

TENTATIVE AGENDA
RAYTOWN BOARD OF ALDERMEN
JANUARY 6, 2026
REGULAR SESSION NO. 18
RAYTOWN CITY HALL
10000 EAST 59TH STREET
RAYTOWN, MISSOURI 64133
7:00 P.M.
AND
ONLINE ZOOM WEBINAR

ZOOM.US/JOIN
WEBINAR ID: 847 9761 1352
PASSCODE: 163366

Invocation/Pledge of Allegiance
Roll Call

Public Comments

LEGISLATIVE SESSION

1. CONSENT AGENDA

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

1a. Approval of the December 16, 2025 Board of Aldermen meeting minutes.

1b. R-3781-26: A RESOLUTION AUTHORIZING AND APPROVING THE EXPENDITURE OF FUNDS FOR CITY ATTORNEY AND SPECIAL COUNSEL SERVICES IN EXCESS OF \$30,000.00 BUT WITHIN BUDGETED AMOUNTS FOR FISCAL YEAR 2025-2026. Point of Contact: Diane Egger, City Administrator.

REGULAR AGENDA

NEW BUSINESS

2. Public Hearing: A public hearing to consider an amendment to the Zoning of property located at 6220-6226 Raytown Road.

2a. FIRST READING: Bill No. 6706-26, Section XIII: AN ORDINANCE APPROVING AN AMENDMENT TO THE OFFICIAL ZONING MAP OF THE CITY OF RAYTOWN FROM NC-TS, NEIGHBORHOOD COMMERCIAL, TOWN SQUARE OVERLAY DISTRICT TO NC-P-TS, NEIGHBORHOOD COMMERCIAL, PLANNED DISTRICT, TOWN SQUARE OVERLAY DISTRICT, FILED BY WILLIAM KAINE ON BEHALF OF THE PROPERTY OWNER, T&T REAL PROPERTY, LLC, AFFECTING FOUR ADJACENT PARCELS OF LAND, LOCATED AT 6220-6226 RAYTOWN RD, WITHIN THE CITY OF RAYTOWN, JACKSON COUNTY, MISSOURI. Point of Contact: Ron Knisley, Community Development Director.

3. **R-3782-26: A RESOLUTION** AUTHORIZING THE CITY ADMINISTRATOR TO ENTER INTO AN AGREEMENT WITH MCCONNELL & ASSOCIATES CORP. FOR THE KENAGY PARK REDEVELOPMENT PROJECT IN AN AMOUNT NOT TO EXCEED \$788,151.00. Point of Contact: Dave Turner, Parks & Recreation Director.

COMMUNICATIONS

4. **Communication from the Mayor**
5. **Communication from the City Administrator**
6. **Communication from the Board of Aldermen**

ADJOURNMENT

MINUTES
RAYTOWN BOARD OF ALDERMEN
DECEMBER 16, 2025
REGULAR SESSION NO. 17
RAYTOWN CITY HALL
10000 EAST 59TH STREET
RAYTOWN, MISSOURI 64133
7:00 P.M.
AND
ONLINE ZOOM WEBINAR

Mayor Michael McDonough called the December 16, 2025, Board of Aldermen Regular Meeting to order at 7:02 p.m. Timmy Hensel, of River Church Family, provided the invocation and led the pledge of allegiance.

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

Present: Alderman Greg Walters, Alderman Theresa Tush, Alderman Loretha Hayden, Alderman Janet Emerson, Alderman Theresa Garza, Alderman Josh Morales, Alderman Bonnaye Mims, Alderman Diane Krizek

Absent: Alderman Jim Aziere

Public Comments

None

1. STUDY SESSION

Strategic Plan Presentation
Stephen Arbo of Arbo Consulting Services

Stephen Arbo, Arbo Consulting Services, presented the item.

LEGISLATIVE SESSION

2. CONSENT AGENDA

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

2a. Approval of the December 2, 2025 Board of Aldermen meeting minutes.

2b. R-3776-25: A RESOLUTION AUTHORIZING AND APPROVING THE EXPENDITURE OF FUNDS WITH MO TURF FOR NUISANCE ABATEMENT SERVICES IN AN AMOUNT NOT TO EXCEED \$95,000.00 FOR FISCAL YEAR 2025-2026. Point of Contact: Ron Knisley, Interim Community Development Director.

2c. R-3777-25: A RESOLUTION AUTHORIZING AND APPROVING THE CONTINUATION OF AN AGREEMENT WITH TRUMAN HERITAGE HABITAT FOR HUMANITY FOR THE OPERATION OF A MINOR HOME REPAIR PROGRAM IN AN AMOUNT NOT TO EXCEED \$80,607.94 FOR FISCAL YEAR 2025-2026. Point of Contact: Ron Knisley, Interim Community Development Director.

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

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

REGULAR AGENDA

NEW BUSINESS

- 3. FIRST READING: Bill No. 6703-25, Section III-A-9: AN ORDINANCE AUTHORIZING AND DIRECTING SUBMISSION AT THE GENERAL MUNICIPAL ELECTION TO BE HELD APRIL 7, 2026 TO THE QUALIFIED VOTERS OF THE CITY OF RAYTOWN, MISSOURI, THE QUESTION OF WHETHER THE CITY SHALL IMPOSE A SALES TAX IN THE AMOUNT OF THREE-EIGHTHS (3/8) CENT FOR THE PURPOSE OF FUNDING CAPITAL IMPROVEMENTS AND IMPOSING SUCH TAXES IF APPROVED BY A MAJORITY OF THE QUALIFIED VOTERS VOTING THEREON.** Point of Contact Michael Graham, Finance Director.

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

Michael Graham, Finance Director, presented the item.

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

Ayes: Aldermen Mims, Emerson, Krizek, Tush, Morales, Garza, Hayden
Nays: Alderman Walters
Absent: Alderman Aziere

The item was read for a second time by title only by Teresa Henry, City Clerk.

Alderman Emerson, seconded by Alderman Tush, made a motion to adopt. The motion was approved by a vote of 7-0-1-1.

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

Became Ordinance 5795-25.

- 4. FIRST READING: Bill No. 6704-25, Section III-A-9: AN ORDINANCE AUTHORIZING AND DIRECTING SUBMISSION AT THE GENERAL MUNICIPAL ELECTION TO BE HELD APRIL 7, 2026 TO THE QUALIFIED VOTERS OF THE CITY OF RAYTOWN, MISSOURI, THE QUESTION OF WHETHER THE CITY SHALL IMPOSE A SALES TAX IN THE AMOUNT OF ONE-HALF (1/2) CENT FOR THE FUNDING OF TRANSPORTATION PURPOSES AND IMPOSING SUCH TAXES IF APPROVED BY A MAJORITY OF THE QUALIFIED VOTERS VOTING THEREON.** Point of Contact: Michael Graham, Finance Director.

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

Michael Graham, Finance Director, presented the item.

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

Ayes: Aldermen Mims, Garza, Morales, Tush, Krizek, Hayden, Emerson
Nays: Alderman Walters
Absent: Alderman Aziere

The item was read for a second time by title only by Teresa Henry, City Clerk.

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

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

Became Ordinance 5796-25.

5. **FIRST READING: Bill No. 6705-25, Section V-A: AN ORDINANCE** AUTHORIZING AND APPROVING AN INTERGOVERNMENTAL AGREEMENT BETWEEN MID-AMERICA REGIONAL COUNCIL SOLID WASTE MANAGEMENT DISTRICT AND THE CITY OF RAYTOWN, MISSOURI RELATING TO PARTICIPATION IN THE REGIONAL HOUSEHOLD HAZARDOUS WASTE COLLECTION PROGRAM IN AN AMOUNT NOT TO EXCEED \$33,338.16. Point of Contact: Diane Egger, City Administrator.

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

Michael Graham, Finance Director, presented the item.

Alderman Mims, seconded by Alderman Tush, made a motion to suspend the rules and hold an immediate second reading. The motion was approved by a vote of 8-0-1.

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

The item was read for a second time by title only by Teresa Henry, City Clerk.

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

Ayes: Aldermen Hayden, Emerson, Mims, Tush, Krizek, Morales, Garza
Nays: Alderman Walters
Absent: Alderman Aziere

Became Ordinance 5797-25.

6. **R-3778-25: A RESOLUTION** AMENDING FISCAL YEAR 2025-2026 BUDGET TO REAPPROPRIATE VARIOUS EXPENDITURES INCOMPLETE FROM THE PREVIOUS YEAR. Point of Contact: Michael Graham, Finance Director.

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

Michael Graham, Finance Director, presented the item.

Alderman Hayden, seconded by Alderman Mims, made a motion to adopt. The motion was approved by a vote of 8-0-1.

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

7. **R-3779-25: A RESOLUTION** AUTHORIZING AND APPROVING PROFESSIONAL ENGINEERING SERVICES WITH GEORGE BUTLER ASSOCIATES FOR THE PARK LANE SANITARY SEWER INFLOW AND INFILTRATION REDUCTION PROGRAM PROJECT IN AN AMOUNT NOT TO EXCEED \$669,298.00 FOR FISCAL YEAR 2025-2026. Point of Contact: Joey Carley, Public Works Director.

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

Jason Hanson, City Engineer, presented the item.

Alderman Hayden, seconded by Alderman Mims, made a motion to adopt. The motion was approved by a vote of 8-0-1.

Ayes: Aldermen Hayden, Mims, Morales, Tush, Krizek, Emerson, Walters, Garza

Nays: None

Absent: Alderman Aziere

8. **R-3780-25: A RESOLUTION** AUTHORIZING A PROFESSIONAL SERVICES AGREEMENT WITH LAMP RYNEARSON FOR DESIGN ENGINEERING SERVICES FOR THE 53RD STREET ROCK ISLAND TRAIL CONNECTOR PROJECT IN AN AMOUNT NOT TO EXCEED \$252,588.79 FOR FISCAL YEAR 2025-2026. Point of Contact: Joey Carley, Public Works Director.

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

Jason Hanson, City Engineer, presented the item.

Alderman Mims, seconded by Alderman Hayden, Made a motion to adopt. The motion was approved by a vote of 8-0-1.

Ayes: Aldermen Mims, Hayden, Emerson, Krizek, Tush, Morales, Walters, Garza

Nays: None

Absent: Alderman Aziere

COMMUNICATIONS

1. Communication from the Mayor

Mayor McDonough spoke on recent events and City business.

2. Communication from the City Administrator

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

3. Communication from the Board of Aldermen

Comments were made by Aldermen Morales and Mims.

ADJOURNMENT

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

The meeting adjourned at 8:42 p.m.

Teresa M Henry, City Clerk, MRCC

CITY OF RAYTOWN
Request for Board Action

DATE SUBMITTED: 12/30/2025

MEETING DATE: January 6, 2026

SUBMITTED BY:

DEPARTMENT: Administration

Document Type: Resolution

SUBJECT/REQUEST

R-3781-26: Staff is requesting permission to spend more than \$30,000.00 with a single vendor for City Attorney Services and Special Counsel Services per the purchasing policy.

BACKGROUND/JUSTIFICATION

Based upon the purchasing policy, staff is requesting approval to utilize the services of Lauber Municipal Law and Special Counsel services during fiscal year 2025-2026.

We have \$161,000.00 budgeted for legal contractual services in FY 2025-2026.

RECOMMENDED MOTION

PREVIOUS ACTION

COMMISSION/COMMITTEE REVIEW

FINANCIAL IMPACT

Amount Budgeted:	161,000.00
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REVIEWED BY

Michael Graham
Diane Egger
Teresa Henry

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Reso Legal Services-City Attorney-Special Counsel-2025-2026

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

A RESOLUTION AUTHORIZING AND APPROVING THE EXPENDITURE OF FUNDS FOR CITY ATTORNEY AND SPECIAL COUNSEL SERVICES IN EXCESS OF \$30,000.00 BUT WITHIN BUDGETED AMOUNTS FOR FISCAL YEAR 2025-2026

WHEREAS, pursuant to Section 79.230 RSMo. the Board of Aldermen may employ counsel to represent the City as City Attorney and as Special Counsel to the City; and

WHEREAS, the cost of the utilization of City Attorney or other Special Counsel Services is anticipated to exceed \$30,000.00 in fiscal year 2025-2026; therefore, Board of Aldermen approval is required; and

WHEREAS, the City of Raytown finds it is in the best interest of the citizens of the City of Raytown to authorize and approve the expenditure of funds in excess of \$30,000.00 but within budgeted amounts for fiscal year 2025-2026.

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

THAT the expenditure of funds for the utilization of City Attorney or Special Counsel in excess of \$30,000.00 but within budgeted amounts for fiscal year 2025-2026 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, the 6th day of January, 2026.

Michael McDonough, Mayor

ATTEST:

Approved as to Form:

Teresa M. Henry, City Clerk

Jennife M. Baird, City Attorney

CITY OF RAYTOWN
Request for Board Action

DATE SUBMITTED: 12/29/2025

MEETING DATE: January 6, 2026

SUBMITTED BY:

DEPARTMENT: Community Development

Document Type: Ordinance

SUBJECT/REQUEST

FIRST READING: Bill No. 6706-26, Section XIII: Request for approval of rezoning for 6220-6226 Raytown Rd.

BACKGROUND/JUSTIFICATION

William Kaine of Black Anvil Hub intends to purchase the building located at 6220-6226 Raytown Road and renovate it for the purpose of operating a café/coffee shop, community gathering space, and place for classic car repairs, including auto body painting. The building was originally constructed as an auto dealership, (exact date of construction unknown). All proposed land uses are permitted by right in the current zoning district, with the exception of auto body painting. Therefore, the applicant seeks the approval of a rezoning to a Planned District to allow for the use of an auto body paint booth.

The subject properties are on four (4) separate, adjacent parcels. These properties will be consolidated into one. They're located within the downtown Raytown area which has recently undergone special studies through the updated Comprehensive Plan and the Urban Land Institute, Technical Assistance Panel (ULI-TAP) in order to determine how to create spaces that draw people into the area. The proposal of a community space, coffee/milkshake shop, and space for people to modify classic cars accomplishes the goals of creating a community gathering space while paying tribute to the building's automotive history. In addition, the name, Black Anvil Hub, pays tribute to Raytown's history of Ray's blacksmith shop.

RECOMMENDED MOTION

PREVIOUS ACTION

COMMISSION/COMMITTEE REVIEW

Planning & Zoning Commission - December 4, 2025 Recommended Approval

FINANCIAL IMPACT

REVIEWED BY

Michael Graham

Jennifer Baird
Diane Egger
Teresa Henry

LIST OF REFERENCE DOCUMENTS ATTACHED

1. ORD 6620-6626 Raytown Rd Rezone
2. PZ-2025-06 - Black Anvil Hub

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

AN ORDINANCE APPROVING AN AMENDMENT TO THE OFFICIAL ZONING MAP OF THE CITY OF RAYTOWN FROM NC-TS, NEIGHBORHOOD COMMERCIAL, TOWN SQUARE OVERLAY DISTRICT TO NC-P-TS, NEIGHBORHOOD COMMERCIAL, PLANNED DISTRICT, TOWN SQUARE OVERLAY DISTRICT, FILED BY WILLIAM KAINE ON BEHALF OF THE PROPERTY OWNER, T&T REAL PROPERTY, LLC, AFFECTING FOUR ADJACENT PARCELS OF LAND, LOCATED AT 6220-6226 RAYTOWN RD, WITHIN THE CITY OF RAYTOWN, JACKSON COUNTY, MISSOURI

WHEREAS, Application PZ-2025-06, was duly submitted on or about October 17, 2025, by William Kaine on behalf of the property owner, T&T Real Property, LLC., requesting approval of an amendment to the Official Zoning Map of the City of Raytown from NC-TS, Neighborhood Commercial, Town Square Overlay District, to NC-P-TS, Neighborhood Commercial, Planned District, Town Square Overlay District, affecting four (4) adjacent parcels of land, cumulatively consisting of 1.46 acres located at 6220-6226 Raytown Road in the City of Raytown, Jackson County, Missouri (the "Application"); and

WHEREAS, notice of the public hearing before the Planning & Zoning Commission and the Board of Aldermen was published in The Daily Record newspaper on November 14, 2025, and mailed to property owners within 185 feet on November 6, 2025, regarding the Application; and

WHEREAS, the Application was considered by the Planning Commission on December 4, 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 AMENDMENT TO THE OFFICIAL ZONING MAP. Upon review of the record preserved in a public hearing before the Planning Commission, the final report and recommendation of the Commission, and the information presented before the Board of Aldermen, the Board hereby approves the Application filed by William Kaine requesting approval of an amendment to the Official Zoning Map of the City of Raytown from NC-TS, Neighborhood Commercial, Town Square Overlay District, to NC-P-TS, Neighborhood Commercial, Planned District, Town Square Overlay District, affecting four (4) adjacent parcels of land, cumulatively consisting of 1.46 acres located at 6220-6226 Raytown Road in the City of Raytown, Jackson County, Missouri, is hereby approved.

SECTION 2 – OFFICIAL ZONING MAP HEREBY AMENDED. That the four (4) adjacent parcels of the following described property located at 6220-6226 Raytown Road in the City of Raytown is hereby rezoned from NC-TS, Neighborhood Commercial, Town Square Overlay District, to NC-P-TS, Neighborhood Commercial, Planned District, Town Square Overlay District, and the Official Zoning Map of the City of Raytown is hereby directed to be so amended:

Jackson County Parcel ID#: 45-210-10-17-00-0-00-000

SEC-05 TWP-48 RNG-32 BEG 270' N OF SE COR OF NE 1/4 TH W 190' TH S 75' TH E190' TH N 75' TO BEG (EX PT IN RD)

Jackson County Parcel ID#: 45-210-10-16-00-0-00-000

RNG-32 TWP-48 SEC-5PT OF TH SE NE DAF: BEG 110' N O TH SE COR OF THSE NE TH N 105' TH W 163' TH S 15' TH 2 90' TH S70'TH E 115' TH S 20' TH 3 150'TO POB (EX PT IN RAYTOWN RDROW)

Jackson County Parcel ID#: 45-210-10-33-01-0-00-000

SCHOOL HEIGHTS LOT 5 (EX E 21.62' OF S 57.30')

Jackson County Parcel ID#: 45-210-10-18-00-0-00-000

SEC-05 TWP-48 RNG-32 PT SE 1/4 NE 1/4 DAF: BEG 301.94' N & 30' W OF SE COR NE 1/4 TH S ALG W ROW LI RAYTOWN RD 16.04' TH W 163' MOL TH S 90' MOL TH W 174.6' TH N 109.94' TH E 337.62' TO POB

SECTION 3 – CONDITIONS OF APPROVAL. That the Application for approval of a Rezoning on property located at 6220-6226 Raytown Road in the City of Raytown, Jackson County, Missouri is hereby approved, as approved by the Planning Commission.

SECTION 4 – REPEAL OF ORDINANCES IN CONFLICT. All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed. The City’s Official Zoning Map shall remain unaltered except to change the zoning of the property located at 6220-6226 Raytown Road, from NC-TS, Neighborhood Commercial, Town Square Overlay District, to NC-P-TS, Neighborhood Commercial, Planned District, Town Square Overlay District.

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 January, 2026.

Michael McDonough, Mayor

ATTEST:

Approved as to Form:

Teresa M. Henry, City Clerk

Jennifer M. Baird, City Attorney



Staff Report

To: City of Raytown, Planning & Zoning Commission

From: Shana Kelly, Planning & Zoning Coordinator

Case #: Rezoning PZ-2025-06

Planning Commission Meeting Date: Dec. 4, 2025

Board of Aldermen Dates: Jan. 6, and Jan. 20, 2026



Applicant: William Kaine | Black Anvil Hub

Location: 6220-6226 Raytown Road

Ward: 1

Property Owner: T&T Real Property LLC

Project Summary: The applicant is requesting a Rezoning from *NC-TS, Neighborhood Commercial, Town Square Overlay District* to *NC-P-TS, Neighborhood Commercial, Planned Development, Town Square Overlay District* for the purpose of operating a café/coffee shop, community gathering space, and place for classic car repairs, including auto body painting.

Staff Recommendation: Staff recommends **Approval with Conditions** of the Rezoning Application. Conditions are outlined below.

Background Information: William Kaine of Black Anvil Hub intends to purchase the building located at 6220-6226 Raytown Road and renovate it for the purpose of operating a café/coffee shop, community gathering space, and place for classic car repairs, including auto body painting. The building was originally constructed as an auto dealership, (exact date of construction unknown). All proposed land uses are permitted by right in the current zoning district, with the exception of auto body painting. Therefore, the applicant seeks the approval of a rezoning to a Planned District to allow for the use of an auto body paint booth.

The subject properties are on four (4) separate, adjacent parcels. These properties will be consolidated into one. They're located within the downtown Raytown area which has recently undergone special studies through the updated Comprehensive Plan and the Urban Land Institute, Technical Assistance Panel (ULI-TAP) in order to determine how to create spaces that draw people into the area. The proposal of a community space, coffee/milkshake shop, and



Community Development Department

Planning and Zoning Division

10000 E 59th Street • Raytown, MO 64133

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

space for people to modify classic cars accomplishes the goals of creating a community gathering space while paying tribute to the building’s automotive history. In addition, the name, Black Anvil Hub, pays tribute to Raytown’s history of Ray’s blacksmith shop.

Staff is requesting that no inoperable vehicles be left outside and that all vehicle repairs take place inside the building. If these conditions are upheld, staff believes this will be a welcome addition to the Raytown downtown and will help to draw people of all ages to the area.

We have received one letter of support from Neil Clevenger, which is included as an attachment to this report.

Total Land Area: 1.46 Acre

Public Noticing: *The Daily Record:* A public hearing notice was published in The Daily Record Kansas City, on **November 14, 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 owners within 185 feet of the subject property on **November 6, 2025**. A copy of the letter is included with the attachments to this report.

Neighborhood Meeting: The applicant held a neighborhood meeting on **November 13, 2025**. Other than the applicants, no one attended the meeting.

Adjacent Properties:

	Zoning:	Current Land Use:
North:	NC-TS, Neighborhood Commercial, Town Square Overlay District	Vacant Parking Lot
South:	NC-TS, Neighborhood Commercial, Town Square Overlay District	Commercial Business (Bank)
East:	NC-TS, Neighborhood Commercial, Town Square Overlay District	Vacant Land (The Greenspace)
West:	NC-TS, Neighborhood Commercial, Town Square Overlay District	Vacant Land

Street Classification: Raytown Rd. is classified as a Collector Street

Vehicular and Pedestrian Access: The site is already developed and vehicular, pedestrian, and bicycle access is available through existing street and sidewalk connections.

Rezoning Application Factors to Be Considered:



1. The Character of the Neighborhood:

The character of the neighborhood is commercial in nature. The subject properties are within the downtown area of Raytown which is home to several small businesses, and some vacant parcels.

2. Zoning and current uses of nearby properties:

Nearby properties are zoned NC-TS, Neighborhood Commercial, Town Square Overlay District. There are several small, locally owned businesses in the area, and vacant land.

3. Suitability of Zoning for current use:

The commercial building is currently being utilized as a carpet and flooring store. The building is for sale, and the current tenant is expected to relocate.

4. Detrimental effects to nearby properties if Rezoning is approved:

All proposed land uses are allowed by right within the current zoning district with the exception of autobody painting. Vehicle repair facilities have the potential to cause excess noise and clutter; however, the effects will be mitigated by requiring that all vehicle repairs take place inside the building and that no inoperable vehicle will remain outside. There are no residential homes in the immediate area.

5. The length of time the property has been vacant:

The property is not vacant.

6. Consideration of public interest:

a. Public Health:

All vehicle repairs will take place according to all health and safety requirements. Therefore, there will be no negative impacts to public health.

b. Public Safety:

The proposed use will not affect public safety.

c. Public Welfare:

The proposed use will not negatively affect public welfare. It may help the public by creating a community gathering space for people of all ages and help to act as a catalyst for bringing more businesses to the downtown area.

7. Impacts on public services and utilities:



8. Conformance with the Comprehensive Plan:

The Future Land Use Map for the newly adopted Comprehensive Plan, Raytown on the Rise, 2040, designates this area as part of the Downtown District. The Comprehensive Plan describes the Downtown District as such:

“This district is a focal point for preserving and enhancing Raytown’s historic charm and emphasizes creating a vibrant, pedestrian friendly environment through placemaking initiatives, streetscape improvements, and a focus on both business retention and attraction. The district aims to attract a diverse mix of local businesses, restaurants, and boutique shops that reflect the community’s identity, fostering a unique sense of place that draws both residents and visitors.”

The proposed use fits well with this description, as it adds to the diversity of local business types, creates a community gathering space, and reflects the community’s identity and history. The proposed use will help to draw others from outside Raytown into the area.

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
- Neighborhood Letter
- 185-ft Buffer Map
- Affidavit of Publication
- Address Label Spreadsheet
- Application
- Receipt of Paid Application Fee
- Receipt of Paid Taxes



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

- Letter of Neighborhood Support
- Street Classification Map
- Comprehensive Plan – Future Land Use Map

Staff recommends that the Planning Commission hold this public hearing, take testimony from all parties, and consider recommending **APPROVAL** of this rezoning application **RZ-2025-06** for the subject parcels addressed as 6220-6226 Raytown Road from *NC-TS, Neighborhood Commercial, Town Square Overlay District* to *NC-P-TS, Neighborhood Commercial, Planned Development, Town Square Overlay District*, in a manner consistent with the general design concept provided by the applicant and contained in this staff report, and as modified by the recommended conditions listed below. These conditions are only required to be met pursuant to approval of this Rezoning application by the Board of Aldermen:

1. All four (4) parcels must be consolidated into one (1) within 6 months from the date of the signed ordinance approving the rezoning. This process is done through Jackson County.
2. Inoperable vehicles must be stored completely inside the building. No inoperable vehicles may be left outside.
3. Vehicle repairs must take place inside the building. No vehicle repairs may be conducted outside the building.
4. The business must obtain an approved, permitted sign within six (6) months after the issuance of a business license. Sign permits are a separate permit and process.

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 Photo:



Dear Property Owner/Tenant:

Notice of Neighborhood Meeting and Public Hearings in Your Area

The Raytown Community Development Department is processing a Rezoning application filed by William Kaine, of Black Anvil Customs on behalf of the property owner requesting the approval of a Rezoning from *NC-TS, Neighborhood Commercial, Town Square Overlay District* to *NC-P-TS, Neighborhood Commercial, Planned Development, Town Square Overlay District* for the properties located at 6220-6226 Raytown Road. These four (4) parcels cumulatively consist of 1.46 acres of land and are located within the City of Raytown, Missouri. They are identified by Jackson County Parcel ID#s:

- 45-210-10-17-00-0-00-000,
- 45-210-10-16-00-0-00-000,
- 45-210-10-33-01-0-00-000, and
- 45-210-10-18-00-0-00-000

The applicant proposes to operate a café/coffee shop, community gathering space, and place for classic car repairs, including auto body painting. All are permitted by right in the current zoning district, with the exception of auto body painting. For this reason, the applicant seeks the approval of a rezoning to a Planned District to allow for the use of an auto body paint booth.

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 4:00pm on Thursday, November 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 December 4, 2025**. The full packet and agenda will be available for view on the City of Raytown website on **Wednesday, November 26, 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, January 6, 2026**.

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.

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

The Daily Record

KANSAS CITY

Affidavit of Publication

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

Re: Legal Notice 4111714, 6220-6226 Raytown Road,
Raytown, Missouri

State of MO

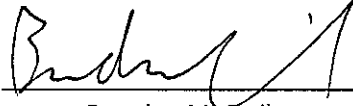
County of Jackson County

Before the undersigned Notary Public personally appeared David Blumenthal on behalf of The Daily Record Kansas City, Jackson County who, being duly sworn, attests that the said newspaper is qualified under the provisions of Missouri Law governing public notices to publish, and did so publish, the notice annexed hereto; starting with the 11/14/2025 edition and ending with the 11/14/2025 edition for a total of 1 publications, and that the date of publications were as follows: 11/14/2025.

Publishers fee: \$77.72

By: 
David Blumenthal

Sworn to me on this 2nd day of
December 2025

By: 
Brandon M. Crail
Notary Public, State of MO
No. 20297982
Qualified in St. Louis County
My commission expires on
March 5, 2028

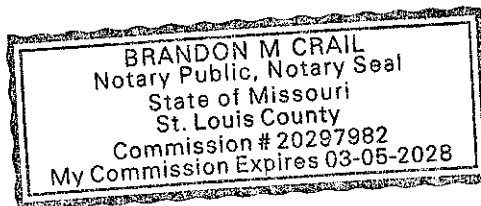
Notice of Public Hearings

Affected Property: 6220-6226
Raytown Road, Raytown, Missouri
Jackson County Parcel ID#s: 45-210-10-17-00-0-00-000, 45-210-10-16-00-0-00-000, 45-210-10-33-01-0-00-000, and 45-210-10-18-00-0-00-000

A public hearing to consider a Rezoning application from *NC-TS, Neighborhood Commercial, Town Square Overlay District to NC-P-TS, Neighborhood Commercial, Planned Development, Town Square Overlay District*, has been filed by William Kaine, Black Anvil Customs, on behalf of the property owner, for the property located at 6220-6226 Raytown Road in Raytown, Missouri. The applicant proposes to operate a café/coffee shop, community gathering space, and place for classic car repairs, including auto body painting. All are permitted by right in the current zoning district, with the exception of auto body painting. For this reason, the applicant seeks the approval of a rezoning to a Planned District to allow for the use of an auto body paint booth. The hearing will be held by the Raytown Planning & Zoning Commission at 7:00pm on Thursday, December 4, 2025. The packet and agenda will be available for view on the City of Raytown website on Wednesday, November 26, 2025.

The Raytown Board of Aldermen will also hold a public hearing to consider this Rezoning application, tentatively scheduled for 7:00pm on Tuesday, January 6, 2026.

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.

4111714 Jackson Nov. 14, 2025

Parcel Number	parcel_num	situs_addr	situs_city	situs_zip
45240010200000000	45-240-01-02-00-0-00-000	9820 E 63RD ST	RAYTOWN	64133
45120091400000000	45-120-09-14-00-0-00-000	6235 RAYTOWN RD	RAYTOWN	64133
45120093400000000	45-120-09-34-00-0-00-000	6231 RAYTOWN RD	RAYTOWN	64133
45210101700000000	45-210-10-17-00-0-00-000	6220 RAYTOWN RD	RAYTOWN	64133
45120093100000000	45-120-09-31-00-0-00-000	10008 E 63RD ST	RAYTOWN	64133
45210101600000000	45-210-10-16-00-0-00-000	6226 RAYTOWN RD	RAYTOWN	64133
45210102200000000	45-210-10-22-00-0-00-000	9900 E 62ND ST	RAYTOWN	64133
45120091000000000	45-120-09-10-00-0-00-000	6223 RAYTOWN RD	RAYTOWN	64133
45210100700000000	45-210-10-07-00-0-00-000	6252 RAYTOWN RD	RAYTOWN	64133
45210102300000000	45-210-10-23-00-0-00-000	PRIVATE STREET	RAYTOWN	64133
45210100800000000	45-210-10-08-00-0-00-000	6252 RAYTOWN RD	RAYTOWN	64133
45210103000000000	45-210-10-30-00-0-00-000	6210 RAYTOWN RD	RAYTOWN	64133
45210103301000000	45-210-10-33-01-0-00-000	6252 RAYTOWN RD	RAYTOWN	64133
45210103302000000	45-210-10-33-02-0-00-000	6252 RAYTOWN RD	RAYTOWN	64133
45120093500000000	45-120-09-35-00-0-00-000	10004 E 63RD ST	RAYTOWN	64133
45120093201000000	45-120-09-32-01-0-00-000	10009 E 62ND ST	RAYTOWN	64133
45120092500000000	45-120-09-25-00-0-00-000	NO ADDRESS ASSIGNED BY CITY	RAYTOWN	64133

owner_info

RAYTOWN WATER CO
RAYTOWN MAIN STREET ASSOCIATION INC
MURCH ALLEN LLC
OCCUPANT
T&T REAL PROPERTY LLC
JANSEN ANDREW & NICOLE
T&T REAL PROPERTY LLC
PAINTERS DISTRICT COUNCIL NO 3 BLDG CORP
RETAIL CENTERS LLC
RAYTOWN FED SAV & LOAN ASSN
AMBER GLENN OPCO LLC
CONSOLIDATED SCHOOL DIST NO 2
4 TRAILS REAL ESTATE ENTERPRISE LLC
T&T REAL PROPERTY LLC
UNITED MISSOURI BANK
FOX GARY D TRUSTEE
CITY OF RAYTOWN
RETAIL CENTERS LLC

address_co

10017 E 63RD ST STE 101 KANSAS CITY, MO 64133
6222 RAYTOWN TFWY #254 RAYTOWN, MO 64133
2827 CLARK AVE ST LOUIS, MO 63103
6231 RAYTOWN RD RAYTOWN, MO 64133
PO BOX 8 ROTHVILLE, MO 64676
10008 E 63RD ST RAYTOWN, MO 64133
PO BOX 8 ROTHVILLE, MO 64676
9900 E 62ND ST RAYTOWN, MO 64133
9508 E 63 RD ST RAYTOWN, MO 64133
1010 GRAND BLVD 4TH FLOOR KANSAS CITY, MO 64106
9805 E 61ST ST RAYTOWN, MO 64133
6608 RAYTOWN RD RAYTOWN, MO 64133
PO BOX 189 BLUE SPRINGS, MO 64013
PO BOX 8 ROTHVILLE, MO 64676
1010 GRAND BLVD 4TH FLOOR KANSAS CITY, MO 64106
10004 E 63RD ST RAYTOWN, MO 64133
10000 E 59TH ST RAYTOWN, MO 64133
9508 E 63 RD ST RAYTOWN, MO 64133



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

PLANNING APPLICATION

Office Use Only	Application Type(s):
Case #: RZNE-000262-2025	Rezoning
Fee Paid: \$450.00	
PC Meeting Date: 12/4/25	
B of A Meeting Date: 1/6/25 and 1/20/25	
Newspaper Notice Date: 11/17/25	
Notice Letters Date: 11/10/25	

Project Info:	
Project Name: Black Anvil Hub	
Project Address: 6220-6226 Raytown Road	
Existing Zoning: NC/TS	Existing Land Use:
Proposed Zoning: Planned Zoning Overlay	Proposed Land Use: Existing
Total Acreage: 1.46	

Applicant:	
Name of Applicant: William Kaine	Company (If Applicable): Black Anvil Customs
Address: 7604 Harris Ave City: Raytown State: MO Zip: 64138	
Phone: 913-999-8456	Email: Raisingkaineautomotive@gmail.com
Applicant Signature: 	
X	



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

Property Owner:	
Name of Owner: T&T Real Property LLC	Company (If Applicable): T&T Real Property LLC
Address: <input type="text"/> City: <input type="text"/> State: <input type="text"/> Zip: <input type="text"/>	
Phone: <input type="text"/>	Email: <input type="text"/>
Property Owner Signature:	
<input checked="" type="checkbox"/> <i>Tina D McKinney</i> <small>dotloop verified 10/15/25 7:42 AM CDT 8UZ9-MORM-RFSP-AIYK</small>	<input type="checkbox"/> <i>Travis Dietz</i> <small>dotloop verified 10/14/25 3:50 PM CDT VKTO-EGIN-R9NZ-O69W</small>

Please Give a Detailed Description of the Proposal Below:

We will need to install and operate a commercial paint booth within the building located at 6220-6226 Raytown Rd. The paint booth will be ETL UI certified to ensure safety and compliance within industry standards. It will be used exclusively for painting and restoration of classic automobiles.



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

Additional Contact Information

Please provide additional contact information if applicable below:

Project Lead:			
Name:	William Kaine	Company:	Black Anvil Customs
Address:	7604 Harris Ave	City: Raytown	State: MO Zip: 64138
Phone:	913-999-8456	Email:	Raisingkaineautomotive@gmail.com
Developer:			
Name:		Company:	
Address:		City:	State: Zip:
Phone:		Email:	
Engineer:			
Name:		Company:	
Address:		City:	State: Zip:
Phone:		Email:	
Architect:			
Name:		Company:	
Address:		City:	State: Zip:
Phone:		Email:	
Surveyor:			
Name:		Company:	
Address:		City:	State: Zip:
Phone:		Email:	



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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:

It will in no way affect the outside appearance of the property.

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

It provides a retail service.

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

N/A



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

It is consistent with the city's plan to migrate from industrial to commercial space that's welcoming and attractive to the surrounding community.

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

We do not see any negative affects on nearby parcels, but to the contrary it will attract businesses and patrons to the Town Square. This planned zoning overlay will not be visable to any neighboring parcel.

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

Being able to operate a paint booth is an integral part of the restoration process in which our business is built around. Not being approved for it would mean the business would not be financially viable and therefore would fail.

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

The property has adequate public facilities and utilities that we need to operate.

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

Economic Develepoment: The project supports local economic growth by creating a specialized automotive restoration business, attracting customers and related businesses to the area. Revitalization of Commercial Corridors: The proposed use is consistent with the charachter of surrounding commercial and light industrial areas, complementing existing businesses without creating a negative impact on the

9. Additional comments: neighborhood.



Black Anvil Hub

6220-6226 RAYTOWN RD, RAYTOWN MO 64133

Classic Car Hub – Community Showroom & Café

* CLASSIC CAR SHOP & COMMUNITY SPACE PROPOSAL

Vision Statement

A Unique Community Destination



Black Anvil & Mac's Snacks

An innovative concept that combines a premier hot rod and restoration car shop with a nostalgic retro coffee and malt shop serving artisanal beverages and pastries.

This isn't a typical restoration shop or café—it's a destination where classic cars comes to live, culinary creativity, and local culture intersect, delivering both practical services and unforgettable experiences under one roof.

Current Site Overview

Transition Opportunity

Property address: 6220-6226 Raytown Rd

Size: 16,000 sf

Current Zoning: Industrial

Proposed Zoning: Mixed Use



Alignment with the City's Vision: Transition from Industrial Zoning

The City of Raytown has expressed a clear vision to gradually move away from traditional industrial zoning in certain areas, creating opportunities for innovative, mixed-use developments that serve the community while preserving economic activity. Black Anvil Restoration & Mac's Snacks exemplifies this forward-thinking approach. While honoring the city's industrial heritage through classic cars expert automotive services, the concept simultaneously introduces a retail component - a vibrant public-facing component—a nostalgic retro coffee and malt shop with artisanal offerings.

This dual-purpose setup:

- Maintains community-friendly format.
- Activates the space for broader public use, generating foot traffic and local engagement.
- Supports economic diversification by blending service, retail, and hospitality in a single destination.
- Honors the city's evolving vision by transforming a purely industrial site into a dynamic community hub

By combining a specialty automotive service with a social, culinary experience, the project bridges the gap between industrial functionality and community-oriented redevelopment, providing a model for sustainable, innovative use of the city's evolving zoning landscape.



Concept Overview

Multifaceted Community Destination

Classic Car Showroom:

A curated space to showcase rare and vintage vehicles with rotating displays, celebrating automotive craftsmanship and history while attracting car enthusiasts and visitors.

Community Café:

A nostalgic retro coffee and malt shop offering artisanal beverages and pastries, serving as a welcoming gathering place for locals, tourists, and car lovers alike.

Event Space:

Flexible areas designed for classic car meets, educational workshops, and weekend events, fostering engagement, learning, and social interaction within the community.

Retail Component:

A boutique offering branded merchandise, memorabilia, and small automotive art/collectibles, creating an additional revenue stream while enhancing the visitor experience.

Synergy and Impact:

Together, these components create a vibrant, multi-dimensional destination that preserves the industrial heritage of the space, supports local engagement, and drives economic activity—demonstrating a forward-thinking approach that aligns with the city's vision for evolving zoning and community-centered development.

A decorative graphic consisting of multiple thin, light gray lines that flow and curve across the page, creating a sense of movement and depth. The lines are most dense in the upper left and lower right areas, tapering off towards the center.

Concept Overview

Renderings

**Finalizing details for presentation
at the city meeting**

Economic & Community Benefits



Driving Growth and Community

Job Creation

Generates local employment opportunities through café staff, event coordinators, and showroom operations, supporting workforce development and economic growth.

Increased City Revenues

Drives additional sales tax through café, retail, and event activity, and income tax revenue through new jobs created, providing a measurable financial benefit to the city alongside cultural and community enrichment.

Tourism & Visitors

Attracts car enthusiasts, families, and tourists, increasing foot traffic and benefiting nearby businesses and services.

Revitalization

Transforms an industrial space into a dynamic cultural destination, preserving heritage while fostering a vibrant community hub.

City Branding

Positions the city as a center for heritage, classic car culture, and community-focused events, enhancing its reputation as a forward-thinking and culturally rich destination.

Why This Fits City Goals

From Industrial Legacy to a Vibrant Cultural Hub

Supports Transition from Industrial Use

This project aligns with the city's long-term vision to move away from traditional industrial zoning, introducing innovative uses that maintain economic activity while responding to evolving urban needs.

Creates a Mixed-Use Cultural and Commercial Space

By combining automotive services, a retro café, event areas, and retail, the project transforms a single-purpose industrial property into a vibrant, multi-dimensional destination that serves multiple community needs simultaneously.

Encourages Walkability and Community Engagement

The design promotes public access, social interaction, and neighborhood activation, turning what was once an isolated industrial site into a lively gathering spot for locals and visitors alike.

Promotes Arts, Culture, and Tourism

Through curated vintage car displays, workshops, events, and a café experience rooted in nostalgia and craftsmanship, the project fosters cultural enrichment, attracts tourists, and supports local creative enterprises—shifting the focus from heavy industry to a more sustainable, community-centered economy.

Quality of Life & City Branding

Creative, safe, and engaging community spaces help improve perception of city of Raytown for investors and new businesses

Design & Aesthetic

Classic Cars, Coffee & Community

Modernized Industrial with Community-Friendly Design

The project maintains the authenticity and character of industrial architecture while incorporating modern finishes, open layouts, and welcoming design elements that make the space approachable for families, visitors, and the broader community.

Visual Experience & Renderings

Concept renderings or mood boards showcase:

- **Open Café Spaces:** Nostalgic retro coffee and malt shop with artisanal beverages and pastries, designed for comfort and social interaction.
- **Showroom with Cars:** Rotating displays of rare and vintage vehicles, highlighting craftsmanship and automotive history.
- **Event Setup:** Flexible spaces for workshops, community gatherings, and weekend events that encourage engagement and cultural programming.

Family-Friendly & Community-Oriented Environment

The design emphasizes low noise levels and limits heavy mechanical activity to behind-the-scenes areas, ensuring a safe, enjoyable environment for all visitors. By balancing operational functionality with public access, the space fosters a welcoming, inclusive atmosphere with attention to details while supporting the unique dual-purpose concept.

Vision Alignment

This design approach reinforces the city's goals of adaptive reuse, vibrant mixed-use spaces, and community engagement, turning a former industrial site into a cultural, social, and economic asset that benefits both residents and visitors.

Community Engagement Plan

Activating Spaces for Community, Creativity, and Connection.

Educational Partnerships

The project will collaborate with local schools, technical programs, and youth organizations to offer automotive history classes, hands-on workshops, and STEM-focused learning opportunities. Students can learn about classic cars, engineering principles, and craftsmanship, turning the space into an educational hub that complements the city's focus on lifelong learning and workforce development.

Charity & Philanthropic Events

By hosting charity car shows and benefit events, the project will give back to the community, supporting local causes and nonprofits while fostering civic pride. These events will strengthen community ties and attract visitors from across the region, creating a positive social and economic impact.

Free Weekend Events for Residents

The site will feature accessible, family-friendly weekend programming, including car showcases, community gatherings, and interactive activities that encourage local engagement. These initiatives transform the space into a living, breathing community hub, reinforcing its role as more than just a business, but as a cultural and social asset for the city.

Alignment with the City's Vision

Through education, philanthropy, and community programming, the project supports the city's broader goals of promoting arts, culture, tourism, and community-centered redevelopment, all while maintaining a connection to the area's industrial heritage.

Zoning Request & Proposal

Commercial/Mixed-Use with Cultural Component Request

We are seeking approval to rezone the property from industrial to commercial/mixed-use to support a unique, community-focused destination that combines a classic car showroom, a retro coffee and malt café, event spaces, and curated retail.

Emphasis on Non-Industrial Operations

The proposed use eliminates noise, fumes, and heavy mechanical operations, creating a safe, family-friendly, and community-oriented environment. While the space preserves its industrial heritage through design and curated automotive displays, all mechanical work is carefully limited to small-scale, specialty automotive services compatible with a public-facing setting.

Future-Proof Flexibility

Rezoning to commercial/mixed-use ensures the property can sustainably support:

- **Café Operations:** Artisanal beverages and pastries in a welcoming, social setting.
- **Showroom Displays:** Rotating exhibits of vintage and classic cars that attract enthusiasts and tourists.
- **Event Programming:** Workshops, community gatherings, charity car shows, and educational programs.
- **Retail Opportunities:** Branded merchandise, memorabilia, and automotive art/collectibles.

Vision Alignment

This rezoning supports the city's broader goals of adaptive reuse, economic diversification, cultural enrichment, and community engagement. By transitioning from traditional industrial use, the project transforms a single-purpose property into a dynamic, mixed-use cultural hub, enhancing local tourism, activating the streetscape, and positioning the city as a forward-thinking destination for heritage, culture, and innovation.



Thank you!

**Let's work together to turn this property
into a community landmark**

Contact Us:
(913-999-8456)

Reach out to us at:
RAISINGKAINEAUTOMOTIVE@GMAIL.COM

RECEIPT (REC-035439-2025)
FOR CITY OF RAYTOWN

BILLING CONTACT

BLACK ANVIL CUSTOMS
BILLY KAINE
7604 HARRIS AVE
RAYTOWN, MO 64138



Payment Date: 10/16/2025

Reference Number	Fee Name	Transaction Type	Payment Method	Amount Paid
RZNE-000262-2025	Rezone Fee	Fee Payment	Credit Card	\$450.00
6220 Raytown RD RAYTOWN, MO 64133			SUB TOTAL	\$450.00
			TOTAL	\$450.00



ELECTRONICALLY RECORDED
JACKSON COUNTY, MISSOURI



12/20/2019 8:35 AM

FEE: \$27.00 3 PGS

INSTRUMENT NUMBER

2019E0105064

MISSOURI WARRANTY DEED

THIS INDENTURE, Made on the 6th day of ^{December} ~~September~~, 2019, by and between **GRANTORS:** TRAVIS DALE DIETZ and KERRI ANN DIETZ, husband and wife, of the County of Jackson, State of Missouri, and TINA DEANNE MCKINNEY and KYLE JOSEPH MCKINNEY, husband and wife, of the County of Johnson, State of Missouri, (mailing address of first-named Grantor is 1701 N. Rust Rd., Grain Valley, MO 64029), and **GRANTEE:** T&T REAL PROPERTY, LLC, a Missouri limited liability company, of the County of Jackson, State of Missouri (mailing address of said Grantee is 506 NW AA Highway, Kingsville, MO 64061).

WITNESSETH: THAT THE SAID GRANTORS, in consideration of the sum of Ten Dollars to them paid by said GRANTEE (the receipt of which is hereby acknowledged), do by these presents, Grant, Bargain and Sell, Convey and Confirm unto the said GRANTEE the following described lots, tracts or parcels of land lying, being and situate in the County of Jackson, and State of Missouri, to-wit:

X
All that part of Lot 5, SCHOOL HEIGHTS, a recorded subdivision in Raytown, Jackson County, Missouri and that part of the Northeast 1/4 of Section 5, Township 48 North, Range 32 West in Raytown, Jackson County, Missouri, more particularly described as follows:

Beginning at the Southeast corner of said 1/4 Section; thence assumed due North on the East line of said 1/4 section, a distance of 100.71 feet; thence North 88 degrees 51 minutes 37 seconds West along a line 100.71 feet North of and parallel to the South line of said Northeast 1/4 of Section 5, a distance of 37.06 feet to a point on the West right-of-way line of Raytown Road, said point also being the true point of beginning of the tract of land to be herein described; thence continuing along said parallel line North 88 degrees 51 minutes 37 seconds West, a distance of 143.28 feet, thence due North, a distance of 20.75 feet; thence North 89 degrees 55 minutes 50 seconds West, a distance of 137.24 feet to a point 21.62 feet West of the East line of said lot 5, said point being the Northwest corner of the tract deeded to Raytown Federal Savings and Loan Association by instrument filed in Book 1-772, Page 16, as Document No. I-293363; Thence due South, a distance of 56.90 feet (deed - 57.30 feet) to the Northwest corner of Lot 4, of said School Heights; thence North 88 degrees 51 minutes 37 seconds West along the South line of said Lot 5, a distance of 50.00 feet to the Southwest corner of said Lot 5; thence due North along the West

line of said Lot 5 and the prolongation of said West lot line, a distance of 239.94 feet; thence South 88 degrees 51 minutes 37 seconds East along a line 301.94 feet North of and parallel to the South line of said Northeast 1/4 of Section 5, a distance of 337.62 feet to a point on the West right-of-way line of Raytown Road; thence due South along said West right-of-way line, a distance of 125.54 feet; thence South 05 degrees 20 minutes 21 seconds West along said right-of-way line, a distance of 75.88 feet to the true point of beginning, subject to any and all restrictions, reservations and easements of record.

Commonly known as 6220 and 6226 Raytown Road, Raytown, Missouri.

RECITALS: DANIEL J. DIETZ died on August 5, 2002 a resident of Jackson County, Missouri. At the time of his death, he was married to BONNIE W. DIETZ who thereafter died on May 28, 2019 a resident of Jackson County, Missouri. At the time of her death, said BONNIE W. DIETZ was single and unmarried.

Prior to their deaths, DANIEL W. DIETZ and BONNIE J. DIETZ executed a Beneficiary Deed dated January 28, 2002 and recorded March 14, 2002 with the Recorder of Deeds of Jackson County, Missouri as Document 2002I 0019917 (1-3) naming TRAVIS DAVE DIETZ and TINA DEANNE MCKINNEY, joint tenants with right of survivorship, as beneficiaries. Through scrivener's error, TRAVIS DAVE DIETZ's correct name on said deed should have been TRAVIS DALE DIETZ.

KERRI ANN DIETZ and KYLE JOSEPH MCKINNEY are executing this deed in their spousal capacity and to convey their marital interests, if any, to GRANTEES.

TO HAVE AND TO HOLD The premises aforesaid with all and singular, the rights, privileges, appurtenances and immunities thereto belonging or in any wise appertaining unto the said GRANTEE and unto its successors or assigns forever; the said GRANTORS hereby covenanting that they are lawfully seized of an indefeasible estate in fee of the premises herein conveyed; that GRANTORS have good right to convey the same; that the said premises are free and clear from any encumbrance done or suffered by them or those under whom they claim; and that GRANTORS will warrant and defend the title to the said premises unto the said GRANTEE and unto its successors or assigns forever, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, The said GRANTORS have set their hands and seals the day and year above written.



TRAVIS DALE DIETZ, GRANTOR



KERRI ANN DIETZ, GRANTOR


TINA DEANNE MCKINNEY, GRANTOR



KYLE JOSEPH MCKINNEY, GRANTOR

MISSOURI ACKNOWLEDGMENT - HUSBAND AND WIFE

STATE OF MISSOURI)
) ss.
COUNTY OF Jackson)

On this 6th day of ~~September~~ ^{December} 2019, before me, a Notary Public in and for said state, personally appeared TRAVIS DALE DIETZ and KERRI ANN DIETZ, husband and wife, known to me to be the persons who executed the within Warranty Deed and acknowledged to me that they executed ~~the same for the purposes therein stated~~ and as their free act and deed.

SARAH GERDTS
Notary Public - Notary Seal
Jackson County - State of Missouri
Commission Number 18303355
My Commission Expires Sep 8, 2023


NOTARY PUBLIC

MY COMMISSION EXPIRES:
Sep. 8, 2023

MISSOURI ACKNOWLEDGMENT - HUSBAND AND WIFE

STATE OF MISSOURI)
) ss.
COUNTY OF Jackson)

On this 6th day of ~~September~~ ^{December} 2019, before me, a Notary Public in and for said state, personally appeared TINA DEANNE MCKINNEY and KYLE JOSEPH MCKINNEY, husband and wife, known to me to be the persons who executed the within Warranty Deed and acknowledged to me that they executed the same for the purposes therein stated and as their free act and deed.

SARAH GERDTS
Notary Public - Notary Seal
Jackson County - State of Missouri
Commission Number 18303355
My Commission Expires Sep 8, 2023


NOTARY PUBLIC

MY COMMISSION EXPIRES:
Sep. 8, 2023

AFTER RECORDING RETURN TO: Mark L. Willens, Attorney at Law, 11625 W. 118th St., Overland Park, KS 66210. Phone: 816-654-6698. Email: mlw@mlwllaw.com.



Property Account Summary

Parcel ID: 45-210-10-17-00-0-00-000 **Property Address:** 6220 RAYTOWN RD , RAYTOWN, MO 64133

General Information

Property Description: SEC-05 TWP-48 RNG-32BEG 270' N OF SE COR OF NE 1/4 TH W 190' TH S 75' TH E190'TH N 75' TO BEG (EX PT IN RD)

Property Category: Land and Improvements

Status: Active, Locally Assessed

Tax Code Area: 022

Remarks: From Conversion

Property Characteristics

No Property Characteristics Found

Parties

Role	Percent	Name	Address
Taxpayer	100	T&T REAL PROPERTY LLC	PO BOX 8, ROTHVILLE, MO 64676
Owner	100	T&T REAL PROPERTY LLC	PO BOX 8, ROTHVILLE, MO 64676

Property Values

Value Type	Tax Year 2024	Tax Year 2023	Tax Year 2022	Tax Year 2021	Tax Year 2020
Market Value Total	276200	276200	221000	221000	220100
Taxable Value Total	88384	88384	70720	70720	70432
Assessed Value Total	88384	88384	70720	70720	70432

Motor Vehicle Account Asset Inventory

Item Type	Make	Model	Series	Model Year	Item ID	Plate Number	Name on Title 1	Name on Title 2
-----------	------	-------	--------	------------	---------	--------------	-----------------	-----------------

No Vehicle Account Assets Found

Active Exemptions

No Exemptions Found ✓

Tax Balance

No Charge Amounts are due for this property. If you believe this is incorrect, please contact a Property Support Specialist.

Distribution of Current Taxes

District	Amount
BOARD OF DISABLED SERVICES	\$64.70
CITY - RAYTOWN	\$345.14
FIRE DISTRICT - RAYTOWN	\$979.74
JACKSON COUNTY	\$446.87
MENTAL HEALTH	\$86.09
METRO JUNIOR COLLEGE	\$159.62
MID-CONTINENT LIBRARY	\$278.59
RAYTOWN SCHOOL C-II	\$5,585.87
STATE BLIND PENSION	\$26.52
REPLACEMENT TAX	\$1,270.08

Receipts

Date	Receipt No.	Amount Applied to Parcel	Amount Due for Parcels Selected	Receipt Total	Change
12/12/2024 00:00:00	<u>14491055</u>	\$9,243.20	\$9,243.20	\$9,243.20	\$0.00
12/08/2023 00:00:00	<u>13893353</u>	\$9,189.29	\$9,189.29	\$9,189.29	\$0.00
12/13/2022 00:00:00	<u>13367413</u>	\$7,668.60	\$7,668.60	\$7,668.60	\$0.00
12/20/2021 00:00:00	<u>12850006</u>	\$7,691.72	\$7,691.72	\$7,691.72	\$0.00
01/05/2021 10:33:00	<u>12393594</u>	\$7,724.49	\$7,724.49	\$7,724.49	\$0.00
12/26/2019 00:00:00	<u>11744073</u>	\$7,688.50	\$11,946.69	\$11,946.69	\$0.00
12/31/2018 14:52:00	<u>11232509</u>	\$7,647.30	\$36,264.13	\$36,264.13	\$0.00
12/19/2017 09:51:00	<u>10549249</u>	\$7,458.47	\$7,458.47	\$7,458.47	\$0.00
12/21/2016 09:38:00	<u>10005829</u>	\$6,881.94	\$6,881.94	\$6,881.94	\$0.00
12/17/2015 09:06:00	<u>9426203</u>	\$6,897.28	\$6,897.28	\$6,897.28	\$0.00
12/12/2014 16:49:00	<u>8843008</u>	\$5,371.77	\$5,371.77	\$5,371.77	\$0.00
12/13/2013 15:06:00	<u>8274739</u>	\$5,374.90	\$5,374.90	\$5,374.90	\$0.00
03/22/2013 16:33:00	<u>7975219</u>	\$12,918.39	\$12,918.39	\$12,918.39	\$0.00
01/03/2012 00:00:00	<u>7331992</u>	\$7,685.03	\$7,685.03	\$7,685.03	\$0.00
01/08/2011 07:42:00	<u>6802447</u>	\$7,586.71	\$7,586.71	\$7,586.72	\$0.00
01/05/2009 00:00:00	<u>5687611</u>	\$5,515.25	\$5,515.25	\$5,515.25	\$0.00
12/31/2007 11:22:00	<u>5089306</u>	\$5,002.07	\$13,143.23	\$13,143.23	\$0.00



Official Tax Payment Receipt

Receipt No.: 14491055 | Date and Time: 12/12/2024 12:00 | Print Date: 09/08/2025

Receipt Details

Parcel No.	Tax Year	TCA/District	Amount Applied	Unpaid Balance	Amount*	Description
45-210-10-17-00-00-00-000	2024	022	\$7,973.12		\$0.00	A/V Principal-Commercial
	2024	REPL	\$1,270.08		\$0.00	Replacement Tax

Payer Name and Address Information

Name	Address	Tender Type	Amount Tendered
PREFERRED BANK	PO BOX 8 ,ROTHVILLE ,MO64676	Personal Check	\$9,243.20

Owner Name and Address Information

Parcel No.	Name	Address	Since	To
45-210-10-17-00-00-00-000	T&T REAL PROPERTY LLC	PO BOX 8, ROTHVILLE, MO 64676	01/15/2020	Current

Distribution of Districts

Parcel No.	Tax Year	Agency	Amount
45-210-10-17-00-00-00-000	2024	BOARD OF DISABLED SERVICES	64.6971
	2024	CITY - RAYTOWN	345.1395
	2024	FIRE DISTRICT - RAYTOWN	979.7366
	2024	JACKSON COUNTY	446.8695
	2024	MENTAL HEALTH	86.0860
	2024	METRO JUNIOR COLLEGE	159.6215
	2024	MID-CONTINENT LIBRARY	278.5863
	2024	RAYTOWN SCHOOL C-II	5585.8684
	2024	REPLACEMENT TAX	1270.0800
2024	STATE BLIND PENSION	26.5152	

Motor Vehicles

Parcel No.	Tax Year	Type	Make	Model	Series	Model Year	Item ID	Plate No.	Name on Title 1	Name on Title 2
No Motor Vehicle Assets Found										

Business Assets

No Business Assets Found										
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Parcel No.	Tax Year	Category	Purchase Year
No Business Assets Found			

Real Estate Legal Descriptions			
Parcel No.	Legal Line		Line No.
45-210-10-17-00-0-00-000	SEC-05 TWP-48 RNG-32		1
	: BEG 270' N OF SE COR OF NE 1/4 TH W 190' TH S 75' TH E190'		2
	TH N 75' TO BEG (EX PT IN RD)		3

***Interest, penalties and fees will be assessed on any unpaid balance amount.** The amount of any unpaid balance shown on this receipt is the unpaid balance amount at the time the receipt is run, exclusive of such interest, penalties and fees. Changes in the taxable value may alter your unpaid balance amount.

Failure of this payment to clear your financial institution will void this receipt. A returned item fee and late penalty may be assessed.

Please verify with your financial institution that this payment has cleared.

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45-210-10-16-00-0-00-000

on contract.

Property Account Summary

Parcel ID: 45-210-10-16-00-0-00-000 **Property Address:** 6226 RAYTOWN RD , RAYTOWN, MO 64133

General Information

Property Description: RNG-32 TWP-48 SEC-5PT OF TH SE NE DAF: BEG 110' N O TH SE COR OF THSE NE TH N 105' TH W 163' TH S 15' TH W 90' TH S70'TH E 115' TH S 20' TH E 150'TO POB (EX PT IN RAYTOWN RDROW)

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	T&T REAL PROPERTY LLC	PO BOX 8, ROTHVILLE, MO 64676
Owner	100	T&T REAL PROPERTY LLC	PO BOX 8, ROTHVILLE, MO 64676

Property Values

Value Type	Tax Year 2024	Tax Year 2023	Tax Year 2022	Tax Year 2021	Tax Year 2020
Market Value Total	272600	272600	218000	218000	207500
Taxable Value Total	87232	87232	69760	69760	66400
Assessed Value Total	87232	87232	69760	69760	66400

Motor Vehicle Account Asset Inventory

Item Type	Make	Model	Series	Model Year	Item ID	Plate Number	Name on Title 1	Name on Title 2
-----------	------	-------	--------	------------	---------	--------------	-----------------	-----------------

No Vehicle Account Assets Found

Active Exemptions

No Exemptions Found 2

Tax Balance

No Charge Amounts are due for this property. If you believe this is incorrect, please contact a Property Support Specialist.

Distribution of Current Taxes

District	Amount
BOARD OF DISABLED SERVICES	\$63.85
CITY - RAYTOWN	\$340.64
FIRE DISTRICT - RAYTOWN	\$966.97
JACKSON COUNTY	\$441.04
MENTAL HEALTH	\$84.96
METRO JUNIOR COLLEGE	\$157.54
MID-CONTINENT LIBRARY	\$274.96
RAYTOWN SCHOOL C-II	\$5,513.06
STATE BLIND PENSION	\$26.17
REPLACEMENT TAX	\$1,253.52

Receipts

Date	Receipt No.	Amount Applied to Parcel	Amount Due for Parcels Selected	Receipt Total	Change
12/12/2024 00:00:00	<u>14491054</u>	\$9,122.72	\$9,122.72	\$9,122.72	\$0.00
12/08/2023 00:00:00	<u>13893354</u>	\$9,069.51	\$9,069.51	\$9,069.51	\$0.00
12/13/2022 00:00:00	<u>13367414</u>	\$7,564.49	\$7,564.49	\$7,564.49	\$0.00
12/20/2021 00:00:00	<u>12850007</u>	\$7,587.31	\$7,587.31	\$7,587.31	\$0.00
01/05/2021 10:32:00	<u>12393589</u>	\$7,282.29	\$7,282.29	\$7,282.29	\$0.00
12/26/2019 00:00:00	<u>11744074</u>	\$7,248.36	\$8,335.61	\$8,335.61	\$0.00
12/31/2018 14:52:00	<u>11232509</u>	\$7,209.51	\$36,264.13	\$36,264.13	\$0.00
12/19/2017 09:51:00	<u>10549255</u>	\$7,031.50	\$7,031.50	\$7,031.50	\$0.00
12/21/2016 09:40:00	<u>10005843</u>	\$6,221.34	\$6,221.34	\$6,221.34	\$0.00
12/17/2015 09:06:00	<u>9426202</u>	\$6,235.21	\$6,235.21	\$6,235.21	\$0.00
12/12/2014 16:49:00	<u>8843010</u>	\$6,280.67	\$6,280.67	\$6,280.67	\$0.00
12/13/2013 15:06:00	<u>8274736</u>	\$6,284.33	\$6,284.33	\$6,284.33	\$0.00
03/22/2013 16:32:00	<u>7975217</u>	\$26,065.14	\$26,065.14	\$26,065.14	\$0.00
01/03/2012 00:00:00	<u>7331959</u>	\$10,203.62	\$10,203.62	\$10,203.62	\$0.00
01/05/2009 00:00:00	<u>5687609</u>	\$6,435.89	\$6,435.89	\$6,435.89	\$0.00
12/31/2007 11:22:00	<u>5089306</u>	\$5,837.04	\$13,143.23	\$13,143.23	\$0.00
12/29/2006 16:37:00	<u>4520474</u>	\$5,308.13	\$13,408.33	\$13,408.33	\$0.00

12/30/2005 10:55:00	<u>3979270</u>	\$5,026.64	\$5,026.64	\$5,026.64	\$0.00
12/28/2004 11:52:00	<u>3422927</u>	\$4,303.55	\$4,303.55	\$4,303.55	\$0.00
01/05/2004 11:14:00	<u>2948425</u>	\$4,303.50	\$4,303.50	\$4,303.50	\$0.00
01/03/2003 14:44:00	<u>2419572</u>	\$4,284.16	\$4,284.16	\$4,284.16	\$0.00
12/28/2001 10:24:00	<u>1736770</u>	\$4,280.99	\$4,280.99	\$4,280.99	\$0.00
01/16/2001 12:00:00	<u>1354620</u>	\$3,945.94	\$3,945.94	\$3,945.94	\$0.00
04/05/2000 13:45:00	<u>970101</u>	\$3,949.95	\$3,949.95	\$3,949.95	\$0.00
12/31/1998 12:00:00	<u>157333</u>	\$3,423.68	\$3,423.68	\$3,423.68	\$0.00

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Property Account Summary

Parcel ID: 45-210-10-18-00-0-00-000 **Property Address:** NO ADDRESS ASSIGNED BY CITY , RAYTOWN, MO 64133

General Information

Property Description: SEC-05 TWP-48 RNG-32PT SE 1/4 NE 1/4 DAF: BEG 301.94' N & 30' W OF SE COR NE 1/4TH S ALG W ROW LI RAYTOWN RD 16.04' TH W 163' MOL TH S 90'MOL TH W 174.6' TH N 109.94' TH E 337.62' TO POB

Property Category: Land and Improvements

Status: Active, Locally Assessed

Tax Code Area: 022

Remarks: From Conversion

Property Characteristics

No Property Characteristics Found

Parties

Role	Percent	Name	Address
Taxpayer	100	T&T REAL PROPERTY LLC	PO BOX 8, ROTHVILLE, MO 64676
Owner	100	T&T REAL PROPERTY LLC	PO BOX 8, ROTHVILLE, MO 64676

Property Values

Value Type	Tax Year 2024	Tax Year 2023	Tax Year 2022	Tax Year 2021	Tax Year 2020
Market Value Total	95000	95000	76000	76000	75423
Taxable Value Total	30400	30400	24320	24320	24135
Assessed Value Total	30400	30400	24320	24320	24136

Motor Vehicle Account Asset Inventory

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

Active Exemptions

No Exemptions Found ✓

Tax Balance

No Charge Amounts are due for this property. If you believe this is incorrect, please contact a Property Support Specialist.

Distribution of Current Taxes

District	Amount
BOARD OF DISABLED SERVICES	\$22.25
CITY - RAYTOWN	\$118.71
FIRE DISTRICT - RAYTOWN	\$336.98
JACKSON COUNTY	\$153.70
MENTAL HEALTH	\$29.61
METRO JUNIOR COLLEGE	\$54.90
MID-CONTINENT LIBRARY	\$95.82
RAYTOWN SCHOOL C-II	\$1,921.28
STATE BLIND PENSION	\$9.12
REPLACEMENT TAX	\$436.85

Receipts

Date	Receipt No.	Amount Applied to Parcel	Amount Due for Parcels Selected	Receipt Total	Change
12/12/2024 00:00:00	<u>14491056</u>	\$3,179.23	\$3,179.23	\$3,179.23	\$0.00
12/08/2023 00:00:00	<u>13893352</u>	\$3,160.69	\$3,160.69	\$3,160.69	\$0.00
12/13/2022 00:00:00	<u>13367409</u>	\$2,637.17	\$2,637.17	\$2,637.17	\$0.00
12/20/2021 00:00:00	<u>12850005</u>	\$2,645.12	\$2,645.12	\$2,645.12	\$0.00
01/05/2021 10:32:00	<u>12393592</u>	\$2,646.96	\$2,646.96	\$2,646.96	\$0.00
12/26/2019 00:00:00	<u>11744076</u>	\$2,634.62	\$3,029.90	\$3,029.90	\$0.00
07/02/2019 11:32:00	<u>11393348</u>	\$10,439.21	\$10,439.21	\$10,439.21	\$0.00
04/04/2018 07:38:00	<u>10778517</u>	\$2,992.06	\$2,992.06	\$2,992.06	\$0.00
03/28/2017 10:46:00	<u>10211128</u>	\$3,013.89	\$3,013.89	\$3,013.89	\$0.00
01/02/2015 00:00:00	<u>9005520</u>	\$2,532.72	\$2,532.72	\$2,532.72	\$0.00
10/04/2013 08:29:00	<u>8056314</u>	\$2,465.56	\$2,917.70	\$2,917.70	\$0.00
01/03/2012 00:00:00	<u>7347934</u>	\$4,530.36	\$4,530.36	\$4,530.36	\$0.00
12/10/2010 07:41:00	<u>6516698</u>	\$2,481.86	\$2,481.86	\$2,481.86	\$0.00
01/05/2009 00:00:00	<u>5687321</u>	\$1,827.45	\$1,827.45	\$1,827.45	\$0.00
12/31/2007 11:22:00	<u>5089306</u>	\$1,657.41	\$13,143.23	\$13,143.23	\$0.00
04/23/2007 11:18:00	<u>4660610</u>	\$1,678.24	\$1,678.24	\$1,678.24	\$0.00

12/30/2005 10:54:00	<u>3979244</u>	\$1,469.90	\$1,469.90	\$1,469.90	\$0.00
12/28/2004 11:51:00	<u>3422918</u>	\$348.74	\$348.74	\$348.74	\$0.00
01/05/2004 11:16:00	<u>2948441</u>	\$348.74	\$348.74	\$348.74	\$0.00
01/03/2003 14:43:00	<u>2419564</u>	\$347.16	\$347.16	\$347.16	\$0.00
12/28/2001 10:24:00	<u>1736764</u>	\$346.90	\$346.90	\$346.90	\$0.00
01/10/2001 12:00:00	<u>1332250</u>	\$319.49	\$319.49	\$319.49	\$0.00
04/05/2000 13:42:00	<u>970090</u>	\$319.80	\$319.80	\$319.80	\$0.00
12/31/1998 12:00:00	<u>157335</u>	\$320.97	\$320.97	\$320.97	\$0.00

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Parcel Number:
45-210-10-33-01-0-00-000
Property Location:
6252 RAYTOWN RD
RAYTOWN, MO 64133

Tax Authority Group:
022
Property Class:
Real Estate Commercial
Account Status:
Active



Last updated: 11/11/2025 04:40:30 PM

Role	Owner Name	Mailing Address	Mailing City State Zip
Taxpayer	T&T REAL PROPERTY LLC	PO BOX 8	ROTHVILLE, MO 64676
Owner	T&T REAL PROPERTY LLC	PO BOX 8	ROTHVILLE, MO 64676

SCHOOL HEIGHTS LOT 5 (EX E 21.62' OF S 57.30')

Section: 05 Township: 48 Range: 32 SubdivisionName: SCHOOL HEIGHTS

Export data

Tax Year	2025	2024	2023	2022	2021	2020
Market Value Total	\$18,730	\$17,500	\$17,500	\$14,000	\$14,000	\$0
Taxable Value Total	Not Available	\$5,600	\$5,600	\$4,480	\$4,480	\$0
Assessed Value Total	\$5,994	\$5,600	\$5,600	\$4,480	\$4,480	\$0

Exemption Code	2025	2024	2023	2022	2021	2020
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No Exemption Data Available For this Parcel / PIN

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).



Total Due: **\$630.40**

Bills Due

2025 | 11450316 | REAL PROPERTY | ORIGINAL | 12/31/25
DUE \$630.40

Status	Installment	Due Date	Total Charges	Total Paid		
Due	1	12/31/25	\$630.40	\$0.00		

Tax Year	Installment	Bill Number	Last Paid	Paid By	Receipt Number	Amount Tendered	View Receipt
	1	2024-17173839	12/31/2024	PREFERRED BANK	14491057	-\$585.65	<input type="button" value="View Receipt"/>
	1	2023-16593211	12/08/2023	PREFERRED BANK	13893351	-\$582.23	<input type="button" value="View Receipt"/>
	1	2022-15814639	12/13/2022	PREFERRED BANK	13367415	-\$485.80	<input type="button" value="View Receipt"/>
	1	2021-15159286	12/20/2021	PREFERRED BANK	12850008	-\$487.26	<input type="button" value="View Receipt"/>

Shana Kelly

From: Erica Baier <ebaier@raytownwater.net>
Sent: Thursday, October 23, 2025 12:29 PM
To: Shana Kelly
Subject: RE: New Application Received - Black Anvil Hub

Hello,

Remarks from Neal S Clevenger below:

“A historical building in downtown Raytown. The building was built by Luther Robinson for his Ford Dealership.

Good idea all the way around. Needs a paint booth for restoration of classic cars. It mostly has been a building associated with auto.

What goes around comes around. We support it 100%
It has water.

Neal S. Clevenger”

Thanks,

*Erica Baier
Admin/ Sr.CSR
Raytown Water Company
10017 E 63rd St.
Raytown, Mo 64133
Ph 816-356-0333
Fax 816-356-0331
Have a great day !*

From: Shana Kelly <shanak@raytown.mo.us>
Sent: Friday, October 17, 2025 1:57 PM
To: Andy Boyd <andyb@raytown.mo.us>; b.pence@pwsd2.org; Chiki Thompson <cthompson@raytownwater.net>; Erica Baier <ebaier@raytownwater.net>; EricF@raytownfire.com; jasonh@raytown.mo.us; Mike Hunley <MikeH@RaytownFire.com>; Missy Wilson <missyw@raytown.mo.us>; Neal Clevenger <nclevenger@raytownwater.net>; p.ertz@pwsd2.org; Robinson Camp <robinsonc@raytown.mo.us>; Ron Knisley <ronk@raytown.mo.us>
Subject: New Application Received - Black Anvil Hub

All,

We have received a new application for Black Anvil Hub, to be located at 6220-6226 Raytown Road. The applicant is requesting to use the building as a community café, coffee shop, classic car showroom and

shop. All of the uses proposed are allowed by right in this zoning district, with the exception of an automotive paint booth. For this reason, the applicant is requesting the approval of a Planned Development to allow for the use of a paint booth.

Please see the attached pdf and let me know if you have any questions, comments, or concerns for the applicant. In order to remain on schedule, please send comments to me no later than **Thursday, October 30th**.

Thank you,
Shana

Shana Kelly
Planning & Zoning Coordinator

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• Growing Together

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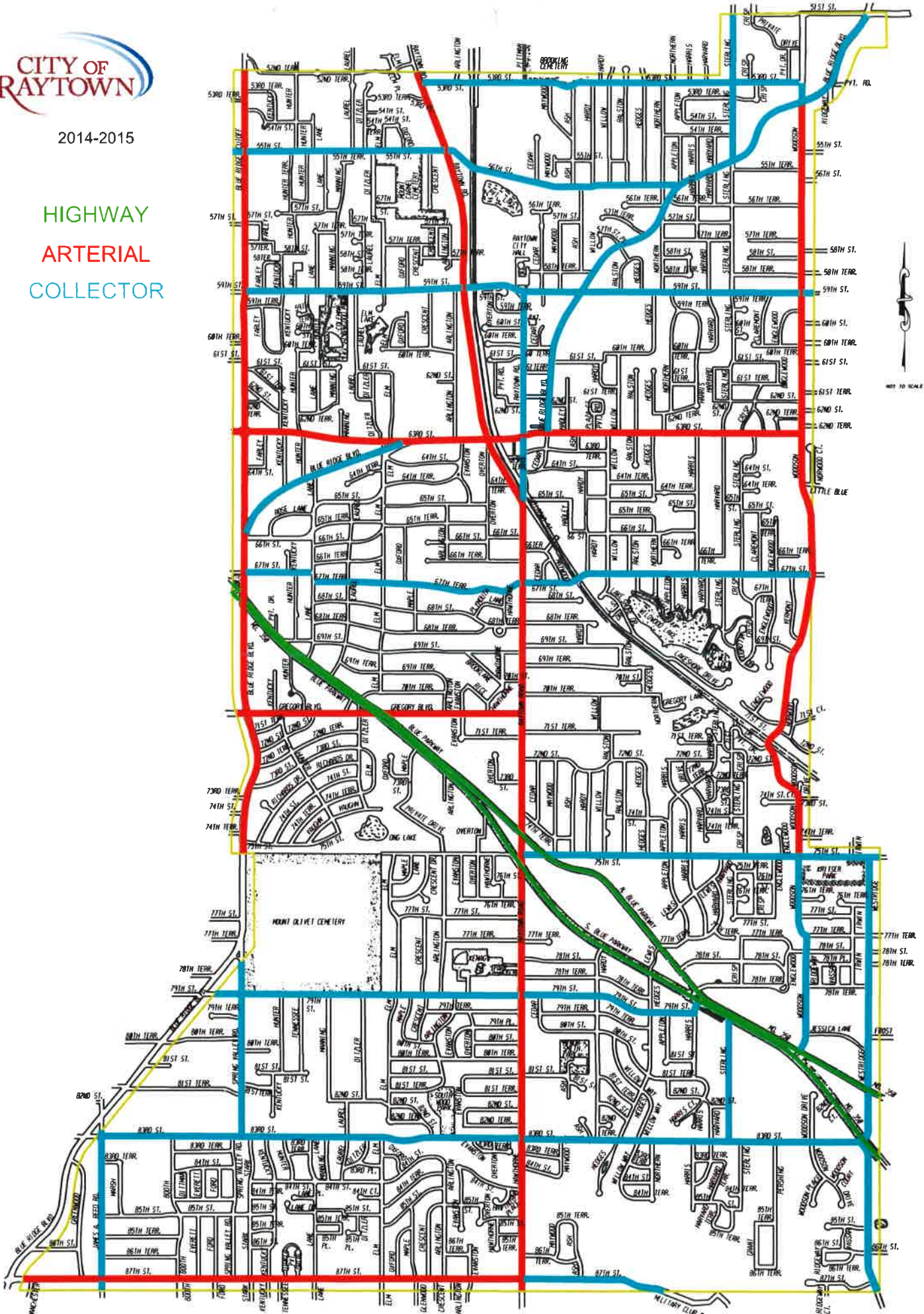
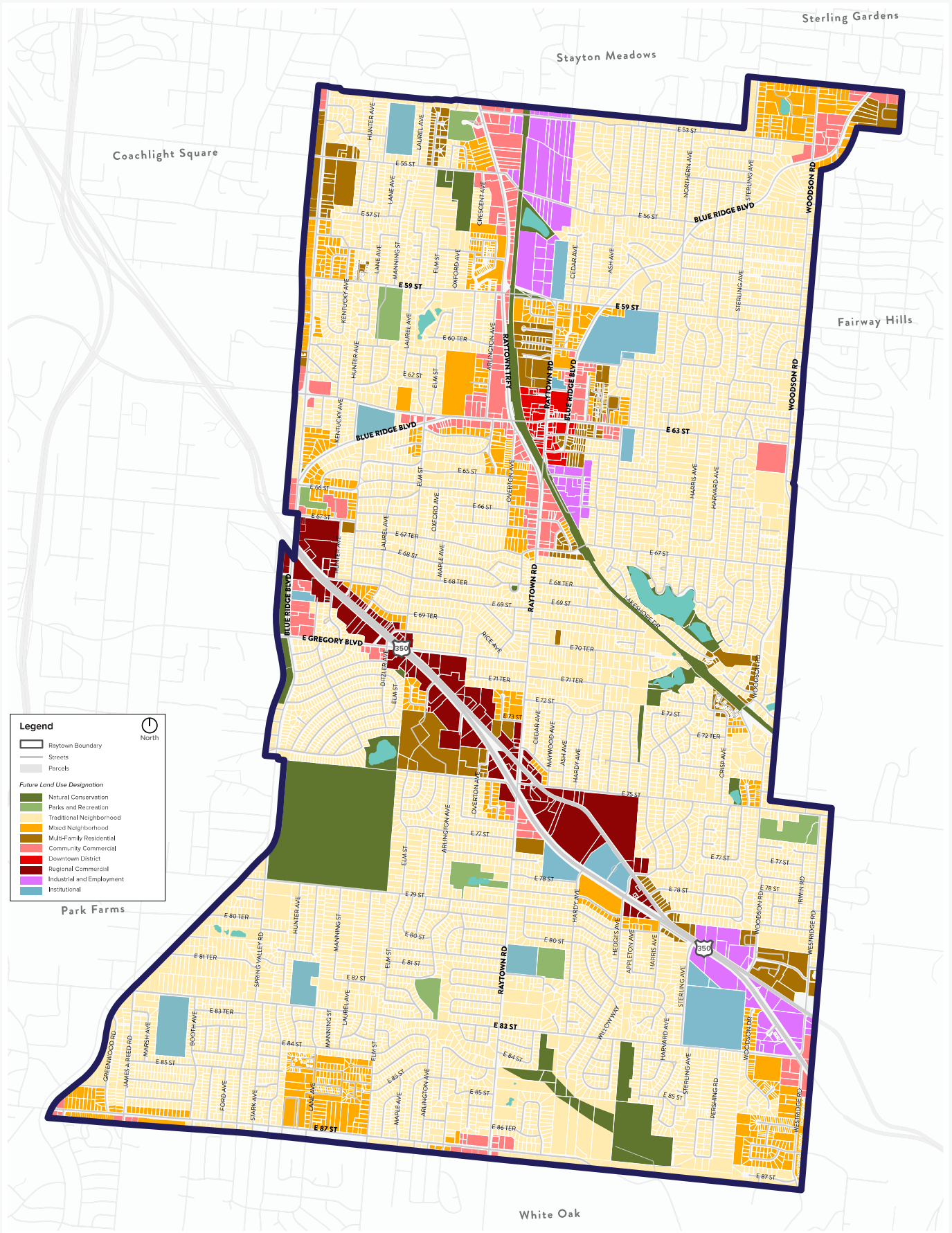


Figure 27: Future Land Use Map



CITY OF RAYTOWN
Request for Board Action

DATE SUBMITTED: 12/23/2025

MEETING DATE: January 6, 2026

SUBMITTED BY:

DEPARTMENT: Parks

Document Type: Resolution

SUBJECT/REQUEST

R-3782-26: Approval of awarding McConnell & Associates as the lowest and most responsible bid for the Kenagy Park Redevelopment Project.

BACKGROUND/JUSTIFICATION

The Kenagy Park Redevelopment Project was originally bid in October 2025, but we received only one bid. This project was rebid in December 2025, and the City received 5 bids.

This project is a part of HUD OMNIBUS grant funding to install ADA and accessibility improvements to the Kenagy Park property. This project includes the demolition of the current brick restroom and the replacement of the building with an updated restroom and storage facility, along with making improvements to trail access in the park and adding an ADA accessible surface on the existing playground in the park. After reviewing the bids received, the Raytown Park Board voted to award the project to McConnell and Associates as the lowest responsible bid.

RECOMMENDED MOTION

Approve the base bid and alternates from the bidder McConnell & Associates.

PREVIOUS ACTION

Grant funding through the HUD OMNIBUS program has been approved.

COMMISSION/COMMITTEE REVIEW

The Park Board voted during their December 22, 2025 meeting to accept the base bid along with alternates 1, 2, and 3.

FINANCIAL IMPACT

Contractor:	McConnell & Associates
Amount of Request/Contract:	\$788,151.00
Amount Budgeted:	\$1,000,000

REVIEWED BY

Dave Turner Michael Graham Diane Egger Teresa Henry
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LIST OF REFERENCE DOCUMENTS ATTACHED

- | |
|---|
| 1. Reso McConnell and Associates-Kenagy Redevelopment Project |
| 2. 2524_001 |

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

A RESOLUTION AUTHORIZING THE CITY ADMINISTRATOR TO ENTER INTO AN AGREEMENT WITH MCCONNELL & ASSOCIATES CORP. FOR THE KENAGY PARK REDEVELOPMENT PROJECT IN AN AMOUNT NOT TO EXCEED \$788,151.00

WHEREAS, the City of Raytown (the “City”) issued an invitation to bid on the Kenagy Park Redevelopment Project; and

WHEREAS, the Parks and Recreation Department received five (5) bids in response to the invitation and has determined that the bid submitted by McConnell & Associates Corp. in the amount of \$788,151.00 was the most advantageous bid received; and

WHEREAS, the City finds McConnell & Associates Corp. meets all of the qualifications as the lowest and best 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 McConnell & Associates Corp. for the Kenagy Park Redevelopment Project in an amount not to exceed \$788,151.00 for such purposes;

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

THAT the agreement with McConnell & Associates Corp. for the Kenagy Park Redevelopment Project as set forth in Exhibit “A” in an amount not to exceed \$788,151.00 is hereby authorized and approved; and

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

PASSED AND ADOPTED by the Board of Aldermen and **APPROVED** by the Mayor of the City of Raytown, Missouri, the 6th day of January, 2026.

Michael McDonough, Mayor

ATTEST:

Approved as to Form:

Teresa M. Henry, City Clerk

Jennifer M. Baird, City Attorney

**Raytown Park Board Special Meeting
Minutes
December 22, 2025**

Attendance:

Park Board: Brian Morris, Dave Thurman, Jules Sneddon, Jourdan Price, Angel Abercrombie, Robbie Tubbs, Rhonda Herring, Melina Alford and Brent Hugh.

Staff: Dave Turner, Tony Mesa

A quorum was declared present, and the meeting was called to order at 6:00pm.

New Business:

1. Discussion on the Kenagy Park Redevelopment re-bid. There were 5 bids for the project. Robbie Tubbs made the motion to accept the full bid from McConnell & Associates for \$788,151, Dave Thurman seconded the motion. This action would put the Park \$15,545.05 over budget, which we will transfer money for later in the fiscal year.

2. Dave Thurman made a motion to adjourn at 6:21pm. Jules Sneddon seconded and the motion passed.

Please note: January meeting will be on January 12, 2026



12/18/2025

Rebid Recommendation

C. Lee Kenagy Park – 2025 HUD Park Improvements
GBA Project Number: 14510.16

Dear Dave Turner,

After review of the bids received on 12/17/2025, GBA recommends accepting McConnell & Associates as the lowest responsible bid. Located in Kansas City, MO on 1225 Iron Street, Kansas City, MO 64116, McConnell & Associates' base bid plus 2 alternates is the lowest bid of the five received.

Base Bid \$ 635,288.00
Alternate#1 \$ 107,365.00
Alternate #3 \$ 21,483.00

In addition, their bid is below the project budget of \$800,000 as well as below the GBA Opinion of Probable Cost. I spoke with their project manager, Justin Finniganm, today at (816) 441-9610 and he stated that they are comfortable with their bid, didn't have any issues with the scope of work, and plan to install the prefabricated restroom provided by Restroom Facilities LTD (RFL) for a costs of \$444,000 (\$70,000 less than the Public Restroom Company).

Best Regards,

Jim Schuessler, PLA
Associate and Project Manager

Raytown Parks Bid Tab 2025
12/17/2025
Kenagy Park Renovation and Reconstruction

	Base bid	Alternate 1	Alternate 2	Alternate 3
1 <u>Inco USA</u> <u>bid bond</u> <u>non-callusive</u>	Aff of work Authorization	Pay Bond	Surety auth letter	<i>Prav. wage</i>
	\$757,794.86	\$663,247.69	\$94,290.65	\$32,651.76
2 <u>McLennell</u> <u>bid bond</u> <u>non-callusive</u>	Aff of work Authorization	Pay Bond	Surety auth letter	
	\$635,288.00	\$107,365.00	\$24,015.00	\$21,483.00
3 <u>MGT Enterprises</u> <u>bid bond</u> <u>non-callusive</u>	Aff of work Authorization	Pay Bond	Surety auth letter	
	\$497,125.82	\$809,096.77	\$50,776.14	\$36,813.89
4 <u>Ferry Spelling Construction</u> <u>bid bond</u> <u>non-callusive</u>	Aff of work Authorization	Pay Bond	Surety auth letter	
	\$740,000.00	\$104,000.00	\$41,000.00	\$32,000.00
5 <u>Recreation Construction Group</u> <u>bid bond</u> <u>non-callusive</u>	Aff of work Authorization	Pay Bond	Surety auth letter	
	\$738,275.00	\$71,000.00	\$28,260.00	\$20,418.00

793,812

788,15