

**TENTATIVE AGENDA**  
**RAYTOWN BOARD OF ALDERMEN**  
**AUGUST 18, 2026**  
REGULAR SESSION NO. 33  
RAYTOWN CITY HALL  
10000 EAST 59<sup>TH</sup> STREET  
RAYTOWN, MISSOURI 64133  
7:00 P.M.  
AND  
ONLINE ZOOM WEBINAR  
  
ZOOM.US/JOIN  
WEBINAR ID: 837 6570 6410  
PASSCODE: 462539

Invocation/Pledge of Allegiance  
Roll Call

Public Comments

**LEGISLATIVE SESSION**

**REGULAR AGENDA**

**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 August 11, 2026 Board of Aldermen meeting minutes.**

**1b. R-3828-26: A RESOLUTION** AUTHORIZING AND APPROVING THE APPOINTMENT OF KURT MORRISON TO THE RAYTOWN PARK BOARD. Point of Contact: Teresa M Henry, City Clerk.

**1c. R-3829-26: A RESOLUTION** AUTHORIZING AND APPROVING THE REAPPOINTMENT OF JASON SNEDDON TO THE PLANNING & ZONING COMMISSION. Point of Contact: Teresa M Henry, City Clerk.

**1d. R-3830-26: A RESOLUTION** AUTHORIZING AND APPROVING THE REAPPOINTMENT OF DAVE THURMAN TO THE PLANNING & ZONING COMMISSION. Point of Contact: Teresa M Henry, City Clerk.

**1e. R-3831-26: A RESOLUTION** AUTHORIZING AND APPROVING THE APPOINTMENT OF HANNAH MITCHELL TO THE PLANNING & ZONING COMMISSION. Point of Contact: Teresa M Henry, City Clerk.

**1f. R-3832-26: A RESOLUTION** AUTHORIZING AND APPROVING THE APPOINTMENT OF KRIS CARTER TO THE BOARD OF ZONING ADJUSTMENT AS AN ALTERNATE MEMBER. Point of Contact: Teresa M Henry, City Clerk.

**1g. R-3833-26: A RESOLUTION** AUTHORIZING AND APPROVING THE REAPPOINTMENT OF MINDY MCDANIEL TO THE BOARD OF ZONING ADJUSTMENT. Point of Contact: Teresa M Henry, City Clerk.

## **OLD BUSINESS**

- 2. SECOND READING: Bill No. 6717-26, Section XIII: AN ORDINANCE** APPROVING ISSUANCE OF A CONDITIONAL USE PERMIT TO MONICA JOHNSON AND MIKEA WILLIAMS TO OPERATE A "RESIDENTIAL CARE" FACILITY AT 11200 E 63RD ST IN AN R-1, LOW-DENSITY RESIDENTIAL DISTRICT WITHIN THE CITY OF RAYTOWN, JACKSON COUNTY, MISSOURI. Point of Contact: Ron Knisley, Community Development Director.

## **NEW BUSINESS**

- 3. FIRST READING: Bill No. 6718-26, Section VIII: AN ORDINANCE** ESTABLISHING THE ANNUAL PROPERTY TAX LEVY RATE FOR THE CITY OF RAYTOWN GENERAL OPERATING FUND AND THE PARK FUND FOR THE YEAR 2026. Point of Contact: Michael Graham, Finance Director. (Public hearing will be held September 1, 2026)
- 4. R-3834-26: A RESOLUTION** AMENDING THE FISCAL YEAR 2025-2026 BUDGET RELATED TO BOND INTEREST. Point of Contact: Michael Graham, Finance Director.
- 5. R-3835-26: A RESOLUTION** AUTHORIZING AND APPROVING A PROFESSIONAL SERVICES AGREEMENT WITH THE NETWORK DOCTOR IN AN AMOUNT NOT TO EXCEED \$47,450.00 FOR FISCAL YEAR 2025-2026 AND AMEND THE FISCAL YEAR 2025-2026. Point of Contact: Diane Egger, City Administrator.

## **COMMUNICATIONS**

- 6. Communication from the Mayor**
- 7. Communication from the City Administrator**
- 8. Communication from the Board of Aldermen**

## **ADJOURNMENT**

**MINUTES**  
**RAYTOWN BOARD OF ALDERMEN**  
**AUGUST 11, 2026**  
REGULAR SESSION NO. 32  
RAYTOWN CITY HALL  
10000 EAST 59<sup>TH</sup> STREET  
RAYTOWN, MISSOURI 64133  
7:00 P.M.  
AND  
ONLINE ZOOM WEBINAR

Mayor Michael McDonough called the August 11, 2026, Board of Aldermen Regular Meeting to order at 7:06 p.m. Tisha Hensel, of The River Church, provided the invocation and led the pledge of allegiance.

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

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

Absent: Alderman Theresa Tush, Alderman Latrice Thomas

**Public Comments**

Morris Melloy, 5816 Manning Avenue

Joe Creamer, 8808 E 66<sup>th</sup> Street

Jeff Kreinberg, 16107 Samuel Stuart Drive

**LEGISLATIVE SESSION**

**REGULAR AGENDA**

**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 July 7, 2026 Board of Aldermen meeting minutes.**

**1b. Approval of the July 21, 2026 Board of Aldermen meeting minutes.**

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

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

Nays: None

Absent: Aldermen Tush, Thomas

## **OLD BUSINESS**

- 2. SECOND READING: Bill No. 6713-26, Section XII: AN ORDINANCE** APPROVING ISSUANCE OF A CONDITIONAL USE PERMIT TO ELLIOTT REED, COCHRAN ENGINEERING, ON BEHALF OF DOBBS TIRE TO OPERATE A "VEHICLE REPAIR, LIMITED" FACILITY AT 10000 E 350 HIGHWAY IN AN HC, HIGHWAY COMMERCIAL DISTRICT WITHIN THE CITY OF RAYTOWN, JACKSON COUNTY, MISSOURI. Point of Contact: Ron Knisley, Community Development Director.

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

The item was presented by Shana Kelly, Economic Development Administrator.

Alderman Mims, seconded by Alderman Emerson, made a motion to adopt. The motion failed by a vote of 5-3-2.

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

Nays: Aldermen Morales, Walters, Garza

Absent: Aldermen Tush, Thomas

- 3. SECOND READING: Bill No. 6716-26, Section IX: AN ORDINANCE** AMENDING CHAPTER 6-ANIMALS, ARTICLE I, GENERAL, SECTION 6-1-DEFINITIONS, ARTICLE III, CARE AND CONTROL REGULATIONS, DIVISION 2-RESTRAINT AND CONFINEMENT, SECTION 6-103. ANIMALS TO BE ADEQUATELY RESTRAINED AND THE ADDITION OF SECTION 6-109-FERAL AND COMMUNITY CATS OF THE RAYTOWN MUNICIPAL CODE. Point of Contact: Jennifer McWhirt, Animal Services Director.

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

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

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

Nays: None

Absent: Alderman Tush, Thomas

## **NEW BUSINESS**

- 4. Public Hearing:** A public hearing to consider a conditional use permit for property located at 11200 E. 63<sup>rd</sup> Street

- 4a. FIRST READING: Bill No. 6717-26, Section XIII: AN ORDINANCE** APPROVING ISSUANCE OF A CONDITIONAL USE PERMIT TO MONICA JOHNSON AND MIKEA WILLIAMS TO OPERATE A "RESIDENTIAL CARE" FACILITY AT 11200 E 63RD ST IN AN R-1, LOW-DENSITY RESIDENTIAL DISTRICT WITHIN THE CITY OF RAYTOWN, JACKSON COUNTY, MISSOURI. Point of Contact: Ron Knisley, Community Development Director.

Mayor McDonough opened the public hearing.

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

Benjamin Robinson, Planning & Zoning Coordinator, presented the item.



Mayor McDonough closed the public hearing.

**5. R-3827-26: A RESOLUTION** AUTHORIZING AND APPROVING AN AGREEMENT BY AND BETWEEN TYLER TECHNOLOGIES AND THE CITY OF RAYTOWN, MISSOURI FOR IMPLEMENTATION OF AN ASSET MANAGEMENT SYSTEM IN AN AMOUNT NOT TO EXCEED \$44,200.00 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.

Joey Carley, Public Works Director, presented the item.

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

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

Nays: None

Absent: Aldermen Thomas, Tush

## **COMMUNICATIONS**

### **6. Communication from the Mayor**

None

### **7. Communication from the City Administrator**

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

### **8. Communication from the Board of Aldermen**

Comments were made by Aldermen Garza and Mims, and Mayor McDonough.

## **ADJOURNMENT**

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

The meeting adjourned at 8:18 p.m.

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**Teresa M Henry, City Clerk, MRCC**

**CITY OF RAYTOWN**  
**Request for Board Action**

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**DATE SUBMITTED:** 08/14/2026

**MEETING DATE:** August 18, 2026

**SUBMITTED BY:**

**DEPARTMENT:** Administration

**Document Type:** Resolution

**SUBJECT/REQUEST**

**R-3828-26:** Appointment of Kurt Morrison to the Raytown Park Board.

**BACKGROUND/JUSTIFICATION**

The Raytown Park Board was established pursuant to Ordinance 109, which provides for the appointment of nine (9) Park Board Directors appointed by the Mayor with the approval of the Board of Aldermen. The term of the members is for three (3) years and the terms are supposed to be staggered to provide consistent and experienced leadership.

The Mayor has recommended that Kurt Morrison be appointed to replace Jourdan Price (who resigned) to an unexpired term which expires June 1, 2027.

**RECOMMENDED MOTION**

**PREVIOUS ACTION**

**COMMISSION/COMMITTEE REVIEW**

**FINANCIAL IMPACT**

**REVIEWED BY**

Michael Graham  
Jennifer Baird  
Diane Egger  
Teresa Henry

**LIST OF REFERENCE DOCUMENTS ATTACHED**

1. Reso Appointing Kurt Morrison-Raytown Park Board 2026
2. Reso Appointing Kurt Morrison-Raytown Park Board-2026-Application

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

**A RESOLUTION AUTHORIZING AND APPROVING THE APPOINTMENT OF KURT MORRISON TO THE RAYTOWN PARK BOARD**

**WHEREAS**, the Raytown Park Board was established pursuant to Ordinance 109 which provides for the appointment of nine (9) Park Board Directors appointed by the Mayor with the approval of the Board of Aldermen; and

**WHEREAS**, a vacancy currently exists on the Raytown Park Board and the Mayor has recommended and desires to appoint Kurt Morrison to fill a vacancy and fulfill the remainder of a 3-year term expiring June 1, 2027 or until a successor is duly appointed; and

**WHEREAS**, the Board of Aldermen find it is in the best interest of the City to approve such appointment as proposed by the Mayor;

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

**THAT** Kurt Morrison, 6305 Farley Avenue, Raytown, Missouri is hereby appointed as a member of the Raytown Park Board to fill a vacancy and fulfill the remainder of a 3-year term expiring June 1, 2027, or until a successor is duly appointed.

**PASSED AND ADOPTED** by the Board of Aldermen and **APPROVED** by the Mayor of the City of Raytown, Missouri, the 18<sup>th</sup> day of August, 2026.

\_\_\_\_\_  
Michael McDonough, Mayor

ATTEST:

Approved as to Form:

\_\_\_\_\_  
Teresa M. Henry, City Clerk

\_\_\_\_\_  
Jennifer M. Baird, City Attorney

**From:** [donotreply@form.govoffice.com](mailto:donotreply@form.govoffice.com)  
**To:** [Teresa M. Henry](#)  
**Subject:** Apply to Serve of Boards, Commissions, and Committees (form) has been filled out on your site.  
**Date:** Wednesday, June 3, 2026 7:51:38 AM

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

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Date: 2026-06-03  
Full Name: Kurt Morrison  
Street Address: 6305 Farley Avenue  
Address City, State, Zip: Raytown MO 64133  
Phone: (816)729-3567  
Fax:  
Email: [kmorrison700@gmail.com](mailto:kmorrison700@gmail.com)  
Which board would you like to serve on?: Parks  
I would like to serve on this Board or Commission because: Giving back to community  
My strength(s) on this Board/Commission will be: Background in sports recreation  
Trade/College/University/Degree/Date: Umkc Bachelors in Education  
Umkc Masters in Curriculum and Instruction

Current Employer/Address/Position: EJC USSSA UMPIRES  
Blue Steel gun range  
Past Employers/Address/Position/Dates: Raytown c-2 schools  
Organization/Leadership Position(s)/Membership Date(s): Usssa  
Usssa state UIC  
Usssa midwest Regional UIC  
Usssa national rules committee  
Do you have business or property interests that might place you in a conflict of interest situation should you be appointed to this Board/Commission? If so, please explain: No  
Are your personal and real estate taxes current? If not, you can provide an explanation if you choose: Yes  
Do you anticipate that there will be times when you will not be able to attend the Board/Commission meeting? If yes, how often to do you anticipate this would occur?: No

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

## **CITY OF RAYTOWN**

### **Request for Board Action**

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**DATE SUBMITTED:** 08/14/2026

**MEETING DATE:** August 18, 2026

**SUBMITTED BY:**

**DEPARTMENT:** Administration

**Document Type:** Resolution

#### **SUBJECT/REQUEST**

**R-3829-26:** Reappointment of Jason Sneddon to the Planning & Zoning Commission

#### **BACKGROUND/JUSTIFICATION**

The Raytown Zoning Ordinance calls for the City to have a Planning & Zoning Commission that has the following powers to:

1. Prepare a zoning plan for the regulation of the height, area, bulk, location and use of private, nonprofit and public structures and premises, and of population density.
2. Make and adopt a comprehensive plan for the physical development of the city.
3. Review and provide a recommendation to the Board of Aldermen on all land use applications, which include, rezoning applications and conditional use permit applications.
4. Review and approve preliminary plat applications.
5. Review and provide a recommendation to the Board of Aldermen on all final plat applications.

The Planning & Zoning Commission consists of nine (9) members all of whom must be residents of Raytown. Each of the members of the Planning & Zoning Commission are appointed by the Mayor and approved by the Board of Aldermen. Members serve staggered 4-year terms.

The Mayor has recommended that Jason Sneddon be reappointed to the Planning & Zoning Commission with a term expiring June 1, 2030.

#### **RECOMMENDED MOTION**

#### **PREVIOUS ACTION**

#### **COMMISSION/COMMITTEE REVIEW**

#### **FINANCIAL IMPACT**

**REVIEWED BY**

|                                                                 |
|-----------------------------------------------------------------|
| Michael Graham<br>Jennifer Baird<br>Diane Egger<br>Teresa Henry |
|-----------------------------------------------------------------|

**LIST OF REFERENCE DOCUMENTS ATTACHED**

- |                                                                                                                                                                                       |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ol style="list-style-type: none"><li>1. Reso Reappointing Jason Sneddon-Planning &amp; Zoning Commission 2026</li><li>2. Sneddon - Planning and Zoning Application 08-2026</li></ol> |
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**SUPPORTING DOCUMENTS  
(FOR CONTRACT ITEMS ONLY)**

**A RESOLUTION AUTHORIZING AND APPROVING THE REAPPOINTMENT OF JASON SNEDDON TO THE PLANNING & ZONING COMMISSION**

**WHEREAS**, the Raytown Planning & Zoning Commission was established pursuant to Ordinance 139 which provides for the appointment of nine (9) Planning & Zoning Commission members appointed by the Mayor with the approval of the Board of Aldermen; and

**WHEREAS**, the Mayor desires to reappoint Jason Sneddon to a four-year term on the Planning & Zoning Commission, with such term expiring June 1, 2030 or until a successor is duly appointed; and

**WHEREAS**, the Board of Aldermen find it is in the best interest of the City to approve such appointment as proposed by the Mayor;

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

**THAT** Jason Sneddon, 7037 Lakeshore Dr., Raytown, Missouri, is hereby reappointed as a member of the Planning & Zoning Commission to a 4-year term expiring June 1, 2030, or until a successor is duly appointed.

**PASSED AND ADOPTED** by the Board of Aldermen and **APPROVED** by the Mayor of the City of Raytown, Missouri, the 18<sup>th</sup> day August, 2026.

\_\_\_\_\_  
Michael McDonough, Mayor

ATTEST:

\_\_\_\_\_  
Teresa M. Henry, City Clerk

Approved as to Form:

\_\_\_\_\_  
Jennifer M. Baird, City Attorney



Date

08/05/2026

First Name\*

Jason

M.I

Last Name\*

Sneddon

Street Address\*

7037 Lakeshore Dr

Address City, State, Zip

City\*

Raytown

State\*

MO

Zip\*

64133

Phone\*

816-642-5319

Fax

Email\*

sneddon\_jason@yahoo.com

Which board would you like to serve on?\*

Planning & Zoning

I would like to serve on this Board or Commission because\*

I am committed to helping Raytown grow in a thoughtful, responsible, and sustainable way. Serving on the Planning & Zoning Commission allows me to use my background in real estate, business, and community leadership to evaluate each case on its own merits while balancing private property rights, economic development, neighborhood compatibility, and the long-term vision of the City. I value making decisions that are fair, well-informed, and consistent with our ordinances and Comprehensive Plan, and I would be honored to continue serving the residents of Raytown in that capacity.

My strength(s) on this Board/Commission will be

My strengths include careful preparation, objective decision-making, and the ability to analyze complex zoning and land-use issues. I take the time to thoroughly review agenda materials, ask thoughtful questions, and consider both the legal requirements and the practical impacts of each proposal. My professional experience in real estate, business, and leadership, combined with my commitment to serving the community, allows me to contribute balanced, respectful, and well-reasoned perspectives during Commission deliberations.

Trade/College/University/Degree/Date

Grand Canyon University - Bachelor's Degree - 2018  
Indiana Wesleyan University - Master's Degree - 2026  
Indiana Wesleyan University - Pursuing Doctorate - current

Current Employer/Address/Position

Greater KC Homes - Raytown - Real Estate Agent  
Community KC Church - 8243 Spring valley Rd, Raytown - Lead Pastor

Past Employers/Address/Position/Dates

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

Raytown Chamber BOD - 2023 to current  
Raytown Chamber Membership Services Committee Chair - 2024 to current  
Raytown Main Street Association Vice-Chair - 2024 to current  
City of Raytown Planning & Zoning Commissioner - 2023 to current  
KidZone Learning Center Treasurer - 2025 to current  
Truman Habitat for Humanity Advocacy Committee - 2023 to current  
Verve KC Founder/Chair - 2024 to current  
BrightSteps KC Founder/Chair - 2024 to current  
KC Roots Founder/Chair - 2024 to current

Do you have business or property interests that might place you in a conflict of interest situation should you be appointed to this Board/Commission? If so, please explain

No

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

Yes

Do you anticipate that there will be times when you will not be able to attend the Board/Commission meeting?  
If yes, how often to do you anticipate this would occur?

No

## **CITY OF RAYTOWN**

### **Request for Board Action**

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**DATE SUBMITTED:** 08/14/2026

**MEETING DATE:** August 18, 2026

**SUBMITTED BY:**

**DEPARTMENT:** Administration

**Document Type:** Resolution

#### **SUBJECT/REQUEST**

**R-3830-26:** Approve a resolution reappointing Dave Thurman to the Planning & Zoning Commission to a 4-year term which will expire on June 1, 2030.

#### **BACKGROUND/JUSTIFICATION**

The Raytown Zoning Ordinance calls for the City to have a Planning & Zoning Commission that has the following powers to:

1. Prepare a zoning plan for the regulation of the height, area, bulk, location and use of private, nonprofit and public structures and premises, and of population density.
2. Make and adopt a comprehensive plan for the physical development of the city.
3. Review and provide a recommendation to the Board of Aldermen on all land use applications, which include, rezoning applications and conditional use permit applications.
4. Review and approve preliminary plat applications.
5. Review and provide a recommendation to the Board of Aldermen on all final plat applications.

The Planning & Zoning Commission consists of nine (9) members all of whom must be residents of Raytown. Each of the members of the Planning & Zoning Commission are appointed by the Mayor and approved by the Board of Aldermen. Members serve staggered 4-year terms.

The Mayor has recommended that Dave Thurman be reappointed to the Planning & Zoning Commission with a term expiring June 1, 2030.

#### **RECOMMENDED MOTION**

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#### **PREVIOUS ACTION**

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#### **COMMISSION/COMMITTEE REVIEW**

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**FINANCIAL IMPACT**

**REVIEWED BY**

|                                                                 |
|-----------------------------------------------------------------|
| Michael Graham<br>Jennifer Baird<br>Diane Egger<br>Teresa Henry |
|-----------------------------------------------------------------|

**LIST OF REFERENCE DOCUMENTS ATTACHED**

- |                                                                      |
|----------------------------------------------------------------------|
| 1. Reso Reappointing Dave Thurman-Planning & Zoning 2026             |
| 2. Reso Reappointing Dave Thurman-Planning & Zoning 2026-Application |

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

**A RESOLUTION AUTHORIZING AND APPROVING THE REAPPOINTMENT OF DAVE THURMAN TO THE PLANNING & ZONING COMMISSION**

**WHEREAS**, the Raytown Planning & Zoning Commission was established pursuant to Ordinance 139; and

**WHEREAS**, the Planning & Zoning Commission consists of not more than 15 nor less than seven members, all of whom must be residents of Raytown; and

**WHEREAS**, the Mayor desires to reappoint Dave Thurman to a 4-year term on the Planning & Zoning Commission, with such term expiring June 1, 2030 or until a successor is duly appointed; and

**WHEREAS**, the Board of Aldermen find it is in the best interest of the City to approve such appointment as proposed by the Mayor.

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

**THAT** Dave Thurman, 10500 E. 80<sup>th</sup> Street, Raytown, Missouri, is hereby reappointed as a member of the Planning & Zoning Commission to a 4-year term ending June 1, 2030, or until a successor is duly appointed.

**PASSED AND ADOPTED** by the Board of Aldermen and **APPROVED** by the Mayor of the City of Raytown, Missouri, the 18<sup>th</sup> day of August, 2026.

\_\_\_\_\_  
Michael McDonough, Mayor

ATTEST:

\_\_\_\_\_  
Teresa M. Henry, City Clerk

Approved as to Form:

\_\_\_\_\_  
Jennifer M. Baird, City Attorney

**From:** [donotreply@form.govoffice.com](mailto:donotreply@form.govoffice.com)  
**To:** [Teresa M. Henry](#)  
**Subject:** Apply to Serve of Boards, Commissions, and Committees (form) has been filled out on your site.  
**Date:** Tuesday, July 14, 2026 11:39:30 AM

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

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Date: 2025-07-14

Full Name: David H Thurman

Street Address: 10500 E 80th St

Address City, State, Zip: Raytown MO 64138

Phone: (816)305-3732

Fax:

Email: [david.h.thurman@gmail.com](mailto:david.h.thurman@gmail.com)

Which board would you like to serve on?: Planning and Zoning Commission

I would like to serve on this Board or Commission because: As a lifelong Raytown Resident, I'm interested in ongoing property development and land use in my hometown.

My strength(s) on this Board/Commission will be: I have an understanding of the history, growth and development of Raytown and a concern regarding responsible and beneficial future land use. As a licensed Realtor, I have a general understanding of land use and zoning.

Trade/College/University/Degree/Date: Bachelors Degree - Political Science / UMKC

Current Employer/Address/Position: Current: Retired, Realtor-ReeceNichols

Past Employers/Address/Position/Dates: Sprint: 1991-2013, ReeceNichols (brokerage operations): 2019-2022, ReeceNichols (Realtor) 2014-current

Organization/Leadership Position(s)/Membership Date(s): Raytown Park Board: President, Vice President, Committee Chair (2016-current), Alliance for Telecommunications Industry Standards: Co-Chair (2004-2006), Raytown Chamber of Commerce: Board of Directors (2017-2018) (incoming 2025), member of various Raytown civic committees

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

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

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

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

**CITY OF RAYTOWN**  
**Request for Board Action**

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**DATE SUBMITTED:** 08/14/2026

**MEETING DATE:** August 18, 2026

**SUBMITTED BY:**

**DEPARTMENT:** Administration

**Document Type:** Resolution

**SUBJECT/REQUEST**

**R-3831-26:** Appointment of Hannah Mitchell to the Planning & Zoning Commission

**BACKGROUND/JUSTIFICATION**

The Raytown Zoning Ordinance calls for the City to have a Planning & Zoning Commission that has the following powers to:

1. Prepare a zoning plan for the regulation of the height, area, bulk, location and use of private, nonprofit and public structures and premises, and of population density.
2. Make and adopt a comprehensive plan for the physical development of the city.
3. Review and provide a recommendation to the Board of Aldermen on all land use applications, which include, rezoning applications and conditional use permit applications.
4. Review and approve preliminary plat applications.
5. Review and provide a recommendation to the Board of Aldermen on all final plat applications.

The Planning & Zoning Commission consists of nine (9) members all of whom must be residents of Raytown. Each of the members of the Planning & Zoning Commission are appointed by the Mayor and approved by the Board of Aldermen. Members serve staggered 4-year terms.

The Mayor is recommending that Hannah Mitchell be appointed to the Planning & Zoning Commission to fulfill the remainder of a 4-year term expiring July 1, 2027. Hannah Mitchell will be replacing Kevin Jean-Paul who recently resigned.

**RECOMMENDED MOTION**

**PREVIOUS ACTION**

**COMMISSION/COMMITTEE REVIEW**



**FINANCIAL IMPACT**

**REVIEWED BY**

|                                                                 |
|-----------------------------------------------------------------|
| Michael Graham<br>Jennifer Baird<br>Diane Egger<br>Teresa Henry |
|-----------------------------------------------------------------|

**LIST OF REFERENCE DOCUMENTS ATTACHED**

- |                                                                       |
|-----------------------------------------------------------------------|
| 1. Reso Appointing Hannah Mitchell-Planning & Zoning-2026             |
| 2. Reso Appointing Hannah Mitchell-Planning & Zoning-2026-Application |

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

**A RESOLUTION AUTHORIZING AND APPROVING THE APPOINTMENT OF HANNAH MITCHELL TO THE PLANNING & ZONING COMMISSION**

**WHEREAS**, the Raytown Planning & Zoning Commission was established pursuant to Ordinance 139 which provides for the appointment of nine (9) Planning & Zoning Commission members appointed by the Mayor with the approval of the Board of Aldermen; and

**WHEREAS**, the Mayor desires to reappoint Hannah Mitchell to a 4-year term on the Planning & Zoning Commission, with such term expiring July 1, 2027 or until a successor is duly appointed; and

**WHEREAS**, the Board of Aldermen find it is in the best interest of the City to approve such appointment as proposed by the Mayor;

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

**THAT** Hannah Mitchell, 7908 Evanston Avenue, Raytown, Missouri, is hereby reappointed as a member of the Planning & Zoning Commission to a 4-year term expiring July 1, 2027, or until a successor is duly appointed;

**PASSED AND ADOPTED** by the Board of Aldermen and **APPROVED** by the Mayor of the City of Raytown, Missouri, the 18<sup>th</sup> day of August, 2026.

\_\_\_\_\_  
Michael McDonough, Mayor

ATTEST:

\_\_\_\_\_  
Teresa M. Henry, City Clerk

Approved as to Form:

\_\_\_\_\_  
Jennifer M. Baird, City Attorney



## City of Raytown Boards and Commissions Application

Thank you for your interest in serving on one of the City of Raytown Boards and Commissions. Volunteers like you are essential to ensuring that your city government is responsive to the needs of the community.

Please help us place you in the most appropriate Board/Commission by completing this questionnaire.

Date: \_\_\_\_\_

Name: \_\_\_\_\_  
Last First Middle

Address: \_\_\_\_\_  
Street City Zip Code

Contact Information:

Phone: Day Evening Cell Fax E-Mail Address

I want to serve on the \_\_\_\_\_ Board/Commission

Because: \_\_\_\_\_

The strengths I will bring to this Board/Commission are:

Education: \_\_\_\_\_  
Trade/College/University/School Degree Date

Employment (Maximum 10 years):

Current: \_\_\_\_\_  
Employer Address Position

Past: \_\_\_\_\_  
Employer Address Position Dates

**Community Involvement:**

|    | <b>Organization</b> | <b>Leadership Position(s)</b> | <b>Membership Date(s)</b> |
|----|---------------------|-------------------------------|---------------------------|
| 1. | _____               | _____                         | _____                     |
| 2. | _____               | _____                         | _____                     |
| 3. | _____               | _____                         | _____                     |
| 4. | _____               | _____                         | _____                     |
| 5. | _____               | _____                         | _____                     |

**Do you have business or property interests that might place you in a conflict of interest situation should you be appointed to this Board/Commission? If so, please explain.**

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

**Do you anticipate that there will be times when you will not be able to attend the Board/Commission meeting? If yes, how often do you anticipate this would occur?**

**Mail to: Mayor's Office, 10000 East 59<sup>th</sup> Street, Raytown, MO 64133; or FAX: 816-737-6097.**

## **CITY OF RAYTOWN**

### **Request for Board Action**

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**DATE SUBMITTED:** 08/14/2026

**MEETING DATE:** August 18, 2026

**SUBMITTED BY:**

**DEPARTMENT:** Administration

|                                  |
|----------------------------------|
| <b>Document Type:</b> Resolution |
|----------------------------------|

#### **SUBJECT/REQUEST**

|                                                                                |
|--------------------------------------------------------------------------------|
| <b>R-3832-26:</b> Appointment of Kris Carter to the Board of Zoning Adjustment |
|--------------------------------------------------------------------------------|

#### **BACKGROUND/JUSTIFICATION**

The Raytown Zoning Ordinance calls for the City to have a Board of Zoning Adjustment that has the following powers:

1. To hear and decide on applications seeking a variance to a regulation or requirement specified in the Zoning Ordinance.
2. To hear and decide on applications seeking a Home Occupation Accessory Use Permit.
3. To hear and decide on applications seeking an exception to the zoning regulations for the construction of a dwelling and / or accessory structures on a substandard sized lot.
4. To hear and decide appeals from property owners where it is alleged there is an error in any order, requirement, decision or determination by the City in the enforcement of the Zoning Ordinance.

The Board of Zoning Adjustment consists of five (5) regular members and three (3) alternate members all of whom must be residents of Raytown. Each of the members of the Board of Zoning Adjustment are appointed by the Mayor and approved by the Board of Aldermen. Regular and alternate members serve staggered five-year terms. Alternate members may serve at meetings of the Board of Zoning Adjustment in the absence of or disqualification of a regular member.

Kris Carter has expressed interest in serving on the Board of Zoning Adjustment and will be appointed as an alternate member, replacing Richard Tush.

#### **RECOMMENDED MOTION**

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**PREVIOUS ACTION**

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**COMMISSION/COMMITTEE REVIEW**

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**FINANCIAL IMPACT**

**REVIEWED BY**

|                                                                 |
|-----------------------------------------------------------------|
| Michael Graham<br>Jennifer Baird<br>Diane Egger<br>Teresa Henry |
|-----------------------------------------------------------------|

**LIST OF REFERENCE DOCUMENTS ATTACHED**

|                                                     |
|-----------------------------------------------------|
| 1. Reso Appointing Kris Carter-BZA 2026             |
| 2. Reso Appointing Kris Carter-BZA-2026-Application |

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

**A RESOLUTION AUTHORIZING AND APPROVING THE APPOINTMENT OF KRIS CARTER TO THE BOARD OF ZONING ADJUSTMENT AS AN ALTERNATE MEMBER**

**WHEREAS**, City of Raytown Zoning Code, Section 24 provides for appointment of a Board of Zoning Adjustment (BZA) within the City of Raytown; and

**WHEREAS**, the BZA consists of five (5) regular members appointed by the Mayor and approved by the Board of Aldermen to staggered 5-year terms plus three (3) alternate members who may be appointed to serve in the absence of or disqualification of the regular members; and

**WHEREAS**, members of the BZA are required to be residents of the City; and

**WHEREAS**, the Mayor desires to appoint Kris Carter to the BZA as an alternate member to a 5-year term expiring June 1, 2028 or until a successor is duly appointed; and

**WHEREAS**, the Board of Aldermen find it is in the best interest of the City to approve such appointment;

**NOW THEREFORE**, be it resolved by the Board of Aldermen of the City of Raytown, Missouri as follows:

**THAT** the appointment of Kris Carter, 11009 E. 83<sup>rd</sup> Terrace, Raytown, Missouri; as a alternate member of the Board of Zoning Adjustment to a staggered 5-year term ending June 1, 2028, or until such time as a successor is duly appointed, is hereby approved; and

**PASSED AND ADOPTED** by the Board of Aldermen and **APPROVED** by the Mayor Pro Tem of the City of Raytown, Missouri, the 18<sup>th</sup> day of August, 2026.

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Michael McDonough, Mayor

ATTEST:

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Teresa M. Henry, City Clerk

Approved as to Form:

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Jennifer M. Baird , City Attorney



## City of Raytown

### Boards and Commissions Application

Thank you for your interest in serving on one of the City of Raytown Boards and Commissions. Volunteers like you are essential to ensuring that your city government is responsive to the needs of the community.

Please help us place you in the most appropriate Board/Commission by completing this questionnaire.

Date: 8/5/2026

Name: Carter Kris C  
Last First Middle  
Address: 11009 E 83rd Terr Raytown 64138  
Street City Zip Code

#### Contact Information:

(706) 831-8231 carterkc64@gmail.com  
Phone: Day Evening Cell Fax E-Mail Address

I want to serve on the Zoning Adjustment Board/Commission

Because: I am a resident of Raytown and want to make a positive impact the growth of our city.

#### The strengths I will bring to this Board/Commission are:

I have a Masters in Public Administration with a graduate certificate in Urban Policy and Management. My current role at MARC sometimes requires me to look at municipal codes and zoning to understand what is currently permitted. I am a team player who wants to help the community thrive with economic development, safe streets, and housing options for all residents.

Education: University of Missouri - Kansas City MPA May 2026  
Trade/College/University/School Degree Date

#### Employment (Maximum 10 years):

Current: MARC 801 Pennsylvania Ave, KCMO Housing Coordinator  
Employer Address Position

Past: UMKC 5000 Holmes St, KCMO Graduate Asst. 2024-2026  
Employer Address Position Dates



**Community Involvement:**

|    | <b>Organization</b> | <b>Leadership Position(s)</b>  | <b>Membership Date(s)</b> |
|----|---------------------|--------------------------------|---------------------------|
| 1. | U.S. Navy           | E-6, Petty Officer First Class | 2009-2020                 |
| 2. |                     |                                |                           |
| 3. |                     |                                |                           |
| 4. |                     |                                |                           |
| 5. |                     |                                |                           |

**Do you have business or property interests that might place you in a conflict of interest situation should you be appointed to this Board/Commission? If so, please explain.**

I own a home with my partner in Raytown near Raytown South High School. I do not own a business or have connections to business owners in the area.

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

Yes.

**Do you anticipate that there will be times when you will not be able to attend the Board/Commission meeting? If yes, how often do you anticipate this would occur?**

I am free on Thursday evenings at 7:00pm. As long as I know the Board dates ahead of time, I can block them out without conflicts.

**Mail to: Mayor's Office, 10000 East 59<sup>th</sup> Street, Raytown, MO 64133; or FAX: 816-737-6097.**

## **CITY OF RAYTOWN**

### **Request for Board Action**

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**DATE SUBMITTED:** 08/14/2026

**MEETING DATE:** August 18, 2026

**SUBMITTED BY:**

**DEPARTMENT:** Administration

|                                  |
|----------------------------------|
| <b>Document Type:</b> Resolution |
|----------------------------------|

#### **SUBJECT/REQUEST**

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|-------------------------------------------------------------------------------------|
| <b>R-3833-26:</b> Reappointment of Mindy McDaniel to the Board of Zoning Adjustment |
|-------------------------------------------------------------------------------------|

#### **BACKGROUND/JUSTIFICATION**

The Raytown Zoning Ordinance calls for the City to have a Board of Zoning Adjustment that has the following powers:

1. To hear and decide on applications seeking a variance to a regulation or requirement specified in the Zoning Ordinance.
2. To hear and decide on applications seeking a Home Occupation Accessory Use Permit.
3. To hear and decide on applications seeking an exception to the zoning regulations for the construction of a dwelling and / or accessory structures on a substandard sized lot.
4. To hear and decide appeals from property owners where it is alleged there is an error in any order, requirement, decision or determination by the City in the enforcement of the Zoning Ordinance.

The Board of Zoning Adjustment consists of five (5) regular members and three (3) alternate members all of whom must be residents of Raytown. Each of the members of the Board of Zoning Adjustment are appointed by the Mayor and approved by the Board of Aldermen. Regular and alternate members serve staggered five-year terms. Alternate members may serve at meetings of the Board of Zoning Adjustment in the absence of or disqualification of a regular member.

Mindy McDaniel is currently serving on the Board of Zoning Adjustment and has expressed her interest in being reappointed.

#### **RECOMMENDED MOTION**

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**PREVIOUS ACTION**

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**COMMISSION/COMMITTEE REVIEW**

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**FINANCIAL IMPACT**

**REVIEWED BY**

|                                                                 |
|-----------------------------------------------------------------|
| Michael Graham<br>Jennifer Baird<br>Diane Egger<br>Teresa Henry |
|-----------------------------------------------------------------|

**LIST OF REFERENCE DOCUMENTS ATTACHED**

|                                                             |
|-------------------------------------------------------------|
| 1.    Reso Reappointing Mindy McDaniel BZA 2026             |
| 2.    Reso Reappointing Mindy McDaniel BZA 2026-Application |

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

**A RESOLUTION AUTHORIZING AND APPROVING THE REAPPOINTMENT OF MINDY MCDANIEL TO THE BOARD OF ZONING ADJUSTMENT**

**WHEREAS**, City of Raytown Zoning Code, Section 24 provides for appointment of a Board of Zoning Adjustment (BZA) within the City of Raytown; and

**WHEREAS**, the BZA consists of five (5) regular members appointed by the Mayor and approved by the Board of Aldermen to staggered 5-year terms plus three (3) alternate members who may be appointed to serve in the absence of or disqualification of the regular members; and

**WHEREAS**, members of the BZA are required to be residents of the City; and

**WHEREAS**, the Mayor desires to reappoint Mindy McDaniel to the BZA to a 5-year term expiring June 1, 2031 or until a successor is duly appointed; and

**WHEREAS**, the Board of Aldermen find it is in the best interest of the City to approve such appointment;

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

**THAT** the reappointment of Mindy McDaniel, 5917 Hunter Street, Raytown, Missouri; as a member of the Board of Zoning Adjustment to a staggered 5-year term ending June 1, 2031, or until such time as a successor is duly appointed, is hereby approved;

**PASSED AND ADOPTED** by the Board of Aldermen and **APPROVED** by the Mayor of the City of Raytown, Missouri, the 18<sup>th</sup> day of August, 2026.

---

Michael McDonough, Mayor

ATTEST:

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Teresa M. Henry, City Clerk

Approved as to Form:

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Jennifer M. Baird, City Attorney

**From:** [donotreply@form.govoffice.com](mailto:donotreply@form.govoffice.com)  
**To:** [Teresa Henry](#)  
**Subject:** Apply to Serve of Boards, Commissions, and Committees (form) has been filled out on your site.  
**Date:** Thursday, August 13, 2026 05:16:00 PM

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

-----  
Date: 2026-08-13

Full Name: Mindy McDaniel

Street Address: 5917 Hunter St.

Address City, State, Zip: Raytown MO 64133

Phone: (816)699-0601

Fax:

Email: [missmac911@hotmail.com](mailto:missmac911@hotmail.com)

Which board would you like to serve on?: Board of Zoning Adjustment

I would like to serve on this Board or Commission because: I am a lifelong resident of Raytown and I want to serve it in any way I can be effective. This is a good way to make a difference and serve the community.

My strength(s) on this Board/Commission will be: I am a positive person. I enjoy working with specifications and ordinances. I am now retired, but my past occupation included interpretation of laws and regulations related to qualifications of requests for assistance from state and local governments for Federal financial assistance during disasters and emergencies.

Trade/College/University/Degree/Date: I have taken various courses at Longview Community College, and have had numerous training courses offered by the Federal government. I am a graduate of Raytown South High School.

Current Employer/Address/Position: I am retired.

Past Employers/Address/Position/Dates: I was employed by the Department of Homeland Security/Federal Emergency Management Agency, 9221 Ward Parkway, KCMO 64119, from 09/1991-06/2015. I served in several positions, including Emergency Management Program Specialist, Mission Assignment Manager, and Deputy FEMA Liaison with the FEMA Urban Search and Rescue Team (including deployment as a first responder to the World Trade Center and Hurricane Katrina disasters.)

Organization/Leadership Position(s)/Membership Date(s): I am a member of the Raytown Police Department volunteers, and of the Raytown Community Emergency Response Team (CERT.) I'm the Treasurer of the Volunteers in Police Service, a 501(c)3 organization, and was a past member of the Parks Improvement Committee. I'm also a member of Raytown Christian Church, Disciples of Christ, and serve on the Outreach Ministry.

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

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

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

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

**CITY OF RAYTOWN**  
**Request for Board Action**

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**DATE SUBMITTED:** 08/14/2026

**MEETING DATE:** August 18, 2026

**SUBMITTED BY:**

**DEPARTMENT:** Community Development

**Document Type:** Ordinance

**SUBJECT/REQUEST**

**SECOND READING: Bill No. 6717-26, Section XIII:** Requesting the approval of a Conditional Use Permit for a Residential Care Facility for seniors and people with physical disabilities to be located at 11200 E 63rd St.

**BACKGROUND/JUSTIFICATION**

The applicant is requesting the approval of a Conditional Use Permit for a “*Residential Care Facility*” operated by the property owners, Monica Johnson and Mikea Williams, of Spiral Residential Home & Respite Care, to be located at 11200 E. 63<sup>rd</sup> Street. The home will provide care for approximately 10 senior residents as an alternative to a traditional nursing home. The home will maintain the appearance of a standard single-family home. Residents will not drive or own their own vehicles. Two (2) staff members will be present to care for the residents.

**RECOMMENDED MOTION**

Approval with conditions

**PREVIOUS ACTION**

**COMMISSION/COMMITTEE REVIEW**

Planning & Zoning Commission July 2, 2026 - recommended for approval with conditions.

**FINANCIAL IMPACT**

**REVIEWED BY**

Michael Graham  
Jennifer Baird  
Diane Egger  
Teresa Henry

**LIST OF REFERENCE DOCUMENTS ATTACHED**

- |    |                                                                     |
|----|---------------------------------------------------------------------|
| 1. | ORD PZ-2026-08 - CUP Res Care - 11200 E. 63rd St                    |
| 2. | DRAFT PC Meeting Minutes 7.02.26                                    |
| 3. | PZ-2026-10 - REVISED Staff Report and Attachments for Aug 11th BofA |

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

**AN ORDINANCE APPROVING ISSUANCE OF A CONDITIONAL USE PERMIT TO MONICA JOHNSON AND MIKEA WILLIAMS TO OPERATE A “RESIDENTIAL CARE” FACILITY AT 11200 E 63<sup>RD</sup> ST IN AN R-1, LOW-DENSITY RESIDENTIAL DISTRICT WITHIN THE CITY OF RAYTOWN, JACKSON COUNTY, MISSOURI**

**WHEREAS**, Application PZ-2026-08, was duly submitted on or about May 15, 2026, by Monica Johnson, Spira Care, requesting approval of a Conditional Use Permit to operate a “*Residential Care*,” facility on Property Located at 11200 E. 63<sup>rd</sup> St. Within an R-1, Low-Density Residential, District in the City of Raytown, Jackson County, Missouri (the “Application”); and

**WHEREAS**, the Application was considered by the Planning Commission on July 2, 2026, and by a vote of 6 in favor, 1 against, rendered a report to the Board of Aldermen recommending that the Application be approved with conditions; 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 “*Residential Care*,” facility on Property Located at 11200 E 63<sup>rd</sup> St. Within an R-1, Low-Density Residential District in the City of Raytown, Jackson, County, Missouri is hereby approved and issued to Monica Johnson and Mikea Williams.

**SECTION 2 – CONDITIONS OF APPROVAL.** That the Application for approval of a Conditional Use Permit to operate a “*Residential Care*,” facility on Property Located at 11200 E. 63<sup>rd</sup> St. Within an R-1, Low-Density Residential District in the City of Raytown, Jackson, County, Missouri, be approved and issued to Monica Johnson and Mikea Williams subject to the following conditions as contained in the staff report:

1. Staff and visitor parking shall be met by off-street parking areas not located in a required front yard, as determined by the requirements of the zoning district. Vehicles are not allowed to park on 63<sup>rd</sup> Street, per Sec. 42-374.
2. At least 500 square feet of contiguous, compact outside recreation area must be provided for every five residents. The recreation area must be fenced with a fence at least 60 inches in height. The required fence shall be constructed of solid, opaque material.
3. No alterations or additions shall be made to a dwelling or accessory structure which will alter the residential appearance of such dwelling.
4. No traffic shall be generated by the residential care facility between the hours of 10:00 p.m. and 6:00 a.m. in greater volumes than would normally be expected in a residential neighborhood.
5. The Conditional Use Permit is granted to Monica Johnson and Mikea Williams and is not transferable.
6. Must abide by all local, state, and federal laws and regulations.



7. The property shall accommodate no more than two (2) residents per bedroom at a time and no more than ten (10) in total at a time.

**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 August, 2026.

\_\_\_\_\_  
Michael McDonough, Mayor

ATTEST:

Approved as to Form:

\_\_\_\_\_  
Teresa M. Henry, City Clerk

\_\_\_\_\_  
Jennifer M. Baird, City Attorney

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

**July 2, 2026**  
**6:00 pm**  
**Council Meeting Chambers**

1. **Welcome by Chairperson.** Chairman Meyers called the meeting to order at 6:00 P.M.
2. **Call meeting to order and Roll Call.** Secretary Stock called roll.

|                  |                    |                  |
|------------------|--------------------|------------------|
| Thurman: Present | Jean-Paul: Present | Frazier: Absent  |
| Emerson: Present | Meyers: Present    | Sneddon: Present |
| Bruenger: Absent | Stock: Present     | Myers: Present   |
3. **Approval of Minutes:** Minutes of May 21, 2026, Regular Meeting were approved 6-0 upon motion by Mr. Sneddon and a second by Secretary Stock. Ms. Emerson abstained from voting, being absent at the previous meeting.
4. **Election of Officers: Chairman, Vice Chairman, Secretary.** A motion to elect new officers was delayed until the next meeting to allow all Commissioners to be present to vote. Mr. Meyers was appointed acting Chairman for the July 2 meeting.
5. **Public Discussion:** None.
6. **Old Business:** None.
7. **New Business:**
  - A. **Case No.: PZ-2026-08**

**Applicant: Monica Johnson, Spiral Residential Home & Respite Care**  
**Reason: Request for the approval of a Conditional Use Permit for "Residential Care Facility," to be located at 11200 E 63<sup>rd</sup> Street.**
  1. **Introduction of Application by Chair**

Mr. Meyers introduced the application.
  2. **Explanation of any ex parte communication from Commission members regarding the application**

Mr. Meyers reported having ex parte communication with Commissioner David Frazier.
  3. **Opening of the public hearing**

Chairman Meyers opened the public hearing.

**4. Swearing in of all speakers by City Attorney that plan to give testimony during hearing**

All those who planned to speak were sworn in.

**5. Enter Relevant City Exhibits into the Record**

Benjamin Robinson, Planning & Zoning Coordinator, entered the staff report, PowerPoint, and all relevant exhibits into the City Record.

**6. Introduction of Application and Power Point Staff**

Mr. Robinson presented the case and gave the background for the request.

**7. Presentation of Application by Applicant**

The applicant, Ms. Monica Johnson, spoke to her qualifications as a healthcare professional, and gave background about *Spiral Residential Home and Respite Care*.

**8. Questions for the applicant by the Commission**

Ms. Emerson asked if the applicant had been licensed by the state yet. The applicant responded that her company was in the process of receiving licensing from the state of Missouri.

Mr. Thurman asked how the applicant planned to house up to ten (10) residents at the subject site. The house has three bedrooms and the applicant explained that many of her company's clients are in couples and would be staying in these rooms together. A future addition or garage remodeling is also planned for a new bedroom, she explained. Until such time as that is completed, the home would house no more than six (6) residents at a time.

Mr. Thurman also asked if residents would receive long-term or short-term care, or both. The applicant explained that the facility would serve both long-term and short-term clients, though primarily long-term. The criteria for residents, she explained, include an age requirement of at least eighteen (18) years (as required by the State of Missouri). The primary clientele would be seniors and people with disabilities.

Mr. Sneddon asked for further clarification regarding the demographics served. Ms. Johnson explained that clientele would not include people with mental illness, as staff would not be equipped to serve those individuals.

Mr. Myers asked the applicant and staff if there were any requirements that the Raytown Fire Protection District needed to approve on this case, or if there were any ADA requirements that needed to be met by the applicant. Ms. Johnson informed the Commission that in her first meeting with staff, the Fire District was present and only stipulated that exhaust be installed over the stoves and that ramp access be provided, should any client be unable to use the stairs. She also reported that she was aware that the Fire District would need to perform an inspection, separate from the process to approve this Conditional Use Permit (CUP).

Mr. Meyers asked City Attorney Lindsey Kolisch to clarify the Planning Commission's role in the various processes the applicant needed to complete in order to begin operations. Ms. Kolisch explained that approval of this CUP just permits the use of the property as a Residential Care Facility. The applicant can be granted it separately from other requirements such as state licensing, but would be unable to use it until such time as she has met those other requirements.

Ms. Emerson asked what Ms. Johnson planned to do to meet the requirement for a fenced outdoor recreational area. Ms. Johnson responded that she planned to build a courtyard and would construct a fence around that. She was not yet certain to what dimensions this would be built, though it would meet the criteria present in the conditions set by staff.

Ms. Johnson had mentioned that her company had made a previous attempt to be permitted to operate in Raytown at the subject site but were unable to obtain that permission. Mr. Thurman asked for further information about this history. Ms. Shana Kelly, Economic Development Administrator, informed Mr. Thurman that City Code requires a separation distance of 1,200 feet between each Residential Care Facility. When Ms. Johnson most recently applied for a CUP, staff were unable to locate any additional Residential Care Facilities within that separation distance of the subject property. Different staff had handled Ms. Johnson's case when she had applied previously and was denied. Therefore, clarification about that case was unavailable.

#### **9. Request for Public Comment by Chairman**

Mr. Morris Melloy gave public testimony on this item. He expressed concern with the requested CUP due to the distance between the subject site and the surrounding residential neighborhood. He also took issue with the number of potential residents for the subject property. He went on to express concern over potential traffic impacts from the proposed use. Though none of the residents would own or operate a vehicle, visitors might arrive by car.

Mr. Greg Walters gave public testimony on this item. He restated many of the same questions posed by Mr. Melloy.

Mr. Brian Byrd gave public testimony on this item. He explained that he resides directly north of the subject property and expressed his concerns with the proposed use of the property being adjacent to residences.

#### **10. Additional Staff Comments and Recommendation / Commission Discussion**

Mr. Meyers asked staff if the state sets any requirements regarding the number of occupants per bedroom. The City Attorney suggested that the Commission set a condition for approval that required the applicant house no more than two individuals per bedroom. She also noted that there are City requirements for what dimensions a room must have to qualify as a bedroom.

Ms. Emerson asked that the condition for a fence be amended to include requirements that it must be solid/opaque and at least 5ft in height.

Mr. Sneddon asked if this CUP would stay with the property should a change of ownership occur. Ms. Kolisch informed him that it would not.

Mr. Myers asked if this property would fall under the purview of Raytown's Non-Owner Occupied Maintenance Program (*Rental Ready Program*). Later, Ms. Kelly and Ms. Kolisch informed the Commission that it would not.

Mr. Jean-Paul asked if there would be any negative impact to surrounding property values as a result of approval. Ms. Kolisch responded that, by law, county assessors are required to assess individual properties on their own. Surrounding properties do not have an overriding significant effect on property value. However, she stated she cannot speak to how this is carried out in practice.

Mr. Meyers allowed those who had previously given public comment to do so again before closing the public hearing.

Mr. Melloy spoke again, reiterating the points made previously.

Mr. Byrd spoke again, reading a letter that he wrote which restated the same commentary made previously. This letter was entered into the record.

Secretary Stock spoke to her experience living near such a facility, reporting that she experienced no nuisance issues.

#### **11. Closing of the public hearing**

Mr. Meyers closed the public hearing.

#### **12. Commission Decision to Approve, Conditionally Approve, or Deny the Application.**

The Commission voted to recommend approval with conditions of the application on a motion by Secretary Stock and a second by Commissioner Jean-Paul amending condition 2 by requiring an opaque/solid fence of at least 5 feet in height and adding condition 7 requiring that the applicant shall accommodate no more than two (2) residents per bedroom with a maximum of ten (10) residents on the site.

VOTE: Motion was recommended for approval by a vote of 6-1.

#### **B. Case No.: PZ-2026-01**

**Applicant: Fred Ross, Contractors Commercial Equipment Company**

**Reason: Requesting the approval of a Conditional Use Permit for "Vehicle Sales, New and Used" and "Vehicle and Equipment Rental."**

This case has been placed on hold.

### **13. Other Business**

Mr. Meyers made an announcement about City Hall being closed on Friday, July 3<sup>rd</sup> for Independence Day. He also made note of the Board of Aldermen meeting on Tuesday, July 7, 2026. Finally, he mentioned the latest iteration of the Raytown Live! Concert Series taking place Saturday, July 11, 2026.

### **14. Set Future Meeting Date**

The next Regular Planning Commission Meeting is scheduled for Thursday, August 6th, 2026, at 6:00 PM.

### **15. Adjourn**

The meeting was adjourned at 7:38 PM.



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

## Staff Report

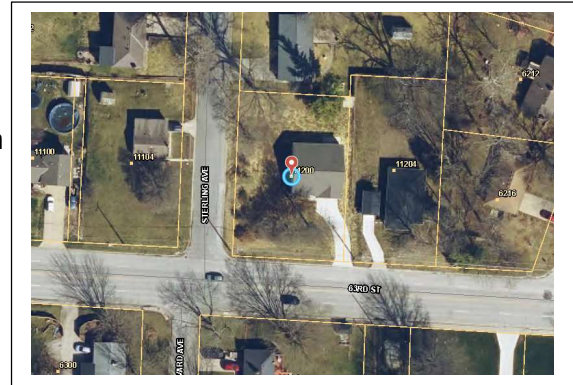
**To:** City of Raytown, Planning & Zoning Commission

**From:** Shana Kelly, Economic Development Administrator and Benjamin Robinson, Planning & Zoning Commission Coordinator

**Case #:** Conditional Use Permit PZ-2026-08

**Planning & Zoning Meeting Date:** July 2, 2026

**Board of Aldermen Date:** August 11, 2026



---

**Applicant:** Monica Johnson

**Location:** 11200 E. 63<sup>rd</sup> Street

**Ward:** 3

**Property Owner:** Monica Johnson and Mikea Williams

**Project Summary:** The applicant is requesting the approval of a Conditional Use Permit for a "Residential Care Facility," to be located at 11200 E 63<sup>rd</sup> Street.

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

---

**Background Information:** The applicant is requesting the approval of a Conditional Use Permit for a "Residential Care Facility" operated by the property owners, Monica Johnson and Mikea Williams, of Spiral Residential Home & Respite Care, to be located at 11200 E. 63<sup>rd</sup> Street. The home will provide care for approximately 10 senior residents as an alternative to a traditional nursing home. The home will maintain the appearance of a standard single-family home. Residents will not drive or own their own vehicles. Two (2) staff members will be present to care for the residents.

Residential Care Facilities are allowed in the R-1, Low-Density Residential District with the approval of a Conditional Use Permit and subject to the following conditions per Section 50-107(b)(9) of the Raytown Municipal Code:

*A residential care facility or a dwelling used for large group living, subject to the following requirements:*



- a. *At least 500 square feet of contiguous, compact outside recreation area must be provided for every five residents.*
- b. *The recreation area must be fenced with a fence at least 60 inches in height.*
- c. *Parking. Parking shall be met by off-street parking areas not located in a required front yard, as determined by the requirements of the zoning district.*
- d. *No alterations or additions shall be made to a dwelling or accessory structure which will alter the residential appearance of such dwelling.*
- e. *No traffic shall be generated by residential care facilities or a dwelling used for large group living between the hours of 10:00 p.m. and 6:00 a.m. in greater volumes than would normally be expected in a residential neighborhood.*
- f. *No dwelling used for large group living shall be located within 1,200 feet of another dwelling used for group living, large or small, or a residential care facility, as measured from the nearest property line to the nearest property line.*
- g. *No residential care facility may be located within 1,200 feet of another residential care facility, or a dwelling used for group living, large or small, as measured from the nearest property line to the nearest property line.*
- h. *All other requirements of the R-3 district shall be met.*
- i. *Any residential care facility or dwelling used for large group living must be licensed by the State of Missouri, if applicable.*
- j. *In Districts R-1 and R-2, no more than 16 total residents shall be cared for at any one time.*
- k. *In Districts R-1 and R-2, the applicant must demonstrate that the use will be consistent with the residential character of the neighborhood by presenting information regarding:*
  1. *The number of residents.*
  2. *The number of employees.*
  3. *The number of additional vendors or service providers anticipated to visit the home each day, week, and month including but not limited to pharmacy deliveries, barbers, therapists, doctors, food deliveries, transportation of residents, and special activity providers.*
  4. *The total number of vehicle trips to and from the home per day, including all of the above.*

The applicant is aware of and has agreed to abide by the applicable conditions.

**Zoning:** R-1, Low-Density Residential

**Total Land Area:** 0.345 Acres

**Public Noticing:** *The Daily Record:* A public hearing notice was published in The Daily Record Kansas City, on **May 25, 2026**. 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 **May 5, 2026**. A copy of the letter is included with the attachments to this report.





**Neighborhood Meeting:** The applicant held a neighborhood meeting on **Tuesday, June 9, 2026**. A summary of the meeting and a copy of the sign-in sheet are included with the attachments to this report.

**Adjacent Properties:**

|               | <b>Zoning:</b>               | <b>Current Land Use:</b> |
|---------------|------------------------------|--------------------------|
| <b>North:</b> | R-1, Low-Density Residential | Single-Family Homes      |
| <b>South:</b> | R-1, Low-Density Residential | Single-Family Homes      |
| <b>East:</b>  | R-1, Low-Density Residential | Single-Family Homes      |
| <b>West:</b>  | R-1, Low-Density Residential | Single-Family Homes      |

**Street Classification:** 63<sup>rd</sup> Street is classified as an **Arterial**.

**Vehicular and Pedestrian Access:** Vehicular access will be provided via the existing driveway fronting 63<sup>rd</sup> Street. Pedestrian access is available via a sidewalk on the south side of 63<sup>rd</sup> Street. No additional sidewalk is required to be constructed.

---

**Conditional Use Permit Factors to Be Considered:**

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

The home will be used for residential purposes, which aligns with the property's zoning and surrounding zoning.

**2. The conservation of property values.**

Approval of the application will not adversely affect neighboring property values.

**3. Protection against fire casualties.**

The single-family home has been constructed to protect against fire casualties.

**4. Observation of general police regulations.**

The proposed Residential Care Facility will not be opposed to general police regulations.

**5. Prevention of traffic congestion.**

Residents of the home will not drive or own their own cars, therefore, traffic is not expected to be greater than an average residential home.

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



As previously mentioned, vehicle activity is not expected to be greater than an average residential home. Off-street parking is available in the driveway, which should be ample space for staff and visitors.

**7. Promotion of the safety of individuals and property.**

The site is expected to be safe for individuals and property.

**8. Provisions for adequate light and air.**

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

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

The proposed development will not cause overcrowding or intensity of land uses.

**10. Provision for public utilities and schools.**

The subject property has adequate utilities to serve the residential home and will not affect schools, other than increasing property values and generating tax revenue.

**11. Invasion by inappropriate uses.**

The proposed use is not an inappropriate use.

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

No external changes will be made to the residential home. The Residential Care Facility will be able to provide a home for senior citizens rather than a traditional nursing home.

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

The Future Land Use Map designates this area for "Traditional Neighborhood," which consists of detached and attached residential homes suited for residents of a variety of ages. This proposal aligns with this future land use designation as it is for residential purposes.

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

The proposed use will align with proper renewal, development, and growth.

---

**ATTACHMENTS:**

- Zoning Map



- Application
- Neighborhood Letter
- 185-ft Buffer Map
- Neighborhood Meeting Sign-In Sheet
- Neighborhood Meeting Minutes
- Affidavit of Publication
- Street Classification Map
- Future Land Use Map – *Raytown on the Rise, 2040* Comprehensive Plan
- Letter from Neighbor: *Board Comments by Brian Byrd*

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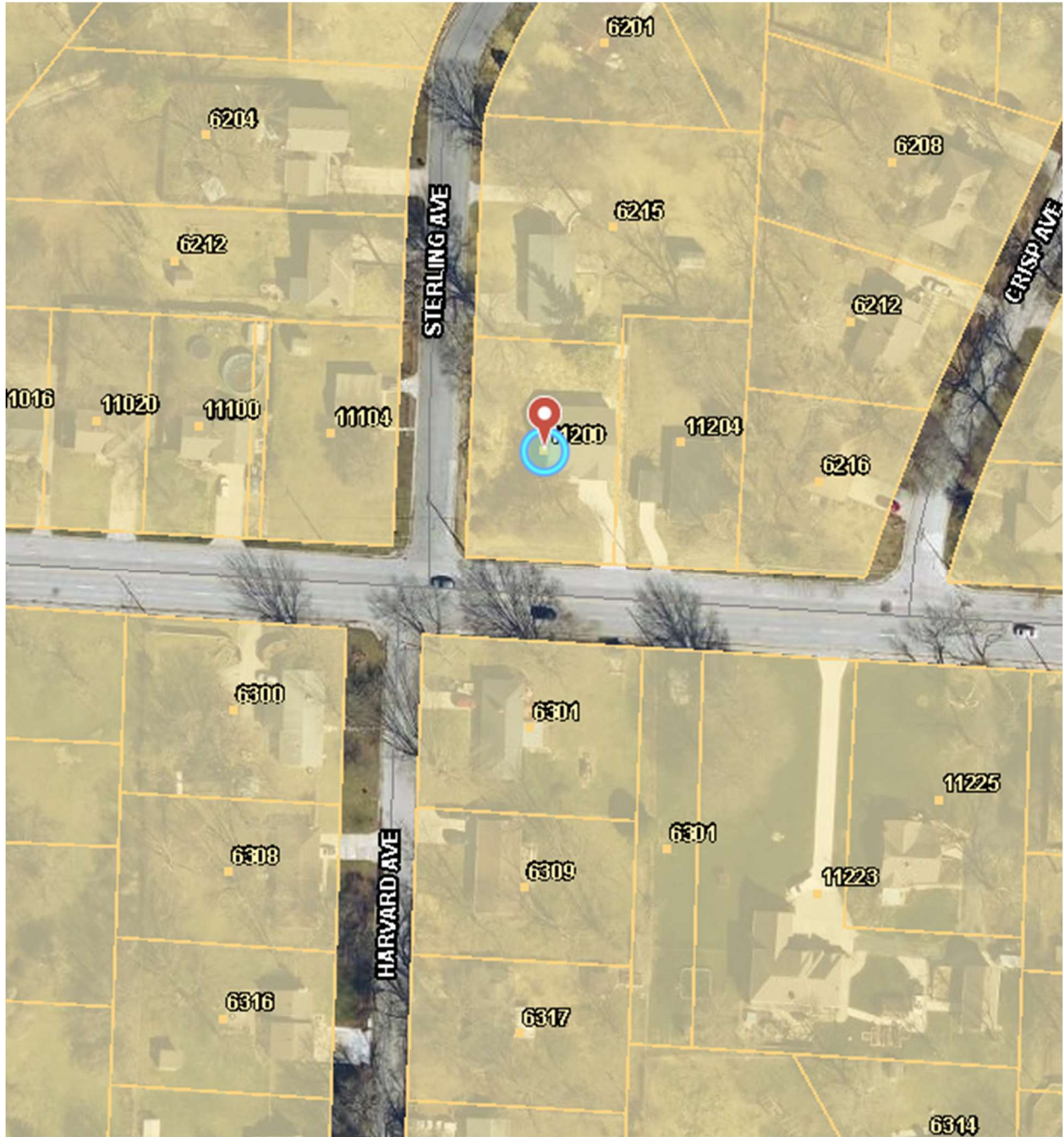
Staff recommends that the Planning & Zoning Commission **Approve** Conditional Use Permit application **PZ-2026-08** subject to the following conditions:

1. Staff and visitor parking shall be met by off-street parking areas not located in a required front yard, as determined by the requirements of the zoning district. Vehicles are not allowed to park on 63<sup>rd</sup> Street, per Sec. 42-374.
2. At least 500 square feet of contiguous, compact outside recreation area must be provided for every five residents. The recreation area must be fenced with a fence at least 60 inches in height. The required fence shall be constructed of solid, opaque material.
3. No alterations or additions shall be made to a dwelling or accessory structure which will alter the residential appearance of such dwelling.
4. No traffic shall be generated by the residential care facility between the hours of 10:00 p.m. and 6:00 a.m. in greater volumes than would normally be expected in a residential neighborhood.
5. The Conditional Use Permit is granted to Monica Johnson and Mikea Williams and is not transferable.
6. Must abide by all local, state, and federal laws and regulations.
7. The property shall accommodate no more than two (2) residents per bedroom at a time and no more than ten (10) in total at a time.



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

**Zoning Map:**







CUP-000286-2026

## Planning & Zoning

Application Form

Community Development  
10000 E. 59th Street  
Raytown, MO 64133  
(816) 737-6014  
planning@raytown.mo.us

### APPLICATION TYPE

- |                                                            |                                                |                                    |
|------------------------------------------------------------|------------------------------------------------|------------------------------------|
| <input type="checkbox"/> Pre-Application                   | <input type="checkbox"/> Preliminary Plat      | <input type="checkbox"/> Site Plan |
| <input checked="" type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Final Plat            | <input type="checkbox"/> Variance  |
| <input type="checkbox"/> Rezoning                          | <input type="checkbox"/> Lot Split/Combination | <input type="checkbox"/> Appeal    |

### PROJECT INFORMATION AND LOCATION

Project Name: **Spiral Resident Home Care for Seniors-- Raytown**

Project Address / Location: **11200 E 63rd St Raytown MO 64133**

Square Feet of Building: **1,438 sqft** Acreage: **0.34**

Number of Lots/Tracts: **1** Stream Buffer (Y/N): **NO**

Existing Zoning: **R-1 Single Family Residential** Proposed Zoning: **No Change**

Existing Land Use: **Single-family residential dwelling** Proposed Land Use: **Small Res. care home**

### BASIC APPLICATION REQUIREMENTS

- |                                                                         |                                                                     |
|-------------------------------------------------------------------------|---------------------------------------------------------------------|
| <input checked="" type="checkbox"/> Completed & Signed Application Form | <input checked="" type="checkbox"/> Project Narrative               |
| <input checked="" type="checkbox"/> Application Fee (See Fee Schedule)  | <input type="checkbox"/> Owner/Agent Affidavit                      |
| <input type="checkbox"/> Site Plan or Plat (PDF)                        | <input checked="" type="checkbox"/> Legal Description               |
| <input type="checkbox"/> 2 (Two) 24" x 36" plans for plats & site plans | <input type="checkbox"/> Rezoning/Conditional Use Permit Supplement |

### CONTACT INFORMATION

#### Applicant

Name: **Monica Johnson**

Company: \_\_\_\_\_

Address: **11200 E 63rd St Raytown MO 64133**

Phone: **816-299-7028**

Email: **mjohnson4421@yahoo.com**

#### Owner

Name: **Mikea Williams**

Company: \_\_\_\_\_

Address: **11200 E 63rd St Raytown Mo 64133**

Phone: **913-602-5456**

Email: **mikea.chat82@gmail.com**

#### Architect / Engineer / Surveyor / Other

Name: \_\_\_\_\_ Company: \_\_\_\_\_

Address: **N/A - existing residential structure**

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

#### Architect / Engineer / Surveyor / Other

Name: \_\_\_\_\_ Company: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

The applicant hereby agrees that the information provided above is accurate.

M. Williams 3/19/2026  
OWNER SIGNATURE DATE

M. Johnson 3/19/2026  
APPLICANT SIGNATURE DATE



## Planning & Zoning

### CUP/Rezoning Supplement

Community Development  
10000 E. 59th Street  
Raytown, MO 64133  
(816) 737-6014  
planning@raytown.mo.us

*Per 50-562(e) of the Raytown Municipal Code, the Planning Commission reviews applications in accordance with RSMo Chapter 89, which requires evaluation of each application using the following criteria/questions:*

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

The residential care home will operate within the existing single-family house and maintain the residential character of the neighborhood. The property will look and function like a normal residence while providing supportive living services for a small number of residents.

**2. The proposed use will be consistent with the uses and zoning of nearby properties because:**

The surrounding properties are residential. The proposed residential care home will maintain the appearance and scale of a single-family home and will not create commercial traffic or activity.

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

The property is currently a residential home and will continue to function as a residential dwelling.

**4. The property is more suited for the proposed use than its current use because:**

The home layout includes multiple bedrooms, common living space, and adequate parking which makes it suitable for a small residential care facility.

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

The proposed use is not expected to create negative impacts. The number of residents will be limited and staffing will be minimal, similar to a normal household.





Planning & Zoning  
CUP/Rezoning Supplement

Community Development  
10000 E. 59th Street  
Raytown, MO 64133  
(816) 737-6014  
planning@raytown.mo.us

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

Approval allows the property to provide needed residential care services for seniors in the community.

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

The property is served by city water, sewer, electricity, and emergency services and requires no infrastructure changes.

8. Additional comments:

This project supports the growing need for small residential care homes that allow seniors to live in a home-like environment rather than institutional facilities.

***Please return this page with the general application page. Failure to include this supplementary page will constitute an incomplete application and may delay the process.***

# STATE OF MISSOURI



**Denny Hoskins**  
**Secretary of State**

CORPORATION DIVISION  
CERTIFICATE OF GOOD STANDING

I, DENNY HOSKINS, Secretary of State of the STATE OF MISSOURI, do hereby certify that the records in my office and in my care and custody reveal that

***SPIRAL RESIDENTIAL HOME AND RESPITE CARE LLC***  
***LC014540543***

was created under the laws of this State on the 9th day of April, 2024, and is active, having fully complied with all requirements of this office.

IN TESTIMONY WHEREOF, I hereunto set my hand and cause to be affixed the GREAT SEAL of the State of Missouri. Done at the City of Jefferson, this 20th day of March, 2026.

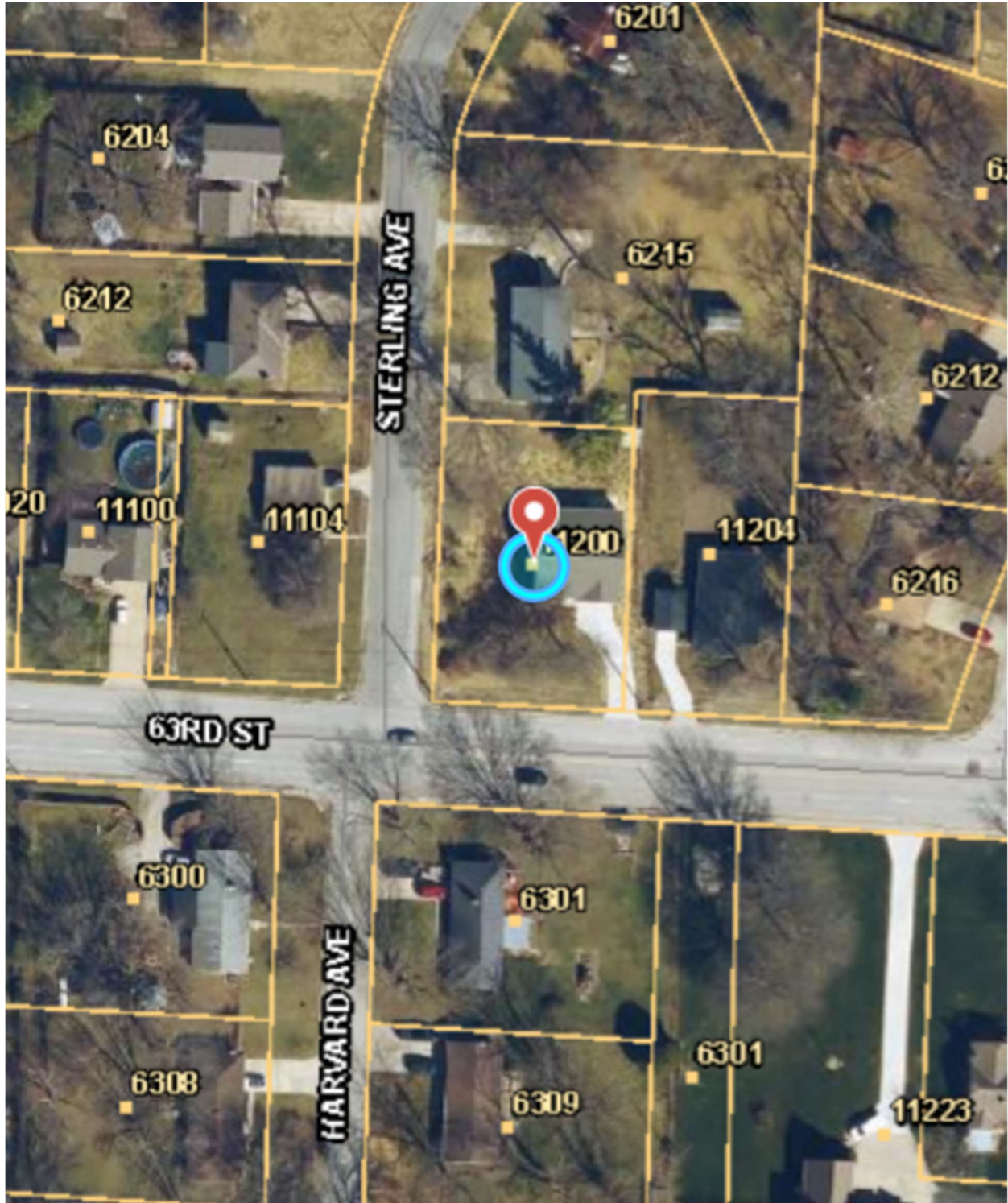
*Denny Hoskins*  
Secretary of State



Certification Number: CERT-03202026-0153



## Aerial Map



May 5, 2026  
Re: Case No: PZ-2026-08

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 Monica Johnson on behalf of the property owner, Mikea Williams, for a "*Residential Care Facility*," to be located at 11200 E. 63<sup>rd</sup> Street, Raytown, Missouri, identified by Jackson County Parcel ID#: 45-110-16-12-02-0-00-000, zoned R-1, Low-Density Residential.

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 1:00pm on Tuesday, June 9, 2026, 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 **6:00 PM on Thursday July 2, 2026**. The full packet and agenda will be available for view on the City of Raytown website on **Friday, June 26, 2026**.

The Raytown Board of Aldermen will also hold a public hearing regarding the above-described application, tentatively scheduled for **7:00 PM on Tuesday, August 4, 2026**.

**All public hearings will take place in the Council Chambers at Raytown City Hall located at 10000 E 59<sup>th</sup> 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 59<sup>th</sup> Street, by phone at (816)737-6059 or by email at [shanak@raytown.mo.us](mailto: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.



## Raytown, MO



### Legend

- Road
- Parcel
- Address Point
- City Limit

## Notes

|       |   |        |            |
|-------|---|--------|------------|
| 257.4 | 0 | 128.71 | 257.4 Feet |
|-------|---|--------|------------|

This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

## Neighborhood Meeting

June 9, 2026

SIGN-IN SHEET

PLEASE PRINT LEGIBLY

| Name          | Mailing Address<br>(Include City, State & Zip Code) | Phone #<br>(Optional) | E-Mail Address<br>(Optional) |
|---------------|-----------------------------------------------------|-----------------------|------------------------------|
| David Frazier | 11223 E. 63 <sup>RD</sup> St. 64133                 | 816-807-0145          |                              |
|               |                                                     |                       |                              |
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## **Neighborhood Meeting Summary**

### **Spiral Residential Home & Respite Care**

### **Proposed Residential Care Facility**

**Neighborhood Meeting Date:** June 9, 2026

**Location:** Raytown, Missouri

### **Summary of Neighborhood Meeting**

On June 9, 2026, Spiral Residential Home & Respite Care conducted a neighborhood meeting to discuss the proposed residential care home and provide neighboring residents with an opportunity to ask questions and voice any concerns.

One neighborhood resident attended the meeting. Initially, the attendee expressed concern regarding the possibility of the property being used to house troubled or at-risk youth. After receiving clarification that the proposed facility is intended exclusively to serve elderly and disabled adults who require assistance with activities of daily living, the attendee expressed support for the project.

During the discussion, representatives of Spiral Residential Home & Respite Care explained that, through the services provided by Spiral Health Systems, there is a growing need for residential care options for individuals who require 24-hour support but prefer not to enter a traditional nursing home setting. The proposed residence is intended to provide a safe, home-like environment where residents can continue receiving care while maintaining a higher quality of life and independence.

Additional topics discussed included:

- The anticipated number of residents to be served within the home.
- Parking accommodations and traffic considerations.
- The overall operations and purpose of the residential care home.
- The benefits of providing community-based care for elderly and disabled individuals.

The attendee indicated that he understood the purpose of the facility and stated that he supported the vision of the project. He further shared that he has elderly parents and recognized the value of having residential care options available within the community.

In addition to the formal meeting, representatives have received several inquiries from neighbors through informal conversations and door-to-door discussions. After explaining the nature of the proposed residential care home, its target population, and operational

model, community members generally expressed support and did not raise significant objections. Feedback received has been positive, with residents demonstrating an understanding of the need for quality residential care services for seniors and individuals with disabilities.

## **Conclusion**

Based on the neighborhood meeting and subsequent discussions with nearby residents, the overall response from the community has been supportive. Neighbors who have inquired about the project have expressed understanding of the facility's purpose and the need for residential care services that allow elderly and disabled individuals to receive assistance in a home-like setting rather than a nursing facility.

Spiral Residential Home & Respite Care appreciates the opportunity to engage with the community and remains committed to being a responsible neighbor while providing much-needed residential care services to Raytown residents and surrounding communities.

## **Submitted by:**

Spiral Residential Home & Respite Care, LLC

Monica Johnson and Mikea Williams

June 2026



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

# The Daily Record

KANSAS CITY

## Affidavit of Publication

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

Re: Legal Notice 4165425, 11200 E 63rd Street, Raytown,  
Missouri

State of MO }

County of Jackson County }

Before the undersigned Notary Public personally appeared Germaine Lambert 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 05/25/2026 edition and ending with the 05/25/2026 edition for a total of 1 publications, and that the date of publications were as follows: 05/25/2026.

Publishers fee: \$60.32

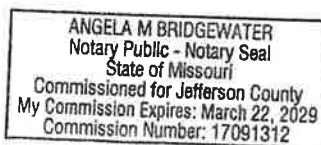
By:

  
Germaine Lambert

Sworn to me on this 27<sup>th</sup> day of  
May 2026

By:

  
Angela Bridgewater  
Notary Public, State of MO  
No. 17091312  
Qualified in Jefferson County  
My commission expires on  
March 22, 2029



## Notice of Public Hearings

Affected Property: 11200 E 63rd  
Street, Raytown, Missouri  
Jackson County Parcel ID # 45-110-16-  
12-02-0-00-000

A public hearing to consider a Conditional Use Permit application for a "Residential Care Facility" use, filed by Monica Johnson on behalf of the property owner, Mikea Williams, to be located at 11200 E. 63rd Street in Raytown, Missouri, zoned R-1, Low-Density Residential, will be held by the Raytown Planning & Zoning Commission at 6:00pm on Thursday, July 2, 2026. The applicant intends to operate a Residential Care Facility for seniors within the home. The packet and agenda will be available for view on the City of Raytown website on Friday, June 26, 2026.

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

4165425 Jackson May 25, 2026

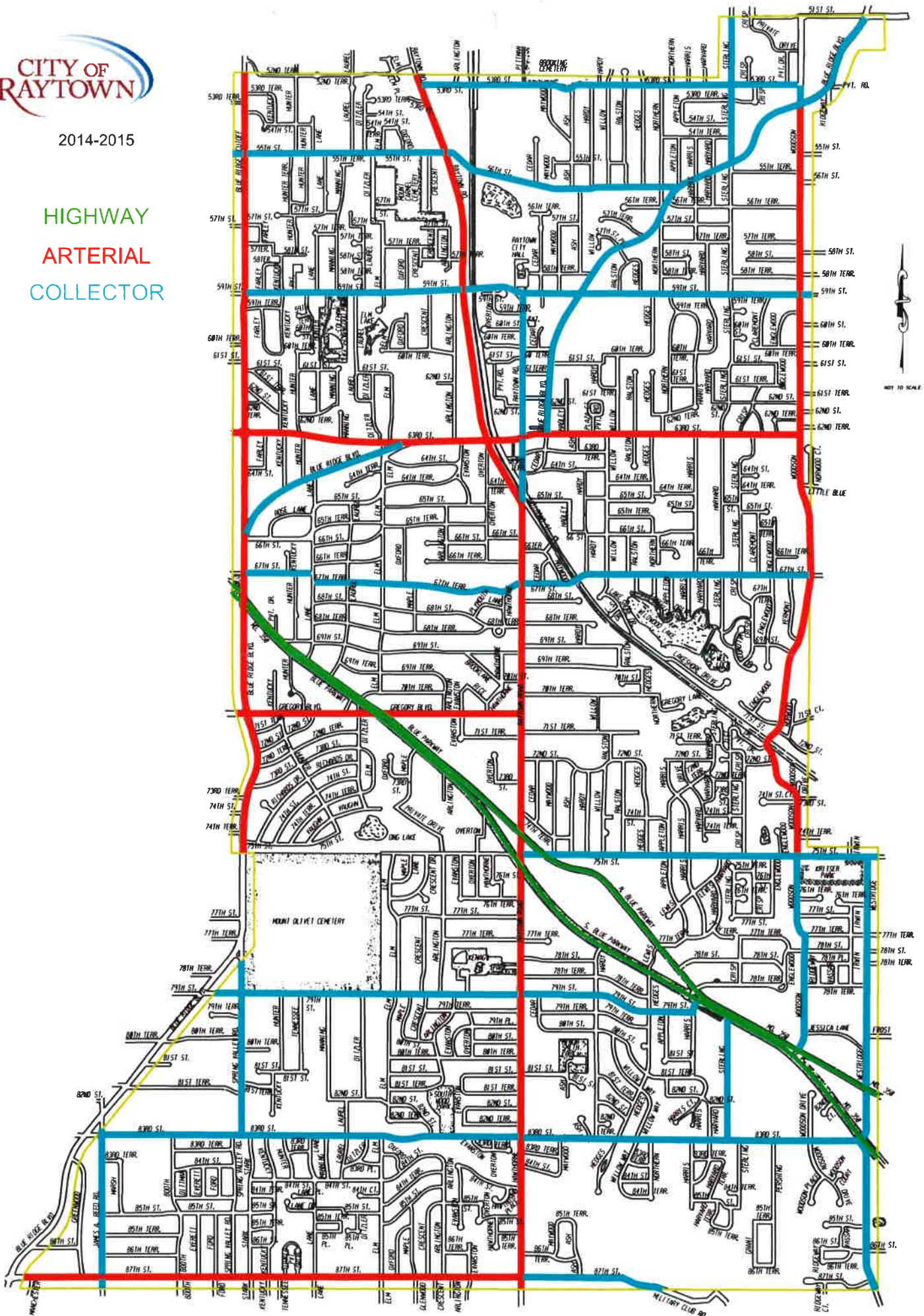
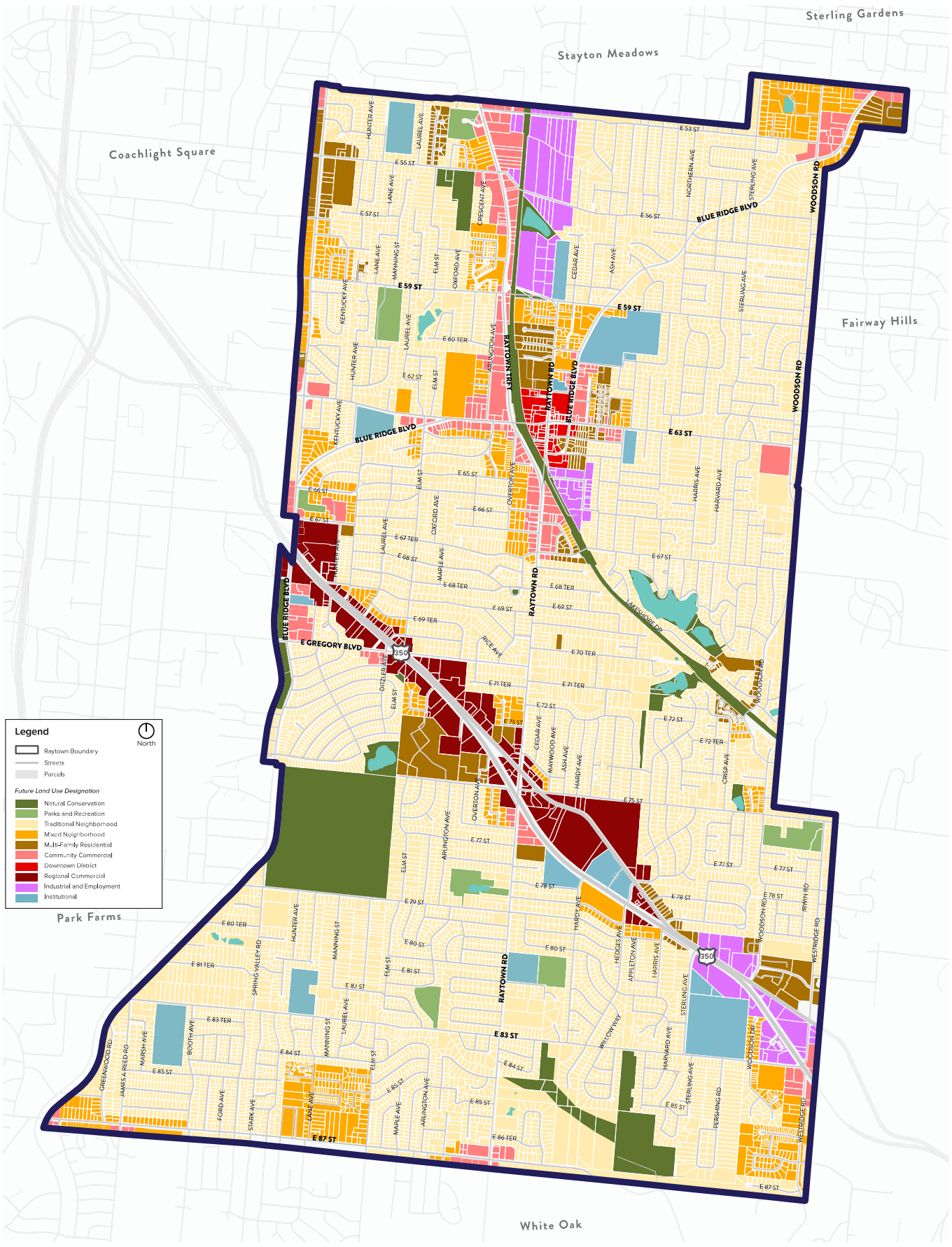




Figure 27: Future Land Use Map



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**Board comments by Brian Byrd**

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**From** Brian Byrd <brianwsbyrd@yahoo.com>

**Date** Thu 7/2/2026 8:00 PM

**To** Benjamin Robinson <benjaminr@raytown.mo.us>

Dear Esteemed Board Members,

I am writing to formally express my significant concerns regarding Case No. PZ-2026-08, the proposed zoning request for the property located at 11200 E 63rd Street. My name is Brian Byrd, and I reside at 6215 Sterling Avenue, directly adjacent to the northern boundary of the property under consideration. As a directly impacted resident, this proposal has generated a number of critical questions and apprehensions that I hope to address and understand more thoroughly during this vital meeting.

My property at 6215 Sterling Avenue shares an immediate border with the parcel subject to this zoning request. As illustrated in accompanying documentation.

my home, specifically the rear entrance, is in very close proximity to the proposed development. Furthermore, an existing gate currently facilitates unhindered access between the two properties, raising immediate concerns about privacy and security should the nature of the adjacent property change. It is my understanding, and please correct me if I'm wrong; The owner has no plans for additional structures or paved surfaces on this property? Wait for response! This type of change, is highly likely to exacerbate stormwater runoff. This poses a considerable risk of increased flooding, erosion, and potential damage to my property.

It is imperative for the board to understand the profound impact that a significant change in occupancy profile can have on an established residential neighborhood. Among my concerns are, stress on the sewer system, off street parking, light and noise pollution .

Sober living facility

I seek assurances that background checks will be performed on residents and staff. Anyone with a history of violence, sexual abuse or drug/ alcohol abuse will not work or live at this facility. I seek to understand on how the board plans to mitigate any such potential negative impacts on neighborhood safety and stability from this point forward.

Finally, and perhaps most critically, I must address the potential financial and qualitative burden this zoning change could impose on existing property owners, including myself. R-1 residential zoning is specifically established to foster and protect quiet, low-density, single-family environments, which inherently contribute to neighborhood stability and desirability. Any deviation from this established zoning introduces an element of uncertainty and can significantly undermine the perceived quality and character of the surrounding area. I acquired my property at 6215 Sterling Avenue in April 2026, a decision heavily influenced by the established R-1 zoning and the consistent quality of the adjacent property at 11200 E 63rd Street. The fact that this significant zoning request has emerged about 15 days after my purchase raises considerable questions regarding the timing of this request. Extensive real estate valuation studies and established appraisal practices consistently demonstrate that single-family residences situated adjacent to commercial or higher-density residential zones typically experience a depreciation in market value compared to similar homes exclusively surrounded by R-1 zoning. This principle underscores how zoning compatibility directly impacts property valuation.

I respectfully ask the Board to consider: is it the Board's position that existing residents should bear the financial detriment resulting from a zoning decision that fundamentally alters the established character of our neighborhood? Should this zoning request be approved, I urge the Board to articulate clearly what specific remedies and protective measures will be implemented to safeguard the safety, privacy, and financial interests of directly impacted residents like myself. I am seeking tangible assurances that my investment and quality of life will not be unjustly diminished.

I appreciate the opportunity to present these vital concerns and look forward to a constructive dialogue during the meeting.

let me close by saying, this was written mostly prior to receiving some positive news on the written plans the zoning commission had shared with me. I want to be a good neighbor, I don't object to this being approved. However any future changes to the

property under review that could negatively impact the concerns I have stated I expect the board to have another public hearing. Thank you.

[Sent from Yahoo Mail for iPhone](#)

## CITY OF RAYTOWN Request for Board Action

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**DATE SUBMITTED:** 08/12/2026

**MEETING DATE:** August 18, 2026

**SUBMITTED BY:**

**DEPARTMENT:** Finance

**Document Type:** Ordinance

### SUBJECT/REQUEST

**FIRST READING: Bill No. 6718-26, Section VIII:** Approval of the recommended 2026 levy rates for the General Fund, the Parks and Recreation Fund and Go-Bond Debt Service

### BACKGROUND/JUSTIFICATION

The City has received its notice of 2026 Assessed Valuation from Jackson County. Finance has calculated the levy rates using the formula supplied by the State Auditor's Office. These calculations indicate the City could levy a rate of \$0.2775 per \$100.00 assessed valuation for general city operations, a rate of \$0.1386 per \$100.00 assessed valuation for park operations and .2239 for Go-Bond debt service. The 2026 proposed combined rate represents an increase from the 2025 rate based on lower assessment totals and Go Bond debt service schedule. According to [Realtor.com](https://www.realtor.com) the median home value for a city of Raytown home is approximately \$235,000. The total taxes collected for the City and Parks on the median home would be \$286 for each of the City of Raytown's collections.

The Adjusted Assessed Valuation:

Real Estate values decreased by \$18,729,894 or 4.6% from last year's amounts for a 2026 value of \$411,430,623.

Personal property values decreased by \$3,334,121 or 4.7% from last year's amounts for a 2026 value of \$67,783,590.

Based on the assessed valuation and the proposed mill levy, staff is projecting that approximately \$1,329,819 will be generated for the General Fund, and approximately \$664,191 will be generated for the Park Fund, which equates to a 0.2% increase for combined.

Go Bond debt service will be \$1,072,705 based on the state of Missouri Formal Tax Rate Calculator file form C.

In accordance with State law, the City must hold a public hearing on the establishment of the levy rate prior to passage of the ordinance approving the 2026 rates, which is anticipated to be scheduled for the first meeting in September 2026, or once the final numbers are received from the County before the October 1, 2026, deadline.

A public hearing of this item is schedule to be on the September 1, 2026 Board of Aldermen meeting agenda.

**RECOMMENDED MOTION**

None

**PREVIOUS ACTION**

**COMMISSION/COMMITTEE REVIEW**

**FINANCIAL IMPACT**

**REVIEWED BY**

Michael Graham  
Michael Graham  
Jennifer Baird  
Diane Egger  
Teresa Henry

**LIST OF REFERENCE DOCUMENTS ATTACHED**

1. Ord Prop Tax Levy 2026
2. 2026 July Revised City of Raytown Property Assessment 7.2.2026
3. CY2026 City of Raytown General Fund
4. CY2026 City of Raytown Parks and Recreation Fund
5. Debt Service Go Bond CY2026
6. 2026 Tax Levy - Affidavit of Publication

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

**AN ORDINANCE ESTABLISHING THE ANNUAL PROPERTY TAX LEVY RATE FOR THE CITY OF RAYTOWN GENERAL OPERATING FUND AND THE PARK FUND FOR THE YEAR 2026**

**WHEREAS**, pursuant to the provisions of Chapters 67 and 94, Sections 67.110, 94.100, and 94.330 of the Revised Statutes of the State of Missouri, the rate for the levy of taxes must be established for the year 2025 on all taxable realty and tangible personal properties situated in the City of Raytown, Missouri, for the maintenance and operation of the City government and services to the citizens of Raytown; and

**WHEREAS**, the rate for the levy of taxes for the year 2026 has been calculated by the Director of Finance in accordance with the Missouri Constitution and Statutes; and

**WHEREAS**, a Public Hearing on the proposed tax levy required by Section 67.110 RSMo. was held on September 1, 2026, after publication of required notice; and

**WHEREAS**, the Board of Aldermen find it is in the best interest of the citizens of the City of Raytown to set the City of Raytown's 2026 Property Tax Levy at 27.75 cents (\$0.2775) per one hundred dollars (\$100.00) assessed valuation for general City Operations and at 13.86 cents (\$0.1386) per one hundred dollars (\$100.00) assessed valuation for Park Operations and at 22.39 cents (\$0.2239) per one hundred dollars (\$100.00) assessed valuation for General Obligation Bonds.

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

**SECTION 1 – GENERAL CITY OPERATING TAX RATE LEVY FOR 2026**

**ESTABLISHED.** That the rate of levy of tax for the year 2026 on all taxable realty and tangible personal property within the City of Raytown, Missouri, is hereby established at 27.75/100 cents (\$0.2775) per one hundred dollars (\$100.00) assessed valuation for general expenses incurred by the City.

**SECTION 2 – PARK TAX RATE LEVY FOR 2026 ESTABLISHED.** That the rate of levy of tax for the year 2026 on all tangible realty and tangible personal property within the City of Raytown, Missouri, is hereby established at 13.86/100 cents (\$0.1386) per one hundred dollars (\$100.00) assessed valuation for the purpose of a park fund to keep, maintain and further develop a system of public parks.

**SECTION 3 – GENERAL OBLIGATION BONDS TAX RATE LEVY FOR 2026**

**ESTABLISHED.** That the rate of levy of tax for the year 2026 on all tangible realty and tangible personal property within the City of Raytown, Missouri is hereby established at 22.39/100 cents (\$0.2239) per one hundred dollars (\$100.00) assessed valuation for the payment of principal and interest of the outstanding Series 2026 General Obligation Bonds.

**SECTION 4 – PROPERTY TAX LEVIED.** That the aforesaid taxes, hereinafter referred to are hereby levied on all taxable realty and tangible personal property within the City of Raytown, Missouri for the year 2026 the same being due and payable on November 1, 2026, and delinquent on January 1, 2027, pursuant to Section 94.300 of the Revised Statutes of the State of Missouri.

**SECTION 5 – REPEAL OF ORDINANCES IN CONFLICT.** All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

**SECTION 6 – 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 7 – 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 September, 2026.

\_\_\_\_\_  
Michael McDonough, Mayor

ATTEST:

\_\_\_\_\_  
Teresa M. Henry, City Clerk

Approved as to Form:

\_\_\_\_\_  
Jennifer M. Baird, City Attorney



AMENDED JULY 2, 2026



**COUNTY LEGISLATURE  
JACKSON COUNTY, MISSOURI**

Jackson County  
Courthouse  
415 E. 12<sup>th</sup> Street  
Kansas City, MO  
64106  
816-881-3242

**NOTICE OF 2026  
AGGREGATE ASSESSED VALUATION  
FOR  
POLITICAL SUBDIVISIONS  
OTHER THAN SCHOOL DISTRICTS**

As required by Section 137.245.3 RSMo., I, Mary Jo Spino, County Clerk of Jackson County, State of Missouri, do hereby certify that the following is the aggregate assessed valuation in Jackson County of...

**City of Raytown**

a political subdivision, for the year 2026, as shown on the Jackson County Assessment Rolls, plus Railroad and Utility valuations as reported by the State Tax Commission.

**REAL PROPERTY** ..... \$ **400,558,124**

|                              | <u>County<br/>Assessment Rolls</u> |   | <u>Locally Assessed<br/>RR &amp; Utility</u> |   | <u>Total</u>   |
|------------------------------|------------------------------------|---|----------------------------------------------|---|----------------|
| Residential                  | \$ 323,570,922                     | + | N/A                                          | = | \$ 323,570,922 |
| Agricultural & Horticultural | \$ 1,897                           | + | N/A                                          | = | \$ 1,897       |
| Commercial                   | \$ 74,576,281                      | + | \$ 2,409,024                                 | = | \$ 76,985,305  |
|                              | \$ 398,149,100                     | + | \$ 2,409,024                                 | = | \$ 400,558,124 |

**NEW CONSTRUCTION**

|              |                   |
|--------------|-------------------|
| Residential  | \$ 915,021        |
| Ag & Hort    | \$                |
| Commercial   | \$                |
| <b>TOTAL</b> | <b>\$ 915,021</b> |

Note: The Amount of "New Construction" Value(s) are included above

The Non-Taxable Amount of "Abatement and/or TIF" Value(s) are **not** included above

**PERSONAL PROPERTY** ..... \$ **66,119,066**

|                                          | <u>County<br/>Assessment Roll</u> |   | <u>Locally Assessed<br/>RR &amp; Utility</u> |   | <u>Total</u>  |
|------------------------------------------|-----------------------------------|---|----------------------------------------------|---|---------------|
| "PP-B" Personal<br>Property – Business   | \$ 23,136,525                     | + | \$ 593,777                                   | = | \$ 23,730,302 |
| "PP-I" Personal<br>Property - Individual | \$ 42,388,764                     | + | N/A                                          | = | \$ 42,388,764 |
|                                          | \$ 65,525,289                     | + | \$ 593,777                                   | = | \$ 66,119,066 |

**STATE ASSESSED – REAL PROPERTY** ..... \$ **10,872,499**

**STATE ASSESSED – PERSONAL PROPERTY** ..... \$ **1,664,524**

**TOTAL CURRENT VALUATION** ..... \$ **479,214,213**

This information is transmitted to assist you in complying with Section 67.110 RSMo., which requires that notice be given and public hearings held before tax rates are set.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Seal of the County of Jackson, at my Office in Kansas City, Missouri, this 7<sup>th</sup> day of July, 2026.



*Mary Jo Spino*  
Mary Jo Spino Clerk

## Form A

## For Political Subdivisions Other Than School Districts Levying a Single Rate on All Property

City of Raytown

09-048-0015

General Revenue

Name of Political Subdivision

Political Subdivision Code

Purpose of Levy

Computation of reassessment growth and rate for compliance with Article X, Section 22, and Section 137.073, RSMo.

|                                                                                                                                                                                                                                                                                                                                                                                                                                         |   |                                                                              |                      |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|------------------------------------------------------------------------------|----------------------|
| <b>1. (2026) Current year assessed valuation</b> Include the current state and locally assessed valuation obtained from the county clerk, county assessor, or comparable office <u>finalized by the local board of equalization.</u>                                                                                                                                                                                                    |   |                                                                              |                      |
| (a) <u>411,430,623</u>                                                                                                                                                                                                                                                                                                                                                                                                                  | + | (b) <u>67,783,590</u>                                                        | = <u>479,214,213</u> |
| (Real Estate)                                                                                                                                                                                                                                                                                                                                                                                                                           |   | (Personal Property)                                                          | (Total)              |
| <b>2. Assessed valuation of new construction &amp; improvements</b>                                                                                                                                                                                                                                                                                                                                                                     |   |                                                                              |                      |
| 2(a) - Obtained from the county clerk or county assessor                                                                                                                                                                                                                                                                                                                                                                                |   | 2(b) - increase in personal property, use the formula listed under Line 2(b) |                      |
| (a) <u>915,021</u>                                                                                                                                                                                                                                                                                                                                                                                                                      | + | (b) <u>0</u>                                                                 | = <u>915,021</u>     |
| (Real Estate)                                                                                                                                                                                                                                                                                                                                                                                                                           |   | Line 1(b) - 3(b) - 5(b) + 6(b) + 7(b)                                        | (Total)              |
| <b>If Line 2b is negative, enter zero</b>                                                                                                                                                                                                                                                                                                                                                                                               |   |                                                                              |                      |
| <b>3. Assessed value of newly added territory</b> obtained from the county clerk or county assessor                                                                                                                                                                                                                                                                                                                                     |   |                                                                              |                      |
| (a) <u>0</u>                                                                                                                                                                                                                                                                                                                                                                                                                            | + | (b) <u>0</u>                                                                 | = <u>0</u>           |
| (Real Estate)                                                                                                                                                                                                                                                                                                                                                                                                                           |   | (Personal Property)                                                          | (Total)              |
| <b>4. Adjusted current year assessed valuation</b> (Line 1 total - Line 2 total - Line 3 total)                                                                                                                                                                                                                                                                                                                                         |   |                                                                              |                      |
|                                                                                                                                                                                                                                                                                                                                                                                                                                         |   |                                                                              | <u>478,299,192</u>   |
| <b>5. (2025) Prior year assessed valuation</b> Include prior year state and locally assessed valuation obtained from the county clerk, county assessor, or comparable office finalized by the local board of equalization. NOTE: If this is different than the amount on the prior year Form A, Line 1, then revise the prior year tax rate ceiling. Enter the revised prior year tax rate ceiling on this year's Summary Page, Line A. |   |                                                                              |                      |
| (a) <u>428,652,332</u>                                                                                                                                                                                                                                                                                                                                                                                                                  | + | (b) <u>69,754,889</u>                                                        | = <u>498,407,221</u> |
| (Real Estate)                                                                                                                                                                                                                                                                                                                                                                                                                           |   | (Personal Property)                                                          | (Total)              |
| <b>6. Assessed value of newly separated territory</b> obtained from the county clerk or county assessor                                                                                                                                                                                                                                                                                                                                 |   |                                                                              |                      |
| (a) <u>0</u>                                                                                                                                                                                                                                                                                                                                                                                                                            | + | (b) <u>0</u>                                                                 | = <u>0</u>           |
| (Real Estate)                                                                                                                                                                                                                                                                                                                                                                                                                           |   | (Personal Property)                                                          | (Total)              |
| <b>7. Assessed value of property locally assessed in prior year, but state assessed in current year</b> obtained from the county clerk or county assessor                                                                                                                                                                                                                                                                               |   |                                                                              |                      |
| (a) <u>0</u>                                                                                                                                                                                                                                                                                                                                                                                                                            | + | (b) <u>0</u>                                                                 | = <u>0</u>           |
| (Real Estate)                                                                                                                                                                                                                                                                                                                                                                                                                           |   | (Personal Property)                                                          | (Total)              |
| <b>8. Adjusted prior year assessed valuation</b> (Line 5 total - Line 6 total - Line 7 total)                                                                                                                                                                                                                                                                                                                                           |   |                                                                              | <u>498,407,221</u>   |

Information on this page takes into consideration any voluntary reduction(s) taken in previous even numbered year(s). If in an even numbered year, the political subdivision wishes to no longer use the lowered tax rate ceiling to calculate its tax rate, it can hold a public hearing and pass a resolution, a policy statement, or an ordinance justifying its action prior to setting and certifying its tax rate. The information in the Informational Data, at the end of these forms, provides the rate that would be allowed had there been no previous voluntary reduction(s) taken in an even numbered year(s).

|                                                                                                                                                                                                                                                                                    |                    |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|
| <b>9. Percentage increase in adjusted valuation</b> of existing property in the current year over the prior year's assessed valuation<br>(Line 4 - Line 8/Line 8 x 100)                                                                                                            | <u>-4.0345%</u>    |
| <b>10. Increase in Consumer Price Index (CPI)</b> certified by the State Tax Commission                                                                                                                                                                                            | <u>2.7000%</u>     |
| <b>11. Adjusted prior year assessed valuation</b> (Line 8)                                                                                                                                                                                                                         | <u>498,407,221</u> |
| <b>12. (2025) Tax rate ceiling from prior year</b> (Summary Page, Line A)                                                                                                                                                                                                          | <u>0.2663</u>      |
| <b>13. Maximum prior year adjusted revenue</b> from property that existed in both years (Line 11 x Line 12/100)                                                                                                                                                                    | <u>1,327,258</u>   |
| <b>14. Permitted reassessment revenue growth</b><br>The percentage entered on Line 14 should be the lower of the actual growth (Line 9), the CPI (Line 10) or 5%.<br>A negative figure on Line 9 is treated as a 0 for Line 14 purposes. Do not enter less than 0 or more than 5%. | <u>0.0000%</u>     |
| <b>15. Additional revenue permitted</b> (Line 13 x Line 14)                                                                                                                                                                                                                        | <u>0</u>           |
| <b>16. Total revenue permitted in current year*</b> from property that existed in both years (Line 13 + Line 15)                                                                                                                                                                   | <u>1,327,258</u>   |
| <b>17. Adjusted current year assessed valuation</b> (Line 4)                                                                                                                                                                                                                       | <u>478,299,192</u> |
| <b>18. Maximum tax rate permitted by Article X, Section 22, and Section 137.073 RSMo</b><br>(Line 16 / Line 17 x 100)<br>Round a fraction to the nearest one/one hundredth of a cent.<br><b>Enter this rate on the Summary Page, Line B</b>                                        | <u>0.2775</u>      |

\* To compute the total property tax revenues billed for the current year (including revenues from all new construction and improvements and annexed property), multiply Line 1 by the rate on Line 18 and divide by 100. The property tax revenues billed would be used in estimating budgeted revenues.

## Form A

## For Political Subdivisions Other Than School Districts Levying a Single Rate on All Property

City of Raytown

09-048-0015

Parks and Recreation

Name of Political Subdivision

Political Subdivision Code

Purpose of Levy

Computation of reassessment growth and rate for compliance with Article X, Section 22, and Section 137.073, RSMo.

|                                                                                                                                                                                                                                                                                                                                                                                                                                         |   |                                       |                      |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|---------------------------------------|----------------------|
| <b>1. (2026) Current year assessed valuation</b> Include the current state and locally assessed valuation obtained from the county clerk, county assessor, or comparable office <u>finalized by the local board of equalization</u> .                                                                                                                                                                                                   |   |                                       |                      |
| (a) <u>411,430,623</u>                                                                                                                                                                                                                                                                                                                                                                                                                  | + | (b) <u>67,783,590</u>                 | = <u>479,214,213</u> |
| (Real Estate)                                                                                                                                                                                                                                                                                                                                                                                                                           |   | (Personal Property)                   | (Total)              |
| <b>2. Assessed valuation of new construction &amp; improvements</b>                                                                                                                                                                                                                                                                                                                                                                     |   |                                       |                      |
| 2(a) - Obtained from the county clerk or county assessor      2(b) - increase in personal property, use the formula listed under Line 2(b)                                                                                                                                                                                                                                                                                              |   |                                       |                      |
| (a) <u>915,021</u>                                                                                                                                                                                                                                                                                                                                                                                                                      | + | (b) <u>0</u>                          | = <u>915,021</u>     |
| (Real Estate)                                                                                                                                                                                                                                                                                                                                                                                                                           |   | Line 1(b) - 3(b) - 5(b) + 6(b) + 7(b) | (Total)              |
| <b>If Line 2b is negative, enter zero</b>                                                                                                                                                                                                                                                                                                                                                                                               |   |                                       |                      |
| <b>3. Assessed value of newly added territory</b> obtained from the county clerk or county assessor                                                                                                                                                                                                                                                                                                                                     |   |                                       |                      |
| (a) <u>0</u>                                                                                                                                                                                                                                                                                                                                                                                                                            | + | (b) <u>0</u>                          | = <u>0</u>           |
| (Real Estate)                                                                                                                                                                                                                                                                                                                                                                                                                           |   | (Personal Property)                   | (Total)              |
| <b>4. Adjusted current year assessed valuation</b> (Line 1 total - Line 2 total - Line 3 total)                                                                                                                                                                                                                                                                                                                                         |   |                                       |                      |
|                                                                                                                                                                                                                                                                                                                                                                                                                                         |   |                                       | <u>478,299,192</u>   |
| <b>5. (2025) Prior year assessed valuation</b> Include prior year state and locally assessed valuation obtained from the county clerk, county assessor, or comparable office finalized by the local board of equalization. NOTE: If this is different than the amount on the prior year Form A, Line 1, then revise the prior year tax rate ceiling. Enter the revised prior year tax rate ceiling on this year's Summary Page, Line A. |   |                                       |                      |
| (a) <u>428,652,332</u>                                                                                                                                                                                                                                                                                                                                                                                                                  | + | (b) <u>69,754,889</u>                 | = <u>498,407,221</u> |
| (Real Estate)                                                                                                                                                                                                                                                                                                                                                                                                                           |   | (Personal Property)                   | (Total)              |
| <b>6. Assessed value of newly separated territory</b> obtained from the county clerk or county assessor                                                                                                                                                                                                                                                                                                                                 |   |                                       |                      |
| (a) <u>0</u>                                                                                                                                                                                                                                                                                                                                                                                                                            | + | (b) <u>0</u>                          | = <u>0</u>           |
| (Real Estate)                                                                                                                                                                                                                                                                                                                                                                                                                           |   | (Personal Property)                   | (Total)              |
| <b>7. Assessed value of property locally assessed in prior year, but state assessed in current year</b> obtained from the county clerk or county assessor                                                                                                                                                                                                                                                                               |   |                                       |                      |
| (a) <u>0</u>                                                                                                                                                                                                                                                                                                                                                                                                                            | + | (b) <u>0</u>                          | = <u>0</u>           |
| (Real Estate)                                                                                                                                                                                                                                                                                                                                                                                                                           |   | (Personal Property)                   | (Total)              |
| <b>8. Adjusted prior year assessed valuation</b> (Line 5 total - Line 6 total - Line 7 total)                                                                                                                                                                                                                                                                                                                                           |   |                                       | <u>498,407,221</u>   |

Information on this page takes into consideration any voluntary reduction(s) taken in previous even numbered year(s). If in an even numbered year, the political subdivision wishes to no longer use the lowered tax rate ceiling to calculate its tax rate, it can hold a public hearing and pass a resolution, a policy statement, or an ordinance justifying its action prior to setting and certifying its tax rate. The information in the Informational Data, at the end of these forms, provides the rate that would be allowed had there been no previous voluntary reduction(s) taken in an even numbered year(s).

|                                                                                                                                                                                                                                                                                    |                    |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|
| <b>9. Percentage increase in adjusted valuation</b> of existing property in the current year over the prior year's assessed valuation<br>(Line 4 - Line 8/Line 8 x 100)                                                                                                            | <u>-4.0345%</u>    |
| <b>10. Increase in Consumer Price Index (CPI)</b> certified by the State Tax Commission                                                                                                                                                                                            | <u>2.7000%</u>     |
| <b>11. Adjusted prior year assessed valuation</b> (Line 8)                                                                                                                                                                                                                         | <u>498,407,221</u> |
| <b>12. (2025) Tax rate ceiling from prior year</b> (Summary Page, Line A)                                                                                                                                                                                                          | <u>0.1330</u>      |
| <b>13. Maximum prior year adjusted revenue</b> from property that existed in both years (Line 11 x Line 12/100)                                                                                                                                                                    | <u>662,882</u>     |
| <b>14. Permitted reassessment revenue growth</b><br>The percentage entered on Line 14 should be the lower of the actual growth (Line 9), the CPI (Line 10) or 5%.<br>A negative figure on Line 9 is treated as a 0 for Line 14 purposes. Do not enter less than 0 or more than 5%. | <u>0.0000%</u>     |
| <b>15. Additional revenue permitted</b> (Line 13 x Line 14)                                                                                                                                                                                                                        | <u>0</u>           |
| <b>16. Total revenue permitted in current year*</b> from property that existed in both years (Line 13 + Line 15)                                                                                                                                                                   | <u>662,882</u>     |
| <b>17. Adjusted current year assessed valuation</b> (Line 4)                                                                                                                                                                                                                       | <u>478,299,192</u> |
| <b>18. Maximum tax rate permitted by Article X, Section 22, and Section 137.073 RSMo</b><br>(Line 16 / Line 17 x 100)<br>Round a fraction to the nearest one/one hundredth of a cent.<br><b>Enter this rate on the Summary Page, Line B</b>                                        | <u>0.1386</u>      |

For Political  
Subdivision Use  
in Calculating its  
Tax Rate

\* To compute the total property tax revenues billed for the current year (including revenues from all new construction and improvements and annexed property), multiply Line 1 by the rate on Line 18 and divide by 100. The property tax revenues billed would be used in estimating budgeted revenues.

|                               |                            |                 |
|-------------------------------|----------------------------|-----------------|
| City of Raytown               | 09-048-0015                | Debt Service    |
| Name of Political Subdivision | Political Subdivision Code | Purpose of Levy |

Debt Service Calculation for General Obligation Bonds Paid for with Property Taxes

The tax rate for debt service will be considered valid if, after making the payment(s) for which the tax was levied, the bonds remain outstanding, and the debt fund reserves do not exceed the following year's payments.

Since the property taxes are levied and collected on a calendar year basis (January - December), it is recommended that this levy be computed using calendar year data.

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                |             |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|
| 1. <b>Total current year assessed valuation</b> obtained from the county clerk or county assessor (Form A, Line 1 total)                                                                                                                                                                                                                                                                                                                                       | 479,214,213 |
| 2. <b>Amount required to pay debt service requirements during the next calendar year</b> (i.e. Assuming the current year is Year 1, use January - December year 2 payments to complete the year 1 Form C) Include the principal and interest payments due on outstanding general obligation bond issues plus anticipated fees of any transfer agent or paying agent due during the next calendar year.                                                         | 533,947     |
| 3. <b>Estimated costs of collection and anticipated delinquencies</b> (i.e. collector fees & commissions & assessment fund withholdings) Experience in prior years is the best guide for estimating uncollectible taxes. It is usually 2% to 10% of Line 2 above.                                                                                                                                                                                              |             |
| 4. <b>Reasonable reserve up to one year's payment</b> (i.e. Assuming the current year is year 1, use January - December year 3 payments to complete the year 1 Form C) It is important that the debt service fund have sufficient reserves to prevent any default on the bonds. Include payments for the year following the next calendar year, accounted for on Line 2.                                                                                       | 538,758     |
| 5. <b>Total required for debt service</b> (Line 2 + Line 3 + Line 4)                                                                                                                                                                                                                                                                                                                                                                                           |             |
| 6. <b>Anticipated balance at end of current calendar year</b> Show the anticipated bank or fund balance at December 31st of this year (this will equal the current balance minus the amount of any principal or interest due before December 31st plus any estimated investment earning due before December 31st). Do not add the anticipated collections of this tax into this amount.                                                                        | 1,072,705   |
| 7. <b>Property tax revenue required for debt service</b> (Line 5 - Line 6) Line 6 is subtracted from Line 5 because the debt service fund is only allowed to have the payments required for the next calendar year (Line 2) and the reasonable reserve of the following year's payment (Line 4). Any current balance in the fund is already available to meet these requirements so it is deducted from the total revenues required for debt service purposes. | 1,022,705   |
| 8. <b>Computation of debt service tax rate</b> (Line 7/Line 1 x 100) Round a fraction to the nearest one/one hundredth of a cent.                                                                                                                                                                                                                                                                                                                              | #VALUE!     |
| 9. <b>Less voluntary reduction by political subdivision</b>                                                                                                                                                                                                                                                                                                                                                                                                    |             |
| 10. <b>Actual rate to be levied for debt service purposes *</b> (Line 8 - Line 9) Enter this rate on Line AA of the Summary Page.                                                                                                                                                                                                                                                                                                                              | #VALUE!     |

\* The tax rate levied may be lower than the rate computed as long as adequate funds are available to service the debt requirements.

.2239



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

# The Daily Record

KANSAS CITY

## Affidavit of Publication

See Page 2 for ad proof

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

Re: Legal Notice 4185788, City of Raytown Property/Real  
Estate Tax Levy

State of MO

}

} SS:

County of Jackson County

}

Before the undersigned Notary Public personally appeared Rose Bryant on behalf of The Daily Record Kansas City, Jackson County who, being duly sworn, attests that the said newspaper is qualified under the provisions of Missouri Law governing public notices to publish, and did so publish, the notice annexed hereto; starting with the 08/07/2026 edition and ending with the 08/07/2026 edition for a total of 1 publications, and that the date of publications were as follows: 08/07/2026.

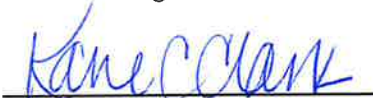
Publishers fee: \$131.08

By:

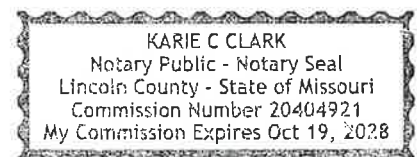
  
Rose Bryant

Sworn to me on this 10<sup>th</sup> day of  
August 2026

By:



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



**Notice of Public Hearing**  
City of Raytown Property/Real Estate Tax Levy  
Date of Hearing: September 01, 2026  
Time: Approximately 7:00 pm  
Location: Raytown City Hall Council Chambers  
10000 E. 59th Street, Raytown MO 64133

| <b>ASSESSED VALUATION</b> |           | 2025               | 2026                  |
|---------------------------|-----------|--------------------|-----------------------|
| Real Estate               | \$        | 430,160,517        | \$ 411,430,623        |
| Personal Property         |           | 71,117,711         | 67,783,550            |
| <b>Total Valuation</b>    | <b>\$</b> | <b>501,278,228</b> | <b>\$ 479,214,213</b> |

| <b>TAX RATES (per \$100 assessed valuation)</b> | <b>TAX RATE</b>     | <b>ACTUAL TAX RATE</b> | <b>TAX RATE</b>     | <b>PROPOSED TAX RATE</b> |
|-------------------------------------------------|---------------------|------------------------|---------------------|--------------------------|
|                                                 | <b>CEILING 2025</b> |                        | <b>CEILING 2026</b> |                          |
| General Operating Fund                          | 0.2647              | 0.2647                 | 0.2775              | 0.2775                   |
| Parks & Recreation Fund                         | 0.1323              | 0.1323                 | 0.1388              | 0.1388                   |
| Debt - Go Bond                                  |                     |                        | 0.2239              | 0.2239                   |
|                                                 | <b>\$ 0.3970</b>    | <b>\$ 0.3970</b>       | <b>\$ 0.6400</b>    | <b>\$ 0.6400</b>         |

| <b>PROPERTY TAX BILLED</b> | <b>FISCAL YEAR</b>  | <b>FISCAL YEAR</b>  |
|----------------------------|---------------------|---------------------|
|                            | <b>2024-25</b>      | <b>2025-26</b>      |
| General Operating Fund     | \$ 1,326,883        | \$ 1,329,819        |
| Parks & Recreation Fund    | 683,191             | 664,191             |
| Debt - Go Bond             |                     | 1,072,721           |
|                            | <b>\$ 1,990,075</b> | <b>\$ 3,066,731</b> |

\* This notice was prepared utilizing the latest data available from Jackson County. The final tax levy amounts will be determined based on the final assessed valuations furnished by Jackson County.

**CITY OF RAYTOWN**  
**Request for Board Action**

---

**DATE SUBMITTED:** 08/12/2026

**MEETING DATE:** August 18, 2026

**SUBMITTED BY:**

**DEPARTMENT:** Finance

**Document Type:** Resolution

**SUBJECT/REQUEST**

**R-3834-26:** Approval to amend the FY25-26 Budget related to Bond interest

**BACKGROUND/JUSTIFICATION**

When the FY26 budget was developed, GO-Bond costs were left out of the budget as staff was uncertain when the bond issuance would occur and the related annual interest percentage rate for the debt. The information was not available until February 2026. Once the debt was issued, a debt service schedule was issued indicating annual interest and debt payments. An adjustment to the FY26 budget is needed to include an interest payment of \$140,712 due in September.

**RECOMMENDED MOTION**

Approve the FY26 budget adjustment for Go Bond interest .

**PREVIOUS ACTION**

**COMMISSION/COMMITTEE REVIEW**

**FINANCIAL IMPACT**

|                                                          |                         |
|----------------------------------------------------------|-------------------------|
| Amount of Request/Contract:                              | \$140,712               |
| From Account Name and #:                                 | Stormwater Fund Balance |
| To Account Name and #: Bond Interest 401-00-00-756-54144 | Amount: \$140,712       |

**REVIEWED BY**

Michael Graham  
Michael Graham  
Jennifer Baird  
Diane Egger  
Teresa Henry

**LIST OF REFERENCE DOCUMENTS ATTACHED**

- |    |                                          |
|----|------------------------------------------|
| 1. | Reso Budget Amendment Bond Interest 2026 |
|----|------------------------------------------|

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



**A RESOLUTION AMENDING THE FISCAL YEAR 2025-2026 BUDGET RELATED TO BOND INTEREST**

**WHEREAS**, pursuant to Resolution R-3750-25, the Fiscal Year 2025-2026 Budget was approved; and

**WHEREAS**, it is necessary to amend the Fiscal Year 2025-2026 Budget; and

**WHEREAS**, the Board of Aldermen find it is in the best interest of the City to amend the Fiscal Year 2025-2026 Budget;

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

**THAT** the Fiscal Year 2025-2026 budget approved by Resolution R-3750-25 is hereby amended as follows:

**Transfer From:**

Storm Water Fund Balance  
\$140,712.00

**Transfer To:**

Bond Interest 401-00-00-756-54144  
\$140,712.00.00

**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 18<sup>th</sup> day of August, 2026.

\_\_\_\_\_  
Michael McDonough, Mayor

ATTEST:

\_\_\_\_\_  
Teresa M. Henry, City Clerk

Approved as to Form:

\_\_\_\_\_  
Jennifer M. Baird, City Attorney

**CITY OF RAYTOWN**  
**Request for Board Action**

---

**DATE SUBMITTED:** 08/14/2026

**MEETING DATE:** August 18, 2026

**SUBMITTED BY:**

**DEPARTMENT:** Administration

|                                  |
|----------------------------------|
| <b>Document Type:</b> Resolution |
|----------------------------------|

**SUBJECT/REQUEST**

|                                         |
|-----------------------------------------|
| Managed Information Technology Services |
|-----------------------------------------|

**BACKGROUND/JUSTIFICATION**

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>The City of Raytown experienced a network outage. The outage was an insured event and a team was deployed to assist the City of Raytown through our insurer. We are currently still working through the outage and are needing additional services. Network Doctor has been assisting us, and they have agreed to extend their services to us in an amount not to exceed \$47,450.00 through October 31, 2026 or until the City of Raytown can issue a Request for Proposal for Managed Information Technology Services for fiscal year 2026-2027.</p> |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

**RECOMMENDED MOTION**

**PREVIOUS ACTION**

**COMMISSION/COMMITTEE REVIEW**

**FINANCIAL IMPACT**

|                                                             |                     |
|-------------------------------------------------------------|---------------------|
| Contractor:                                                 |                     |
| Amount of Request/Contract:                                 |                     |
| Amount Budgeted:                                            |                     |
| From Account Name and #:General Fund-Fund Balance           | Amount: \$47,450.00 |
| To Account Name and #:Computer Services 101-00-00-100-53644 | Amount: \$47,450.00 |

**REVIEWED BY**

|                                  |
|----------------------------------|
| Michael Graham<br>Jennifer Baird |
|----------------------------------|

Diane Egger  
Teresa Henry

**LIST OF REFERENCE DOCUMENTS ATTACHED**

1. Reso Managed Information Technology Services-Network Doctor-2026
2. Reso Managed Information Technology Services 2026-NDR MSA - Raytown V2
3. Reso Managed Information Technology Services-Network Doctor-2026-Sole Source Memo

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

**A RESOLUTION AUTHORIZING AND APPROVING A PROFESSIONAL SERVICES AGREEMENT WITH THE NETWORK DOCTOR IN AN AMOUNT NOT TO EXCEED \$47,450.00 FOR FISCAL YEAR 2025-2026 AND AMEND THE FISCAL YEAR 2025-2026 BUDGET**

**WHEREAS**, due to a network outage it is necessary for the City to obtain Managed Information Technology Services; and

**WHEREAS**, pursuant to Resolution R-3750-25, the Fiscal Year 2025-2026 Budget was approved; and

**WHEREAS**, it is necessary to amend the Fiscal Year 2025-2026 Budget; and

**WHEREAS**, the Board of Aldermen find that it is in the best interest of the citizens of the City of Raytown to authorize and approve a professional services agreement and expenditure of funds with Network Doctor in an amount not to exceed \$47,450.00 for fiscal year 2025-2026; and

**WHEREAS**, the Board of Aldermen find it is in the best interest of the City to amend the Fiscal Year 2025-2026 Budget.

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

**THAT** the professional services agreement and expenditure of funds with Network Doctor in an amount not to exceed \$47,450.00 for fiscal year 2025-2026 is hereby authorized and approved; and

**THAT** the Fiscal Year 2025-2026 budget approved by Resolution R-3750-25 is hereby amended as follows:

**Transfer From:**

General Fund-Fund Balance  
\$47,450.00

**Transfer To:**

101-00-00-100-53644-Computer Services  
\$47,450.00

**FURTHER THAT** the City Administrator is hereby authorized to execute any and all documents necessary for this expenditure 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 18<sup>th</sup> day August, 2026.

---

Michael McDonough, Mayor

ATTEST:

Approved as to Form:

---

Teresa M. Henry, City Clerk

---

Jennifer M. Baird, City Attorney

# **Network Doctor**

## **IT Managed Services Agreement**

**Prepared for**  
**Raytown**

**Prepared by:** Chandler Grace, Account Manager  
2026-08-14

Raytown  
10000 East 59th Street  
Raytown, MO, 64133

This IT Managed Service Agreement ("Agreement") establishes a relationship between the organization identified above (referred to in this agreement as "Client") and Network Doctor LLC ("Network Doctor") for purposes of providing the Client with system administration services, including design, management and maintenance of the Client's IT/network infrastructure.

*The following descriptions provide the details of services to be provided under the terms of the Agreement and guided by Network Doctor's Term and Conditions document (the "Terms and Conditions"), which is incorporated by reference herein:*

IT services will be provided for the maintenance and management of Client's current network infrastructure, in-whole or in-part, consisting of server(s), PC(s), firewall(s), switches, UPS(s), anti-virus software, email security service and backup/disaster recovery services network as identified in descriptions of services below.

Services for augmentations or upgrades to the existing network may not be listed below and instead may be described in a statement of work executed by the parties ("Statement of Work"). Any hardware, software or services related to alterations of the existing network may be treated as a project, requiring Client approval of a proposal and execution of a Statement of Work.

#### **Remote Support of Network Users**

Agreement provides unlimited access to Network Doctor's remote support team to support the Client's current information systems and its network users. System engineers will utilize secure, remote access tools to connect to business systems including servers, workstations, firewalls, etc.

#### **Dedicated Account Management**

This Agreement provides the Client with a dedicated account manager who is responsible for the client's overall satisfaction with Network Doctor's services. Along with being the client's primary relationship manager they are responsible for escalations of critical matters, coordination of vendor resources, monitoring of recurring issues and taking action to resolve, identification of network upgrades and oversight of projects in conjunction with the project manager and the assigned technical resource performing the implementation.

#### **NDR Network Monitoring and Server Management**

Client's servers and network systems will be monitored 24/7 in order to identify failures and potential risks to the stability and security of the network. Alerts will be monitored by Network Doctor systems engineers to ensure the network is operating properly. If a critical issue arises, immediate steps will be taken to resolve matters and mitigate interruption.

#### **Proactive Patching & Updates**

Agreement includes scheduled remote proactive maintenance of the Client's systems. When reboots are needed to finalize an update on workstations, the Network Doctor patching agent will allow users to select a time to perform the reboot and update. A scheduled maintenance window is established for server updates.

#### **NDR Web Security & Content Filtering**

This solution analyzes Internet infrastructures to discover where attacks are staged. Predictive intelligence is enforced in the cloud before a connection is even made, thereby, blocking attacks without sacrificing performance. Additionally, web traffic can be managed with content filtering to give you control over which sites can be accessed Internet utilization. Access policies can be enforced by group, user, device or IP address.

**NDR Email Security**

Using a cloud-based solution, this service protects the Client's mail service from spam, mail-borne viruses, and malicious attachments by filtering all mail before it reaches inboxes, preventing delivery of unwanted or harmful messages. Additionally, the service includes an impersonation protection policy to guard against phishing and spoofing attempts, and ensures continuity by queuing messages in the event of a mail server outage.

**Strategic Technology Planning**

This Agreement provides the Client with strategic planning consulting pertaining to the IT infrastructure. Network Doctor research and development resources are responsible for recommending solutions that may provide the Client with improved efficiency, reduced costs and enhance functionality. The Network Doctor R&D engineering team continually studies and tests new technologies in order to educate and recommend the most appropriate solutions.

**Cloud Backup**

Our cloud-based solution ensures comprehensive protection for your critical data. This service provides automated backups for Exchange, Teams, and SharePoint in Microsoft 365, as well as Gmail and Google Drive in Google Workspace. All data is securely backed up and readily accessible, with continuous syncing to prevent loss. In the event of data corruption or accidental deletion, you can quickly recover your information.

**Contract and Vendor Management**

Network Doctor will act on behalf of the Client as the technical liaison for vendors that provide services or products which are interconnected or dependent on the Client's network infrastructure. Additionally, Network Doctor will track and assist in the management of network system's software and hardware warranties and licenses.

**NDR Data Backup and Protection/Disaster Recovery**

This service provides a comprehensive backup and recovery solution in the event of a system failure or unintentional loss of data. Data will be remotely backed up to a SOC2 compliant storage environment and managed by Network Doctor.

**Hourly Rate for Services Outside the Scope of this Agreement**

Services requests outside the scope of this agreement will be billed hourly at a rate of \$175 per hour, inclusive of additional onsite support or special requests. *Travel time and expenses for such visits are billable.*

## Schedule of Fees

Client will pay Network Doctor the fees outlined below for the time period identified in this Agreement (any annual fees payable in twelve equal monthly payments) and subject to the Terms and Conditions. Pricing contained in this Agreement will be modified due to any changes in the number of workstations or users included in this Agreement. Fees for any additional work performed by Network Doctor as requested by Client outside of the scope of this Agreement shall be performed at the rate identified herein. The monthly fee calculated below is based on Client's current network environment. Fees may be adjusted for any renewal terms as described herein. All quantities based on actual counts.

### Service fees

|                                                                     |                                                                                                                                                                     |                        |            |    |            |
|---------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|------------|----|------------|
| <b>Infrastructure Base Support</b>                                  | Dedicated Account Management<br>Warranty and License Management<br>Vendor Management                                                                                |                        | \$200.00   | 1  | \$200.00   |
| <b>Site Support</b><br>City Hall<br>Public Works<br>Animal Services | Managed Firewall<br>Support of Switches<br>Network Monitoring<br>Internet Security/Filtering                                                                        | per site               | \$250.00   | 3  | \$750.00   |
| <b>Backup Management Services</b>                                   | Remote Storage & Local BDR:<br>Onsite/offsite backup management;<br>local BDR hardware; backup software;<br>monitoring & management<br>Includes 1 TB of backup data |                        | \$2,500.00 | 1  | \$2,500.00 |
| <b>Additional Backup</b>                                            | Backup storage beyond the 1 TB<br>included with Backup Management<br>Services                                                                                       | per TB                 | \$125.00   | 9  | \$1,125.00 |
| <b>User &amp; Workstation Support*</b>                              | Unlimited Remote Support<br>Mobile Device Support<br>Workstation Patching and Updates                                                                               | per user               | \$75.00    | 80 | \$6,000.00 |
| <b>Additional Workstation Support*</b>                              | Workstation Monitoring and Updates                                                                                                                                  | per excess workstation | \$40.00    | 0  | \$0.00     |
| <b>Server/Hosted App Support</b><br>CFS<br>COR-HV01<br>DAK          | Server/Tenant Administration<br>Server/App Patching and Updates<br>Hypervisor Management Fee                                                                        | per server             | \$200.00   | 13 | \$2,600.00 |



|                           |                                            |          |    |            |
|---------------------------|--------------------------------------------|----------|----|------------|
| DC01                      |                                            |          |    |            |
| DC02                      |                                            |          |    |            |
| DOC                       |                                            |          |    |            |
| FDS                       |                                            |          |    |            |
| FNP                       |                                            |          |    |            |
| GDK                       |                                            |          |    |            |
| PWORKS                    |                                            |          |    |            |
| RIS                       |                                            |          |    |            |
| ROC                       |                                            |          |    |            |
| M365 Tenant               |                                            |          |    |            |
| <b>Email Services*</b>    | NDR Email Security                         | \$15.00  | 80 | \$1,200.00 |
|                           | Email + File + Teams Backup Services       |          |    |            |
|                           | Mailbox Monitoring                         |          |    |            |
| <b>Workstation Backup</b> | Workstation Backup Management              | \$10.00  | 1  | \$10.00    |
| <b>Discount</b>           | Discount Against Server/Hosted App Support | -\$50.00 | 12 | -\$600.00  |

**NDR Monthly Service Agreement Fee    \$13,785.00**

*Plus applicable taxes*

**Account Setup Fee: \$20,000**

\*\*This set-up fee covers the documentation of the client's network, coordination and lockout of the previous vendor, client orientation sessions, and the creation of any network diagrams and/or recommendation reports. Any projects associated with migration of services will be quoted separately, i.e. Email migration, server upgrades, etc.

**Term.** The initial term of this Agreement shall be for a period of **2** months commencing on the date Network Doctor begins managed services. After a 2 month period, this contract will be re-evaluated as part of the Raytown RFP process and pricing/services may be altered at that time. Statements of Work may have terms that differ from this Agreement's term.

*Signing this document constitutes my acceptance of the fees associated with this Agreement and the Terms and Conditions.*

**Agreed and accepted by:**

Network Doctor

Raytown

Chandler Grace  
2026-08-11

Teresa Henry

Please return this signed agreement via email at [agreements@networkdr.com](mailto:agreements@networkdr.com)

For technical support, please contact the Network Doctor Support Team at 417.622.0933 or [support@networkdr.com](mailto:support@networkdr.com).

***We look forward to working with you to achieve your IT goals.***



**CITY CLERK'S OFFICE**

10000 EAST 59<sup>TH</sup> STREET

RAYTOWN, MISSOURI 64133-3993

PHONE: 816-737-6004 - FAX: 816-737-6097

E-MAIL: [THENRY@RAYTOWN.MO.US](mailto:THENRY@RAYTOWN.MO.US)

**Date:** August 13, 2026  
**To:** Diane Egger, City Administrator  
**From:** Teresa M. Henry, City Clerk  
**Re:** Temporary Managed Information Technology Services

As you are aware, the City recently suffered a network outage. The outage was an insured event covered through one of the City of Raytown's insurance policies. The insurer deployed a team to assist the City which included onsite help from one of their partners, Network Doctor.

As we are still working through the outage, we need additional services that we currently do not have budgeted. As a sole-source provider, Network Doctor has agreed to extend their services to the City in an amount not to exceed \$47,450.00 through October 31, 2026 or until the City of Raytown can issue a Request for Proposal for Managed Information Technology Services for fiscal year 2026-2027 forward.