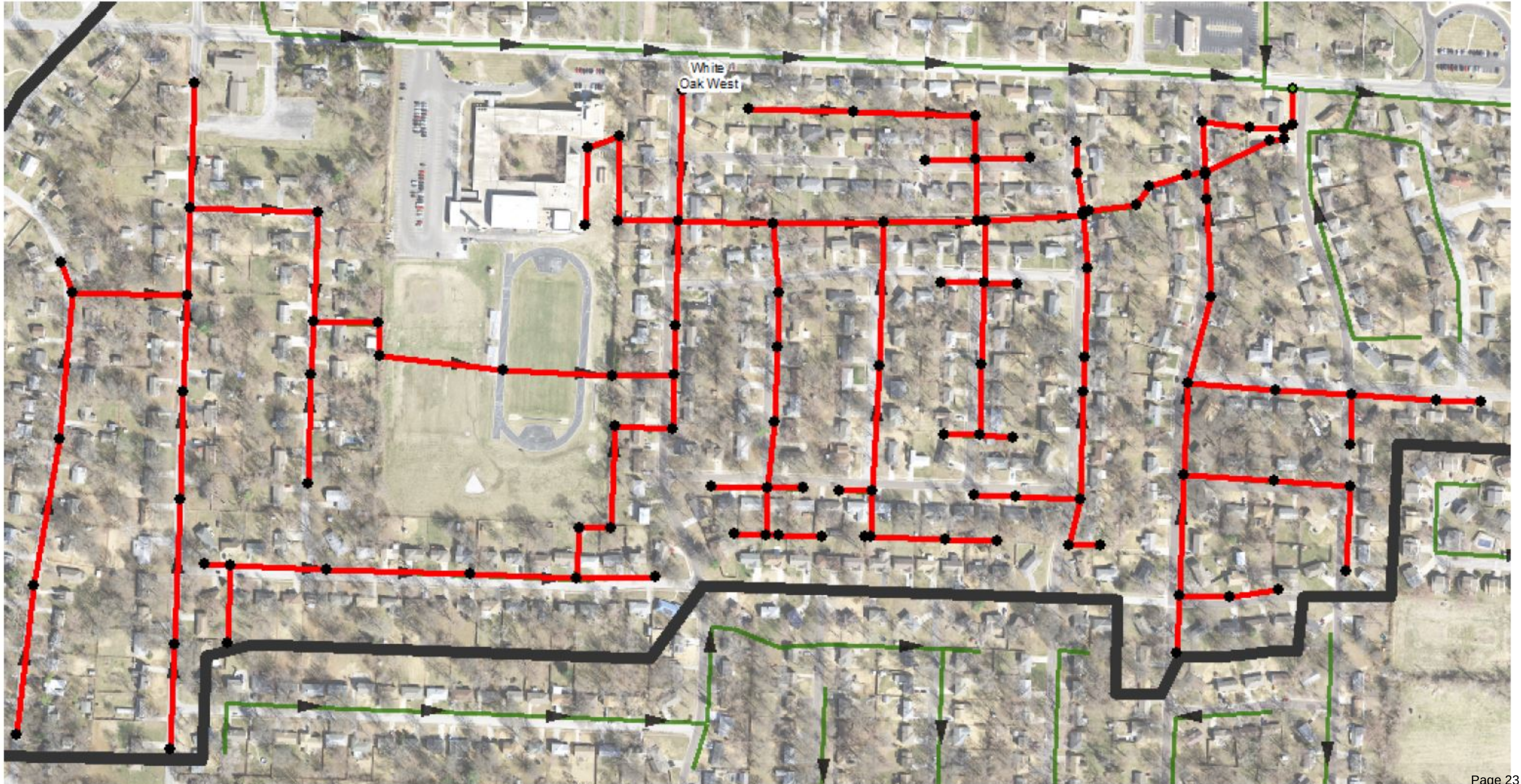
ATTEST:

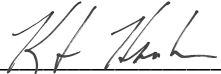
Approved as to Form:

Teresa M. Henry, City Clerk

Jennifer M. Baird, City Attorney

Area 3 – White Oaks West



City of Raytown, Missouri – Project Task Order			
Contract: <u>Scope of Services of George Bulter Associates for Sanitary Sewer Maintenance Program – White Oak West Design</u>			
Ordinance or Resolution: _____	Task Agreement No: <u>15</u>	Funding Amount: <u>\$210,135.00</u>	
		Purchase Order No: _____	
Project Title: <u>SSM-2024-01 Sanitary Sewer Maintenance Program – White Oak West Survey</u>			
Contractor/Consultant: GBA 10212 F Street Omaha, Nebraska 68127		Division and Staff Project Manager: Daria Sakharova P.E. Senior Engineer Water Environment	
Project Management Manual reviewed: _____		Attachments (Gantt Chart, etc.): <u>Scope & Fee for Project</u>	
PROJECT Scope (can be in the form of an attachment): Project Design: <u>This</u> <u>Scope of Services includes review of closed circuit television (CCTV) inspection, manhole inspection data, and smoke and dyed water testing data in the project area. The determination of which sewer lines and manholes to be rehabilitated and ENGINEER's design services for rehabilitation of sewer pipes and manholes selected by the ENGINEER shall be based on a prioritization method discussed herein. The Work consists of the following professional services: (1) Field Data Evaluation and Rehabilitation Recommendations; (2) Development of Recommendations for Sewer System Rehabilitation; (3) Development of Construction Contract Documents</u>			
City Signatures		Partner Signatures	
City Administrator: Damon Hodges	Public Works Director: Robinson Camp	Project Manager: Daria Sakharova, P.E.	Company Principal (if different): Kurt Hassler, P.E.
Signature: _____	Signature: _____	Signature: 	Signature: 
Date: _____	Date: _____	Date: <u>2/20/2025</u>	Date: <u>2/20/2025</u>
Project Type: Design ☒ Construction _____ Property Acquisition _____ Conceptual/Problem Solving _____ Surveying _____			
Project Discipline(s): Transportation _____ Facilities _____ Water _____ Wastewater ☒ Stormwater _____			
Report(s) Received: _____			
Work on File: _____			
This Task Agreement is subject to all the provisions included in Exhibit A and Fee schedule in Exhibit C.			

Attach scope of work, budget, and other supporting material

EXHIBIT A
SCOPE OF SERVICES

ENGINEER: George Butler Associates, Inc. (GBA)
Owner: City of Raytown, Missouri (CITY)
Project: 2025 Sanitary Sewer Maintenance Project: White Oak West Final Design
City Contract No:
City PROJECT No: SSM-2025-##

I. GENERAL

The following paragraphs provide a general description of the Work required of this Scope of Services. Subsequent paragraphs describe in detail the professional services to be provided by ENGINEER to facilitate of rehabilitation recommendations for reducing inflow and infiltration (I&I) flows into the sanitary sewer system in the White Oak West sewer basin in Raytown, Missouri.

- A. The Project. The Public Works Department of the City of Raytown (CITY), Missouri, intends to reduce I&I flows in the sanitary sewer system by implementing rehabilitation recommendations in the White Oak West Project Area. As such, the CITY is contracting with ENGINEER to provide the necessary professional services.
- B. Background Information. The CITY is undertaking this Project to prepare preliminary and final construction contract documents for the 2025 Sanitary Sewer Maintenance Project: White Oak West Final Design. The project will focus on I&I reduction through rehabilitation of public sanitary sewers and manholes within the project area. The estimated footage of sewer pipe and number of manholes in the project area is approximately: **21,000 linear feet of 8-inch to 12-inch diameter sanitary sewer mains and 122 manholes.**
- C. Follow-On Phases. At the discretion of the CITY, the ENGINEER may be requested to provide construction phase services for the project, but this would be considered Additional Services and a fee would be negotiated at that time.
- D. General Description of Activities. The Basic Scope of Services to be performed by ENGINEER consists of professional services for the development and implementation of rehabilitation recommendations for reducing I&I flow and volume in the project area. This Scope of Services includes review of closed circuit television (CCTV) inspection, manhole inspection data, and smoke and dyed water testing data in the project area. The determination of which sewer lines and manholes to be rehabilitated and ENGINEER's design services for rehabilitation of sewer pipes and manholes selected by the ENGINEER shall be based on a prioritization method discussed herein. The Work consists of the following professional services:

1. Field Data Evaluation and Rehabilitation Recommendations
 2. Development of Recommendations for Sewer System Rehabilitation
 3. Development of Construction Contract Documents
- E. Task Series Listing. The Basic Scope of Services is organized under the following Task Series:
1. Task Series 100 - Project Management and Administration
 2. Task Series 200 - Public Involvement and Coordination
 3. Task Series 300 - Permitting and ROW
 4. Task Series 400 - Utility Coordination
 5. Task Series 500 - Field Data Evaluations and Rehabilitation Recommendations
 6. Task Series 600 - Develop 60% Construction Contract Documents
 7. Task Series 700 - Develop 90% and Final Construction Contract Documents
 8. Task Series 800 - GIS
 9. Task Series 900 - Bid Phase Services
- F. Explicit Responsibilities. The Basic Scope of Services explicitly sets forth what ENGINEER shall perform and does not implicitly put any additional responsibilities or duties upon ENGINEER. The ENGINEER agrees to provide the specific Basic Services as identified herein. Work not specifically discussed herein shall not be performed without an amendment or shall be provided as Optional Services upon written authorization from the CITY.
- G. Capital or Annual Cost Opinions. Since ENGINEER has no control over the cost of labor, material or equipment furnished by others not under contract to ENGINEER, ENGINEER's opinion of probable cost for construction of the Work shall be made on the basis of experience and qualifications as an ENGINEER. ENGINEER does not guarantee that proposals, bids, or actual project cost will not vary from ENGINEER's opinions of probable construction cost. The cost opinions' level of accuracy presented by ENGINEER shall be as noted for in subsequent paragraphs of this Scope of Services.

II. PROJECT MILESTONES AND CITY REVIEW REQUIREMENTS

- A. ENGINEER shall complete the services in this scope within 180 calendar days following Notice to Proceed (NTP). ENGINEER's completion schedule will be extended by the CITY for delays beyond the reasonable control of the ENGINEER as approved by the CITY.
- B. The CITY hereby commits to review deliverables and provide comments within fourteen (14) calendar days after receipt of deliverables from ENGINEER. CITY will endeavor to provide consolidated written review comments to ENGINEER within a fourteen (14) calendar day period. A review meeting will be scheduled and conducted by ENGINEER no more than fourteen (14) calendar days after receipt of written consolidated CITY review comments, unless a mutually agreed upon date outside this schedule window is selected.

III. BASIC SCOPE OF SERVICES

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

TASK SERIES 100 - PROJECT MANAGEMENT AND ADMINISTRATION

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

Task 101 Project Management Services (6 months)

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

Task 102 Monthly Invoicing and Project Status Reports

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

Task 103 Quality Control

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

Task 104 Project Kickoff Meeting

After NTP is given by CITY, ENGINEER shall organize and conduct a Project kickoff meeting with the CITY to review and establish project goals, lines of communication, project procedures, the proposed work plan, and other logistics of project execution, including anticipated Project schedule and content of subsequent monthly progress meetings. ENGINEER shall prepare and

submit an agenda to CITY staff prior to the meeting and prepare and distribute meeting minutes one week after the meeting date.

Task 105 Monthly Progress Meetings (6 meetings)

Participate in up to six (6) progress meetings with CITY to provide updates on work progress, budget and schedule status, current issues, variances in the potential scope of work. Anticipated future activities and CITY action items shall be discussed. ENGINEER shall prepare and submit an agenda to CITY prior to each meeting and prepare/distribute meeting minutes.

TASK SERIES 200 - PUBLIC INVOLVEMENT AND COORDINATION

Task 201 Public Coordination Meeting

The ENGINEER shall prepare for and attend one (1) public coordination meeting during the duration of the project. The public coordination meeting shall be held after the completion of 60% design plans.

The ENGINEER shall prepare necessary documents for the meetings including by not limited to: power point presentation, visual aids, meeting agenda, and public notification letter. ENGINEER will obtain approval from the CITY prior to mailing the notification letter to residents that shall be invited to the meeting. Notification letters will be sent on CITY letterhead via the postal service. It is anticipated that the public coordination meeting will be two (2) hours long and shall be held virtually via Zoom, with an in-person option available if so desired by the CITY.

Task 202 Communication with Property Owners

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

Assist the CITY in identifying up to ten (10) property owners and local businesses within the basin to strategically work with for the duration of the project. These property owners shall include large warehouses, factories, hospitals, schools, nursing homes or other facilities that could be substantially impacted by construction work. The ENGINEER shall coordinate on-site meetings with an owner's representative, if needed, provide materials prepared as part of Task 201, coordinate schedule of activities, including access to property to perform construction. If the estimate above is not adequate, the additional large property owners, over the estimate above, shall be added as Optional Services.

TASK SERIES 300 - PERMITTING AND ROW

Task 301 Permitting

The ENGINEER will develop the list of environmental permits and clearances for the project along with a proposed schedule for submission of applications for the design and construction of the PROJECT, if needed. Communications with permitting agencies need to be done in conformance

with existing CITY requirements. ENGINEER shall fill out permit applications and provide draft cover letters for governing agencies or other entity related to obtaining field investigations and surveying for preliminary and final design services. ENGINEER shall coordinate with the CITY to get these permit applications submitted and approved.

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

Task 302 Easements

ENGINEER shall prepare documents for up to five (5) easement acquisitions. CITY personnel will provide title information for use by the ENGINEER. CITY will negotiate the acquisition of the easements. Identify easements and acquisitions necessary for construction and provide information required. Update potential properties impacted by the project on the ROW Table with current property information. Prepare strip / tract maps with an aerial background for the 60% and 90% submittals, if necessary.

TASK SERIES 400 - UTILITY COORDINATION

Task 401 Utility Relocation Coordination

ENGINEER will provide for the communication with the utilities in the project area including notification of the project, requests for facility information, requests for clarifications, transmittal of drawings, and meetings to discuss the project. ENGINEER will send utility requests directly to the utility companies with copies of the requests to the CITY. ENGINEER will be responsible for setting up and updating a utility tracking log throughout the PROJECT, maintaining it throughout the PROJECT, and taking and distributing meeting notes and incorporating utility information into the design of the PROJECT. ENGINEER will be responsible for providing utilities with relevant project information to facilitate with required design work for replacement or relocation of their existing infrastructure within the PROJECT area. The ENGINEER will identify one (1) person from the Project Team who will act as the singular contact throughout the PROJECT to request information from the Utilities.

Task 402 60% Utility Coordination Meeting

ENGINEER will conduct a 60% utility coordination meeting. ENGINEER will be responsible for organizing the meeting, preparing an agenda, and preparing a meeting summary. The meeting summary should be distributed.

Task 403 90% Utility Coordination Meeting (if needed)

ENGINEER will conduct a 90% utility coordination meeting. ENGINEER will be responsible for organizing the meeting, preparing an agenda, and preparing a meeting summary. The meeting summary should be distributed.

TASK SERIES 500 - FIELD DATA EVALUATIONS AND REHABILITATION RECOMMENDATIONS

Task 501 Field Data Review

ENGINEER shall review CCTV inspection video, manhole inspection data, and smoke testing data. The reviews should identify defects in main sewers, manholes, and service lateral connections, as well as private defects. The approximate linear feet of sewer pipe and number of manholes for which CCTV and manhole inspection data reviews are to be performed for the project area are:

- a. 122 manholes and 21,000 linear feet of sewer mains.

Task 502 Develop Project Phasing and Schedule

ENGINEER shall develop a project phasing and schedule and submit to CITY for approval or modification. Schedule limitations and requirements for the project will also be developed. Final phasing and schedule to be included with the final project manual.

Task 503 Preliminary Assets Recommended for Repair

1. Identify Assets for Repair Recommendations. Identify for further review sewer segments that have major defects (for example pipes with a QR of 4100 or greater). Identify manholes for further review if there is one or more component that receives a structural defect rating of 3 or 4 or if there is one or more component that receives an I&I rating of 3 or 4. Mains and manholes with ratings of 2 or 1 may also be considered for rehabilitation on a case-by-case basis.
2. Determine Repairs to Assets. Develop recommended methods for rehabilitation of main sewer segments, manholes, and private lateral connections including:
 - a. Point repairs for localized defects
 - b. Complete replacement of manholes and main sewer segments using open cut methods or pipe bursting
 - c. Cured-in-place lining
 - d. Cementitious manhole lining
 - e. Alternate CITY approved rehabilitation methods

Assign a method of repair to each main sewer segment and manhole being recommended for rehabilitation.

The connections for private service laterals on main sewer segments identified for rehabilitation shall be identified for lateral lining for a maximum distance of 5 feet from the sewer main, unless a lateral point repair is needed, in which case the lining will be installed for a distance of 10 feet from the sewer main. Lateral rehabilitation shall address the need for repair of the lateral connection as identified during CCTV of the

main sewer segment. Identify service laterals for which reinstatement may not be needed based on CCTV inspection review. Service laterals shall be identified by service address.

3. Assign Costs. Develop asset repair costs for main sewer segments, manholes, and service laterals. The cost of rehabilitation per main sewer segment shall include the cost for service lateral rehabilitation.
4. Maps of Assets to Repair. Prepare two maps. The first map shall include color coding of main sewer segments based on their NASSCO QR. Color coding shall be based upon the highest defect grade (3, 4, or 5), but pipes with QR ratings of 0,1, or 2 may also be considered on a case by case basis. Label segments with pipe diameter, QR, and number of defects which contribute I&I. Color code manholes based on a condition rating of “fair” or “poor”. Rating shall be based on the worst condition rating identified per manhole.

The second map will be of all main sewer segments and manholes recommended for repair. Color code the assets based on the type of recommended repair. Label segments with pipe diameter and QR.

Task 504 Private I&I Source Identification

Identify private inflow sources for possible disconnection from the sewer system. Log defects found on each private property parcel identified by address. Private defect addresses shall also be associated with a public asset (i.e. list the public sewer main where the lateral is connected). Private I&I logs shall be provided to the CITY. Include recommendations for disconnection of inlets, area drains, and other public direct inflow sources. This task will include additional dye testing of up to eight (8) sources that may be necessary based on preliminary design recommendations.

Task 505 Submit Preliminary Recommendations for Review

Arrange and facilitate a preliminary recommendations review meeting, up to two (2) hours in length, to be held virtually with the CITY to present assets to be repaired, rehabilitated, or replaced, estimated I&I removal amounts, and estimated costs. CITY construction budget will be discussed. The CITY will review the information and provide input on the assets to be included in the preliminary design documents. Document comments received during the meeting and action items. Prepare meeting minutes and submit to CITY within 10 days of the meeting.

Task 506 Finalize Assets Recommended for Repair

Finalize asset selection for repair based on comments received at the preliminary recommendations review meeting. Include the following in the recommendations:

1. Work Orders and Basement Backup Data. Consider and incorporate CITY’s list of historical and outstanding work orders and basement backup data into the rehabilitation recommendations.
2. Total System Approach. As a separate alternative, give consideration for lining or replacing manholes on both ends of a main sewer segment identified for rehabilitation or replacement. Give consideration for rehabilitation or replacement of a main sewer

segment not recommended for rehabilitation but that is located between segments receiving rehabilitation or replacement if it is cost effective.

Task 507 Preliminary Opinion of Probable Construction Cost

Prepare a preliminary opinion of probable construction cost (OPC) for assets recommended for rehabilitation or replacement. The expected accuracy on the low end shall be -10 to -30 percent and the expected accuracy on the high end shall be from +10 to +30 percent.

TASK SERIES 600 - DEVELOP 60% CONSTRUCTION CONTRACT DOCUMENTS

After approval of recommended rehabilitation measures, prepare 60% design OPC, schedules, specifications, and drawings for review by CITY. The 60% design level documents shall include a draft of the final rehabilitation maps and schedules for manhole, mainline, and private lateral connection rehabilitation within the CITY right of way or permanent sanitary sewer easement. If repairs must be made outside of existing CITY right of way or permanent sanitary sewer easement, right of way and easement acquisition plans will be included.

Task 601 Develop 60% Construction Contract OPC

Prepare an updated OPC based on the 60% Design Plans developed and comments received from the CITY of its review of the Preliminary Opinion of Probable Cost submitted.

Task 602 Develop 60% Construction Contract Plans

Maps for rehabilitation shall be generated from the CITY's GIS data. Maps shall include CITY's orthophotography data, manhole numbers, and shall highlight manholes and mainlines to be rehabilitated. Location of service laterals shall be tabulated on the maps.

Task 603 Develop 60% Construction Contract Specifications

The ENGINEER will provide technical specifications, modified to reflect the specifics for the project, that address environmental issues associated with the PROJECT including, but not limited to, management of hazardous or contaminated wastes likely to be found onsite, permitting specification, and temporary environmental controls specification. This shall include appropriate modifications of technical specifications to address environmental issues.

Task 604 Submit 60% Construction Contract Documents

Submit two hard copies and a PDF of 60% design documents for review by CITY. Conduct a two-hour review meeting with the CITY, to be held virtually, to discuss review comments and changes to the 60% design documents. Incorporate review comments into the 90% Construction Contract Documents as necessary.

Task 605 Plan in Hand Walk Through

Within 30 days of completing the 60% Construction Contract Documents ENGINEER and CITY shall perform a one (1) day plan in hand walk through. The purpose of the walk through is to verify

and analyze the accessibility of the proposed work and to identify special conditions to be included in the contract documents. ENGINEER shall document special conditions, take photographs, and propose solutions and specifications for the CITY to review.

TASK SERIES 700 - DEVELOP 90% AND FINAL CONSTRUCTION CONTRACT DOCUMENTS

The 90% design submittal is intended to be a complete, bid-ready set of construction documents. The purpose of the 90% design submittal is to provide the CITY the opportunity to review the plans, specifications, and appurtenant materials prior to bidding the project for construction.

Task 701 Develop 90% Construction Contract Plans and Specifications

ENGINEER shall prepare and submit 90% contract documents for review by CITY. The 90% documents shall include the final plans, rehabilitation maps, and schedules for manhole, mainline, and private lateral connection rehabilitation. Incorporate review comments from CITY's review of the 60% design documents. ENGINEER shall be responsible for updating the Project Manual (specifications) as provided by the CITY, including the standard "front end" documents Divisions 1 through 14.

Task 702 Develop 90% Opinion of Probable Construction Cost

Prepare an updated OPC based on the 90% Design Plans developed and comments received from the CITY of its review of the 60% OPC submitted.

Task 703 Submit 90% Construction Contract Documents

Submit the following for CITY review:

1. Two (2) printed and bound sets of 90% plans, maps, and schedules.
2. Electronic copies of specifications
3. PDF files of plans, specifications, and 90% OPC

The CITY will distribute plans to the appropriate CITY departments and staff for review. Conduct a two-hour review meeting with the CITY to discuss comments or final changes to the 90% design documents. Incorporate review comments into the final Construction Contract Documents as necessary.

Task 704 Final Construction Contract Documents

Address review comments received from the CITY related to the 90% design completion submittal and prepare final design documents including rehabilitation drawings, maps, schedules, and specifications.

Prior to submittal of the signed and sealed Construction Contract Documents, the ENGINEER shall submit one (1) hard copy of the corrected final documents for review and acceptance by the CITY.

Task 705 Final Opinion of Probable Construction Cost

Update the 90% OPC based on the Final Bidding and Construction Contract Documents and comments received from the CITY on the 90% design submittal.

Task 706 Submit Final Deliverables

Submit the following final deliverables:

1. Drawings, Maps, and Schedules: 1 copy; “D” size and sealed by a registered professional engineer licensed in the State of Missouri.
2. Electronic Contract Drawings: 1 copy
3. Electronic Contract Specifications in PDF and WORD.
4. Final OPC.

TASK SERIES 800 - GIS

Task 801 GIS Updates

The ENGINEER is to prepare and provide an updated ArcGIS 10.x geodatabase that follows the geodatabase schema provided by the CITY. ENGINEER is to update the GIS database based on construction design documents by the ENGINEER following the evaluation of CCTV, manhole inspection data, smoke testing, and dyed water testing. Updates to the GIS database will be noted on the GIS feature by the ENGINEER.

If the ENGINEER recommends removing or deleting a GIS feature, that feature must be added to a deleted feature class and provided to the CITY with a description of why the feature was deleted.

TASK SERIES 900 - BID PHASE SERVICES

Task 901 Pre-Bid Conference

Prepare and present a pre-bid meeting and be present to answer questions from contractors. Project advertisement will have a duration of approximately 30 days.

1. In coordination with CITY Project Manager, prepare for and present a pre-bid meeting at a date, time and place provided by the CITY. ENGINEER to prepare agenda and facilitate the meeting with assistance from CITY.

Task 902 Respond to and Document Questions

Respond to questions regarding interpretation of contract drawings, specifications and technical issues, issue addenda, evaluate bids, and make recommendation of award.

Task 903 Submit Engineer's Opinion of Probable Construction Cost

Update the final OPC submitted under Task 705 to reflect items impacted by addenda changes or changes in market conditions, as required. The OPC shall be submitted on the bidding form included in the bidding documents and provided to the CITY in a sealed envelope. The level of accuracy shall be the same as that for the final estimate.

Task 904 Review Bids and Recommend Award

1. Assist the CITY with interpretation of the Contract Documents and develop one (1) addenda as required during the bid advertisement period to clarify Contract Documents. CITY will post the addenda.
2. Provide the bid form in MS Excel format to the CITY so the CITY can perform bid tabulation as specified in Section V.C.1 below.
3. Consult with and advise CITY as to the acceptability of the apparent successful bidder and the proposed major or specialty subcontractors. The review and evaluation shall include such factors as work previously completed for the CITY, work completed for others, contractor's proposed project manager and superintendent, financial resources, technical experience, responses from references and other relevant facts. CITY shall provide one (1) copy of each bid as well as a bid tab to ENGINEER for evaluation.
4. Make written recommendation regarding the award of construction contract.

IV. OPTIONAL SERVICES

Any work requested by the CITY that is not specifically stated in one of the Basic Scope of Services listed above shall be classified as Optional Services. ENGINEER's contract maximum upper limit for compensation includes an allowance amount for Optional Services not yet authorized by CITY that may be required throughout the course of the work. This allowance amount shall not be utilized unless specifically authorized in writing by the CITY to perform Optional Services. Optional Services shall not be performed, nor is the ENGINEER approved to utilize any of the allowance amount, unless the CITY provides written authorization to ENGINEER that includes the scope of work for each Optional Service to be performed and a maximum billing limit for compensation that has been mutually agreed upon. Optional Services shall include, but not limited to:

- A. Analysis of additional flow meters and rainfall gauges for the flow monitoring periods.
- B. Performance of additional smoke testing in excess of footage quantity defined in the Basic Scope of Services.
- C. Performance of additional dyed water testing in excess of the quantity defined in the Basic Scope of Services.
- D. Survey for identifying easement limits and assisting CITY with appraisal and/or acquisition of easements.

- E. Conducting topographic survey or horizontal control survey to establish the base for layout of property and lot lines for properties anticipated to require new easements or additional open-cut replacement of sewers, if required.
- F. Additional assistance with easement acquisition, including but not limited to obtaining Ownership Certifications (Ownership and Encumbrance reports) and preparing legal descriptions of easements and easement exhibits, above and beyond what is already in this scope.
- G. Meetings with local, State, or Federal agencies beyond those contemplated under the Basic Scope of Services.
- H. Appearances at public hearings or before special boards beyond those contemplated under the Basic Scope of Services.
- I. Field subsurface investigations, geotechnical investigations, environmental site assessments, or easement or right-of-way selection, preparation, negotiation, or acquisition work, requested or authorized by the CITY beyond those included in the Basic Scope of Services and established allowances.
- J. Assistance with bid protests and re-bidding.
- K. Changes in the general scope, extent, design, or character of the project, including, but not limited to:
 - 1. Changes in size or complexity;
 - 2. CITY's project schedule, design, or character of construction;
 - 3. Method of financing or availability of funding;
 - 4. A change to the method of construction procurement, which is assumed to be a conventional procurement approach (i.e. design-bid-build) herein; and
 - 5. A change to the number of bid packages, which is assumed herein to be one package.

V. CITY'S RESPONSIBILITIES

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

- A. Provide available information pertinent to the assignment, including GIS data, previous reports, drawings, specifications, and any other data relative thereto. Provide said information within 30 calendar days of receipt of a written request by ENGINEER.
- B. CITY's Project Manager will coordinate meetings between CITY staff and the ENGINEER.
- C. Bidding Services. CITY will provide the following bidding phase services:
 - 1. Prepare Bid Tabulation. Provide copies of bids to ENGINEER for evaluation.
 - 2. The CITY will reproduce and submit Construction Contract Documents and construction permit application to Missouri Department of Natural Resources (MDNR) for approval, if needed.

(End of Scope of Services)

EXHIBIT "C"
FEE SCHEDULE

FIRMS				GBA								GBA				Additional Services	
				TASK TOTAL	TASK TOTAL	TASK TOTAL	TASK TOTAL	Principal	Senior Lead	Project	Senior	Admin.	Direct	GBA Direct	Mileage	Additional	
NTP ~ November 1														Expenses	(\$/m)	(\$/ea)	
Contract Time of 150 days								\$290	\$245	\$172	\$166	\$105		(Total)	\$1	\$20,000	
22,000 LF of 8-18" pipes and 115 manholes				\$	HRS	\$	HRS										
TASK SERIES 100 - PROJECT MANAGEMENT AND ADMINISTRATION																	
1.1 Project Management Services (6 months)				\$8,136	33	\$8,136	33	6	24	3	0	0	\$0	\$0	0	0	
1.2 Monthly Invoicing and Project Status Reports				\$2,415	15	\$2,415	15	0	6	0	0	9	\$0	\$0	0	0	
1.3 Quality Control				\$2,140	8	\$2,140	8	4	4	0	0	0	\$0	\$0	0	0	
1.4 Project Kickoff Meeting				\$2,902	12	\$2,902	12	0	6	6	0	0	\$400	\$400	400	0	
1.5 Monthly Progress Meetings (6 Meetings)				\$3,972	18	\$3,972	18	0	12	6	0	0	\$0	\$0	0	0	
Task 1 Hours					86		86	10	52	15	0	9			400	0	
Task 1 Fee				\$19,565		\$19,565		\$2,900	\$12,740	\$2,580	\$0	\$945	\$400	\$400	\$400	\$0	
TASK SERIES 200 - PUBLIC INVOLVEMENT AND COORDINATION																	
2.1 Public Coordination Meeting				\$4,742	21	\$4,742	21	0	10	11	0	0	\$400	\$400	400	0	
2.2 Communication with Property Owners				\$13,596	66	\$13,596	66	0	28	38	0	0	\$200	\$200	200	0	
Task 2 Hours					87		87	0	38	49	0	0			600	0	
Task 2 Fee				\$18,338		\$18,338		\$0	\$9,310	\$8,428	\$0	\$0	\$600	\$600	\$600	\$0	
TASK SERIES 300 - PERMITTING AND ROW																	
3.1 Permitting				\$11,324	57	\$11,324	57	0	16	33	8	0	\$400	\$400	400	0	
3.2 Easements				\$2,704	16	\$2,704	16	0	0	8	8	0	\$0	\$0	0	0	
Task 3 Hours					73		73	0	16	41	16	0			400	0	
Task 3 Fee				\$14,028		\$14,028		\$0	\$3,920	\$7,052	\$2,656	\$0	\$400	\$400	\$400	\$0	
TASK SERIES 400 - UTILITY COORDINATION																	
4.1 Utility Relocation Coordination				\$5,404	30	\$5,404	30	0	4	18	8	0	\$0	\$0	0	0	
4.2 60% Utility Coordination Meeting				\$4,914	22	\$4,914	22	0	10	12	0	0	\$400	\$400	400	0	
4.3 90% Utility Coordination Meeting (if needed)				\$2,584	11	\$2,584	11	0	4	7	0	0	\$400	\$400	400	0	
Task 4 Hours					63		63	0	18	37	8	0			800	0	
Task 4 Fee				\$12,902		\$12,902		\$0	\$4,410	\$6,364	\$1,328	\$0	\$800	\$800	\$800	\$0	
TASK SERIES 500 - FIELD DATA EVALUATIONS AND REHABILITATION RECOMMENDATIONS																	
5.1 Field Data Review				\$4,913	24	\$4,913	24	0	11	10	3	0	\$0	\$0	0	0	
5.2 Develop Project Phasing and Scheduling				\$2,059	9	\$2,059	9	0	7	2	0	0	\$0	\$0	0	0	
5.3 Preliminary Assets Recommended for Repair				\$4,420	24	\$4,420	24	0	4	20	0	0	\$0	\$0	0	0	
5.4 Private I/I Source Identification				\$3,936	22	\$3,936	22	0	0	14	8	0	\$200	\$200	200	0	
5.5 Submit Preliminary Recommendations for Review				\$1,251	6	\$1,251	6	0	3	3	0	0	\$0	\$0	0	0	
5.6 Finalize Assets Recommended for Repair				\$1,866	10	\$1,866	10	0	2	8	0	0	\$0	\$0	0	0	
5.7 Preliminary Opinion of Probable Construction Cost				\$2,846	14	\$2,846	14	0	6	8	0	0	\$0	\$0	0	0	
Task 5 Hours					109		109	0	33	65	11	0			200	0	
Task 5 Fee				\$21,291		\$21,291		\$0	\$8,085	\$11,180	\$1,826	\$0	\$200	\$200	\$200	\$0	
TASK SERIES 600 - DEVELOP 60% CONSTRUCTION CONTRACT DOCUMENTS																	
6.1 Develop 60% Construction Contract OPC				\$4,464	26	\$4,464	26	2	4	12	0	8	\$0	\$0	0	0	
6.2 Develop 60% Construction Contract Plans				\$19,748	108	\$19,748	108	0	20	40	48	0	\$0	\$0	0	0	
6.3 Develop 60% Construction Contract Specifications				\$13,836	80	\$13,836	80	0	4	40	36	0	\$0	\$0	0	0	
6.4 Submit 60% Construction Contract Documents				\$4,803	21	\$4,803	21	0	11	8	2	0	\$400	\$400	400	0	
6.5 Plan in Hand Walk Through				\$3,836	16	\$3,836	16	0	8	8	0	0	\$500	\$500	500	0	
Task 6 Hours					251		251	2	47	108	86	8			900	0	
Task 6 Fee				\$46,687		\$46,687		\$580	\$11,515	\$18,576	\$14,276	\$840	\$900	\$900	\$900	\$0	
TASK SERIES 700 - DEVELOP 90% AND FINAL CONSTRUCTION CONTRACT DOCUMENTS																	
7.1 Develop 90% Construction Contract Plans and Specifications				\$13,756	76	\$13,756	76	0	12	32	32	0	\$0	\$0	0	0	
7.2 Develop 90% Opinion of Probable Construction Cost				\$1,352	8	\$1,352	8	0	0	4	4	0	\$0	\$0	0	0	
7.3 Submit 90% Construction Contract Documents				\$3,637	15	\$3,637	15	0	9	6	0	0	\$400	\$400	400	0	
7.4 Final Construction Contract Documents				\$12,312	60	\$12,312	60	8	16	16	20	0	\$0	\$0	0	0	
7.5 Final Opinion of Probable Construction Cost				\$1,668	8	\$1,668	8	0	4	4	0	0	\$0	\$0	0	0	
7.6 Submit Final Deliverables				\$1,737	9	\$1,737	9	0	3	1	5	0	\$0	\$0	0	0	
Task 7 Hours					176		176	8	44	63	61	0			400	0	
Task 7 Fee				\$34,462		\$34,462		\$2,320	\$10,780	\$10,836	\$10,126	\$0	\$400	\$400	\$400	\$0	
TASK SERIES 800 - GIS																	
8.1 GIS Updates				\$5,154	26	\$5,154	26	0	10	8	8	0	\$0	\$0	0	0	
Task 8 Hours					26		26	0	10	8	8	0			0	0	
Task 8 Fee				\$5,154		\$5,154		\$0	\$2,450	\$1,376	\$1,328	\$0	\$0	\$0	\$0	\$0	
TASK SERIES 900 - BID PHASE SERVICES																	
9.1 Pre-Bid Conference				\$5,404	24	\$5,404	24	0	12	12	0	0	\$400	\$400	400	0	
9.2 Respond to and Document Questions				\$4,316	20	\$4,316	20	0	12	8	0	0	\$0	\$0	0	0	
9.3 Submit Engineer's Opinion of Probable Construction Cost				\$1,656	8	\$1,656	8	0	4	2	2	0	\$0	\$0	0	0	
9.4 Review Bids and Recommend Award				\$6,332	32	\$6,332	32	0	12	12	8	0	\$0	\$0	0	0	
Task 9 Hours					84		84	0	40	34	10	0			400	0	
Task 9 Fee				\$17,708		\$17,708		\$0	\$9,800	\$5,848	\$1,660	\$0	\$400	\$400	\$400	\$0	
TASK SERIES 1000 - OPTIONAL SERVICES																	
10.1 Additional Services				\$20,000	-	\$20,000	-	0	0	0	0	0	\$20,000	\$20,000	0	1	
Task 10 Hours					-		-	0	0	0	0	0			0	1	
Task 10 Fee				\$20,000		\$20,000		\$0	\$0	\$0	\$0	\$0	\$20,000	\$20,000	\$0	\$20,000	
TOTAL LABOR HOURS					955		955	20	298	420	200	17			4,100	1	
TOTAL FEE				\$210,135		\$210,135		\$5,800	\$73,010	\$72,240	\$33,200	\$1,785	\$24,100	\$24,100	\$4,100	\$20,000	
SUMMARY BY FIRM																	
				\$	HRS	% TOTAL \$	% TOTAL HRS										
GBA				\$210,135	955.0	100.0%	100.0%										
SUB #1																	
SUB #2																	
SUB #3																	
TOTAL LABOR HOURS					955.0		100.0%										
TOTAL FEE				\$210,135		100.0%											

CITY OF RAYTOWN
Request for Board Action

DATE SUBMITTED: 02/20/2025

MEETING DATE: March 4, 2025

SUBMITTED BY: **DEPARTMENT:** Public Works

Document Type: Resolution

SUBJECT/REQUEST

R-3692-25: Purchase of eleven (11) sanitary sewer sensors from Fluid Conservation Systems Inc. in the amount not to exceed \$40,665.00.

BACKGROUND/JUSTIFICATION

Currently, NEER Technologies is working with Public Works to help model the sanitary sewer system to help predict which areas of the system need improvements first. To help create this model, Public Works has installed seven (7) sanitary sewer sensors that collect data. The data is then submitted to NEER Technologies and NEER Technologies takes the information and creates a more accurate model for the City's system. In order to achieve a better understanding of our system, Public Works is asking to expand the sensors to collect more data. These eleven (11) sensors will help Public Works make data-driven decisions in creating new Capital Improvement Program (CIP) for the sanitary sewer system.

In 2024, Public Works went to the Water Environment Federation Technology Conference and viewed many different sensors. Currently, we are using ADS as part of our eleven sensors, which requires putting the sensors into the sanitary sewer pipe. Fluid Conservation Systems is the only radar sensor company that has this technology that does not require equipment down into the pipe to read the flows. We are asking to have a sole source purchase from Fluid Conservation Systems. This system benefits the requirements needed for our modeling for NEER Technologies.

RECOMMENDED MOTION

Staff recommends approval as submitted.

PREVIOUS ACTION

COMMISSION/COMMITTEE REVIEW

FINANCIAL IMPACT

Contractor:	Fluid Conservation Systems Inc.
--------------------	---------------------------------

Amount of Contract:	\$40,665.00.
Amount Budgeted:	\$75,000.00
Amount Requested	\$40,665.00.
From Account Name	Sanitary Sewer Fund – Capital Expenditures
From Account Number	501-62-00-100-57000
Amount	\$40,665.00.

REVIEWED BY

Robinson Camp Michael Graham Jennifer Baird Damon Hodges Teresa Henry

LIST OF REFERENCE DOCUMENTS ATTACHED

1.	Reso Fluid Conservation Systems-Sanitary Sewer Flow Monitoring-2025
2.	Sensor Map
3.	FCS Radar Sensor Quote
4.	Fluid Conservation Systems Inc. Sole Source Letter

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

Document	Attached	If not attached, explain
Bid Waiver: Sole source or less than three bids	X	
Contractor address and email:	X	
Other:	X	Quote attached

A RESOLUTION AUTHORIZING AND APPROVING AN AGREEMENT WITH FLUID CONSERVATION SYSTEMS IN AN AMOUNT NOT TO EXCEED \$40,665.00 FOR FISCAL YEAR 2024-2025

WHEREAS, the City desires to engage the services of Fluid Conservation Systems to install sanitary sewer sensors in the City; and

WHEREAS, the expense for such services falls within Section 2.1 Purchasing Policy that states competitive bids are not required when goods are not available on the open market; and

WHEREAS, the Board of Aldermen find that it is in the best interest of the citizens of the City of Raytown that the City enter into an agreement with Fluid Conservation Systems for the installation of sanitary sewer sensors in the City in the amount of \$40,665.00 for Fiscal Year 2024-2025 for such purposes;

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

THAT an agreement by and between the City of Raytown, Missouri and Fluid Conservation Systems for the installation of sanitary sewer sensors in the City in the amount of \$40,665.00 for Fiscal Year 2024-2025 is hereby authorized and approved; and

FURTHER THAT the City Administrator is hereby authorized to execute any and all documents necessary in connection with this Agreement and the City Clerk is authorized to attest thereto.

PASSED AND ADOPTED by the Board of Aldermen and **APPROVED** by the Mayor of the City of Raytown, Missouri, the 4th day of March, 2025.

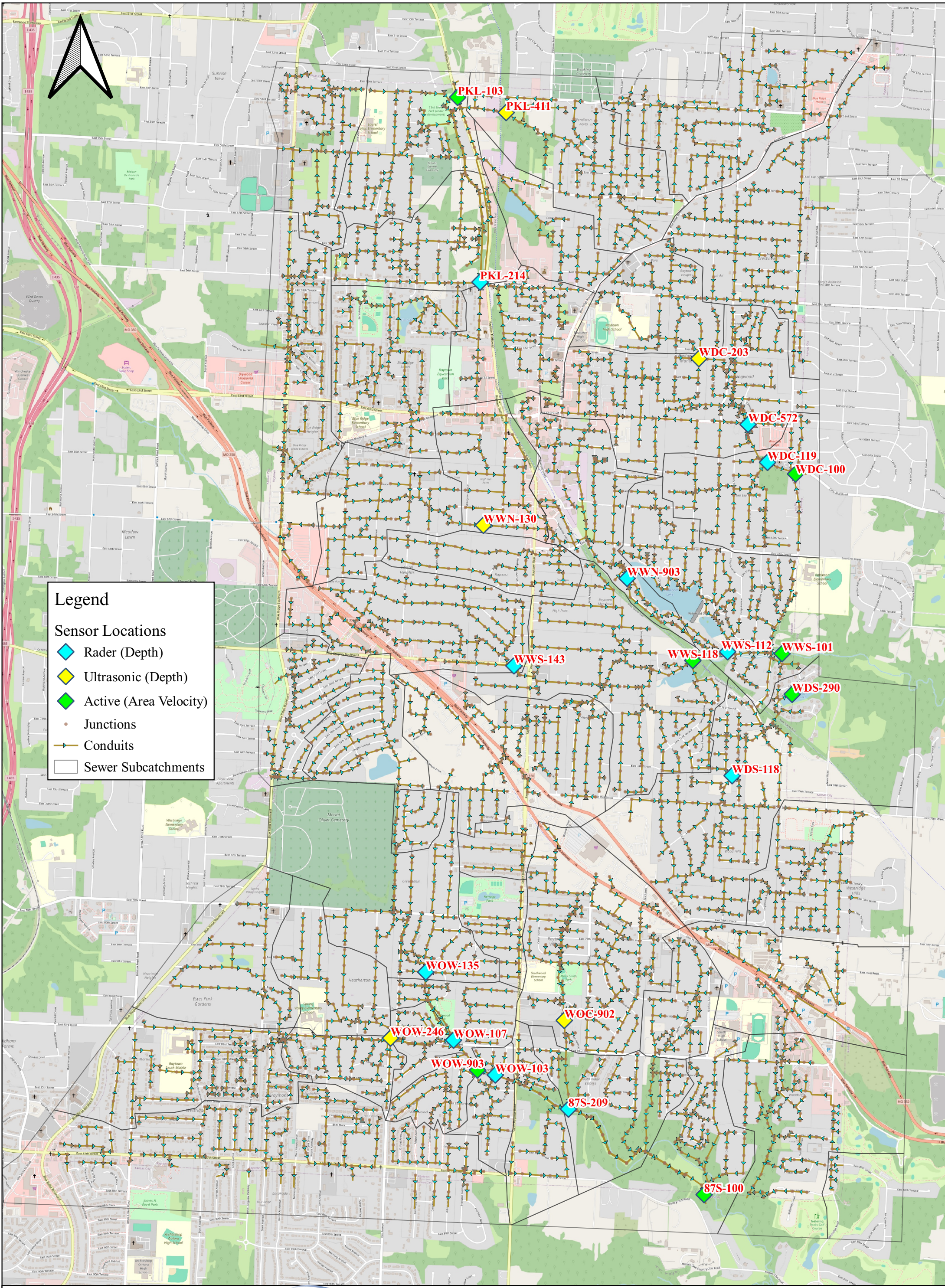
Michael McDonough, Mayor

ATTEST:

Approved as to Form:

Teresa M. Henry, City Clerk

Jennifer M. Baird, City Attorney



0 1,000 2,000 3,000 ft



RAYTOWN ACTIVE/PROPOSED SENSOR LOCATIONS



FCS™

The Sound Choice for Leak Detection.™

1960 Old Gatesburg Road
Suite 150
State College, PA, 16803
T: (814) 381-5959
www.fluidconservation.com

TO :

Customer	The City of Raytown, Missouri
Address	
Email	
Shipping Address	

Prepared By	TR
Quote Number	TR20250220-1
Modifier	RadarSens
Date	2/20/2025

SALES MANAGER		FREIGHT	SHIP VIA	DELIVERY DATE	FOB POINT	PAYMENT TERMS
Tommy Raye		PrePay / ADD	UPS	TBD	Origin	Invoice
ITEM #	Units	Part Number	Description	2025 Pricing	Per Unit	TOTAL
1	11	S170/5MG-0/1/IS/H	RADARSENS UNIT WITH 5M CABLE	\$1,548.00	\$ 1,548.00	\$ 17,028.00
2	11	HIS/PD00P/8/USA9	RADARSENS IS LOGGER	\$903.00	\$ 903.00	\$ 9,933.00
3	11	BP RADAR	TRENCH STYLE RADARSENS BRACKET COMPLETE KIT	\$395.00	\$ 395.00	\$ 4,345.00
4	11	AER6100-1	MAGMOUNT ANTENNA 4G BULGIN 2.5M	\$183.00	\$ 183.00	\$ 2,013.00
5	11	WEB HOSTING - 5 YR	5-YEAR WEB DASHBOARD HOSTING	\$201.00	\$ 201.00	\$ 2,211.00
6	11	SIM HOSTING - 5 YR	USA AIRTIME SIM, 5 YEAR PLAN	\$160.00	\$ 160.00	\$ 1,760.00
7	1	TECH SERVICES	PROFESSIONAL SERVICES FEE FOR INSTALLATION AND TRAINING	\$3,000.00	\$ 3,000.00	\$ 3,000.00
Additional Terms						
		Sales Tax Will Be Added (%)		%		\$0.00
		Shipping (Estimate)				\$375.00
					TOTAL	\$40,665.00

To accept this quotation, sign below and return:

X _____

Purchase Order Number: _____

Thank You. We Appreciate Your Business!
All sales are net 30 terms. All quotes issued are valid for 30 days from date prepared.
Quoted products do not guarantee in stock availability. Please note lead times are subject to change.
All products are shipped via UPS. Expedited shipping can be quoted upon request.
[Terms and Conditions of Sale](#)

Version 1.4

1/6/2025

February 19, 2025

Rob Camp
Public Works Director
City of Raytown
10000 E 59th St
Raytown, MO 64133

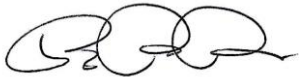
Dear Mr. Camp:

Halma Water Management and Fluid Conservations Systems are sister companies, and we offer a variety of products including clean water and wastewater management.

The purpose of this letter to confirm that the clean water and wastewater devices are only available for purchase directly in the United State from Fluid Conservation Systems and their authorized distributor partners. We are the only company providing radar-based level sensing with infiltration and inflow analysis. This combination is only available with our award-winning RadarSens sensor.

If you have any further questions regarding the sale and support of our products, please contact me directly.

Sincerely,



President

CITY OF RAYTOWN Request for Board Action

DATE SUBMITTED: 02/24/2025

MEETING DATE: March 4, 2025

SUBMITTED BY:

DEPARTMENT: Community Development

Document Type: Ordinance

SUBJECT/REQUEST

FIRST READING: Bill No. 6689-25, Section XIII: For the approval of a Conditional Use Permit for Me 2 You Career Academy

BACKGROUND/JUSTIFICATION

The applicant, Ms. Chickoiyah Brown, of Me 2 You Career Academy, LLC., on behalf of the property owner, Monopoly Acquisitions, LLC., is requesting the approval of a Conditional Use Permit for a *“School, private or parochial and non-profit”* to be located at 9808 and 9817 E. 66th Terrace. The school anticipates having approximately 20 staff members and up to 100 students at one time.

RECOMMENDED MOTION

PREVIOUS ACTION

COMMISSION/COMMITTEE REVIEW

Planning Commission on February 6, 2025 - Recommended approval with Conditions

FINANCIAL IMPACT

REVIEWED BY

Diane Egger
Michael Graham
Jennifer Baird
Damon Hodges
Teresa Henry

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Ord CUP Me 2 You Career Academy 9808 E 66th Terrace and 9817 E 66th Street
2. PC Agenda and Meeting Packet - 2.06.25

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

AN ORDINANCE APPROVING ISSUANCE OF A CONDITIONAL USE PERMIT TO CHICKOYAH BROWN, ME 2 YOU CAREER ACADEMY, TO OPERATE A “SCHOOL, PRIVATE OR PAROCHIAL AND NON-PROFIT,” USE AT 9808 E. 66TH TERRACE AND 9817 E. 66TH STREET IN AN NC, NEIGHBORHOOD COMMERCIAL, DISTRICT WITHIN THE CITY OF RAYTOWN, JACKSON COUNTY, MISSOURI

WHEREAS, Application PZ-2025-01, was duly submitted on or about December 6, 2025, by Chickoayah Brown, requesting approval of a Conditional Use Permit to operate a School, Private or Parochial and Non-profit, use on Property Located at 9808 E. 66th Terrace and 9817 E. 66th Street, within an NC, NEIGHBORHOOD COMMERCIAL, District in the City of Raytown, Jackson County, Missouri (the “Application”); and

WHEREAS, the Application was considered by the Planning Commission on February 6, 2025, and by a vote of 8 in favor, 0 against, rendered a report to the Board of Aldermen recommending that the Application be approved; and

WHEREAS, after opening the public hearing, considering all testimony and the record, and then closing the public hearing, the Board of Aldermen finds and declares that the provisions hereinafter contained and enacted are in pursuit of and for the purpose of securing and promoting the public safety, health, and general welfare of persons in the City of Raytown and rendered a decision to approve the Application.

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

SECTION 1 – APPROVAL OF CONDITIONAL USE PERMIT. That the Application for approval of a Conditional Use Permit to operate a School, Private or Parochial and Non-profit, use on Property Located at 9808 E. 66th Terrace and 9817 E. 66th Street within an NC, Neighborhood Commercial, District in the City of Raytown, Jackson County, Missouri is hereby approved and issued to Chickoayah Brown.

SECTION 2 – CONDITIONS OF APPROVAL. That the Application for approval of a Conditional Use Permit to operate a School, Private or Parochial and Non-profit, use on Property Located at 9808 E. 66th Terrace and 9817 E. 66th Street Within an NC, Neighborhood Commercial, District in the City of Raytown, Jackson County, Missouri, be approved and issued to Chickoayah Brown, subject to the following conditions as contained in the staff report and as approved by the Planning Commission:

1. Parking stalls must be striped, and an adequate number of spaces must be ADA-compliant and visibly marked according to federal ADA guidelines no later than June 1, 2025.
2. The Conditional Use Permit shall not be transferable beyond the initial intended end-user, Ms. Chickoayah Brown, of Me 2 You Career Academy, LLC.
3. Must obtain all approvals from the Jackson County Health Department and the state of Missouri.
4. Must abide by all local, state, and federal laws and regulations.

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

SECTION 4 – SEVERABILITY CLAUSE. The provisions of this ordinance are severable and if any provision hereof is declared invalid, unconstitutional or unenforceable, such determination shall not affect the validity of the remainder of this ordinance.

SECTION 5 – EFFECTIVE DATE. This ordinance shall be in full force and effect from and after the date of its passage and approval.

BE IT REMEMBERED that the above was read two times by heading only, **PASSED and ADOPTED** by a majority of the Board of Aldermen and **APPROVED** by the Mayor of the City of Raytown, Jackson County, Missouri, this _____ day of March, 2025.

Michael McDonough, Mayor

ATTEST:

Approved as to Form:

Teresa M. Henry, City Clerk

Jennifer M. Baird, City Attorney

CITY OF RAYTOWN
PLANNING & ZONING COMMISSION

AGENDA

Raytown City Hall
Board of Aldermen Meeting Chambers
10000 East 59th Street
February 6, 2025
7:00 pm

1. Welcome by Chairperson

2. Call meeting to order and Roll Call

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

3. Approval of Minutes – December 5, 2024, Regular Meeting Minutes

- a) Revisions
- b) Motion
- c) Second
- d) Additional Board Discussion
- e) Vote

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

5. Old Business: None

6. New Business:

A. Case No.: PZ-2025-01

Applicant: Chickoiyah Brown, Me 2 You Career Academy, LLC.

Reason: Requesting the approval of a *Conditional Use Permit for “Schools, private or parochial and non-profit”* to be located at 9808 E. 66th Terrace and 9817 E. 66th Street.

- 1. Introduction of Application by Chair
- 2. Explanation of any ex parte’ communication from Commission members regarding the application.
- 3. Swearing in of all speakers by City Attorney that plan to give testimony during hearing.
- 4. Enter Additional Relevant City Exhibits into the Record:
 - a. Staff Report
 - b. Application Supporting Documents and PowerPoint Presentation.
- 5. Introduction of Application and Power Point by Staff
- 6. Presentation of Application by Applicant
- 7. Enter Relevant Applicant’s Exhibits into Record as Necessary

8. Request for Public Comment by Chairman
9. Additional Staff Comments and Recommendation
10. Commission Discussion
11. Commission Decision to Approve, Conditionally Approve or Deny the Application
 - a. Motion
 - b. Second
 - c. Additional Board Discussion
 - d. Vote

7. Other Business: None.

8. Set Future Meeting Date – The next Regular Planning Commission Meeting is Scheduled for Thursday, March 6, 2025, at 7:00 PM.

9. Adjourn



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

Staff Report

To: City of Raytown, Planning & Zoning Commission

From: Shana Kelly, Planning & Zoning Coordinator

Case #: Conditional Use Permit PZ-2025-01

Planning & Zoning Meeting Date: February 6, 2025

Board of Aldermen Dates: March 4, 2025, and
March 18, 2025



Applicant: Chickoiyah Brown | Me 2 You Career Academy, LLC.

Location: 9808 E. 66th Terrace and 9817 E. 66th Street.

Ward: 1

Property Owner: Monopoly Acquisitions, LLC.

Project Summary: The applicant is requesting the approval of a Conditional Use Permit for the purpose of *“Schools, private or parochial and non-profit”* to be located at 9808 E. 66th Terrace and 9817 E. 66th Street.

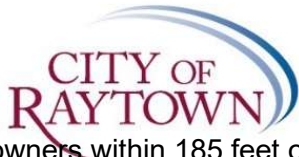
Staff Recommendation: Staff recommends **Approval with Conditions** of the Conditional Use Permit Application. Conditions are outlined below.

Background Information: The applicant, Ms. Chickoiyah Brown, of Me 2 You Career Academy, LLC., on behalf of the property owner, Monopoly Acquisitions, LLC., is requesting the approval of a Conditional Use Permit for a *“School, private or parochial and non-profit”* to be located at 9808 and 9817 E. 66th Terrace. The school anticipates having approximately 20 staff members and up to 100 students at one time.

Zoning: NC, Neighborhood Commercial

Total Land Area: 1.83 Acres

Public Noticing: *The Daily Record:* A public hearing notice was published in The Daily Record Kansas City, on **January 16, 2025**. A copy of the affidavit of publication is included with the attachments to this report. Letters to Residents and Property Owners were mailed to property



Community Development Department

Planning and Zoning Division

10000 E 59th Street • Raytown, MO 64133

Phone: 816-737-6014 • Fax: 816-737-6164

owners within 185 feet of the subject property on **January 6, 2025**. A copy of the letter is included with the attachments to this report.

Neighborhood Meeting: The applicant held a neighborhood meeting on **January 13, 2025**. A summary of the meeting and a copy of the sign-in sheet are included with the attachments to this report.

Adjacent Properties:

	Zoning:	Current Land Use:
North:	NC, Neighborhood Commercial	Raytown School District Office
South:	NC, Neighborhood Commercial	Single-Family Homes and Computer Repair business
East:	NC, Neighborhood Commercial	Commercial Businesses: Pollard's Meat Market, JPA Roofing
West:	NC, Neighborhood Commercial	Single-Family Homes

Street Classification: 66th Terrace is classified as a Local Street.

Parking Requirement: One (1) parking space for each faculty member and other employee plus one (1) parking space for every six (6) students based on the maximum design capacity for pupils.

Vehicular and Pedestrian Access: Pedestrian access is provided via a sidewalk along 66th Terrace. Vehicular access is provided via two (2) drive entrances along 66th Terrace.

Conditional Use Permit Factors to Be Considered:

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

The neighborhood is primarily commercial in nature, with some single-family residences to the west. The building was previously used as an office building. It is compatible with the zoning district and the surrounding properties.

2. The conservation of property values.

The building has been inspected by the Building Official and the Fire Department and is reported to be in very good condition. It has been vacant for four years. If the application is denied, it may remain vacant for several more years and fall into disrepair. If the building is to remain vacant, it may negatively impact surrounding property values, however, the use of the property for a school will not decrease property values.

3. Protection against fire casualties.



As stated above, the building has been inspected by the Fire Department and they are aware of the applicant's request for the operation of a school. They do not have any concerns, so long as the appropriate fire-safety protocol is observed.

4. Observation of general police regulations.

The proposed school will not violate any police regulations.

5. Prevention of traffic congestion.

The proposed school will bring an increased number of vehicles to the neighborhood, however, the traffic will not be greater than the streets have been constructed to handle, and there is ample off-street parking available.

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

The operation of a school will increase traffic in the area, but it will not be greater than the streets have been constructed to manage. The Municipal Code requires one (1) parking space for each faculty member and other employee plus one (1) parking space for every six (6) students for secondary and post-secondary schools. The school will have approximately 20 staff members and up to 100 students on the property at one time. This results in a requirement of 36 parking spaces. The school will provide approximately 115. This is more than adequate.

7. Promotion of the safety of individuals and property.

The occupancy of a building that has been vacant for approximately four years will increase safety in the neighborhood, not decrease it, as a greater number of people will be present and observant in the area.

8. Provisions for adequate light and air.

The site has already been developed. There is adequate light and air.

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

The proposal will not cause overcrowding or excessive intensity of land uses.

10. Provision for public utilities and schools.

Utilities are available at the site. Approval of the Conditional Use Permit will have no impact on schools.

11. Invasion by inappropriate uses.



The land use of a school is an appropriate use for this property.

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

The building has been vacant for approximately four (4) years. The use of the property for a school will be a benefit to the property and to the community.

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

The use of an educational facility will help to improve the area.

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

The site is already developed. Approval of this application will help to bring productive activity to the building once again.

PUBLIC WORKS:

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

ATTACHMENTS:

- Zoning Map
- Site Photos
- Application
- Neighborhood Letter
- 185-ft Buffer Map
- 185-ft. Notification List
- Property Deed/Receipt of Paid Taxes
- Neighborhood Meeting Sign-In Sheet
- Neighborhood Meeting Minutes
- Affidavit of Publication
- Street Classification Map
- 1996 Comprehensive Plan – Future Land Use Map



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

Staff recommends that the Planning & Zoning Commission **Approve** Conditional Use Permit application **PZ-2025-01** subject to the following conditions.

1. Parking stalls must be striped, and an adequate number of spaces must be ADA-compliant and visibly marked according to federal ADA guidelines no later than June 1, 2025.
2. The Conditional Use Permit shall not be transferable beyond the initial intended end-user, Ms. Chickoiyah Brown, of Me 2 You Career Academy, LLC.
3. Must obtain all approvals from the Jackson County Health Department and the state of Missouri.
4. Must abide by all local, state, and federal laws and regulations.

Zoning Map:





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

Site Photos:





Community Development Department
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PLANNING APPLICATION

Office Use Only	Application Type(s):
Case #: UPRMT-000198-2024	Conditional Use Permit
Fee Paid: \$450.00	
PC Meeting Date: 02/06/25	
B of A Meeting Date: 03/04/25 and 03/18/25	
Newspaper Notice Date: 01/20/25	
Notice Letters Date: 01/13/25	

Project Info:	
Project Name: Me 2 You Career Academy LLC	
Project Address: 9808 E. 66 th Terr Raytown, Mo 64133	
Existing Zoning: NC, Neighborhood Commercial	Existing Land Use: Vacant Building
Proposed Zoning: NC, Neighborhood Commercial	Proposed Land Use: TRADE School
Total Acreage: 4.74 Acres	

Applicant:	
Name of Applicant: Chickoraigh Brown	Company (If Applicable): Me 2 You Career Academy
Address:	
City:	State: Zip:
Phone:	Email:
Applicant Signature: X	



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

Property Owner:			
Name of Owner:		Company (If Applicable):	
Monopoly Acquisitions, LLC			
Address:			
P.O. BOX 515		City: RAYMORE	State: MO Zip: 64083
Phone:		Email:	
816.590.7660 / 816.591.7105			
Property Owner Signature:			
X <i>[Signature]</i> - Managing Member			

Please Give a Detailed Description of the Proposal Below:

Planning Includes Medical Training Program that includes 5 weeks to 6 month training sessions. Phlebotomy classes 5 weeks, Medical Assistant Training 6 months, personal training 12-weeks. In 2025 we will be adding CNA training, 6-weeks. Student perform hands on training that includes, blood draws injections, and much more. We have a commercial biohazard removal service. Classes are in session in person Mon, Weds, and Friday 8AM-12pm, 1pm-5pm, and 6pm-10pm. Tuesday and Thursdays classes are held online. We have approx 20 staff members and our AM session approx 60-100 students, Afternoon 6-30 students, Evening 60-100 students depending on enrollment.



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

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

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

The building is built for office/educational use. The building has been vacant for 4 years.

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

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

4 years



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

It will be occupied

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

There will be no detrimental effects.

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

The property will continue to remain vacant and not available for usage.

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

yes they are.

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

9. Additional comments:



RECEIPT (REC-032496-2024)
FOR CITY OF RAYTOWN

BILLING CONTACT
ResultsCX
9808 E 66TH TER
RAYTOWN, MO 64133



Payment Date: 12/06/2024

Reference Number	Fee Name	Transaction Type	Payment Method	Amount Paid
UPRMT-000198-2024	Conditional Use Fee	Fee Payment	Credit Card	\$450.00
9808 E 66TH TER RAYTOWN, MO 64133			SUB TOTAL	\$450.00
			TOTAL	\$450.00





ELECTRONICALLY RECORDED
JACKSON COUNTY, MISSOURI

08/14/2024 3:29 PM
COV FEE: \$54.00 12 PGS

INSTRUMENT NUMBER
2024E0054326

*Record and Return To
Buffalo Land Title
7306 S Lewis Ave
Tulsa OK 74136
2405-0002-57*

GRANTEE MAILING ADDRESS: P.O. Box 515, Newmore, Mo 64083
PROPERTY ADDRESS: 9808 E 66th Terrace & 9817 E. 66th Street, Raytown, MO 64133
GRANTOR MAILING ADDRESS: 100 NE 3RD AVE, STE 200, FT LAUDERDALE, FL 33301-1102

**STATUTORY FORM
SPECIAL WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

DATED: 8/5/24

That USA 800 LLC F/K/A U.S.A. 800, Inc., organized under the laws of the United States of America, (grantor) party of the first part, in consideration of the sum of TEN DOLLARS AND NO/100 --(\$10.00)---dollars and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto Monopoly Aquisitions LLC, (grantee) party of the second part, the following described real property and premises situated in Jackson County, State of Missouri, to-wit:

Lot 10, Block 2, PENCE'S RAYTOWN PLAZA, a subdivision in Raytown, Jackson County, Missouri, according to the recorded plat thereof.

and
Lot 9, Block 2, PENCE'S RAYTOWN PLAZA, a subdivision in Raytown, Jackson County, Missouri, according to the recorded plat thereof.

and
Lot 8, Block 2, PENCE'S RAYTOWN PLAZA, a subdivision in Raytown, Jackson County, Missouri, according to the recorded plat thereof.

and
The North 19 feet of Lot 11, except the East 10 feet thereof as conveyed by the instrument recorded December 31, 1970, as Document No. I-75616 for additional right of way for Raytown Road in Block 2, PENCE'S RAYTOWN PLAZA, a subdivision in Raytown, Jackson County, Missouri, according to the recorded plat thereof.

and
Lot 4, Block 2, PENCE'S RAYTOWN PLAZA, a subdivision in Raytown, Jackson County, Missouri, according to the recorded plat thereof.

and
Lot 3, Block 2, PENCE'S RAYTOWN PLAZA, a subdivision in Raytown, Jackson County, Missouri, according to the recorded plat thereof. Except the West 57.00 Feet of the South 48 Feet of said Lot 3

Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through and under it, but not further otherwise.

The following reservations from and exceptions to the conveyance and the warranty of title herein shall apply.

①

1. All easements, rights of way and prescriptive rights whether of record or not, pertaining to any portion(s) of the herein described property (hereinafter, the "Property");
2. All valid oil, gas and mineral rights, interests or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any county in which any portion of the Property is located;
3. All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any county in which any portion of the Property is located, pertaining to any portion(s) of the Property, but only to the extent that the same are still in effect;
4. All presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portion(s) thereof;
5. Ad Valorem taxes, fees and assessments, if any, for the current year and all prior and subsequent years, the payment of which Grantee assumes (at the time of transfer of title), and all subsequent assessments for this and all prior years due to change(s) in land usage (including, but not limited to, the presence or absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes; and
6. Any conditions that would be revealed by a physical inspection and survey of the property.

TO HAVE AND TO HOLD the above described premises together with all and singular the rights and appurtenances thereto in any way belonging unto Grantee, their heirs and assigns forever, and Grantor does hereby bind itself, its heirs, executors and administrators, to Warrant and forever defend, all and singular the said premises unto Grantee, their heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same or any part thereof, by through or under the undersigned, but not otherwise.

Signed and delivered this 5th day of August 2014.

USA 800 LLC F/K/A U.S.A. 800, Inc.
By: The Results Companies, LLC its Manager
BY: Results Technologies Inc.

BY: [Signature]
Sanjeev Munjal, Chief Financial Officer

STATE OF NEW JERSEY

County of MORRIS

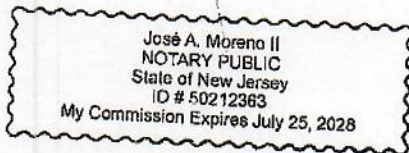
Before me, the undersigned, a Notary Public, in and for said County and State, on this 5th day of AUGUST, 2014, personally appeared Sanjeev Munjal to me known to be the identical person who executed the within and foregoing instrument as Chief Financial Officer of USA 800 LLC F/K/A U.S.A. 800, Inc. and acknowledged to me that he/she executed the same as his/her free and voluntary act and deed and as the free and voluntary act and deed of such company, for the uses and purposes therein set forth.

Given under my hand and seal of the office the day and year above written.

Notary Public [Signature]

My commission expires: 07/25/2028

Closing Agent: Buffalo Land Title, LLC
File Number: 2405-0002-57
Underwriter: Old Republic Title Insurance Company



Property Account Summary

Parcel ID: 45-240-12-10-00-0-00-000	Property Address: 9808 E 66TH TER , RAYTOWN, MO 64133
--	--

General Information

Property Description	PENCE'S RAYTOWN PLAZALOT 9 BLK 2
Property Category	Land and Improvements
Status	Active, Host Other Property, Locally Assessed
Tax Code Area	022
Remarks	From Conversion

Property Characteristics

No Property Characteristics Found

Parties

Role	Percent	Name	Address
Taxpayer	100	MONOPOLY AQUISITIONS LLC	PO BOX 515, RAYMORE, MO 64083
Owner	100	MONOPOLY AQUISITIONS LLC	PO BOX 515, RAYMORE, MO 64083

Property Values

Value Type	Tax Year 2024	Tax Year 2023	Tax Year 2022	Tax Year 2021	Tax Year 2020
Market Value Total	2387500	2387500	1910000	1910000	1909267
Taxable Value Total	764000	764000	611200	611200	610965
Assessed Value Total	764000	764000	611200	611200	610965

Motor Vehicle Account Asset Inventory

Item Type	Make	Model	Series	Model Year	Item ID	Plate Number	Name on Title 1	Name on Title 2
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No Vehicle Account Assets Found

Active Exemptions

No Exemptions Found

Tax Balance

"If you wish to pay your property taxes on-line now, click [here](#) to use myJacksonCounty powered by Paylt."

If you wish to pay your property taxes by mail, please make checks payable to: "Jackson County Collector". Be sure to include the Parcel Account number(s) on your payment and send to: Jackson County Collector, 415 E. 12th Street, Suite 100, Kansas City, MO 64106.

For any questions or assistance, please contact the Taxpayer Services Unit at (816) 881-3232.

NOTICE: Telephones are staffed during regular business hours (8am to 5pm, Monday through Friday, excluding holidays observed by Jackson County).

Installments Payable

Tax Year	Installment	Due Date	Principal	Interest, Penalties and Costs	Total Due	Cumulative Due
2024	1	12/31/2024	\$79,899.12	\$0.00	\$79,899.12	\$79,899.12

Distribution of Current Taxes

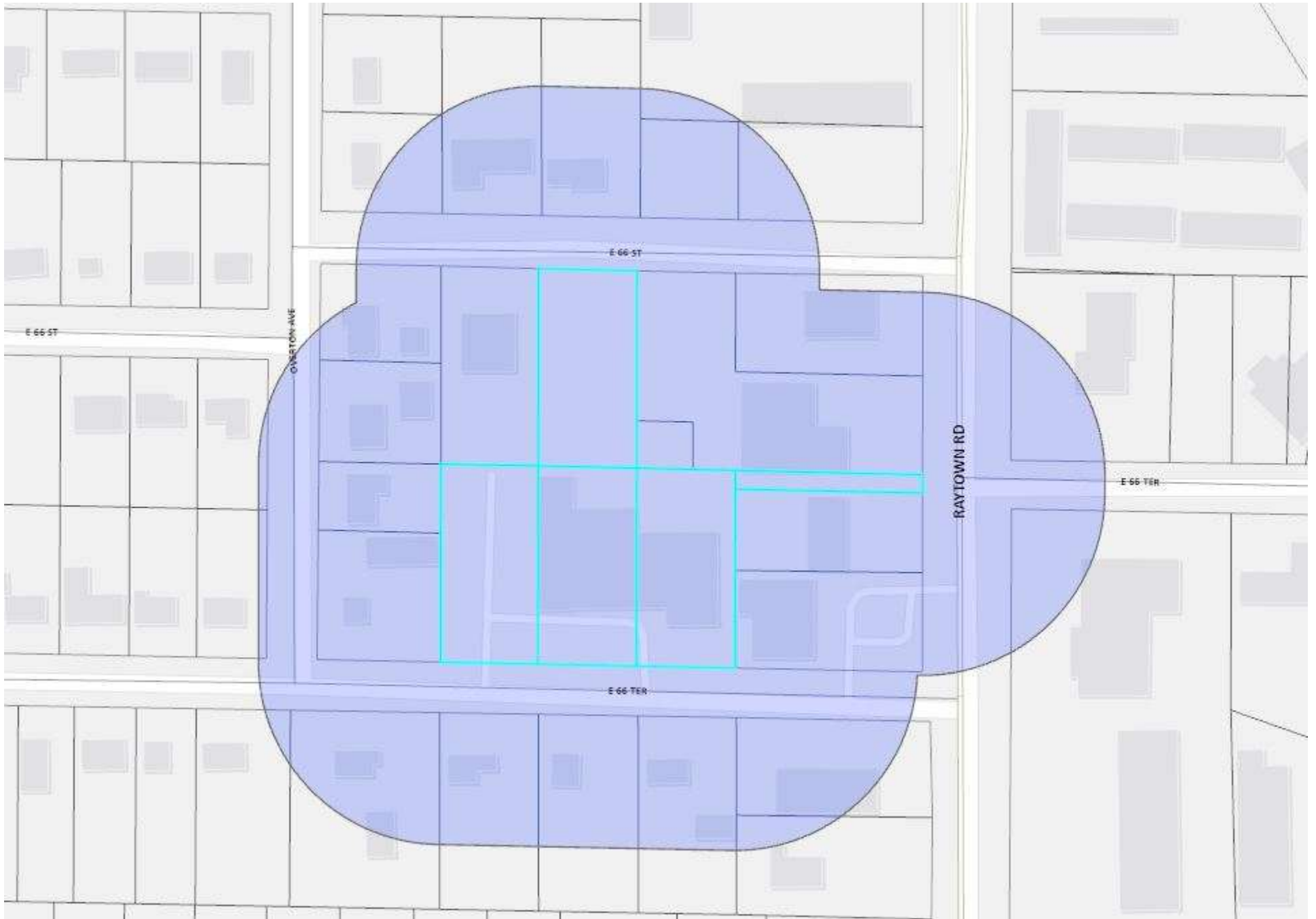
District	Amount
BOARD OF DISABLED SERVICES	\$559.25
CITY - RAYTOWN	\$2,983.42
FIRE DISTRICT - RAYTOWN	\$8,468.94
JACKSON COUNTY	\$3,862.78
MENTAL HEALTH	\$744.14
METRO JUNIOR COLLEGE	\$1,379.78
MID-CONTINENT LIBRARY	\$2,408.13
RAYTOWN SCHOOL C-II	\$48,284.80
STATE BLIND PENSION	\$229.20
REPLACEMENT TAX	\$10,978.68

Receipts

Date	Receipt No.	Amount Applied to Parcel	Amount Due for Parcels Selected	Receipt Total	Change
02/07/2024 08:38:00	<u>14135692</u>	\$88,361.35	\$119,453.42	\$119,453.42	\$0.00
01/22/2024 12:06:00	<u>14123140</u>	\$0.00	\$117,713.82	\$117,713.82	\$0.00
12/20/2022 00:00:00	<u>13422924</u>	\$66,276.08	\$66,276.08	\$66,276.08	\$0.00
02/01/2022 11:58:00	<u>13014607</u>	\$66,475.94	\$66,475.94	\$66,475.94	\$0.00
02/04/2021 09:38:00	<u>12442181</u>	\$67,006.37	\$67,006.37	\$67,006.37	\$0.00
02/25/2020 09:52:00	<u>11893516</u>	\$74,190.59	\$99,157.31	\$99,157.31	\$0.00
01/13/2019 11:30:00	<u>11283568</u>	\$57,684.13	\$57,684.13	\$57,684.13	\$0.00
01/08/2018 13:20:00	<u>10702142</u>	\$56,259.79	\$56,259.79	\$56,259.79	\$0.00
12/22/2016 10:36:00	<u>10013097</u>	\$51,544.39	\$51,544.39	\$51,544.39	\$0.00
12/30/2015 15:08:00	<u>9523902</u>	\$51,659.33	\$51,659.33	\$51,659.33	\$0.00

12/24/2014 10:02:00	<u>8917946</u>	\$52,035.99	\$52,035.99	\$52,035.99	\$0.00
12/20/2013 11:18:00	<u>8316463</u>	\$52,066.32	\$52,066.32	\$52,066.32	\$0.00
12/20/2012 15:19:00	<u>7767731</u>	\$52,007.93	\$52,007.93	\$52,007.93	\$0.00
12/15/2011 10:53:00	<u>7186123</u>	\$51,977.61	\$51,977.61	\$51,977.61	\$0.00
03/10/2011 12:19:00	<u>6861217</u>	\$5,084.94	\$5,084.94	\$5,084.94	\$0.00
02/04/2011 13:41:00	<u>6830206</u>	\$52,088.15	\$57,099.02	\$52,088.15	\$0.00
12/23/2009 14:04:00	<u>6127757</u>	\$51,421.92	\$51,421.92	\$51,421.92	\$0.00
12/24/2008 11:53:00	<u>5585996</u>	\$47,639.29	\$47,639.29	\$47,639.29	\$0.00
12/19/2007 08:42:00	<u>4963741</u>	\$43,206.56	\$43,206.56	\$43,206.56	\$0.00
12/28/2006 14:22:00	<u>4499155</u>	\$36,282.97	\$36,282.97	\$36,282.97	\$0.00
02/15/2006 08:36:00	<u>4075114</u>	\$12,008.43	\$12,008.43	\$12,008.43	\$0.00
12/28/2005 13:07:00	<u>3952766</u>	\$22,350.46	\$22,350.46	\$22,350.46	\$0.00
12/10/2004 10:30:00	<u>3232447</u>	\$18,026.50	\$18,026.50	\$18,026.50	\$0.00
12/08/2003 13:21:00	<u>2689801</u>	\$18,026.29	\$18,026.29	\$18,026.29	\$0.00
12/24/2002 10:33:00	<u>2314930</u>	\$17,945.33	\$17,945.33	\$17,945.33	\$0.00
12/20/2001 15:16:00	<u>1680461</u>	\$17,932.01	\$17,932.01	\$17,932.01	\$0.00
01/02/2001 12:25:00	<u>1267211</u>	\$16,526.86	\$16,526.86	\$16,526.86	\$0.00
02/03/2000 10:41:00	<u>862557</u>	\$432.84	\$45,647.15	\$45,647.15	\$0.00
12/31/1998 12:00:00	<u>158104</u>	\$391.96	\$391.96	\$391.96	\$0.00

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 Version 4.5.0.0



December 20, 2024
Re: Case No: PZ-2025-01

Dear Property Owner/Tenant:

Notice of Neighborhood Meeting and Public Hearings in Your Area

The Raytown Community Development Department is processing a Conditional Use Permit application filed by Chickyiah Brown, Me 2 You Career Academy, on behalf of the property owner requesting the approval of a Conditional Use Permit for *“School, private or parochial and non-profit”* for the properties located at 9808 E. 66th Terrace and 9817 E. 66th Street. These five (5) lots cumulatively consist of 1.91 acres of land and are located within the City of Raytown, Missouri.

The application covers five (5) properties. The building is located on two (2) of those parcels. It was previously used as a call center/office work but has now been vacant for four (4) years. The applicant would like to use the property to operate a school for adult education. The City of Raytown Municipal Code allows for the operation of “Schools, private or parochial and non-profit,” to be located within the NC, Neighborhood Commercial Zoning District with the approval of a Conditional Use Permit.

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

The applicant will be holding a neighborhood information meeting at Raytown City Hall at 9:00am on Monday, January 13, 2025, to which you are invited to discuss the application directly with them. City Staff will not be present at this time. If you have any concerns or need more information about the application, we highly recommend that you attend this meeting.

A public hearing to consider this application will be held by the Raytown Planning & Zoning Commission at 7:00 PM on **Thursday February 6, 2025**. The full packet and agenda should be available for view on the City of Raytown website on **Friday, January 31, 2025**.

The Raytown Board of Aldermen will also hold a public hearing regarding the above-described application, tentatively scheduled for 7:00 PM on **Tuesday, March 4, 2025**.

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

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

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

Name	Address	City	Sta Zip
LEARN A LOT CHILD CARE CENTER	9812 E 66TH ST	RAYTOWN	MO 64133
LEARN A LOT CHILD CARE CENTER LLC	4010 STERLING AVE	KANSAS CITY	MO 64133
MULLALLY STEVE J & MELANIE R	9813 E 66TH ST	RAYTOWN	MO 64133
MORALES PATRICK B & CINDY L & MARIANNE	9816 E 66TH ST	RAYTOWN	MO 64133
SWISHER VENTURES LLC	6446 RAYTOWN TFWY	RAYTOWN	MO 64133
OCCUPANT	9712 E 66TH TER	RAYTOWN	MO 64133
UNION BRYAN DEJUAN	9715 E 66TH TER	RAYTOWN	MO 64133
SMOTHERMAN BOB L & PHYLLIS J	9800 E 66TH TER	RAYTOWN	MO 64133
GOFF RICKY R	9801 E 66TH TER	RAYTOWN	MO 64133
BELL JOHNNY R	9809 E 66TH TER	RAYTOWN	MO 64133
SWISHER VENTURES LLC	38401 MIDI ESTATES DR	LONE JACK	MO 64070
OCCUPANT	9817 E 66TH TER	RAYTOWN	MO 64133
SHAFFER GARY S & MARY S	409 NW COTTONWOOD DR	LEES SUMMIT	MO 64064
OCCUPANT	9901 E 66TH TER	RAYTOWN	MO 64133
UNITED LABOR CREDIT UNION	10000 E 66TH TER	RAYTOWN	MO 64133
GOSSEN BRETT	PO BOX 88144	CAROL STREAM	IL 60188
OCCUPANT	10001 E 66TH TER	RAYTOWN	MO 64133
ALTO ASSET COMPANY 4 LLC	5001 PLAZA ON THE LAKE STE 200	AUSTIN	TX 78746
OCCUPANT	6519 OVERTON AVE	RAYTOWN	MO 64133
SCHNEIDER JOEL A & HELEN M	8110 MANNING ST	RAYTOWN	MO 64138
OCCUPANT	6521 OVERTON AVE	RAYTOWN	MO 64133
WEMBER JOSE I & PORTILLO JACQUELINE	9521 E 67TH TER	RAYTOWN	MO 64133
OCCUPANT	6600 OVERTON AVE	RAYTOWN	MO 64133
WANDA FOWLER TRUST DATED 4/21/2021	6601 OVERTON	RAYTOWN	MO 64133
EA REAL ESTATE LLC	2455 NE A HWY	LATHROP	MO 64465
OCCUPANT	6609 OVERTON AVE	RAYTOWN	MO 64133
TRUSLER GREGORY J & TERESA L	6611 OVERTON AVE	RAYTOWN	MO 64133
LTD HOLDINGS LLC	12521 E US 40 HWY STE A	INDEPENDENCE	MO 64055
SAITTA INVESTMENTS LLC	12521 E US 40 HWY STE A	INDEPENDENCE	MO 64055
LEON GILBERTO MANUEL JAIME-TRUSTEE	6600 RAYTOWN RD	RAYTOWN	MO 64133
CONSOLIDATED SCHOOL DISTRICT NO 2	6608 RAYTOWN RD	RAYTOWN	MO 64133

TOP PROPERTIES LLC	5721 NE DONIPHAN LN	KANSAS CITY	MO	64118
OCCUPANT	6616 RAYTOWN RD	RAYTOWN	MO	64133
B B D GROCERY STORES INC	6624 RAYTOWN RD	RAYTOWN	MO	64133
GARY R EGGER TRUST DATED 12/19/1985	6508 CRYSLER CRT	KANSAS CITY	MO	64133
OROZCO ANDRES & MARIA	6640 RAYTOWN RD	RAYTOWN	MO	64133

Neighborhood Meeting

January 13, 2025

SIGN-IN SHEET

PLEASE PRINT LEGIBLY

Name	Mailing Address (Include City, State & Zip Code)	Phone #	E-Mail Address
Rick Gott	9801 K 66 th Terr	816-353-8813	

MR. Goff attended the meeting at 9:55am. He inquired about the type of business ~~we were~~ we were opening. We explained that it was a school that teach medical skills. Mr. Goff stated that the last business had issues with ~~trash~~ trash in the parking lots. We discussed with him that we have our own grounds keepers that will make sure that the exterior of the property is cared for. Mr. Goff stated that another neighbor was supposed to attend however, he would let him know that he has nothing to worry about and welcomed us as his neighbor.

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

The Daily Record

KANSAS CITY

Affidavit of Publication

To: City of Raytown - Missouri - Michael Stolze
10000 E 59th St
Raytown, MO, 64133

Re: Legal Notice 4019586, 9809 E. 66th Terrace and 9817 E.
66th Street, Raytown, Missouri

State of MO

County of Jackson County

Before the undersigned Notary Public personally appeared Mitt Patel on behalf of The Daily Record Kansas City, Jackson County who, being duly sworn, attests that the said newspaper is qualified under the provisions of Missouri Law governing public notices to publish, and did so publish, the notice annexed hereto; starting with the 01/16/2025 edition and ending with the 01/16/2025 edition for a total of 1 publications, and that the date of publications were as follows: 01/16/2025.

Publishers fee: \$66.12

By:

Mitt Patel

Mitt Patel

Sworn to me on this 16th day of
January 2025

By:

Brandon M. Crail

Brandon M. Crail

Notary Public, State of MO
No. 20297982

Qualified in St. Louis County
My commission expires on
March 5, 2028



Notice of Public Hearings

Affected Property: 9809 E. 66th Terrace and 9817 E. 66th Street, Raytown, Missouri
Jackson County Parcel ID #'s: 45-240-12-09-00-0-00-000, 45-240-12-10-00-0-00-000, 45-240-12-19-01-0-00-000, 45-240-12-16-02-0-00-000, and 45-240-12-22-01-0-00-000.

A public hearing to consider a Conditional Use Permit application for a "Schools, private or parochial and non-profit" use, filed by Chickoiyah Brown, Me 2 You Career Academy, on behalf of the property owner, Monopoly Acquisitions, LLC, to be located on five (5) adjacent NC, Neighborhood Commercial District-zoned properties addressed as 9808 E. 66th Terrace and 9817 E. 66th Street in Raytown, Missouri, will be held by the Raytown Planning & Zoning Commission at 7:00pm on Thursday, February 6, 2025. The packet and agenda will be available for view on the City of Raytown website on Friday, January 31, 2025.

The Raytown Board of Aldermen will also hold a public hearing to consider this Conditional Use Permit, tentatively scheduled for 7:00pm on Tuesday, March 4, 2025.

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

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

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

4019586 Jackson Jan. 16, 2025

2014-2015

HIGHWAY
ARTERIAL
COLLECTOR

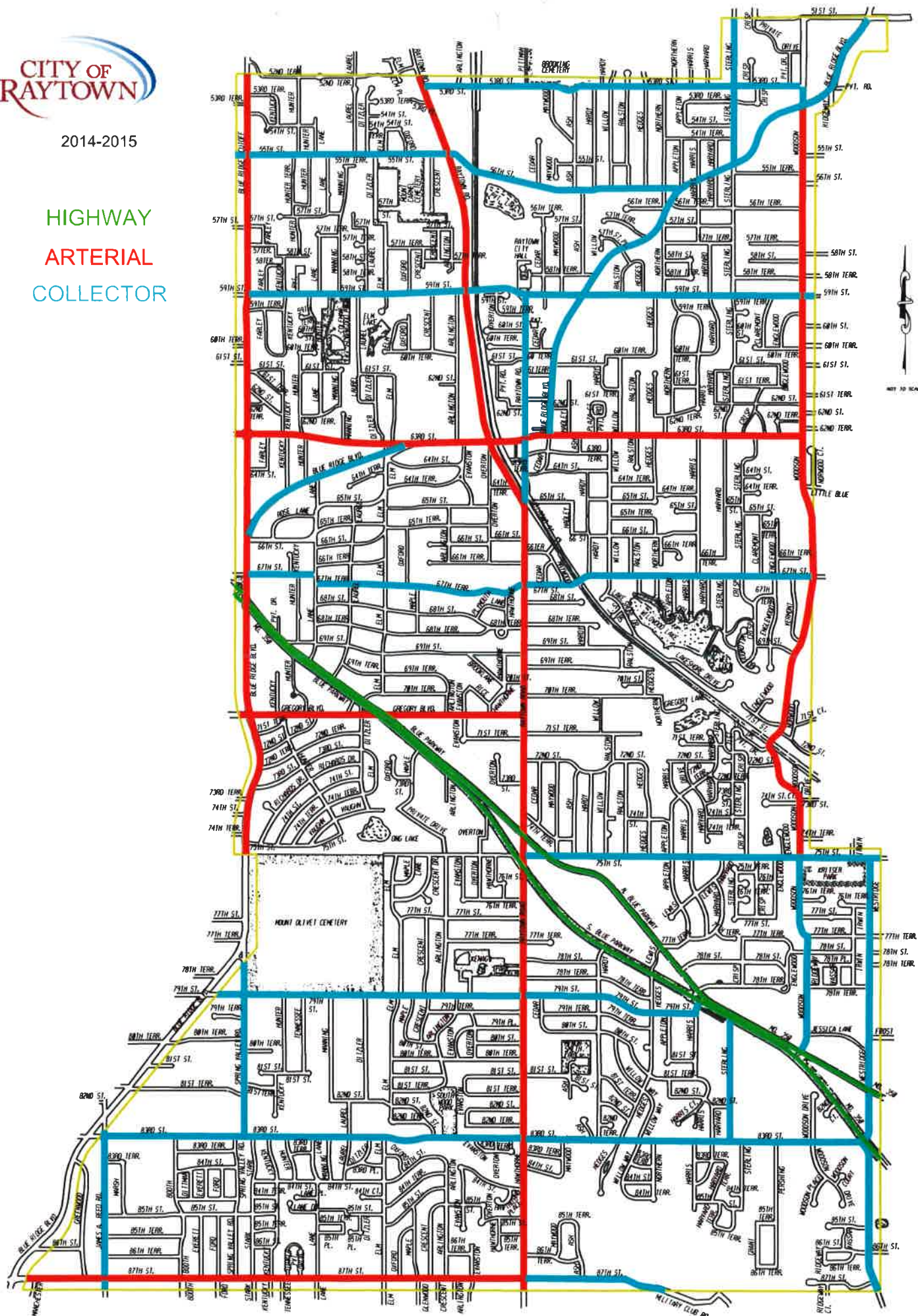
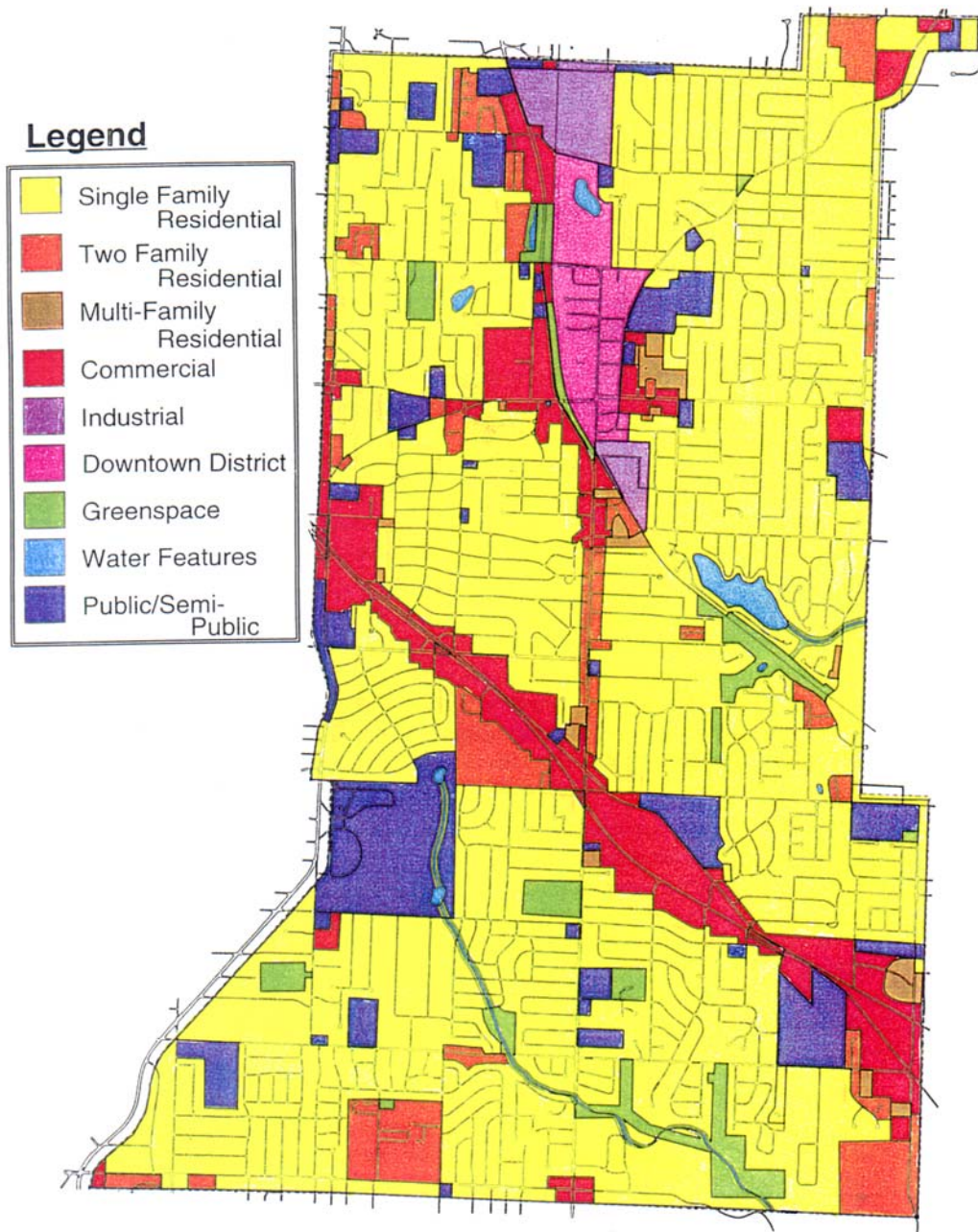


FIGURE 11
Future Land Use Map



CITY OF RAYTOWN

Request for Board Action

DATE SUBMITTED: 02/12/2025

MEETING DATE: March 4, 2025

SUBMITTED BY:

DEPARTMENT: Police Department

Document Type: Resolution

SUBJECT/REQUEST

R-3693-25: A resolution to adopt the 2025 Multi-Jurisdictional Hazard Mitigation Plan for Cass, Clay, Jackson, Platte and Ray counties.

BACKGROUND/JUSTIFICATION

The City of Raytown has participated in the preparation of a multi-jurisdictional local hazard mitigation plan, known as the 2025 Multi-Jurisdictional Hazard Mitigation Plan for Cass, Clay, Jackson, Platte and Ray counties, in accordance with the Disaster Mitigation Act of 2000; which identifies mitigation goals and actions to reduce or eliminate long-term risk to people and property in the Raytown area from the impacts of future hazards and disasters. The final draft plan prepared by the Mid-America Regional Council will be submitted to the Missouri State Emergency Management Agency (SEMA) and the Federal Emergency Management Agency (FEMA.) The plan draft may be viewed at <https://www.marc.org/safety-security/emergency-services-plans/hazard-mitigation-plan>.

RECOMMENDED MOTION

Approve the Resolution.

PREVIOUS ACTION

COMMISSION/COMMITTEE REVIEW

FINANCIAL IMPACT

REVIEWED BY

Robert Kuehl
Michael Graham
Jennifer Baird
Damon Hodges
Teresa Henry

LIST OF REFERENCE DOCUMENTS ATTACHED

- | |
|--|
| 1. 2025 Multi-Jurisdictional Hazard Mitigation Plan Resolution |
|--|

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

A RESOLUTION OF THE CITY OF RAYTOWN TO ADOPT THE MULTI-JURISDICTIONAL LOCAL HAZARD MITIGATION PLAN, KNOWN AS THE MULTI-JURISDICTIONAL HAZARD MITIGATION PLAN FOR CASS, CLAY, JACKSON, PLATTE, AND RAY COUNTIES IN MISSOURI

WHEREAS, the City of Raytown, Missouri, (the “City”) recognizes the threat that natural hazards pose to people and property within the Raytown area; and

WHEREAS, the City has participated in the preparation of a multi-jurisdictional local hazard mitigation plan, hereby known as the 2025 Multi-Jurisdictional Hazard Mitigation Plan for Cass, Clay, Jackson, Platte and Ray counties, hereafter referred to as the “Plan”; and

WHEREAS, the Plan identifies mitigation goals and actions to reduce or eliminate long-term risk to people and property in the Raytown area from the impacts of future hazards and disasters; and

WHEREAS, adoption by the City demonstrates their commitment to hazard mitigation and achieving the goals outlined in the Plan and affirms that the Plan will be updated no less than every five years; and

WHEREAS, the final draft plan prepared by the Mid-America Regional Council, has been reviewed by SEMA and is expected to be approved by FEMA.

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

THAT the City of Raytown, Missouri, adopts the final draft of the Plan.

PASSED AND ADOPTED by the Board of Aldermen and **APPROVED** by the Mayor of the City of Raytown, Missouri, the 4th day of March, 2025.

Michael McDonough, Mayor

ATTEST:

Teresa M. Henry, City Clerk

Approved as to Form:

Jennifer M. Baird, City Attorney