

TENTATIVE AGENDA
RAYTOWN BOARD OF ALDERMEN
SEPTEMBER 1, 2026
REGULAR SESSION NO. 34
RAYTOWN CITY HALL
10000 EAST 59TH STREET
RAYTOWN, MISSOURI 64133
7:00 P.M.
AND
ONLINE ZOOM WEBINAR

ZOOM.US/JOIN
WEBINAR ID: 859 3358 4533
PASSCODE: 744188

Invocation/Pledge of Allegiance
Roll Call

Proclamations/Presentations

- Proclamation Recognizing Co-Responder and Crisis Responder Week 2026

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 18, 2026 Board of Aldermen meeting minutes.

1b. R-3836-26: A RESOLUTION AUTHORIZING THE CONTINUATION OF AN AGREEMENT WITH HEARTLAND TRAFFIC SERVICES, INC. FOR CITYWIDE PAVEMENT MARKING IN AN AMOUNT NOT TO EXCEED \$64,998.75 FOR FISCAL YEAR 2025-2026. Point of Contact: Joey Carley, Public Works Director.

1c. R-3837-26: A RESOLUTION AUTHORIZING AND APPROVING THE EXPENDITURE OF FUNDS WITH HRC MANAGEMENT LLC FOR THE INSTALLATION OF SALT SPREADER RACKS IN AN AMOUNT NOT TO EXCEED \$43,417.50 FOR FISCAL YEAR 2025-2026. Point of Contact: Joey Carley, Public Works Director.

OLD BUSINESS

2. Public Hearing: A public hearing to establish the annual property tax levy for the year 2026.

2a. SECOND 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.

NEW BUSINESS

3. Public Hearing: A public hearing to consider a conditional use permit for property located at 5245 Woodson Ave.

3a. FIRST READING: Bill No. 6719-26, Section XIII: AN ORDINANCE APPROVING ISSUANCE OF A CONDITIONAL USE PERMIT TO GWENDOLYN MAYES, SEYAM DEVELOPMENT LLC, TO OPERATE A "CAR WASH" FACILITY AT 5245 WOODSON AVE IN AN NC, NEIGHBORHOOD COMMERCIAL DISTRICT WITHIN THE CITY OF RAYTOWN, JACKSON COUNTY, MISSOURI. Point of Contact: Ron Knisley, Community Development Director.

4. FIRST READING: Bill No. 6720-26, Section VIII: AN ORDINANCE AUTHORIZING AND APPROVING AN INTERGOVERNMENTAL AGREEMENT BY AND BETWEEN JACKSON COUNTY, MISSOURI AND THE CITY OF RAYTOWN FOR THE 2026 INFRASTRUCTURE GRANT PROJECT FUNDING THE DOWNTOWN RAYTOWN TO ROCK ISLAND TRAIL PROJECT. Point of Contact: Diane Egger, City Administrator.

5. R-3838-26: A RESOLUTION AMENDING THE FISCAL YEAR 2025-2026 BUDGET RELATED TO CITY ATTORNEY AND SPECIAL COUNSEL SERVICES. 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 18, 2026
REGULAR SESSION NO. 33
RAYTOWN CITY HALL
10000 EAST 59TH STREET
RAYTOWN, MISSOURI 64133
7:00 P.M.
AND
ONLINE ZOOM WEBINAR

Mayor Michael McDonough called the August 18, 2026, Board of Aldermen Regular Meeting to order at 7:01 p.m. Travis Yeargans of Rivers Edge Fellowship, provided the invocation and led the pledge of allegiance.

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

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

Absent: Alderman Latrice Thomas

Public Comments

Morris Melloy, 5816 Manning Avenue – provided a handout to the City Attorney

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.

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

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

Nays: None

Absent: Alderman Thomas

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.

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

Benjamin Robinson, Planning & Zoning Coordinator, was present for any discussion along with Monica Johnson, the applicant.

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

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

Nays: None

Absent: Alderman Thomas

Became Ordinance 5808-26.

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)

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

4. R-3834-26: A RESOLUTION AMENDING THE FISCAL YEAR 2025-2026 BUDGET RELATED TO BOND INTEREST. Point of Contact: Michael Graham, Finance Director.

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

Michael Graham, Finance Director, presented the item.

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

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

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 BUDGET. Point of Contact: Diane Egger, City Administrator.

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

Diane Egger, City Administrator, presented the item.

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

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

COMMUNICATIONS

6. Communication from the Mayor

Mayor McDonough spoke on recent events and City business.

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, Aziere, and Mims

ADJOURNMENT

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

The meeting adjourned at 7:54 p.m.

Teresa M Henry, City Clerk, MRCC

CITY OF RAYTOWN
Request for Board Action

DATE SUBMITTED: 08/25/2026

MEETING DATE: September 1, 2026

SUBMITTED BY:

DEPARTMENT: Public Works

Document Type: Resolution

SUBJECT/REQUEST

R-3836-26: Authorizing and Approving the 3rd contract renewal with Heartland Traffic Services, Inc. for pavement marking paint improvements at a cost not to exceed \$64,998.75.

BACKGROUND/JUSTIFICATION

In July of 2024, the Board of Alderman approved services with Heartland Traffic Services in the amount of \$51,500.00 to improve payment markings throughout the City of Raytown. This agreement was for one year with the option to renew the contract for two (2) one (1) year extensions with Resolution R-3619-24.

Public Works has mapped out various areas throughout the City of Raytown that need the traffic paint marking improvements and matched that to the agreed contract with Heartland Traffic Services. The estimated amount of painting this year is \$62,170.01.

The Transportation Sales Tax Fund has \$65,000 budgeted in FY26 for the Annual Pavement Marking Project. Staff would like to add a 4.55% contingency to this low bid in case there are any unforeseen issues. $4.55\% = \$2,828.74$. $\$62,170.01 + \$2,828.74 = \$64,998.75$.

RECOMMENDED MOTION

Staff recommends approval as submitted.

PREVIOUS ACTION

BOA original contract approval in July of 2024.

COMMISSION/COMMITTEE REVIEW

Special Sales Tax Review Committee approved expenditure on November 26, 2024.

FINANCIAL IMPACT

Contractor:	Heartland Traffic Services, Inc.
Amount of Request/Contract:	Up to \$64,998.75

Amount Budgeted:	\$65,000.00
Account Name:	Transportation Sales Tax – Repair & Maintenance Services
Account Number:	204-62-00-100-53600

REVIEWED BY

Joey Carley
Michael Graham
Jennifer Baird
Diane Egger
Teresa Henry

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Reso Pavement Marking-Heartland Traffic 2026
2. 1b Raytown Striping Map 2026
3. 1c 2026 Raytown Pavement Marking estimate - Heartland
4. 1d Previous pavement marking pictures

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

Document	Attached	If not attached, explain
Secretary of State:	no	on file in PW
Certificate of Insurance:	no	on file in PW
E-Verify Affidavits:	no	on file in PW
E-Verify proof of enrollment:	no	on file in PW
Bond:	no	on file in PW
IRS Form W-9:	no	on file in PW
Bid/RFP/RFQ: (submit all)	no	on file in PW
Bid/RFP/RFQ Tabulation:	no	on file in PW
Bid Waiver: Sole source or less than three bids	n/a	n/a
Contractor address and email:	no	on file in PW
Project Exemption Certificate needed:	n/a	n/a
Other:		

A RESOLUTION AUTHORIZING THE CONTINUATION OF AN AGREEMENT WITH HEARTLAND TRAFFIC SERVICES, INC. FOR CITYWIDE PAVEMENT MARKING IN AN AMOUNT NOT TO EXCEED \$64,998.75 FOR FISCAL YEAR 2025-2026

WHEREAS, the City of Raytown (the "City") issued an invitation to bid on the Citywide Pavement Marking Project; and

WHEREAS, pursuant to Resolution R-3619-24, the City entered into an agreement with Heartland Traffic Services, Inc. for Pavement Marking services throughout the City and such agreement contains two (2), one (1) year agreement extensions; and

WHEREAS, the Board of Aldermen find it is in the best interest of the City to continue an agreement with Heartland Traffic Services, Inc. for Citywide Pavement Marking in an amount not to exceed \$64,998.75 for fiscal year 2025-2026.

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

THAT, the Board of Aldermen find it is in the best interest of the City to continue an agreement with Heartland Traffic Services, Inc., attached hereto as Exhibit "A" and incorporated herein, for the Citywide Pavement Marking within the City, in an amount not to exceed \$64,998.75 for fiscal year 2025-2026, is hereby authorized and approved; and

FURTHER THAT the City Administrator is hereby authorized to execute any and all documents and to take any and all actions necessary to effectuate the terms of the Agreement and exercise the authority granted herein on behalf of the City.

PASSED AND ADOPTED by the Board of Aldermen and **APPROVED** by the Mayor of the City of Raytown, Missouri, the 1st day of September, 2026.

Michael McDonough, Mayor

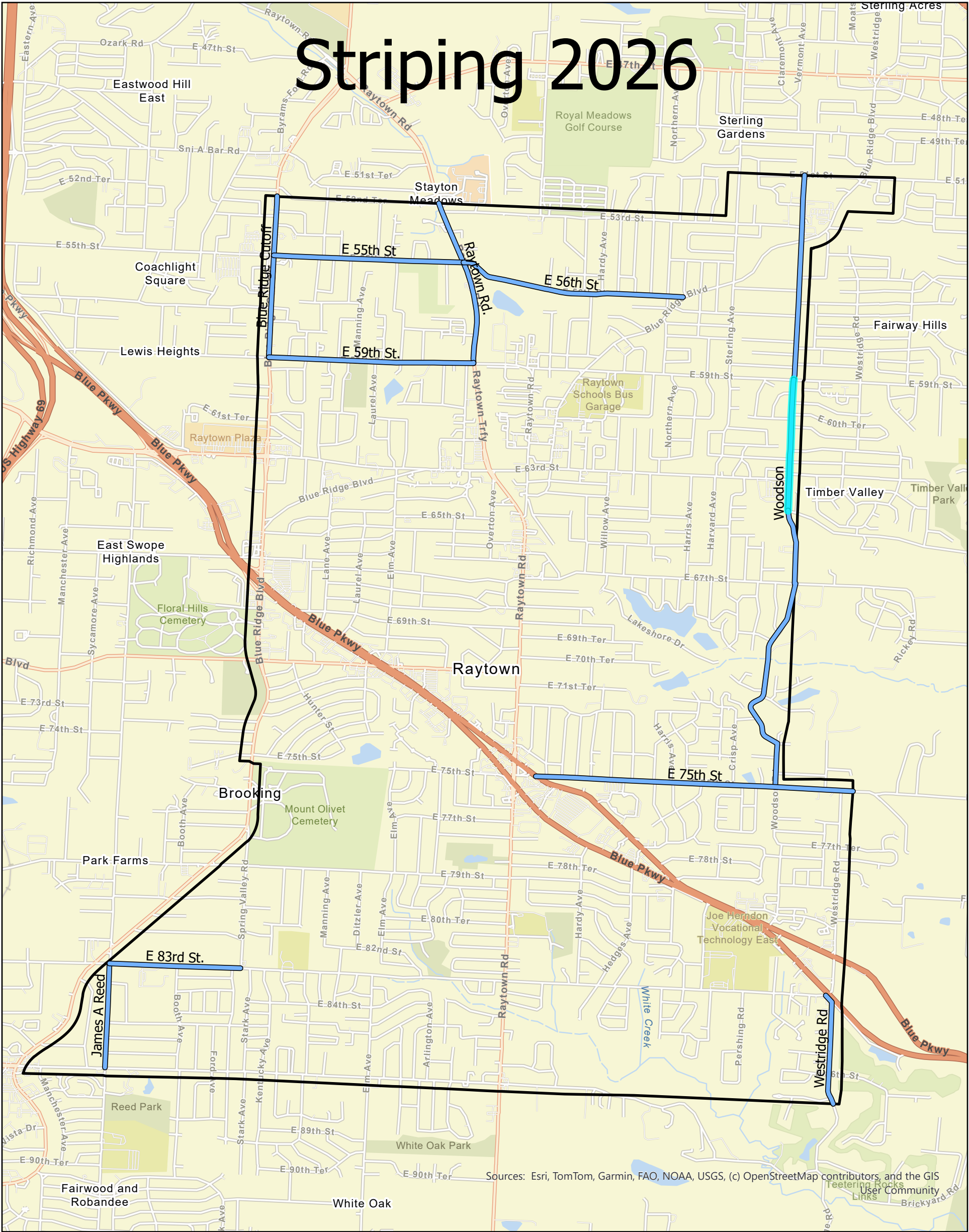
ATTEST:

APPROVED AS TO FORM:

Teresa M. Henry, City Clerk

Jennifer M. Baird, City Attorney

Striping 2026



COL_A STREET TO BE STRIPED	STARTING POINT	ENDING POINT	Street Length
2026 RAYTOWN STREET MARKING PROJECT			
2026-08-03 00:00:00			
1 Raytown Rd	CL-207 ft N from 53rd	59th St	4239
2 Blue Ridge Cutoff	CL-370 ft N from 53rd	59th St	4159
3 E 55th St	Blue Ridge Cutoff	Raytown Rd	3823
4 E 55th St/56th	Raytown Rd	Blue Ridge Blvd	4641
5 E 59th St	Blue Ridge Cutoff	Raytown Rd	4140
6 E 75th St	350 Hwy	CL-239 ft E from WestRidge Rd	6402
7 E 83rd St	James Reed	Spring Valley Rd North	2642
8 James A. Reed	E 83rd St	E 87th St	2687
9 Westridge Rd	350 Hwy	CL-125 ft S from E87th St	2855
10 Woodson Rd	E 75th St	Little Blue Rd	7590
	E 51st St	59th St	5280
	Little Blue Rd	59th St	3380
			51838
			9.817803

HEARTLAND

TRAFFIC SERVICES, INC
913-428-2575



To:	City of Raytown	Contact:	
Address:	10000 E. 59th St Raytown, MO 64133	Phone:	
Project Name:	2026 RAYTOWN PAVEMENT MARKING PROJECT	Fax:	
Project Location:	RAYTOWN, MO	Bid Number:	
		Bid Date:	8/10/2026

Line #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
1	4" YELLOW PAINT	63,887.00	LF	\$0.28	\$17,888.36
2	4" WHITE PAINT	108,999.00	LF	\$0.28	\$30,519.72
3	12" CROSSWALK	1,066.00	LF	\$4.26	\$4,541.16
4	24" STOP BARS	711.00	LF	\$8.52	\$6,057.72
5	TURNING ARROWS	33.00	EACH	\$95.85	\$3,163.05

Bid Price Subtotal: \$62,170.01

Total Bid Price: \$62,170.01

ACCEPTED: The above prices, specifications and conditions are satisfactory and hereby accepted. Buyer: _____ Signature: _____ Date of Acceptance: _____	CONFIRMED: Heartland Authorized Signature: _____ Estimator: Preston Green 8163153075 preston.green@heartlandtraffic.com
---	---



Previous Pavement Marking Project Pictures



CITY OF RAYTOWN Request for Board Action

DATE SUBMITTED: 08/25/2026

MEETING DATE: September 1, 2026

SUBMITTED BY:

DEPARTMENT: Public Works

Document Type: Resolution

SUBJECT/REQUEST

R-3837-26: Approve low bid to hire HRC Management LLC to install the Salt Spreader Racks that the PW Dept. purchased last year for a not to exceed amount of \$43,417.50.

BACKGROUND/JUSTIFICATION

The Public Works department has identified a significant safety concern with the existing salt spreader racks located at 6417 Railroad Street, Raytown, Missouri, 64133. These racks show numerous wood splits, posing a weight risk with the current salt spreaders.

Initially, Public Works consulted Lamp Ryneerson to assess the racks' load-bearing capacity. While Lamp Ryneerson could not validate the existing racks' safety, they suggested that designing and building new racks to match the current ones would be the most cost-effective solution, estimating the cost at approximately \$300,000.

However, Public Works has since identified a vendor, United Products, Inc., that offers prefabricated salt spreader racks. These prefabricated racks meet our specific requirements and engineering load specifications, and they come at a significantly lower cost of \$119,916 – less than half of the estimated design and build cost.

The Public Works staff obtained bids from 3 contractors for work to install these salt spreader racks, including concrete foundations and pads.

- HRC Management LLC = \$41,350.00
- Leath & Sons Inc. = \$64,602.00
- Kissick Construction = no bid.

Staff would like to add a 5% contingency to this low bid in case there are any unforeseen issues. 5% = \$2,067.50. \$41,350.00 + \$2,067.50 = \$43,417.50

RECOMMENDED MOTION

Staff recommends approval as submitted.

PREVIOUS ACTION

COMMISSION/COMMITTEE REVIEW

n/a

FINANCIAL IMPACT

Contractor:	HRC Management LLC
Amount of Request/Contract:	\$43,417.50
Amount Budgeted:	\$190,000.00
Account Name:	Capital Sales Tax Fund – Capital Expenditures
Account Number:	205-00-00-100-57000

REVIEWED BY

Joey Carley
Michael Graham
Jennifer Baird
Diane Egger
Teresa Henry

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Reso Salt Spreader Racks Installation-HRC Management LLC 2026
2. 2b Existing salt rack pictures
3. 2c Salt Spreader Racks Installation - HRC quote

SUPPORTING DOCUMENTS (FOR CONTRACT ITEMS ONLY)

Document	Attached	If not attached, explain
Secretary of State:	no	on file in PW
Certificate of Insurance:	no	on file in PW
E-Verify Affidavits:	no	on file in PW
E-Verify proof of enrollment:	no	on file in PW
Bond:	no	on file in PW
IRS Form W-9:	no	on file in PW
Bid/RFP/RFQ: (submit all)	no	on file in PW
Bid/RFP/RFQ Tabulation:	no	on file in PW
Bid Waiver: Sole source or less than three bids	n/a	n/a
Contractor address and email:	no	on file in PW
Project Exemption Certificate needed:	n/a	n/a
Other:		

A RESOLUTION AUTHORIZING AND APPROVING THE EXPENDITURE OF FUNDS WITH HRC MANAGEMENT LLC FOR THE INSTALLATION OF SALT SPREADER RACKS IN AN AMOUNT NOT TO EXCEED \$43,417.50 FOR FISCAL YEAR 2025-2026

WHEREAS, the City of Raytown obtained bids from three (3) contactors for the installation of salt spreader racks at the Public Works Department; and

WHEREAS, the City of Raytown determined that the bid submitted by HRC Management LLC was the most advantageous bid received and met the qualifications as the lowest and best bidder for the project; and

WHEREAS, the Board of Aldermen find it is in the best interest of the City to authorize and approve the expenditure of funds with HRC Management LLC for the installation of salt spreader racks in an amount not to exceed \$43,417.50 for fiscal year 2025-2026.

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

THAT, the Board of Aldermen find it is in the best interest of the City to authorize and approve the expenditure of funds with HRC Management LLC for the installation of salt spreader racks in an amount not to exceed \$43,417.50 for fiscal year 2025-2026, is hereby authorized and approved; and

FURTHER THAT the City Administrator is hereby authorized to execute any and all documents and to take any and all actions necessary for the expenditure and exercise the authority granted herein on behalf of the City.

PASSED AND ADOPTED by the Board of Aldermen and **APPROVED** by the Mayor of the City of Raytown, Missouri, the 1st day of September, 2026.

Michael McDonough, Mayor

ATTEST:

Teresa M. Henry, City Clerk

APPROVED AS TO FORM:

Jennifer M. Baird, City Attorney



**Existing
Salt Rack
Pictures**



Quote

Date: August 10th, 2026

Rick Carpenter

6124 Hunter

Raytown Mo 64133

Billing: City of Raytown Attention: ED Parkison		Service Area: Public works shop 6417 Railroad Street Raytown, MO 64133	
Quantity		Unit Price	Total
1	Assemble racks for Salt Spreader total of 9, owner to supply all materials for racks		13,375.00
2	4" inch base ½ rock, number #4 rebar, 6-inch pad, rebar 12" OC, 4000 PSI, 800 sq. ft, consumables. Piers on corner post. 3 ft 18"		\$13,375.00
3	Labor and equipment, rock, Demo, owner will remove from site old hangers.		\$14,600.00
		Subtotal	
		Sales Tax	\$0.00
		Shipping & Handling	\$0.00
		Total Due	\$41,350.00

Thank you for your business!

CITY OF RAYTOWN Request for Board Action

DATE SUBMITTED: 08/28/2026

MEETING DATE: September 1, 2026

SUBMITTED BY:

DEPARTMENT: Finance

Document Type: Ordinance

SUBJECT/REQUEST

Public Hearing - SECOND 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 1st 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. 12th 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 Assessment Rolls</u>		<u>Locally Assessed RR & 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	\$
TOTAL	\$ 915,021

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 Assessment Roll</u>		<u>Locally Assessed RR & Utility</u>		<u>Total</u>
"PP-B" Personal Property – Business	\$ 23,136,525	+	\$ 593,777	=	\$ 23,730,302
"PP-I" Personal 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 7th day of July, 2026.



Mary Jo Spino
Mary Jo Spino Clerk

INFORMAL TAX RATE CALCULATOR FILE

Printed on: 7/8/2026
(2026)

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.

1. (2026) Current year assessed valuation 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)	411,430,623	+	(b) 67,783,590
	(Real Estate)		(Personal Property)
			(Total) 479,214,213
2. Assessed valuation of new construction & improvements			
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)	915,021	+	(b) 0
	(Real Estate)		Line 1(b) - 3(b) - 5(b) + 6(b) + 7(b)
			(Total) 915,021
If Line 2b is negative, enter zero			
3. Assessed value of newly added territory obtained from the county clerk or county assessor			
(a)	0	+	(b) 0
	(Real Estate)		(Personal Property)
			(Total) 0
4. Adjusted current year assessed valuation (Line 1 total - Line 2 total - Line 3 total)			
			478,299,192
5. (2025) Prior year assessed valuation 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)	428,652,332	+	(b) 69,754,889
	(Real Estate)		(Personal Property)
			(Total) 498,407,221
6. Assessed value of newly separated territory obtained from the county clerk or county assessor			
(a)	0	+	(b) 0
	(Real Estate)		(Personal Property)
			(Total) 0
7. Assessed value of property locally assessed in prior year, but state assessed in current year obtained from the county clerk or county assessor			
(a)	0	+	(b) 0
	(Real Estate)		(Personal Property)
			(Total) 0
8. Adjusted prior year assessed valuation (Line 5 total - Line 6 total - Line 7 total)			
			498,407,221

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).

9. Percentage increase in adjusted valuation of existing property in the current year over the prior year's assessed valuation (Line 4 - Line 8/Line 8 x 100)	-4.0345%
10. Increase in Consumer Price Index (CPI) certified by the State Tax Commission	2.7000%
11. Adjusted prior year assessed valuation (Line 8)	498,407,221
12. (2025) Tax rate ceiling from prior year (Summary Page, Line A)	0.2663
13. Maximum prior year adjusted revenue from property that existed in both years (Line 11 x Line 12/100)	1,327,258
14. Permitted reassessment revenue growth The percentage entered on Line 14 should be the lower of the actual growth (Line 9), the CPI (Line 10) or 5%. 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%.	0.0000%
15. Additional revenue permitted (Line 13 x Line 14)	0
16. Total revenue permitted in current year* from property that existed in both years (Line 13 + Line 15)	1,327,258
17. Adjusted current year assessed valuation (Line 4)	478,299,192
18. Maximum tax rate permitted by Article X, Section 22, and Section 137.073 RSMo (Line 16 / Line 17 x 100) Round a fraction to the nearest one/one hundredth of a cent. Enter this rate on the Summary Page, Line B	0.2775

* 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.

1. (2026) Current year assessed valuation 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)	411,430,623	+	(b) 67,783,590
	(Real Estate)		(Personal Property)
		=	479,214,213
			(Total)
2. Assessed valuation of new construction & improvements			
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)	915,021	+	(b) 0
	(Real Estate)		Line 1(b) - 3(b) - 5(b) + 6(b) + 7(b)
		=	915,021
			(Total)
If Line 2b is negative, enter zero			
3. Assessed value of newly added territory obtained from the county clerk or county assessor			
(a)	0	+	(b) 0
	(Real Estate)		(Personal Property)
		=	0
			(Total)
4. Adjusted current year assessed valuation (Line 1 total - Line 2 total - Line 3 total)			
			478,299,192
5. (2025) Prior year assessed valuation 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)	428,652,332	+	(b) 69,754,889
	(Real Estate)		(Personal Property)
		=	498,407,221
			(Total)
6. Assessed value of newly separated territory obtained from the county clerk or county assessor			
(a)	0	+	(b) 0
	(Real Estate)		(Personal Property)
		=	0
			(Total)
7. Assessed value of property locally assessed in prior year, but state assessed in current year obtained from the county clerk or county assessor			
(a)	0	+	(b) 0
	(Real Estate)		(Personal Property)
		=	0
			(Total)
8. Adjusted prior year assessed valuation (Line 5 total - Line 6 total - Line 7 total)			
			498,407,221

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).

9. Percentage increase in adjusted valuation of existing property in the current year over the prior year's assessed valuation (Line 4 - Line 8/Line 8 x 100)	-4.0345%
10. Increase in Consumer Price Index (CPI) certified by the State Tax Commission	2.7000%
11. Adjusted prior year assessed valuation (Line 8)	498,407,221
12. (2025) Tax rate ceiling from prior year (Summary Page, Line A)	0.1330
13. Maximum prior year adjusted revenue from property that existed in both years (Line 11 x Line 12/100)	662,882
14. Permitted reassessment revenue growth The percentage entered on Line 14 should be the lower of the actual growth (Line 9), the CPI (Line 10) or 5%. 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%.	0.0000%
15. Additional revenue permitted (Line 13 x Line 14)	0
16. Total revenue permitted in current year* from property that existed in both years (Line 13 + Line 15)	662,882
17. Adjusted current year assessed valuation (Line 4)	478,299,192
18. Maximum tax rate permitted by Article X, Section 22, and Section 137.073 RSMo (Line 16 / Line 17 x 100) Round a fraction to the nearest one/one hundredth of a cent. Enter this rate on the Summary Page, Line B	0.1386

* 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.

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

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. **Total current year assessed valuation** obtained from the county clerk or county assessor
(Form A, Line 1 total) 479,214,213
2. **Amount required to pay debt service requirements during the next calendar year**
(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. **Estimated costs of collection and anticipated delinquencies** (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. **Reasonable reserve up to one year's payment**
(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. **Total required for debt service** (Line 2 + Line 3 + Line 4) _____
6. **Anticipated balance at end of current calendar year**
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. **Property tax revenue required for debt service** (Line 5 - Line 6) 1,072,705
8. **Computation of debt service tax rate** (Line 7/Line 1 x 100)
Round a fraction to the nearest one/one hundredth of a cent. #VALUE!
9. **Less voluntary reduction by political subdivision** _____
10. **Actual rate to be levied for debt service purposes *** (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.

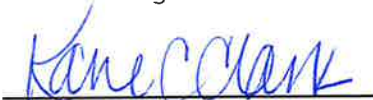
Publishers fee: \$131.08

By:

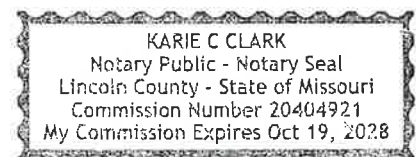

Rose Bryant

Sworn to me on this 10th 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

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

TAX RATES (per \$100 assessed valuation)	TAX RATE	ACTUAL TAX RATE	TAX RATE	PROPOSED TAX RATE
	CEILING 2025		CEILING 2026	
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
	\$ 0.3970	\$ 0.3970	\$ 0.6400	\$ 0.6400

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

* 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: 08/25/2026

MEETING DATE: September 1, 2026

SUBMITTED BY:

DEPARTMENT: Community Development

Document Type: Ordinance

SUBJECT/REQUEST

Public Hearing - FIRST READING: Bill No. 6719-26, Section XIII: Approval of a Conditional Use Permit for a Car Wash located at 5245 Woodson Ave.

BACKGROUND/JUSTIFICATION

The applicant is requesting the approval of a Conditional Use Permit for a "Car Wash" operated by the property owners, Seyam Development LLC, to be located at 5245 Woodson Ave. Car washes are allowed in the NC, Neighborhood Commercial District with the approval of a Conditional Use Permit and subject to the conditions present in Section 50-107(b)(13) of the Raytown Municipal Code. The applicant is aware of and has agreed to abide by the applicable conditions.

RECOMMENDED MOTION

PREVIOUS ACTION

COMMISSION/COMMITTEE REVIEW

This item was reviewed by the Planning & Zoning Commission on August 6th, 2026 and was recommended by that body for approval.

FINANCIAL IMPACT

REVIEWED BY

Michael Graham
Jennifer Baird
Diane Egger
Teresa Henry

LIST OF REFERENCE DOCUMENTS ATTACHED

1. ORD PZ-2026-10 - CUP Woody Car Wash - 5245 Woodson Ave
2. FINAL - Staff Report with Attachments CUP 5245 Woodson Rd

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

AN ORDINANCE APPROVING ISSUANCE OF A CONDITIONAL USE PERMIT TO GWENDOLYN MAYES, SEYAM DEVELOPMENT LLC, TO OPERATE A “CAR WASH” FACILITY AT 5245 WOODSON AVE IN AN NC, NEIGHBORHOOD COMMERCIAL DISTRICT WITHIN THE CITY OF RAYTOWN, JACKSON COUNTY, MISSOURI

WHEREAS, Application PZ-2026-10, was duly submitted on or about June 24, 2026, by Gwendolyn Mayes, Seyam Development LLC, requesting approval of a Conditional Use Permit to operate a “Car Wash,” facility on Property Located at 5245 Woodson Ave. Within an NC, Neighborhood Commercial, District in the City of Raytown, Jackson County, Missouri (the “Application”); and

WHEREAS, the Application was considered by the Planning Commission on August 6, 2026, and by a vote of 7 in favor, 0 against, rendered a report to the Board of Aldermen recommending that the Application be approved 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 “Car Wash,” facility on Property Located at 5245 Woodson Ave. Within an NC, Neighborhood Commercial District in the City of Raytown, Jackson, County, Missouri is hereby approved and issued to Gwendolyn Mayes, Seyam Development LLC.

SECTION 2 – CONDITIONS OF APPROVAL. That the Application for approval of a Conditional Use Permit to operate a “Car Wash,” facility on Property Located at 5245 Woodson Ave. Within an NC, Neighborhood Commercial District in the City of Raytown, Jackson, County, Missouri is hereby approved and issued to Gwendolyn Mayes, Seyam Development LLC subject to the following conditions as contained in the staff report:

1. The activity shall create no noise in excess of that of normal daily traffic measured at the lot line of the premises.
2. The activity shall create no dust, dirt, odor or obnoxious gasses, heat and unscreened glare that is perceptible at the lot line of the premises.
3. The activity shall be free from fire hazards and excessive industrial wastes.
4. Per Section 208 of the ADA Accessibility Standards, the applicant shall provide the minimum number of required accessible parking facilities to the specifications laid out in that document.
5. The approved Conditional Use Permit is valid for two (2) years from the date of the signed ordinance. Prior to the expiration of the approved Conditional Use Permit, it is the applicant’s responsibility to submit a new Conditional Use Permit application for renewal.
6. Signs must be properly permitted. Signage is a separate application, approval, and permit process.
7. The Conditional Use Permit is granted to Seyam Development LLC and is not transferable.

8. Must abide by all local, state, and federal laws and regulations.
9. The applicant must place a sign having the hours of business and a notice that violators will be trespassed when occupying the property after hours, per City ordinances.

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 September, 2026.

Michael McDonough, Mayor

ATTEST:

Approved as to Form:

Teresa M. Henry, City Clerk

Jennifer M. Baird, City Attorney



Staff Report

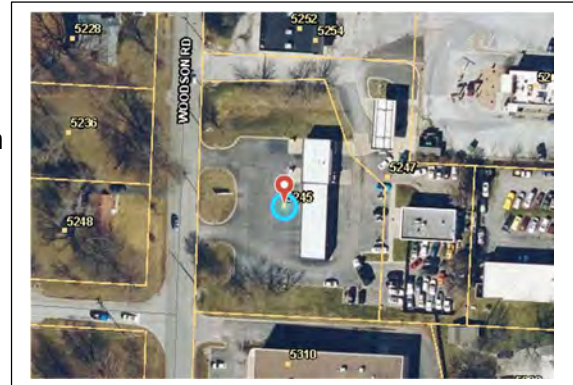
To: City of Raytown, Planning & Zoning Commission

From: Benjamin Robinson,
Planning & Zoning Coordinator

Case #: Conditional Use Permit PZ-2026-10

Planning & Zoning Meeting Date: August 6, 2026

Board of Aldermen Date: September 1, 2026



Applicant: Gwendolyn Mayes, Seyam Development LLC

Location: 5245 Woodson Ave

Ward: 3

Property Owner: Seyam Development LLC

Project Summary: The applicant is requesting the approval of a Conditional Use Permit for a “Car Wash,” to be located at 5245 Woodson Ave.

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 “Car Wash” operated by the property owners, Seyam Development LLC, to be located at 5245 Woodson Ave.

Car washes are allowed in the NC, Neighborhood Commercial District with the approval of a Conditional Use Permit and subject to the following conditions per Section 50-107(b)(13) of the Raytown Municipal Code:

- a. *The activity shall create no noise in excess of that of normal daily traffic measured at the lot line of the premises.*
- b. *The activity shall create no vibration for a period longer than three minutes in any one hour that is perceptible at the lot line of the premises.*
- c. *The activity shall create no dust, dirt, odor or obnoxious gasses, heat and unscreened glare that is perceptible at the lot line of the premises.*
- d. *The activity shall be free from fire hazards and excessive industrial wastes.*



Community Development Department

Planning and Zoning Division

10000 E 59th Street • Raytown, MO 64133

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

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

Zoning: NC, Neighborhood Commercial

Total Land Area: 1.05 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 **July 9, 2026**. A copy of the letter is included with the attachments to this report.

Neighborhood Meeting: The applicant held a neighborhood meeting on **Tuesday, July 22, 2026**. A summary of the meeting and a copy of the sign-in sheet are included with the attachments to this report.

Adjacent Properties:

	Zoning:	Current Land Use:
North:	NC, Neighborhood Commercial	Auto-Oriented Business
South:	NC, Neighborhood Commercial	CVS Pharmacy
East:	NC, Neighborhood Commercial	Auto-Oriented Business
West:	R-2, Medium-Density Residential	Single-Family Homes

Street Classification: Woodson Ave is classified as a **Local Street**.

Vehicular and Pedestrian Access: Vehicular access will be provided via the existing driveways fronting Woodson Ave. There is no designated pedestrian access to the site via a sidewalk or path. No additional sidewalk is required to be constructed.

Conditional Use Permit Factors to Be Considered:

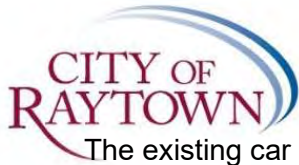
1. The stability and integrity of the various zoning districts.

The site was previously operated as a carwash, aligning with the property's commercial zoning and not compromising the integrity of the surrounding residential/commercial zones.

2. The conservation of property values.

Approval of the application will not adversely affect neighboring property values. Permitting the use of a car wash will make the site more tax productive.

3. Protection against fire casualties.



The existing car wash building has been constructed to protect against fire casualties.

4. Observation of general police regulations.

The proposed Car Wash will not be opposed to general police regulations.

5. Prevention of traffic congestion.

The site was previously operated as a car wash and is expected to generate a comparable amount of traffic should business resume.

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

Per Section 50-539 (f) of the Raytown Municipal Code, car washes must contain "Two holding spaces for each carwashing stall plus one drying space for each car-washing stall". Existing parking stalls on the site meet these requirements but must be restriped. Per Section 50-539 (a) of the Raytown Municipal Code, each individual parking space for typical automobiles (not a truck or bus) shall be at least nine feet in width by 18 feet in length.

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 generally considered not to be inappropriate for the context area.

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

The proposed car wash would mirror prior use of the site (also as a car wash). It would be anticipated to generate approximately equal value to when it was previously



Community Development Department

Planning and Zoning Division

10000 E 59th Street • Raytown, MO 64133

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

occupied. The character of the proposed use would remain similar to its present and previous character, as no redevelopment of the site is anticipated. This character is generally determined to be congruent with the character of surrounding properties.

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

The Future Land Use Map designates this area for "Community Commercial," which consists of a mix of shopping centers and stand-alone businesses that serve the community's everyday needs. This proposal generally aligns with this future land use designation as a commercial land use.

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

Staff recommends that the Planning & Zoning Commission **Approve** Conditional Use Permit application **PZ-2026-10** subject to the following conditions:

1. The activity shall create no noise in excess of that of normal daily traffic measured at the lot line of the premises.
2. The activity shall create no dust, dirt, odor or obnoxious gasses, heat and unscreened glare that is perceptible at the lot line of the premises.
3. The activity shall be free from fire hazards and excessive industrial wastes.
4. Per Section 208 of the ADA Accessibility Standards, the applicant shall provide the minimum number of required accessible parking facilities to the specifications laid out in that document.
5. The approved Conditional Use Permit is valid for two (2) years from the date of the signed ordinance. Prior to the expiration of the approved Conditional Use Permit, it is the applicant's responsibility to submit a new Conditional Use Permit application for renewal.



Community Development Department

Planning and Zoning Division

10000 E 59th Street • Raytown, MO 64133

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

6. Signs must be properly permitted. Signage is a separate application, approval, and permit process.
7. The Conditional Use Permit is granted to Seyam Development LLC and is not transferable.
8. Must abide by all local, state, and federal laws and regulations.
9. The applicant must place a sign having the hours of business and a notice that violators will be trespassed when occupying the property after hours, per City ordinances.



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

Zoning Map:





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

PLANNING APPLICATION

Office Use Only	Application Type(s):
Case #:	
Fee Paid:	
PC Meeting Date:	
B of A Meeting Date:	
Newspaper Notice Date:	
Notice Letters Date:	

Project Info:	
Project Name: Woody Car Wash	
Project Address: 5245 Woodson Road, Raytown	
Existing Zoning:	Existing Land Use: car wash
Proposed Zoning:	Proposed Land Use: car wash
Total Acreage:	

Applicant:	
Name of Applicant: Gwen Mayes	Company (If Applicable): Seyam Development LLC
Address: 501 South McCleary Rd, Ex Springs, MO 64024	
Phone: 816-792-2500	Email: Seyamdevelopment@gmail.com
Applicant Signature: x Gwen Mayes	



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

Property Owner:	
Name of Owner: Gwen Mayes	Company (If Applicable): Segam Development LLC
Address: 501 South McCleary Rd. City: Ex Springs State: Mo Zip: 64024	
Phone: 816-792-2500	Email: segamdevelopment@gmail.com
Property Owner Signature: x Gwen Mayes	

Please Give a Detailed Description of the Proposal Below:

We are re-opening the car wash
at 5245 Woodson Rd, Raytown.
It ~~does~~ have 2 automatics
and 5 self serve car wash bays.
It is an existing car wash.



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

Additional Contact Information

Please provide additional contact information if applicable below:

Project Lead:			
Name:	Jensen Mayes	Company:	Seyam Development LLC
Address:	501 South McCleary Rd		
City:	Ex. Springs	State:	MO
Zip:	64024	Phone:	816-215-0004
Email:	seyamdevelopment@gmail.com		
Developer:			
Name:	Company:		
Address:	City:		
State:	Zip:		
Phone:	Email:		
Engineer:			
Name:	Company:		
Address:	City:		
State:	Zip:		
Phone:	Email:		
Architect:			
Name:	Company:		
Address:	City:		
State:	Zip:		
Phone:	Email:		
Surveyor:			
Name:	Company:		
Address:	City:		
State:	Zip:		
Phone:	Email:		



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

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

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

It is an existing car wash that has set vacant. We will reopen to add value to the neighborhood.

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

It is an existing car wash and will continue to be a car wash.

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

I think 2 years. but I don't know the correct facts.



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

There is an existing vacant car wash.
It will be good to see it put back
to it's purpose and improve the neighborhood.

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

There should be no negative effects
A vacant property should always do
better when occupied and we are using
the existing car wash for its main purpose.

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

loss of revenue
loss of property use
loss of real estate values including the neighbor
loss of revenue from taxes for the city

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

Public facilities and utilities are adequate
to return the existing vacant car wash
into a revived and working car wash.

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

The proposed development of opening
a closed car wash helps to revitalize
and provide a needed resource to residents.

9. Additional comments:

We will re use the existing
car wash to revive the area
by opening the car wash.



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

Planning & Zoning Application Fee Schedule

New Sign Permit	\$125.00
New Monument Sign Permit	\$150.00
Change Copy / New Sign Face	\$50.00
Temporary Signs Banners & Portals	\$50.00
Preliminary Plats	\$450.00 + \$4.00 / Lot
Final Plats	\$300.00 + \$4.00 / Lot
Lot Split / Lot Combination	\$150.00
Right-of-Way Vacation	\$250.00
Conditional Use Permit	\$450.00
Rezoning	\$450.00
Site/Development Plan – Staff Review (Residential or Commercial)	\$300.00
Appeal of Design Standards	\$350.00
Variance	\$350.00
Additional Variance Requests	\$50.00 / Request
Zoning Verification Letter	\$100.00

July 9, 2026
Re: Case No: PZ-2026-10

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 Gwen Mayes of Seyam Development LLC requesting the approval of a Conditional Use Permit for “Car Wash” for the property located at:

- 5245 Woodson Rd

This property consists of 1.05 acres of land and is located within the City of Raytown, Missouri. It is legally described as:

5245 Woodson Rd:

PENDLETONS BLUE RIDGE PLACE---PT OF LOT 1 DAF: BEG SW COR LOT 1 TH N 00 DEG 49 MIN 32 SEC W 246.51' TH N 90 DEG E 12.37' TH N 86 DEG 09 MIN 33 SEC E 119.43' TH S 22 DEG 05 MIN 46 SEC E 85.35' TH S 50 DEG 03 MIN 42 SEC E 50.64' TH S 00 DEG E 142.89' TH S 90 DEG W 198.91' TO POB (KNOWN AS TR 1 ON CERT SUR T-16 PG-88).

The site at 5245 Woodson Rd was previously a car wash, and the applicant team seeks to reuse it for that purpose. “Car Wash” is a permitted land use within the “NC” Neighborhood Commercial Zoning District with the approval of a Conditional Use Permit.

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

The applicant will be holding a neighborhood information meeting at Raytown City Hall at 2:00pm on Wednesday, July 22, 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.

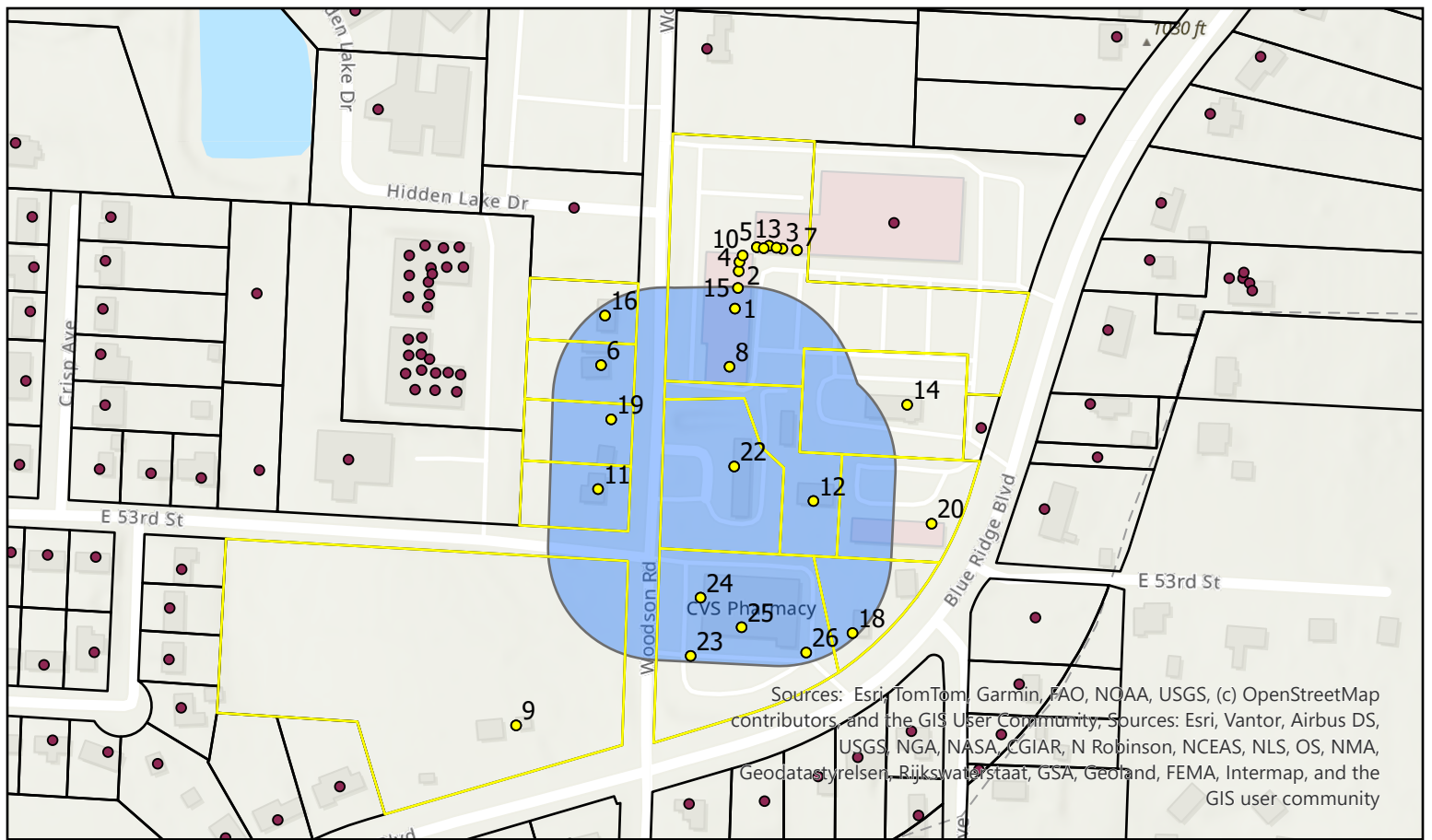
A public hearing to consider this application will be held by the Raytown Planning & Zoning Commission at 6:00 PM on **Thursday August 6, 2026**. The full packet and agenda will be available for view on the City of Raytown website on **Friday, July 31, 2026**.

The Raytown Board of Aldermen will also hold a public hearing regarding the above-described application, tentatively scheduled for 7:00 PM on **Tuesday, September 1, 2026**.

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

The public is invited to attend the neighborhood meeting and the public hearings to ask questions and provide comments regarding this application. Additional information regarding this application can be obtained from the Department of Community Development located in Raytown City Hall at 10000 East 59th Street, by phone at (816)737-6014 or by email at benjaminr@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.



OBJECTID	Address	Point ID	Full Address	Municipality	Name	Zip Code
1	33-920-04-41-00-0-00-000	5242	BLUE RIDGE BLVD	RAYTOWN		64133
2	33-920-04-41-00-0-00-000	5236	BLUE RIDGE BLVD	RAYTOWN		64133
3	33-920-04-41-00-0-00-000	5220	BLUE RIDGE BLVD	RAYTOWN		64133
4	33-920-04-41-00-0-00-000	5234	BLUE RIDGE BLVD	RAYTOWN		64133
5	33-920-04-41-00-0-00-000	5228	BLUE RIDGE BLVD	RAYTOWN		64133
6	32-710-01-46-00-0-00-000	5228	WOODSON RD	RAYTOWN		64133
7	33-920-04-41-00-0-00-000	5218	BLUE RIDGE BLVD	RAYTOWN		64133
8	33-920-04-41-00-0-00-000	5252	BLUE RIDGE BLVD	RAYTOWN		64133
9	32-710-08-28-00-0-00-000	5348	BLUE RIDGE BLVD	RAYTOWN		64133
10	33-920-04-41-00-0-00-000	5230	BLUE RIDGE BLVD	RAYTOWN		64133
11	32-710-01-44-00-0-00-000	5248	WOODSON RD	RAYTOWN		64133
12	33-920-04-39-00-0-00-000	5247	WOODSON RD	RAYTOWN		64133
13	33-920-04-41-00-0-00-000	5224	BLUE RIDGE BLVD	RAYTOWN		64133
14	33-920-04-38-00-0-00-000	5260	BLUE RIDGE BLVD	RAYTOWN		64133
15	33-920-04-41-00-0-00-000	5238	BLUE RIDGE BLVD	RAYTOWN		64133
16	32-710-01-47-00-0-00-000	5224	WOODSON RD	RAYTOWN		64133
17	33-920-04-41-00-0-00-000	5226	BLUE RIDGE BLVD	RAYTOWN		64133
18	33-920-04-21-00-0-00-000	5300	BLUE RIDGE BLVD	RAYTOWN		64133
19	32-710-01-45-00-0-00-000	5236	WOODSON RD	RAYTOWN		64133
20	33-920-04-36-01-0-00-000	5270	BLUE RIDGE BLVD	RAYTOWN		64133
21	33-920-04-41-00-0-00-000	5222	BLUE RIDGE BLVD	RAYTOWN		64133
22	33-920-04-40-00-0-00-000	5245	WOODSON RD	RAYTOWN		64133
23	33-920-04-43-00-0-00-000	5310	BLUE RIDGE BLVD	RAYTOWN		64133
24	33-920-04-43-00-0-00-000	5310	BLUE RIDGE BLVD	RAYTOWN		64133
25	33-920-04-43-00-0-00-000	5310	BLUE RIDGE BLVD	RAYTOWN		64133
26	33-920-04-43-00-0-00-000	5304	BLUE RIDGE BLVD	RAYTOWN		64133

Neighborhood Meeting

5245 Woodson Rd

July 22, 2026

Name	Address	Phone Number	Email Address
Linda Buch	2825 SW Sadler Ave	816-877-2019	linda.buch@krylan.mn.us
Don't Ben		816 588 2517	
Debbie		816-509-4150	doubledee5100@gmail.com
Caroline Wilmes		816-215-0010	carolineEmayes@gmail.com



Re: Neighborhood meeting summary

From Seyam Development <seyamdevelopment@gmail.com>

Date Fri 7/24/2026 9:53 AM

To Benjamin Robinson <benjaminr@raytown.mo.us>; jensen@glo-carwash.com <jensen@glo-carwash.com>

Cc Shana Kelly <shanak@raytown.mo.us>; curt mayes <cmayes@mayesplumbing.com>

We had a neighborhood meeting on Wednesday, July 22, 2026 at 2 to 3 pm at the City Hall in Raytown about Woody Car Wash.

There were no neighbors in attendance, Three wonderful city employees stopped by to visit and grab a delicious Elleen's Colossal Sugar Cookie with sprinkles.

The cookies were a big hit and the employees were very nice and supportive of a new business opening in Raytown on Woodson Road.

We look forward to doing business in Raytown in the future.

Gwen Mayes

On Fri, Jul 24, 2026 at 9:33 AM Benjamin Robinson <benjaminr@raytown.mo.us> wrote:

Good morning, Gwen,

I'm just following up on your neighborhood meeting. Please reply to this email with a brief summary of how that went. If there was no discussion about the car wash or the CUP, you can just state that.

Thanks again for being so on top of things!

Best,

Ben Robinson

Benjamin Robinson

Planning and Zoning Coordinator

Crossroads Community • Embracing Diversity • Growing Together

Office: (816) 737-6093 Direct

Fax: (816) 737-6164

Address: 10000 East 59th Street, Raytown MO. 64133

Email: benjaminr@raytown.mo.us

Connect With Us



Visit us online!

<https://www.raytown.mo.us/>



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 4180134, 5245 Wood Rd, Raytown, Missouri
State of MO }
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 07/17/2026 edition and ending with the 07/17/2026 edition for a total of 1 publications, and that the date of publications were as follows: 07/17/2026.

Publishers fee: \$59.16

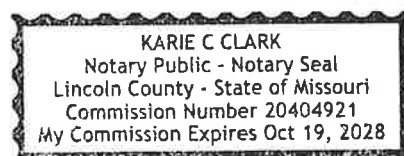
By:


Rose Bryant

Sworn to me on this 20th day of
July 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 Hearings

Affected Property: 5245 Wood Rd,
Raytown, Missouri
Jackson County Parcel ID # 33-920-04-40-00-0-00-000

A public hearing to consider a Conditional Use Permit application for a "Car Wash" use, filed by Gwen Mayes of Seyam Development LLC, to be located on an NC, Neighborhood Commercial District-zoned property addressed as 5245 Woodson Rd in Raytown, Missouri, will be held by the Raytown Planning & Zoning Commission at 6:00pm on Thursday, August 6, 2026. The applicant intends to reuse the subject site for a car wash. The packet and agenda should be available for view on the City of Raytown website on Friday, July 31, 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, September 1, 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)737-6014 or by email at benjaminr@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.

4180134 Jackson Jul. 17, 2026



2014-2015

HIGHWAY
ARTERIAL
COLLECTOR

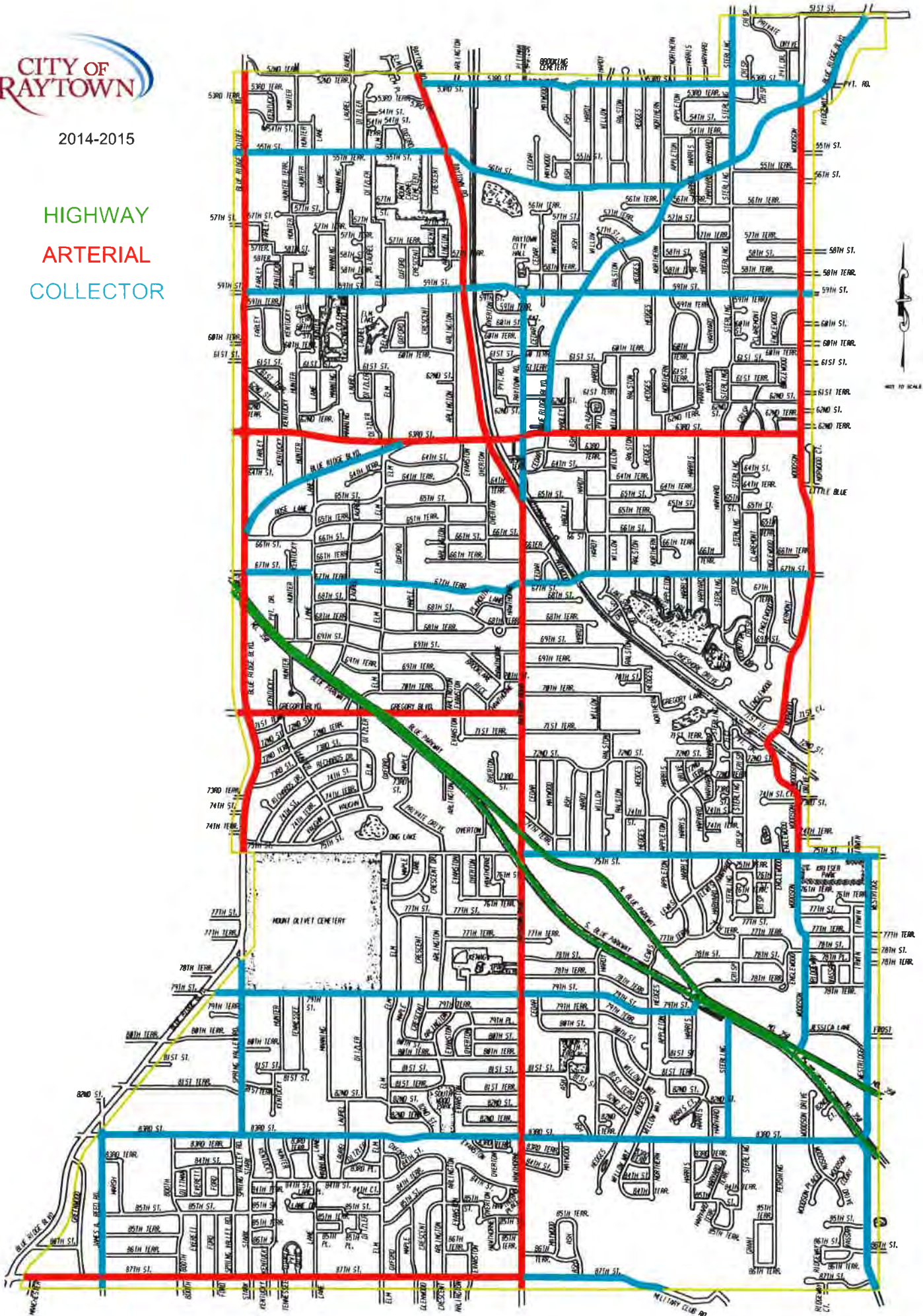
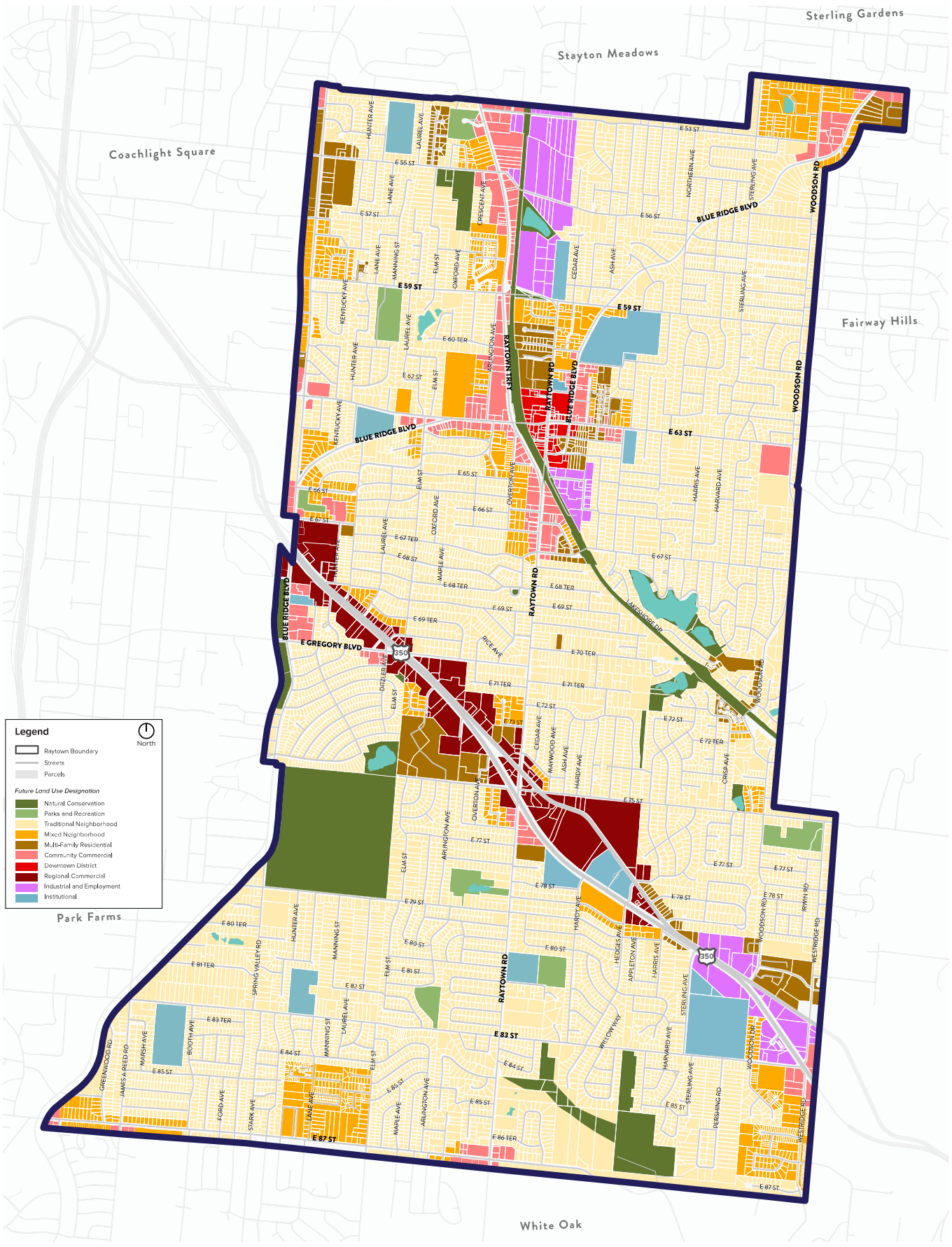


Figure 27: Future Land Use Map



CITY OF RAYTOWN
Request for Board Action

DATE SUBMITTED: 08/28/2026

MEETING DATE: September 1, 2026

SUBMITTED BY:

DEPARTMENT: Administration

Document Type: Ordinance

SUBJECT/REQUEST

FIRST READING: Bill No. 6720-26, Section VIII: Intergovernmental Agreement with Jackson County for \$100,000 ARPA Funds
--

BACKGROUND/JUSTIFICATION

The Jackson County Legislature, by their July 20, 2026 Ordinance 6092, approved the distribution of funding to assist cities in funding certain infrastructure projects.

The City expressed interest to Jackson County in utilizing funding for the Downtown Raytown to Rock Island Trail Project.
--

Jackson County has allotted the City of Raytown \$100,000 in funds for this project.

This item is to enter into an intergovernmental agreement with Jackson County to accept the funds and dedicate them to the Downtown Raytown to Rock Island Trail Project.
--

RECOMMENDED MOTION

Approval as submitted

PREVIOUS ACTION

--

COMMISSION/COMMITTEE REVIEW

--

FINANCIAL IMPACT

Amount of Request/Contract:	\$100,000
-----------------------------	-----------

REVIEWED BY

Michael Graham Jennifer Baird Diane Egger Teresa Henry

LIST OF REFERENCE DOCUMENTS ATTACHED

- | | |
|----|---|
| 1. | Ord Jackson County Intergovernmental Agreement-2026 Infrastructure Grant Project-Downtown Raytown Trail Project |
| 2. | 2026 ARPA Raytown 100k |
| 3. | 2026 ARPA Raytown attachment |

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

AN ORDINANCE AUTHORIZING AND APPROVING AN INTERGOVERNMENTAL AGREEMENT BY AND BETWEEN JACKSON COUNTY, MISSOURI AND THE CITY OF RAYTOWN FOR THE 2026 INFRASTRUCTURE GRANT PROJECT FUNDING THE DOWNTOWN RAYTOWN TO ROCK ISLAND TRAIL PROJECT

WHEREAS, the City of Raytown ("City") requested funding from Jackson County, Missouri ("County") to assist the City in funding the Downtown Raytown to Rock Island Trail Project; and:

WHEREAS, the County Legislature approved the distribution of such funding by Ordinance 6092, passed on July 20, 2026; and

WHEREAS, the Agreement provides a suitable mechanism by which the designated County funds shall be disbursed to the City; and

WHEREAS, the awarded funding was in the amount of \$100,000.00; and

WHEREAS, the parties desire to enter into a cooperative agreement for administration of the grant funds awarded under such program as set forth in Exhibit "A" Attached hereto.

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

SECTION 1 - APPROVAL OF AGREEMENT. That execution of an Intergovernmental Agreement by and between the City of Raytown and Jackson County, Missouri in substantially the same form as attached hereto, is hereby authorized and approved.

SECTION 2 - EXECUTION OF AGREEMENT. That the City Administrator is authorized to execute the Agreement and all documents necessary or incidental to the performance thereof, and the City Clerk is authorized to attest to the same.

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 September, 2026.

Michael McDonough, Mayor

ATTEST:

APPROVED AS TO FORM:

Teresa M. Henry, City Clerk

Jennifer M Baird, City Attorney

INTERGOVERNMENTAL AGREEMENT
(2026 Infrastructure Grant Project)

AN AGREEMENT by and between Jackson County, Missouri, hereinafter referred to as "County", and the **City of Raytown, 10000 East 59th Street, Raytown, MO 64133**, hereinafter referred to as "the City" made and entered into this _____ day of _____, 2026.

WHEREAS, the City has requested funding from the County to assist the City in funding certain infrastructure projects; and,

WHEREAS the County Legislature approved the distribution of such funding by Ordinance 6092, passed on July 20, 2026; and,

WHEREAS this Agreement provides a suitable mechanism by which the designated County funds shall be disbursed to the City.

NOW THEREFORE it is agreed by and between the parties as follows:

1. Responsibilities of the City.
 - a. The City shall conduct all procurement and contracting for the Project in accordance with applicable law and the City's purchasing policies and procedures. The County shall not be a party to, or responsible for, any contract entered into by the City in connection with the Project, and no contractor or vendor shall be deemed a third-party beneficiary of this Agreement.
 - b. The City shall use the County's contribution solely for the Project and for the public purposes identified in Exhibit A.
 - c. The City shall approve the bid(s) selected for the award of contract(s) pursuant to its normal purchasing and guidelines and practices.
 - d. The City shall be responsible for planning, administering, managing, and completing the Project. The City shall obtain all permits, approvals, licenses, and other authorizations required for the Project and shall comply with all applicable federal, state, and local laws, ordinances, rules, and regulations. The City shall be solely responsible for all Project costs in excess of the County Contribution.
 - e. The City shall maintain complete and accurate books, records, invoices, receipts, contracts, and other supporting documentation relating to the receipt and expenditure of the County Contribution. Such records shall be maintained for at least five (5) years after completion of the Project or for such longer period as required by applicable law. Upon reasonable notice, the County may inspect and copy records reasonably necessary to verify the City's compliance with this Agreement.

2. Responsibilities of the County.
 - a. the County desires to provide financial assistance to the City in the amount of One Hundred Thousand Dollars (\$100,000.00) to be used solely for the Project and in accordance with the terms of this Agreement; and
 - b. The County agrees to pay the City a total amount not to exceed **\$100,000.00**. Upon execution of this Agreement, City will receive the amount, paid in full.
 - c. The County shall have no obligation to provide funds in excess of the County Contribution unless the Parties execute a written amendment authorized by their respective governing bodies.
3. The County agrees and acknowledges that the City shall use the proceeds of this Agreement, together with City funds and any federal or state grant funds which may have been awarded, to fund specific Infrastructure Projects as detailed in Attachment A.
4. This Agreement shall be effective as of the execution date and extend through December 31, 2028.
5. All funds granted to the City under this agreement must be appropriated for the approved projects by December 31, 2027. Any funds not appropriated by the City by the deadline shall be returned to the County within 30 days following the deadline's expiration
6. All funds granted to the City under this agreement must be spent on the approved projects by December 31, 2028. Any funds not spent by the City by the deadline shall be returned to the County within 30 days following the deadline's expiration.
7. No funds granted under this Agreement may be spent for other City projects or expenses inconsistent with the Infrastructure Project.
8. The City agrees that all funds granted under this Agreement will be appropriated and spent in accordance with all applicable local, state, and federal regulations.
9. The City warrants that no officer or employee of the County, whether elected or appointed, shall in any manner whatsoever be interested in or receive any benefit from this Agreement.
10. Indemnification. To the extent permitted by Missouri law, the City shall be responsible for claims, damages, losses, liabilities, and expenses arising from the City's acts or omissions in performing the Project or this Agreement. Nothing in this Agreement shall be construed as a waiver or limitation of any immunity,

protection, defense, or limitation of liability available to either Party under Missouri law.

11. Severability. If any provision of this Agreement is determined to be invalid or unenforceable, the remaining provisions shall remain in full force and effect to the fullest extent permitted by law.
12. Choice of Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Missouri. Any action arising out of this Agreement shall be brought in a court of competent jurisdiction in Jackson County, Missouri, unless otherwise required by law.
13. Any modification of the terms of this agreement must be made in writing and with mutual assent.

IN WITNESS WHEREOF, this Agreement has been executed this _____ day of _____, 2026.

APPROVED AS TO FORM:

JACKSON COUNTY, MISSOURI

Bryan O. Covinsky
County Counselor

By: _____
Phil LeVota
County Executive

ATTEST:

City of Raytown

Mary Jo Spino
Clerk of the County Legislature

By: _____
Title: _____

REVENUE CERTIFICATE

I hereby certify that there is a balance otherwise unencumbered to the credit of the appropriation to which this contract is chargeable, and a cash balance otherwise unencumbered in the treasury to the credit of the fund from which payment is to be made, each sufficient to meet the obligation of **\$100,000.00** which is hereby authorized.

Date

Director of Finance and Purchasing
Account No. 001-1001-56070

ATTACHMENT A
INFRASTRUCTURE PROJECT SPECIFICATIONS

The City of Raytown has designated the following Infrastructure Project as recipients of the funds granted by Jackson County for such purposes.

Project

NAME: Downtown Raytown to Rock Island Trail Project

GOAL: To connect the Rock Island Trail to downtown Raytown by improving sidewalks, accessibility, and building access.

PROJECT ACTOR: This project will be implemented and completed by City employees or current City vendors or will be put out for competitive bid.
(Please select one)

ESTIMATED COMPLETION DATE:

TOTAL ESTIMATED COST:

ESTIMATED GRANT USAGE: 100%

CITY OF RAYTOWN
Request for Board Action

DATE SUBMITTED: 08/28/2026

MEETING DATE: September 1, 2026

SUBMITTED BY:

DEPARTMENT: Administration

Document Type: Resolution

SUBJECT/REQUEST

R-3838-26: Budget Amendment-City Attorney and Special Counsel Services

BACKGROUND/JUSTIFICATION

The fees for City Attorney and Special Counsel Services have exceeded the fiscal year 2025-2026 budgeted amount and there is a need to amend the fiscal year 2025-2026 budget

RECOMMENDED MOTION

PREVIOUS ACTION

COMMISSION/COMMITTEE REVIEW

FINANCIAL IMPACT

Amount of Request/Contract:	190,000.00
From Account Name: General Fund	Amount: 190,000
To Account Name and #: Outside Legal Council - 101-51-00-100-53513	Amount: 190,000

REVIEWED BY

Michael Graham
Jennifer Baird
Diane Egger
Teresa Henry

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Reso Budget Amendment City Attorney and Special Counsel Services 2026

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

A RESOLUTION AMENDING THE FISCAL YEAR 2025-2026 BUDGET RELATED TO CITY ATTORNEY AND SPECIAL COUNSEL SERVICES

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:
Fund Balance
\$190,000.00

Transfer To:
101-51-00-100-53513
\$190,000.00

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 1st day of September, 2026.

Michael McDonough, Mayor

ATTEST:

Teresa M. Henry, City Clerk

Approved as to Form:

Jennifer M. Baird, City Attorney