

**TENTATIVE AGENDA**  
**RAYTOWN BOARD OF ALDERMEN**  
**SEPTEMBER 15, 2015**  
REGULAR SESSION NO. 11  
RAYTOWN CITY HALL  
10000 EAST 59<sup>TH</sup> STREET  
RAYTOWN, MISSOURI 64133

**OPENING SESSION**  
**7:00 P.M.**

Invocation  
Pledge of Allegiance  
Roll Call

Proclamations

- ★ A Proclamation recognizing Child Passenger Safety Week

Communication from the Mayor

Communication from the City Administrator

Committee Reports

**LEGISLATIVE SESSION**

**1. CONSENT AGENDA**

All matters listed under the Consent Agenda are considered to be routine by the Board of Aldermen and will be enacted by one motion without separate discussion or debate. The Mayor or a member of the Board of Aldermen may request that any item be removed from the consent agenda. If there is no objection by the remaining members of the board, such item will be removed from the consent agenda and considered separately. If there is an objection, the item may only be removed by a motion and vote of the board.

Approval of the Regular September 1, 2015 Board of Aldermen meeting minutes.

**R-2805-15: A RESOLUTION** APPOINTING ASSISTANT PUBLIC WORKS DIRECTOR KATI HORNER GONZALEZ AS A CITY REPRESENTATIVE ON THE DITZLER COMMUNITY IMPROVEMENT DISTRICT BOARD OF DIRECTORS. Point of Contact: Teresa Henry, City Clerk.

**REGULAR AGENDA**

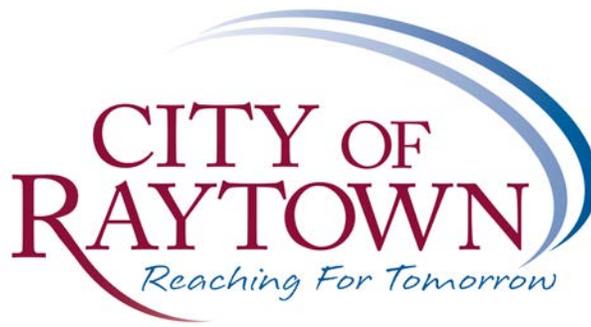
2. **R-2806-15: A RESOLUTION** AUTHORIZING AND APPROVING THE EXPENDITURE OF FUNDS TO THE WILSON GROUP, INC. RELATED TO RENOVATIONS AT THE PUBLIC WORKS BUILDING LOCATED AT 10014 E. 65TH STREET IN AN AMOUNT NOT TO EXCEED \$42,237.01. Point of Contact: Jim Melvin, Interim Public Works Director.
3. **R-2807-15: A RESOLUTION** AUTHORIZING AND APPROVING THE EXPENDITURE OF ADDITIONAL FUNDS THROUGH CHANGE ORDER NO. 1 WITH THE WILSON GROUP, INC. RELATED TO THE LOWER LEVEL CITY HALL RENOVATIONS IN AN AMOUNT NOT TO EXCEED \$32,319.53 FOR A TOTAL AMOUNT NOT TO EXCEED \$430,485.77. Point of Contact: Jim Melvin, Interim Public Works Director.
4. **FIRST READING: Bill No. 6391-15, Section XXI-E-8: AN ORDINANCE** AMENDING CHAPTER 44, UTILITIES; SECTION 44-154, SERVICE CHARGES, OF THE CODE OF ORDINANCES OF THE CITY OF RAYTOWN, MISSOURI. Point of Contact: Mark Loughry, Director of Finance.

5. Public Hearing: A public hearing to allow a Salt Storage Facility on property located at 6206 Raytown Road.

5a. **FIRST Reading: Bill No.6392-15, Section XIII. AN ORDINANCE** GRANTING A CONDITIONAL USE PERMIT SUBJECT TO CERTAIN CONDITIONS TO ALLOW A SALT STORAGE FACILITY ON PROPERTY LOCATED AT 6206 RAYTOWN ROAD IN RAYTOWN, MISSOURI. Point of Contact: John Benson, Development & Public Affairs Director.

## **ADJOURNMENT**

Next Ordinance No. 5524-15



## PROCLAMATION

**WHEREAS**, motor vehicle crashes are a major cause of death and disabling injury for America's children. It's hard to overstate the toll of these injuries and deaths have on families. Protecting them is the responsibility of all community members but we can help put an end to this tragedy by taking some important steps; and

**WHEREAS**, today, all Fifty States, the District of Columbia, and U.S. Territories require the use of car seats for children traveling in motor vehicles. These laws were enacted because they save lives and prevent injuries. Research shows car seats reduce the risk of fatal injury by seventy-one percent for children younger than the age of one and by fifty-four percent for children ages one to four years. We know that car seats help save lives and reduce injuries. We also know they are most effective when installed and used correctly. Continuing forward, we must work together to prevent these deaths and injuries; and

**WHEREAS**, the City of Raytown, through our Emergency Medical Services Department, is committed to working closely with our partners and safety advocates to help guide our community to make the kind of choices that will keep our children alive and safe. Our goal is to educate parents and caregivers about best practices when traveling with children from birth through age twelve. During Child Passenger Safety Week, car seat safety events will be held across the country. Parents and caregivers are encouraged to take advantage of these services to make sure that their children are in the right car seat for their age and size and that seats are installed properly.

**NOW THEREFORE**, I, Michael McDonough, Mayor of the City of Raytown, Missouri do hereby proclaim, September 13 – 19, 2015 as

### Child Passenger Safety Week

I encourage everyone to help reduce injuries and tragic loss of life by buckling up themselves and their children – every trip, every time. Spread the word to family and friends, so together, we can keep our children safe.

Signed this Fifteenth day of September, Two Thousand and Fifteen.

---

Michael McDonough, Mayor

**DRAFT  
MINUTES  
RAYTOWN BOARD OF ALDERMEN  
SEPTEMBER 1, 2015  
REGULAR SESSION NO. 10  
RAYTOWN CITY HALL  
10000 EAST 59<sup>TH</sup> STREET  
RAYTOWN, MISSOURI 64133**

**OPENING SESSION  
7:00 P.M.  
(DIRECTLY FOLLOWING THE 6:00 P.M. WORK SESSION)**

Mayor Michael McDonough called the September 1, 2015 Board of Aldermen meeting to order at 7:15 p.m. Larry Cleveland of Raytown Community of Christ provided the invocation and led the pledge of allegiance.

**Roll Call**

The roll was called and the attendance was as follows:

Present: Alderman Karen Black, Alderman Josh Greene, Alderman Jason Greene, Alderman Jim Aziere, Alderman Janet Emerson, Alderman Mark Moore, Alderman Steve Meyers, Alderman Bill Van Buskirk, Alderman Steve Mock, Alderman Eric Teeman

Absent: None.

**Proclamations**

Mayor McDonough presented proclamations recognizing Sam's Prescription Shop and Pat Casady.

**Public Comments**

None.

**Communication from the Mayor**

Mayor Michael McDonough announced he attended a ribbon cutting on August 27, 2015 for the new Raytown South Stadium.

Mayor McDonough welcomed and thanked Jackson County Legislator, Teresa Galvin for attending the Board of Aldermen meeting.

**Communication from the City Administrator**

Mahesh Sharma, City Administrator announced the Downtown Streetscape pre-bid meeting was scheduled for September 10, 2015 and the bid opening for the project was scheduled for September 22, 2015. Staff may present bid information to the Board of Alderman on October 6, 2015.

Mr. Sharma reported that the 350 Hwy Bike Trail pre-bid meeting is scheduled for September 24, 2015 and the bid opening for the project was scheduled for October 6, 2015. Staff plans to bring bid information to the Board of Aldermen on October 20, 2015.

Mr. Sharma reported the Blue Ridge Bike Trail proposal has yet to be approved by the Missouri Department of Transportation. Once approval has been made, requests for bids will be sent out.

Mr. Sharma announced the resignation of Economic Development Administrator, Tom Cole. Mr. Sharma thanked Mr. Cole for his hard work and various contributions he has made to the City of Raytown.

Mr. Sharma stated that he and his staff hoped to present the schedule for Budget Hearings in late September and hoped that the budget would be approved sometime in October.

## **Committee Reports**

Alderman Mock reported that the Raytown Arts and Music Festival was a success and well attended. Mr. Mock thanked the Parks and Recreation Department for their hard work.

Alderman Meyers thanked the many sponsors who provided monetary support to the Raytown Arts and Music Festival.

Alderman Van Buskirk announced the Police Pension Board was scheduled to meet September 2, 2015 at 8:00 a.m.

## **STUDY SESSION**

Raytown Parks and Recreation Department Annual Report  
Kevin Boji, Parks and Recreation Director

## **LEGISLATIVE SESSION**

### **1. CONSENT AGENDA**

All matters listed under the Consent Agenda are considered to be routine by the Board of Aldermen and will be enacted by one motion without separate discussion or debate. The Mayor or a member of the Board of Aldermen may request that any item be removed from the consent agenda. If there is no objection by the remaining members of the board, such item will be removed from the consent agenda and considered separately. If there is an objection, the item may only be removed by a motion and vote of the board.

Approval of the Regular August 18, 2015 Board of Aldermen meeting minutes.

**R-2798-15: A RESOLUTION** AUTHORIZING AND APPROVING THE APPOINTMENT OF MICHAEL ATTWOOD AS THE WARD 1 REPRESENTATIVE TO THE SPECIAL SALES TAX REVIEW COMMITTEE. Point of Contact: Teresa Henry, City Clerk.

**R-2799-15: A RESOLUTION** AUTHORIZING AND APPROVING THE APPOINTMENT OF LISA EMERSON AS THE WARD 3 REPRESENTATIVE TO THE SPECIAL SALES TAX REVIEW COMMITTEE. Point of Contact: Teresa Henry, City Clerk.

**R-2800-15: A RESOLUTION** AUTHORIZING AND APPROVING THE APPOINTMENT OF JEREMY BLEDSOE AS AN AT-LARGE REPRESENTATIVE TO THE SPECIAL SALES TAX REVIEW COMMITTEE. Point of Contact: Teresa Henry, City Clerk.

**R-2801-15: A RESOLUTION** APPOINTING ASSISTANT FINANCE DIRECTOR BRIANA BURRICHTER AS A CITY REPRESENTATIVE ON THE DITZLER COMMUNITY IMPROVEMENT DISTRICT BOARD OF DIRECTORS. Point of Contact: Teresa Henry, City Clerk.

**R-2802-15: A RESOLUTION** APPOINTING ASSISTANT FINANCE DIRECTOR BRIANA BURRICHTER AS THE CITY REPRESENTATIVE ON THE RAYTOWN 350 COMMUNITY IMPROVEMENT DISTRICT BOARD OF DIRECTORS. Point of Contact: Teresa Henry, City Clerk.

Alderman Josh Greene, seconded by Alderman Van Buskirk, made a motion to remove item R-2801-15 from the consent agenda. The motion was approved by a vote of 9-0-1-0.

Ayes: Aldermen Josh Greene, Van Buskirk, Aziere, Mock, Jason Greene, Meyers, Black, Teeman, Moore

Nays: None

Abstain: Alderman Emerson

Absent: None

Alderman Mock, seconded by Alderman Teeman, made a motion to approve the consent agenda. The motion was approved by a vote of 9-0-0-1.

Ayes: Aldermen Mock, Teeman, Van Buskirk, Meyers, Moore, Jason Greene, Aziere, Josh Greene, Black  
Nays: None  
Abstain: None  
Absent: Aldermen Emerson

## **REGULAR AGENDA**

1a. **R-2802-15: A RESOLUTION** APPOINTING ASSISTANT FINANCE DIRECTOR BRIANA BURRICHTER AS THE CITY REPRESENTATIVE ON THE RAYTOWN 350 COMMUNITY IMPROVEMENT DISTRICT BOARD OF DIRECTORS. Point of Contact: Teresa Henry, City Clerk.

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

Teresa Henry, City Clerk, provided the Staff Report and remained available for discussion.

Discussion included explanation of when a new City employee would replace Tom Cole.

Alderman Jason Greene, seconded by Alderman Meyers made a motion to adopt. The motion was approved by a vote of 10-0.

Ayes: Aldermen Jason Greene, Meyers, Mock, Josh Greene, Teeman, Moore, Van Buskirk, Black, Aziere, Emerson  
Nays: None

2. **R-2803-15: A RESOLUTION** AUTHORIZING AND APPROVING AN AGREEMENT FOR MEDICAL DIRECTOR SERVICES BETWEEN TUCKER LEINHOP, D.O. AND THE CITY OF RAYTOWN, MISSOURI. Point of Contact: Doug Jones, Emergency Medical Services Director.

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

Doug Jones, Emergency Medical Services Director, provided the Staff Report and remained available for discussion.

No discussion.

Alderman Teeman, seconded by Alderman Emerson made a motion to adopt. The motion was approved by a vote of 10-0.

Ayes: Aldermen Teeman, Emerson, Josh Greene, Jason Greene, Moore, Van Buskirk, Black, Aziere, Meyer, Mock  
Nays: None

3. **R-2804-15: A RESOLUTION** AUTHORIZING AND APPROVING THE PURCHASE AND INSTALLATION OF SAFETY PADDING AND RELATED EQUIPMENT FROM MARATHON EQUIPMENT IN THE AMOUNT OF \$24,339.00 AND THE INSTALLATION OF PLUMBING FIXTURES IN THE AMOUNT OF \$5,553.82 FROM WILSON CONSTRUCTION FOR A TOTAL AMOUNT NOT TO EXCEED \$29,892.82. Point of Contact: Jim Lynch, Police Chief.

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

Jim Lynch, Police Chief and Captain Michelle Rogers, provided the Staff Report and remained available for discussion.

Discussion included what type of bodily harm could happen if existing toilet was left in the cell and explanation of what happened to the old padded cell.

Alderman Van Buskirk, seconded by Alderman Emerson made a motion to adopt. The motion was approved by a vote of 10-0.

Ayes: Aldermen Van Buskirk, Emerson, Aziere, Mock, Jason Greene, Meyers, Black, Teeman, Josh Greene, Moore  
Nays: None

4. **FIRST READING: Bill No. 6390-15, Section VII: AN ORDINANCE ESTABLISHING THE ANNUAL PROPERTY TAX LEVY RATE FOR THE CITY OF RAYTOWN GENERAL OPERATING FUND AND THE PARK FUND FOR THE YEAR 2015.** Point of Contact: Mark Loughry, Finance Director.

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

Mark Loughry, Finance Director, presented an overview of the Staff Report and remained available for questions.

Discussion included if the consumer price index addition was included in the levy calculations, explanation of the Hancock Amendment and CPI and whether or a regional or national CPI was included in the levy calculations.

On behalf of the Board, Alderman Emerson thanked Tom Cole for his contributions to the City of Raytown.

#### **ADJOURNMENT**

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

The meeting adjourned at 8:14 p.m.

---

Teresa M. Henry, MRCC  
City Clerk

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

**Date:** September 10, 2015  
**To:** Mayor and Board of Aldermen  
**From:** Teresa Henry, City Clerk

**Resolution No.:** R-2805-15

**Department Head Approval:** \_\_\_\_\_

**City Administrator Approval:** \_\_\_\_\_

**Finance Director Approval:** \_\_\_\_\_ (only needed if fiscal impact)



**Action Requested:** Designate Assistant Public Works Director, Kati Horner Gonzalez as a City representative on the Ditzler Community Improvement District Board of Directors. Ms. Gonzalez will be filling the vacancy which was recently held by Tom Cole.

**Recommendation:** Approve the resolution.

**Analysis:** The Ditzler Community Improvement District is governed by a five (5) member Board of Directors consisting of three members who represent the Developer and two members who represent the City. The Developer is currently represented by Dave Olson, Andy Mitchell and Russ Ehnen. Assistant Public Works Director, Kati Horner Gonzalez, replacing Tom Cole and Briana Burrichter, Assistant Finance Director are City representatives.

To be qualified to serve on the Board of Directors the person must be a citizen of the United States and have resided in the State of Missouri for at least one year preceding the submittal date of the original petition.

**Alternatives:** Designate someone else.

**Budgetary Impact:**

Not Applicable

**Additional Reports Attached:** None

**A RESOLUTION APPOINTING ASSISTANT PUBLIC WORKS DIRECTOR KATI HORNER GONZALEZ AS A CITY REPRESENTATIVE ON THE DITZLER COMMUNITY IMPROVEMENT DISTRICT BOARD OF DIRECTORS**

**WHEREAS**, the Ditzler Community Improvement District (“District”), which was formed by Ordinance 5367-10, adopted by the Board of Aldermen on September 7, 2010, is a political subdivision created under the authority of the Missouri Community Improvement District Act (“Act”), Sections 67.1401 et seq. RSMo, as amended, and is transacting business exercising the powers granted by the Act; and

**WHEREAS**, the District is governed by a five (5) member Board of Directors consisting of three members who represent the Developer and two members who represent the City; and

**WHEREAS**, to be qualified to serve on the Board of Directors a person shall be a citizen of the United States and have resided in the State of Missouri for at least one year preceding the submittal date of the petition; and

**WHEREAS**, the City owns real property located within the District; and

**WHEREAS**, the Board of Aldermen find it is in the best interest of the City to designate Assistant Public Works Director Kati Horner Gonzalez to represent the City’s interest on such Board of Directors;

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

**THAT** Assistant Public Works Director Kati Horner Gonzalez is hereby appointed by the Mayor and approved by the Board of Aldermen as a City representative on the Ditzler Community Improvement District Board of Directors.

**PASSED AND ADOPTED** by the Board of Aldermen and **APPROVED** by the Mayor of the City of Raytown, Missouri, the 15<sup>th</sup> day of September, 2015.

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

ATTEST:

Approved as to Form:

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

\_\_\_\_\_  
Joe Willerth, City Attorney

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

**Date:** September 10, 2015

**Resolution No.:** R-2806-15

**To:** Mayor and Board of Aldermen

**From:** Jim Melvin, Interim Public Works Director

**Department Head Approval:** \_\_\_\_\_

**Finance Director Approval:** \_\_\_\_\_ (only if funding is requested)

**City Administrator Approval:** \_\_\_\_\_

---

---

**Action Requested:** Board of Aldermen approval for remodel of the Charlie Brown Building Repair Project contracts are for painting (\$4,687.06), window replacement (\$29,665.93), and restroom remodel (\$7,884.02). The Charlie Brown Building is the name of a Public Works building located at 10014 E. 65<sup>th</sup> Street.

**Recommendation:** Staff recommends approval as submitted.

**Analysis:** The Public Works Department received proposals for the three projects from the Wilson Group. As the winner of the NJPA bid in Missouri, the Wilson Group has already bid their rates and mark-ups against other contractors in Missouri. The Wilson Group was the contractor on the remodel of the Board Chambers and the bathrooms in City Hall in 2014, and they did very good work.

The 2014-2015 Capital Sales Tax fund has \$40,000.00 included for remodel of the Charlie Brown Building. The proposals total slightly over that amount, but the difference can be made up with funds from the building maintenance budget.

Staff is requesting approval of a total of an amount not to exceed \$42,237.01.

**Alternatives:** Continue without the remodel.

**Budgetary Impact:** Efficiency will continue to be impaired by the windows, along with the poor configuration of the space in the restroom and wash areas. The appearance of the building will continue to be undesirable.

- Not Applicable
- Budgeted item with available funds
- Non-Budgeted item with available funds through prioritization
- Non-Budgeted item with additional funds requested

Amount to Spend: \$42,237.01  
Department: Public Works  
Fund(s): Capital Sales Tax Fund (\$40,000)  
PW Building Maintenance (\$2,237.01)

**Additional Reports Attached:** Copies of the proposals for the painting, window replacement and restroom remodel.

**A RESOLUTION AUTHORIZING AND APPROVING THE EXPENDITURE OF FUNDS TO THE WILSON GROUP, INC. RELATED TO RENOVATIONS AT THE PUBLIC WORKS BUILDING LOCATED AT 10014 E. 65<sup>TH</sup> STREET IN AN AMOUNT NOT TO EXCEED \$42,237.01**

**WHEREAS**, the Board of Aldermen find it necessary to renovate the Public Works Building located at 10014 E. 65<sup>th</sup> Street; and

**WHEREAS**, the City of Raytown in the adoption of its purchasing policy has approved the practice of purchasing goods and services through an intergovernmental purchasing agreement competitively bid for such purposes; and

**WHEREAS**, the Board of Aldermen find it is in the best interest of the citizens of the City of Raytown to authorize and approve the expenditure of funds for the renovation of the Public Works Building located at 10014 E. 65<sup>th</sup> Street to The Wilson Group, Inc. off the National Joint Powers Alliance Cooperative Contract in an amount not to exceed \$42,237.01.

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

**THAT** the expenditure of funds for the renovation of the Public Work Building located at 10014 E. 65<sup>th</sup> Street to The Wilson Group, Inc. off the National Joint Powers Alliance Cooperative Contract in an amount not to exceed \$42,237.01 is hereby authorized and approved; and

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

**PASSED AND ADOPTED** by the Board of Aldermen and **APPROVED** by the Mayor of the City of Raytown, Missouri, 15<sup>th</sup> day of September, 2015.

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

ATTEST:

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

Approved as to Form:

\_\_\_\_\_  
Joe Willerth, City Attorney





**Detailed Scope of Work**

---

**To:** Scott Briedwell  
The Wilson Group, Inc.  
1606 West Main Street  
Greenwood, MO 64034  
(816) 434-3185

**From:** Jim Melvin  
City of Raytown  
10000 E 59th Street  
Raytown, MO 64133  
816-434-3185

**Date Printed:** July 14, 2015

**Work Order Number:** 032762.00

**Owner PO No:**

**Work Order Title:** Raytown Public Works Building Paint exterior concrete block walls

**Brief Scope:** Paint 2 exterior concrete block walls.

---

---

Preliminary

Final

---

The following items detail the scope of work as discussed at the site. All requirements necessary to accomplish the items set forth below shall be considered part of this scope of work.

Prep and Paint 2 exterior concrete block walls.

\_\_\_\_\_  
Contractor

\_\_\_\_\_  
Date

\_\_\_\_\_  
Owner

\_\_\_\_\_  
Date

## Contractor's Price Proposal - Summary

---

Date: July 14, 2015

Re: IQC Master Contract #: MO01-052113-TWG  
Work Order #: 032762.00  
Owner PO #:  
Title: Raytown Public Works Building Paint exterior concrete block walls  
Contractor: The Wilson Group, Inc.  
Proposal Value: \$4,687.06

---

---

<b>01 - General Requirements</b>	<b>\$427.25</b>
<b>02 - Site Work</b>	<b>\$344.57</b>
<b>09 - Finishes</b>	<b>\$3,915.24</b>
<b>Proposal Total</b>	<b>\$4,687.06</b>

# Contractor's Price Proposal - Detail

Date: July 14, 2015

Re: IQC Master Contract #: MO01-052113-TWG  
 Work Order #: 032762.00  
 Owner PO #:  
 Title: Raytown Public Works Building Paint exterior concrete block walls  
 Contractor: The Wilson Group, Inc.  
 Proposal Value: \$4,687.06

Sect.	Item	Modifier	UOM	Description	Line Total
Labor	Equip.	Material	(Excluded if marked with an X)		

## 01 - General Requirements

1	01 54 23 00 0008		CCF	>20' To 40' Height Scaffolding Erection And Dismantling, Per CCF Of Scaffolding And Accessories Includes both erection and dismantling of scaffolding.	\$427.25		
			Installation	Quantity 10.00 x	Unit Price 35.69 x	Factor 1.1971 =	Total 427.24
				scaffolding			

**Subtotal for 01 - General Requirements \$427.25**

Sect.	Item	Modifier	UOM	Description	Line Total
Labor	Equip.	Material	(Excluded if marked with an X)		

## 02 - Site Work

2	02 90 50 00 0154		DAY	Scaffolding - Per Section	\$344.57		
			Installation	Quantity 4.00 x	Unit Price 71.96 x	Factor 1.1971 =	Total 344.57

**Subtotal for 02 - Site Work \$344.57**

Sect.	Item	Modifier	UOM	Description	Line Total
Labor	Equip.	Material	(Excluded if marked with an X)		

## 09 - Finishes

3	09 91 13 00 0042		SF	Paint Exterior Concrete Block, 1 Coat Filler, Spray	\$1,214.22		
			Installation	Quantity 2,070.00 x	Unit Price 0.49 x	Factor 1.1971 =	Total 1,214.22
				prep			
4	09 91 13 00 0044		SF	Paint Exterior Concrete Block, 2 Coats Paint, Spray	\$1,957.62		
			Installation	Quantity 2,070.00 x	Unit Price 0.79 x	Factor 1.1971 =	Total 1,957.62
				paint			
5	09 91 43 00 0007		SF	Pressure Wash Concrete Or Masonry, Up To 5,000 PSI	\$743.40		
			Installation	Quantity 2,070.00 x	Unit Price 0.30 x	Factor 1.1971 =	Total 743.40
				power wash			

**Subtotal for 09 - Finishes \$3,915.24**

**Proposal Total \$4,687.06**

This total represents the correct total for the proposal. Any discrepancy between line totals, sub-totals and the proposal total is due to rounding.



**Detailed Scope of Work**

---

**To:** Scott Briedwell  
The Wilson Group, Inc.  
1606 West Main Street  
Greenwood, MO 64034  
(816) 434-3185

**From:** Jim Melvin  
City of Raytown  
10000 E 59th Street  
Raytown, MO 64133  
816-434-3185

**Date Printed:** July 15, 2015

**Work Order Number:** 032760.00

**Owner PO No:**

**Work Order Title:** Raytown Public Works Building Restroom improvements

**Brief Scope:** Raytown Public Works Building - Restroom Renovations

---

Preliminary

Final

---

The following items detail the scope of work as discussed at the site. All requirements necessary to accomplish the items set forth below shall be considered part of this scope of work.

Raytown Public Works Building - Demo urinal and urinal screen panels. Reinstall new urinal on wall next to existing toilet, rework plumbing. Paint all walls and toilet partitions. Demo and replace existing hand sinks with deep tub industrial two section - two faucet sinks. Rework plumbing at hot water heater to eliminate sewer smell.

\_\_\_\_\_  
Contractor

\_\_\_\_\_  
Date

\_\_\_\_\_  
Owner

\_\_\_\_\_  
Date

## Contractor's Price Proposal - Summary

---

**Date:** July 15, 2015

**Re:** IQC Master Contract #: MO01-052113-TWG  
Work Order #: 032760.00  
Owner PO #:  
Title: Raytown Public Works Building Restroom improvements  
Contractor: The Wilson Group, Inc.  
Proposal Value: \$7,884.02

---

---

<b>01 - General Requirements</b>	<b>\$398.63</b>
<b>02 - Site Work</b>	<b>\$797.39</b>
<b>08 - Openings</b>	<b>\$1,314.68</b>
<b>09 - Finishes</b>	<b>\$547.27</b>
<b>10 - Specialties</b>	<b>\$1,261.17</b>
<b>22 - Plumbing</b>	<b>\$3,564.88</b>
<b>Proposal Total</b>	<b>\$7,884.02</b>

---

---

# Contractor's Price Proposal - Detail

Date: July 15, 2015

Re: IQC Master Contract #: MO01-052113-TWG  
 Work Order #: 032760.00  
 Owner PO #:  
 Title: Raytown Public Works Building Restroom improvements  
 Contractor: The Wilson Group, Inc.  
 Proposal Value: \$7,884.02

Sect.	Item	Modifier	UOM	Description	Line Total	
Labor	Equip.	Material	(Excluded if marked with an X)			
<b>01 - General Requirements</b>						
1	01 74 19 00 0015		EA	20 CY Dumpster (3 Ton) "Construction Debris" Includes delivery of dumpster, rental cost, pick-up cost, hauling, and disposal fee. Non-hazardous material.	\$398.63	
				Installation		
				Quantity		
				Unit Price		
				Factor		
				Total		
				1.00 x 333.00 x 1.1971 =	398.63	
				haul off debris		

**Subtotal for 01 - General Requirements \$398.63**

Sect.	Item	Modifier	UOM	Description	Line Total	
Labor	Equip.	Material	(Excluded if marked with an X)			
<b>02 - Site Work</b>						
2	02 41 19 13 0058		EA	Saw Cut Minimum Charge For projects where the total saw cutting charge is less than the minimum charge, use this task exclusively. This task should not be used in conjunction with any other tasks in this section.	\$692.24	
				Installation		
				Quantity		
				Unit Price		
				Factor		
				Total		
				1.00 x 578.26 x 1.1971 =	692.24	
				saw cut cmu		
3	02 41 19 16 0031		SF	Demo 16" Thick Reinforced Concrete Block Interior Partition/Wall	\$105.15	
				Installation		
				Quantity		
				Unit Price		
				Factor		
				Total		
				12.00 x 7.32 x 1.1971 =	105.15	
				demo and haul off cmu		

**Subtotal for 02 - Site Work \$797.39**

Sect.	Item	Modifier	UOM	Description	Line Total	
Labor	Equip.	Material	(Excluded if marked with an X)			
<b>08 - Openings</b>						
4	08 12 13 13 0039		EA	2'-8" x 6'-8" Through 7'-2" x 5-3/4" Deep Metal Door Frame, 16 Gauge	\$332.32	
				Installation		
				Quantity		
				Unit Price		
				Factor		
				Total		
				1.00 x 221.41 x 1.1971 =	265.05	
				Demolition		
				Quantity		
				Unit Price		
				Factor		
				Total		
				1.00 x 56.19 x 1.1971 =	67.27	
				new door frame		
5	08 13 13 13 0138		EA	3' x 7' x 1-3/4" 16 Gauge Metal Door (Unrated)	\$611.16	
				Installation		
				Quantity		
				Unit Price		
				Factor		
				Total		
				1.00 x 475.05 x 1.1971 =	568.68	
				Demolition		
				Quantity		
				Unit Price		
				Factor		
				Total		
				1.00 x 35.48 x 1.1971 =	42.47	
				new door		
6	08 71 16 00 0005		PR	4" x 4" Standard Duty, Full Mortise, Plain Bearing, Brass/Bronze, Satin Chrome Finish Hinge	\$98.20	
				Installation		
				Quantity		
				Unit Price		
				Factor		
				Total		
				1.50 x 54.69 x 1.1971 =	98.20	
				hinges		

**Contractor's Price Proposal - Detail Continues..**

**Work Order Number:** 032760.00  
**Work Order Title:** Raytown Public Works Building Restroom improvements

Sect.	Item	Modifier	UOM	Description	Line Total	
Labor	Equip.	Material	(Excluded if marked with an X)			
<b>08 - Openings</b>						
7	08 71 16 00 2194		EA	Heavy Duty Cylindrical Privacy Bath/Bedroom Lockset F76Satin chrome plated US 26D (BHMA 626) - BHMA 156.2-1989, Grade 1(Corbin Russwin CL 3600).	\$273.00	
			Installation	lockset		
			Quantity	Unit Price	Factor	Total
			1.00	228.05	1.1971	273.00
			x	x	=	
<b>Subtotal for 08 - Openings</b>					<b>\$1,314.68</b>	

Sect.	Item	Modifier	UOM	Description	Line Total	
Labor	Equip.	Material	(Excluded if marked with an X)			
<b>09 - Finishes</b>						
8	09 91 23 00 0064		SF	Paint Interior Plaster/Drywall, 2 Coats Paint, Brush/Roller Work	\$411.80	
			Installation	paint		
			Quantity	Unit Price	Factor	Total
			400.00	0.86	1.1971	411.80
			x	x	=	
9	09 91 23 00 0248		LF	Paint Interior Metal Frame And Trim, 2 Coats Paint, Brush/Roller Work	\$74.41	
			Installation	frame paint		
			Quantity	Unit Price	Factor	Total
			42.00	1.48	1.1971	74.41
			x	x	=	
10	09 91 23 00 0265		EA	Paint Interior Door, One Face, 2 Coats Paint, Brush/Roller Work	\$61.06	
			Installation	door paint		
			Quantity	Unit Price	Factor	Total
			1.00	51.01	1.1971	61.06
			x	x	=	
<b>Subtotal for 09 - Finishes</b>					<b>\$547.27</b>	

Sect.	Item	Modifier	UOM	Description	Line Total	
Labor	Equip.	Material	(Excluded if marked with an X)			
<b>10 - Specialties</b>						
11	10 21 13 16 0008		EA	36" x 60", Overhead Braced, Laminated Plastic, One Compartment Corner Unit, Complete Toilet Partition	\$1,194.84	
			Installation			
			Quantity	Unit Price	Factor	Total
			1.50	584.10	1.1971	1,048.84
			x	x	=	
			Demolition			
			Quantity	Unit Price	Factor	Total
			1.50	81.31	1.1971	146.00
			x	x	=	
12	10 28 13 13 0302		EA	Remove And Reinstall Bathroom Accessory	\$66.33	
			Installation	bath accessories		
			Quantity	Unit Price	Factor	Total
			3.00	18.47	1.1971	66.33
			x	x	=	
<b>Subtotal for 10 - Specialties</b>					<b>\$1,261.17</b>	

Sect.	Item	Modifier	UOM	Description	Line Total
Labor	Equip.	Material	(Excluded if marked with an X)		
<b>22 - Plumbing</b>					

**Contractor's Price Proposal - Detail Continues..**

**Work Order Number:** 032760.00  
**Work Order Title:** Raytown Public Works Building Restroom improvements

Sect.	Item	Modifier	UOM	Description	Line Total
Labor	Equip.	Material	(Excluded if marked with an X)		
<b>22 - Plumbing</b>					
13	22 07 19	00 0033	LF	1-1/2" Diameter Pipe, 1-1/2" Thick Fiberglass Insulation	\$58.12
			Installation	Quantity 5.00 x Unit Price 9.71 x Factor 1.1971 =	Total 58.12
				pipe insulation	
14	22 11 16	00 0555	LF	3/4" Inside Diameter Copper Pipe/Tubing Type L AssemblyIncludes all hangers and couplings, elbow, tee, reducer fittings. All hangers are complete assemblies. Not for use where detail is available.	\$91.22
			Installation	Quantity 5.00 x Unit Price 15.24 x Factor 1.1971 =	Total 91.22
				re route water lines	
15	22 42 13	00 0058	EA	Washout, Wall Hung, Vitreous China Urinal (American Standard Washbrook®)	\$672.44
			Installation	Quantity 1.00 x Unit Price 495.60 x Factor 1.1971 =	Total 593.28
			Demolition	Quantity 1.00 x Unit Price 66.12 x Factor 1.1971 =	Total 79.15
				new urinal	
16	22 42 13	00 0076	EA	Concealed Infrared Urinal Flush Valve, Back Spud (Sloan Royal 195-WB-ES-S)0.5, 1.0 or 1.5 GPF.	\$649.46
			Installation	Quantity 1.00 x Unit Price 542.53 x Factor 1.1971 =	Total 649.46
				urinal flush valve	
17	22 42 16	00 0081	EA	36" Wide, 2 Station Enameled Cast Iron Multi-Station Wash Sink (Kohler® Brockway™)Excludes faucets.	\$1,776.77
			Installation	Quantity 1.00 x Unit Price 1,484.23 x Factor 1.1971 =	Total 1,776.77
				industrial sink	
18	22 42 39	00 0054	EA	6" Spout With Vacuum Breaker And Top Brace, Wall Mount Service Sink Faucet, Lever Handles, American Standard 8344.112	\$316.87
			Installation	Quantity 1.00 x Unit Price 213.26 x Factor 1.1971 =	Total 255.29
			Demolition	Quantity 1.00 x Unit Price 51.44 x Factor 1.1971 =	Total 61.58
				new faucet	
<b>Subtotal for 22 - Plumbing</b>					<b>\$3,564.88</b>
<b>Proposal Total</b>					<b>\$7,884.02</b>

This total represents the correct total for the proposal. Any discrepancy between line totals, sub-totals and the proposal total is due to rounding.





**Detailed Scope of Work**

**To:** Scott Briedwell  
The Wilson Group, Inc.  
1606 West Main Street  
Greenwood, MO 64034  
(816) 434-3185

**From:** Jim Melvin  
City of Raytown  
10000 E 59th Street  
Raytown, MO 64133  
816-434-3185

**Date Printed:** August 24, 2015

**Work Order Number:** 032761.00

**Owner PO No:**

**Work Order Title:** Raytown Public Works Window Replacement

**Brief Scope:** Replace windows at Public Works facility.

Preliminary

Final

The following items detail the scope of work as discussed at the site. All requirements necessary to accomplish the items set forth below shall be considered part of this scope of work.

Replace 8ea 5'4" X 5'1" Windows Replace one 5'4" X 5'1" Window with 16" infill of concrete block 4" steel angle lintel and a new 5' X 50" Window. Demo 2ea 5'4" X 5'1" and infill with concrete block. Replace 2 ea 3'2" X 7' 7" Windows. All window to be triple glass Heavy duty fiberglass or steel reinforced operable windows.

\_\_\_\_\_  
Contractor

\_\_\_\_\_  
Date

\_\_\_\_\_  
Owner

\_\_\_\_\_  
Date

## Contractor's Price Proposal - Summary

---

**Date:** August 24, 2015

**Re:** IQC Master Contract #: MO01-052113-TWG  
Work Order #: 032761.00  
Owner PO #:  
Title: Raytown Public Works Window Replacement  
Contractor: The Wilson Group, Inc.  
Proposal Value: \$29,665.93

---

---

<b>01 - General Requirements</b>	<b>\$398.63</b>
<b>04 - Masonry</b>	<b>\$1,718.28</b>
<b>07 - Thermal &amp; Moisture Protection</b>	<b>\$968.61</b>
<b>08 - Openings</b>	<b>\$26,580.41</b>
<b>Proposal Total</b>	<b>\$29,665.93</b>

# Contractor's Price Proposal - Detail

Date: August 24, 2015

Re: IQC Master Contract #: MO01-052113-TWG  
 Work Order #: 032761.00  
 Owner PO #:  
 Title: Raytown Public Works Window Replacement  
 Contractor: The Wilson Group, Inc.  
 Proposal Value: \$29,665.93

Sect.	Item	Modifier	UOM	Description	Line Total
Labor	Equip.	Material	(Excluded if marked with an X)		

## 01 - General Requirements

1	01 74 19 00 0015		EA	20 CY Dumpster (3 Ton) "Construction Debris" Includes delivery of dumpster, rental cost, pick-up cost, hauling, and disposal fee. Non-hazardous material.	\$398.63
				Quantity	
			Installation	1.00 x 333.00 x 1.1971 =	Total 398.63
				Trash	

**Subtotal for 01 - General Requirements \$398.63**

Sect.	Item	Modifier	UOM	Description	Line Total
Labor	Equip.	Material	(Excluded if marked with an X)		

## 04 - Masonry

2	04 05 16 26 0019		LF	Grout Window Frames - Grout Fill	\$1,123.85
				Quantity	
			Installation	269.00 x 3.49 x 1.1971 =	Total 1,123.85
				slug window frames	
3	04 22 23 13 0013		SF	8" x 16" x 10", Regular, Foundation Wall Concrete Block	\$278.11
				Quantity	
			Installation	24.00 x 9.68 x 1.1971 =	Total 278.11
				Infill window with Block	
4	04 22 23 13 0013 0038		MOD	For Small Area Replacements (Individual Areas) <10 SF, Add	\$316.32
				Quantity	
			Installation	24.00 x 11.01 x 1.1971 =	Total 316.32

**Subtotal for 04 - Masonry \$1,718.28**

Sect.	Item	Modifier	UOM	Description	Line Total
Labor	Equip.	Material	(Excluded if marked with an X)		

## 07 - Thermal & Moisture Protection

5	07 92 00 00 0034		CLF	1/4" x 1/2" Joint, Polysulfide Sealant And Caulking	\$968.61
				Quantity	
			Installation	3.00 x 269.71 x 1.1971 =	Total 968.61
				caulking and sealing at all window installs	

**Subtotal for 07 - Thermal & Moisture Protection \$968.61**

Sect.	Item	Modifier	UOM	Description	Line Total
Labor	Equip.	Material	(Excluded if marked with an X)		

## 08 - Openings

**Contractor's Price Proposal - Detail Continues..**

**Work Order Number:** 032761.00  
**Work Order Title:** Raytown Public Works Window Replacement

Sect.	Item	Modifier	UOM	Description	Line Total
Labor	Equip.	Material	(Excluded if marked with an X)		
<b>08 - Openings</b>					
6	08 51 19 00 0011		SF	Stainless Steel Picture Window Sash	\$18,079.80
				Installation	
			Quantity	Unit Price	Factor = Total
			275.00	54.92	1.1971 = 18,079.80
			x	x	
			Window frame and sash materials installed into concrete block - slugged		
7	08 51 19 00 0011 0200		MOD	For Installation In Concrete Or Masonry, Add	\$738.56
				Installation	
			Quantity	Unit Price	Factor = Total
			256.00	2.41	1.1971 = 738.56
			x	x	
8	08 52 13 00 0564		EA	67-5/16" x 56-7/8", Picture Metal Clad Wood Window For Double Hung Windows (Jeld-Wen 'Builders-Clad')	\$671.14
				Installation	
			Quantity	Unit Price	Factor = Total
			0.00	646.71	1.1971 = 0.00
			x	x	
				Demolition	
			Quantity	Unit Price	Factor = Total
			12.00	46.72	1.1971 = 671.14
			x	x	
			Demo Existing metal window units		
9	08 81 26 00 0054		SF	3/4" Thick, Insulated Field Installed GlassTwo 1/4" lites with 1/4" air space.	\$6,291.06
				Installation	
			Quantity	Unit Price	Factor = Total
			275.00	19.11	1.1971 = 6,291.06
			x	x	
			Field installed glass		
10	08 81 26 00 0054 0022		MOD	For One Piece Fully Tempered Glass, Add	\$337.10
				Installation	
			Quantity	Unit Price	Factor = Total
			256.00	1.10	1.1971 = 337.10
			x	x	
11	08 81 26 00 0054 0036		MOD	For Argon Gas, Add	\$462.75
				Installation	
			Quantity	Unit Price	Factor = Total
			256.00	1.51	1.1971 = 462.75
			x	x	

**Subtotal for 08 - Openings** **\$26,580.41**

**Proposal Total** **\$29,665.93**

This total represents the correct total for the proposal. Any discrepancy between line totals, sub-totals and the proposal total is due to rounding.

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

**Date:** September 10, 2015  
**To:** Mayor and Board of Aldermen  
**From:** Jim Melvin, Interim Public Works Director

**Resolution No.:** R-2807-15

**Department Head Approval:** \_\_\_\_\_

**Finance Director Approval:** \_\_\_\_\_ (only if funds are requested)

**City Administrator Approval:** \_\_\_\_\_

---

---

**Action Requested:** Board of Aldermen approval for work involved in a change order to the Lower Level Remodel. The change order involves upgrading to LED lighting, removal of wallpaper in much of the remodel area, preparation of the walls for painting and painting of the walls that were initially to remain as wallpapered. Contracts for the lighting upgrade, removal of wallpaper and painting total \$32,310.53.

**Recommendation:** Staff recommends approval as submitted.

**Analysis:** Initial plans for remodel of the lower level of City Hall did not indicate any areas with wallpaper to be painted. Once the Police Department personnel and equipment were removed from the remodel area it became apparent that nearly every wall that was to be painted had existing wallpaper. In addition, staff had evaluated the need for LED lights at some point. The overall budget had four alternates. Each alternate was to replace one unit of the HVAC system. The designer did not feel that prices would allow the LED lights and the alternates. Actual pricing for the HVAC units did not allow any alternates, but would allow sufficient funds for the LED and some contingency. Since there is wallpaper on all of the walls, it must be either wallpapered again, or prepared and painted. If LED lights are not installed now, the City will pay for installing T8 fixtures now and will request conversion to LED fixtures within the next five years. The LED fixtures will pay for the added installation costs in approximately five years. The LED fixtures will last ten years.

The 2014-2015 Capital Sales Tax fund has \$800,000.00 included for remodel of the Lower Level of City Hall. The initial contract was for \$398,000.00 and the proposal from The Wilson Group, Inc. for the wall prep and painting, plus the LED fixture upgrade is \$32,310.53. Lease costs were approved by the Board for \$21,000.00 and moving costs were estimated at \$5,689.00 for each leg of the move (\$11,378.00). Some additional change orders may occur, as the plumbing has not all be located as yet.

Staff is requesting approval of an amount not to exceed \$32,310.53 for these contracts.

**Alternatives:** Leave the walls unfinished and explore other options later.

**Budgetary Impact:** Moneys will still be expended, in approximately the same amount, at a future date.

- Not Applicable
- Budgeted item with available funds
- Non-Budgeted item with available funds through prioritization
- Non-Budgeted item with additional funds requested

Amount: \$32,310.53  
Department: Public Works  
Fund: Capital Sales Tax Fund

**Additional Reports Attached:** Copies of the proposals for the LED lights, wall preparation and wall painting.

**A RESOLUTION AUTHORIZING AND APPROVING THE EXPENDITURE OF ADDITIONAL FUNDS THROUGH CHANGE ORDER NO. 1 WITH THE WILSON GROUP, INC. RELATED TO THE LOWER LEVEL CITY HALL RENOVATIONS IN AN AMOUNT NOT TO EXCEED \$32,319.53 FOR A TOTAL AMOUNT NOT TO EXCEED \$430,485.77**

**WHEREAS**, on June 2, 2015 and pursuant to Resolution No.: R-2783-15, the Board of Aldermen authorized the expenditure of funds to The Wilson Group, Inc. related to lower level City Hall renovations; and

**WHEREAS**, additional funds in the amount of \$32,319.53 are necessary regarding lighting and wall preparation and additional painting; and

**WHEREAS**, the Board of Aldermen find it is in the best interest of the citizens of the City of Raytown to authorize and approve the additional funds with Change Order No. 1 for \$32,319,.53 for the renovation of the lower level City Hall renovations for a total amount not to exceed \$430,485.77;

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

**THAT** the additional funds with Change Order No. 1 of \$32,319.53 for the renovation of the lower level City Hall for a total amount not to exceed \$430,485.77 is hereby authorized and approved; and

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

**PASSED AND ADOPTED** by the Board of Aldermen and **APPROVED** by the Mayor of the City of Raytown, Missouri, 15<sup>th</sup> day of September, 2015.

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

ATTEST:

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

Approved as to Form:

\_\_\_\_\_  
Joe Willerth, City Attorney





**Detailed Scope of Work**

---

**To:** Scott Briedwell  
The Wilson Group, Inc.  
1606 West Main Street  
Greenwood, MO 64034  
(816) 434-3185

**From:** Jim Melvin  
City of Raytown  
10000 E 59th Street  
Raytown, MO 64133  
816-434-3185

**Date Printed:** September 10, 2015

**Work Order Number:** 031427.05

**Owner PO No:**

**Work Order Title:** Raytown Police Department Renovation Supplemental

**Brief Scope:**

---

---

Preliminary

Final

---

The following items detail the scope of work as discussed at the site. All requirements necessary to accomplish the items set forth below shall be considered part of this scope of work.

Additional Painting per agreed upon areas. LED lighting.

\_\_\_\_\_  
Contractor

\_\_\_\_\_  
Date

\_\_\_\_\_  
Owner

\_\_\_\_\_  
Date

## Contractor's Price Proposal - Summary

---

Date: September 10, 2015

Re: IQC Master Contract #: MO01-052113-TWG  
Work Order #: 031427.05  
Owner PO #:  
Title: Raytown Police Department Renovation Supplemental  
Contractor: The Wilson Group, Inc.  
Proposal Value: \$32,310.53

---

---

<b>03 - Concrete</b>	<b>\$7,230.96</b>
<b>09 - Finishes</b>	<b>\$18,751.46</b>
<b>26 - Electrical</b>	<b>\$6,328.11</b>
<b>Proposal Total</b>	<b>\$32,310.53</b>

# Contractor's Price Proposal - Detail

Date: September 10, 2015

Re: IQC Master Contract #: MO01-052113-TWG  
 Work Order #: 031427.05  
 Owner PO #:  
 Title: Raytown Police Department Renovation Supplemental  
 Contractor: The Wilson Group, Inc.  
 Proposal Value: \$32,310.53

Sect.	Item	Modifier	UOM	Description	Line Total
Labor	Equip.	Material	(Excluded if marked with an X)		
<b>03 - Concrete</b>					
1	03 01 30 71 0011		SF	Thin Patch/Skim Coat	\$7,230.96
				Installation	Quantity Unit Price Factor = Total
				skim coat walls	5,265.00 x 1.18 x 1.1639 = 7,230.96
<b>Subtotal for 03 - Concrete</b>					<b>\$7,230.96</b>

Sect.	Item	Modifier	UOM	Description	Line Total
Labor	Equip.	Material	(Excluded if marked with an X)		
<b>09 - Finishes</b>					
2	09 23 13 00 0029		SF	1 Coat, Brush/Roller Plaster Bonding Agent	\$2,328.61
				Installation	Quantity Unit Price Factor = Total
				guards & seal walls	5,265.00 x 0.38 x 1.1639 = 2,328.61
3	09 72 23 00 0003		SF	High Quality Wallpaper (Designer Grade)	\$5,270.02
				Installation	Quantity Unit Price Factor = Total
				Demolition	0.00 x 2.64 x 1.1639 = 0.00
				wall paper removal	5,265.00 x 0.86 x 1.1639 = 5,270.02
4	09 91 23 00 0062		SF	Paint Interior Plaster/Drywall, 1 Coat Primer, Brush/Roller Work	\$2,573.73
				Installation	Quantity Unit Price Factor = Total
				prime walls	5,265.00 x 0.42 x 1.1639 = 2,573.73
5	09 91 23 00 0062 0283		MOD	For >5000 To 10000, Deduct	-\$245.12
				Installation	Quantity Unit Price Factor = Total
					5,265.00 x -0.04 x 1.1639 = -245.12
6	09 91 23 00 0064		SF	Paint Interior Plaster/Drywall, 2 Coats Paint, Brush/Roller Work	\$5,270.02
				Installation	Quantity Unit Price Factor = Total
				paint walls	5,265.00 x 0.86 x 1.1639 = 5,270.02
7	09 91 23 00 0064 0283		MOD	For >5000 To 10000, Deduct	-\$551.51
				Installation	Quantity Unit Price Factor = Total
					5,265.00 x -0.09 x 1.1639 = -551.51
8	09 91 43 00 0014		SF	Scrape, Repair And Sand Severely Damaged Drywall Surfaces	\$4,289.55
				Installation	Quantity Unit Price Factor = Total
				sand walls	5,265.00 x 0.70 x 1.1639 = 4,289.55
9	09 91 43 00 0014 0326		MOD	For >5000 To 10000, Deduct	-\$183.84
				Installation	Quantity Unit Price Factor = Total
					5,265.00 x -0.03 x 1.1639 = -183.84

**Contractor's Price Proposal - Detail Continues..**

**Work Order Number:** 031427.05  
**Work Order Title:** Raytown Police Department Renovation Supplemental

**Subtotal for 09 - Finishes** **\$18,751.46**

Sect.	Item	Modifier	UOM	Description	Line Total
Labor	Equip.	Material	(Excluded if marked with an X)		

**26 - Electrical**

10	26	51	13	00 0309	EA	4,800 Lumens, 2' x 4', Volumetric, Lay-In/Troffer LED Fixture (Lithonia 2RTL4)	\$6,328.11
						Quantity	
						Unit Price	
						Factor	Total
						13.00 x 418.23 x 1.1639 =	6,328.11
						LED Fixtures	

**Subtotal for 26 - Electrical** **\$6,328.11**

**Proposal Total** **\$32,310.53**

This total represents the correct total for the proposal. Any discrepancy between line totals, sub-totals and the proposal total is due to rounding.

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

**Date:** September 10, 2015  
**To:** Mayor and Board of Aldermen  
**From:** Mark Loughry, Finance Director

**Bill No.:** 6391-15  
**Section No:** XXI-E-8

**Department Head Approval:** \_\_\_\_\_

**Finance Director Approval:** \_\_\_\_\_

**City Administrator Approval:** \_\_\_\_\_

---

---

**Action Requested:** Approve the recommended sewer rate user fee to provide coverage for necessary operational, capital, treatment and debt expenses. The public hearing on this item will be held at the October 20, 2015 Board of Aldermen meeting as there is a 30-day public notice requirement by State Statute.

**Analysis:** The City contracted with Carl Brown Consulting to perform a sewer rate analysis study to ensure the rates we are charging our customers is fair and sufficient. That study demonstrated a need for an annual increase in rates of 4% per year. Over the past four years the City has been able to avoid this increase via cost saving measures implemented by staff. Due to rising costs in treatment, maintenance, and operations, staff is recommending the following adjustments to Chapter 44, Article III, Division 3, Sec. 44-154:

- 1) Amend c (4) to read Base Rate - the Base Rate shall be \$[12.28] 12.78 per month.
- 2) Amend c (9) to read *Variable rate*. The revenue charged expressed in per one thousand (1,000) gallons that is derived when the annual variable rate revenue requirement is divided by the customer volumes, estimated to be six dollars and ninety-two] seven dollars and twenty cents \$[6.92] 7.20 per one thousand gallons, in excess of one thousand gallons.

**Alternatives:** Due to the rising cost of treatment, staff does not believe there are any alternatives to raising the sewerage rate to cover the increases.

**Fiscal Impact:** Increasing the user fee will offset increases in expenses that are outside the control of the City.

**AN ORDINANCE AMENDING CHAPTER 44, UTILITIES; SECTION 44-154, SERVICE CHARGES, OF THE CODE OF ORDINANCES OF THE CITY OF RAYTOWN, MISSOURI**

**WHEREAS**, the City of Raytown (the "City") owns and operates its sanitary sewer system; and

**WHEREAS**, the City of Raytown, pursuant to RSMo Chapter 250, is authorized to establish, make and collect charges for sewerage services; and

**WHEREAS**, pursuant to Ordinance 5369-10 the City adopted a formula for the calculation of sanitary sewer service charges to customers within the City; and

**WHEREAS**, prior to establishing the sanitary sewer charge the City is required to hold a public hearing on the proposed rate to be utilized; and

**WHEREAS**, after due public notice as required by law, a public hearing on the proposed sanitary sewer service charges was held on October 20, 2015; and

**WHEREAS**, after considering the proposed charges and the public input, the City of Raytown desires to establish sanitary sewer charges within the City as set forth herein;

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

**SECTION 1 – APPROVAL OF AMENDMENT.** That Section 44-154, commonly known as Formula For Calculating Rates Established of the Code of Ordinances of the City of Raytown is hereby amended as provided in Section 2.

**SECTION 2 - AMENDMENT.** The City Code Chapter 44, Sewers and Sewerage Disposal, Division 3, Service Charges, Section 44-154 relating to the formula for calculating rates established within the City is hereby amended to read as follows:

**Section 44-154. Formula for Calculating Rates Established.**

- (a) Annually, as a component of the budget process the Finance Director or his/her designee, shall calculate the rate of sanitary sewer service charges in accordance with the following formula. The base rate and variable rate are effective November 1, 2015.
- (b) The terms used in this ordinance shall have the same meaning as given in the City of Raytown Sanitary Sewer Service Procedure Manual, as that Manual may be updated from time to time by ordinance.
- (c) The following variables shall be used in calculating the rate of sanitary sewer service charges:
  - (1) Customer Volume Classifications
    - Residential Volumes – The monthly average of four winter month water readings
    - New Residential Volumes – The actual volume of water used by new residential customers who have not established a winter average, capped at the citywide residential average volume.
    - Apartments – Actual monthly water readings
    - Commercial – Actual monthly water readings
    - Schools – Actual monthly water readings
    - Churches – Actual monthly water readings

- (2) Sanitary Sewer Customer Counts – The total number of annualized sanitary sewer customers using the sewer system.
  - (3) Customer Volumes – The sum of apartment, commercial, schools, and church volumes for the prior 12-month period, plus the sum of residential winter average volumes times 12 and new residential customer count applied to the city-wide residential average times 12.
  - (4) Base Rate - the base rate shall be \$12.78 per month.
  - (5) Gallons covered by Base Rate – 1,000 gallons per month.
  - (6) Annual Budgeted Revenue Requirement – The total revenue needed to cover all operational, treatment, forecasted debt service, capital equipment and ending balance funding costs associated with the sanitary sewer system in accordance with the rate study performed by Carl Brown Consulting in June 2010 shall be reviewed and possibly revised before June 2020.
  - (7) Annual Base Rate Revenues – The total revenue generated by the Base Rate when applied to the Sanitary Sewer Customer Counts for twelve billing periods.
  - (8) Annual Variable Rate Revenue Requirement – The total revenue needed when the Annual Budgeted Revenue Requirement is reduced by the Annual Base Rate Revenues.
  - (9) Variable Rate – The revenue charged expressed in per one thousand (1,000) gallons that is derived when the Annual Variable Rate Revenue Requirement is divided by the Customer Volumes , estimated to be seven dollars and twenty cents (\$7.20) per one thousand (1,000) gallons, excess of the first 1,000 gallons.
- (d) The formula for determining the rate of sanitary sewer service charges is as follows:
- (1) Customer One Month Bill equals:
    - a. Base Rate, if Customer Volume Classification is equal to or less than 1,000; or
    - b. Base Rate plus ((Customer Volume Classification minus 1,000) times the Variable Rate), if Customer Volume Classification is greater than 1,000.
  - (2) Example: Customer One Month Bill Formula – (Customer Base Rate) + ((Customer Volume<sup>(\*)</sup> – 1,000 gallons) \* Customer Variable Rate/1000)  
 (\*) In this example it is assumed the Customer Volume is greater than 1,000 gallons per month.

**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 its date of passage.

**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 October, 2015

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

ATTEST:

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

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Joe Willerth, City Attorney

**Secs. 44-128—44-152. Reserved.**

## DIVISION 3. SERVICE CHARGES

**Sec. 44-153. Formula for calculating sanitary sewer service charges authorized.**

The city owns and operates a sanitary sewer system. The city desires to establish a formula for calculating sanitary sewer service charges, which equitably charges a user for a share of the cost of maintaining the sanitary sewer system and treating the resulting waster, based on the volume of sanitary sewage a user contributes to the system.

(Code 1969, § 20-46; Ord. No. 5134-06, § 1, 7-18-2006; Ord. No. 5235-07, § 1, 6-19-2007)

**Sec. 44-154. Formula for calculating rates established.**

(a) *Generally.* Annually, as a component of the budget process, the finance director or his designee shall calculate the rate of sanitary sewer service charges in accordance with the following formula: The base rate and variable rate are effective November 1, 2010.

(b) *Terms defined.* The terms used in this article shall have the same meaning as given in the City of Raytown Sanitary Sewer Service Procedure Manual, as that manual may be updated from time to time by ordinance.

(c) *Sewer service charge variables.* The following variables shall be used in calculating the rate of sanitary sewer service charges:

- (1) *Customer volume classifications.*
  - a. *Residential volumes.* The monthly average of four winter month water readings.
  - b. *New residential volumes.* The actual volume of water used by new residential customers who have not established a winter average, capped at the citywide residential average volume.
  - c. *Apartments.* Actual monthly water readings.
  - d. *Commercial.* Actual monthly water readings.
  - e. *Schools.* Actual monthly water readings.
  - f. *Churches.* Actual monthly water readings.
- (2) *Sanitary sewer customer counts.* The total number of annualized sanitary sewer customers using the sewer system.
- (3) *Customer volumes.* The sum of apartment, commercial, schools, and church volumes for the prior 12-month period, plus the sum of residential winter average volumes times 12 and new residential customer count applied to the citywide residential average times 12.
- (4) *Base rate.* The base rate shall be \$12.28 per month.
- (5) *Gallons covered by base rate.* 1,000 gallons per month.

- (6) *Annual budgeted revenue requirement.* The total revenue needed to cover all operational, treatment, forecasted debt service, capital equipment and ending balance funding costs associated with the sanitary sewer system in accordance with the rate study performed by Carl Brown Consulting in June 2010 shall be reviewed and possibly revised before June 2020.
- (7) *Annual base rate revenues.* The total revenue generated by the base rate when applied to the sanitary sewer customer counts for 12 billing periods.
- (8) *Annual variable rate revenue requirement.* The total revenue needed when the annual budgeted revenue requirement is reduced by the annual base rate revenues.
- (9) *Variable rate.* The revenue charged expressed in per 1,000 gallons that is derived when the annual variable rate revenue requirement is divided by the customer volumes, estimated to be \$6.92 per 1,000 gallons, excess of the first 1,000 gallons.

(d) *Sewer service charge rate formula.* The formula for determining the rate of sanitary sewer service charges is as follows:

- (1) Customer one month bill equals:
  - a. Base rate, if customer volume classification is equal to or less than 1,000; or
  - b. Base rate plus ((customer volume classification minus 1,000) times the variable rate), if customer volume classification is greater than 1,000.
- (2) Example. Customer one month bill formula - (customer base rate) + ((customer volume<sup>(\*)</sup> - 1,000 gallons) customer variable rate/1,000).

In this example it is assumed the customer volume is greater than 1,000 gallons per month. (Code 1969, § 20-47; Ord. No. 5134-06, § 1, 7-18-2006; Ord. No. 5235-07, § 1, 6-19-2007; Ord. No. 5289-08, § 1, 6-17-2008; Ord. No. 5317-09, § 1, 6-2-2009; Ord. No. 5351-10, § 1, 6-15-2010; Ord. No. 5369-10, 10-5-2010)

**Sec. 44-155. Authority, duty of city engineer; city collector.**

The city engineer shall be in charge of and shall be responsible for the operation and maintenance of the city's treatment system and shall cooperate with the city collector and other officers and representatives of the city in administering, carrying out, and enforcing the provisions of this article. The city finance director shall be responsible for ascertaining the amount of all sewerage service charges to the owners and/or occupants of the premises served and shall recommend same to the board of aldermen. The city collector shall be responsible for collecting all monies due hereunder. (Code 1969, § 20-55; Ord. No. 2994-86, § 2, 9-2-1986)

**Sec. 44-156. Violations and penalties.**

It shall be an offense for any person or persons to deface, damage, destroy, connect, disconnect or tamper with any sewer line or part of the city's sanitary sewerage system or to make any connection with the sanitary sewerage system of the city, either direct or indirect, without written permission from the city, or to reconnect sewerage service when such service has been discon-

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

**Date: September 10, 2015**

**Bill No. 6392-15**

**To: Mayor and Board of Aldermen**

**Section No.: XIII**

**From: John Benson, Director of Development & Public Affairs**

**Department Head Approval:** \_\_\_\_\_

**Finance Director Approval:** \_\_\_\_\_ (only if funding requested)

**City Administrator Approval:** \_\_\_\_\_

---

---

**Action Requested:** Conduct a public hearing to consider a Conditional Use Permit application seeking to allow outside storage of salt at 6206 Raytown Road.

**Recommendation:** The Planning & Zoning Commission by a vote of 6 in favor and 0 against recommends denial of the Conditional Use Permit application.

In contrast to the Planning & Zoning Commission's recommendation, if the application is approved staff recommends the following be made conditions of the approval:

1. Construction of a cream or tan colored six foot high pvc / vinyl fence around the east, south and west sides of the salt storage and a gate on the north side of the enclosure.
2. Removal of the existing pavement area between the salt storage enclosure and 62<sup>nd</sup> Street; tilling and preparation of the soil underneath the removed pavement; and installation of trees and shrubs of a type, amount, and location as approved by the City of Raytown Development and Public Affairs Department.
3. Compliance with all applicable ordinances and codes of the City of Raytown, the State of Missouri and the United States including but not limited to:
  - A. Regulations and requirements of the Missouri Department of Natural Resources.
  - B. City of Raytown Municipal Separate Storm Sewer System (MS4) requirements.
4. A roof be constructed over the salt storage enclosure and that the type and appearance of the roof be approved by the Development and Public Affairs Department prior to its construction.

**Analysis:** Ms. Patricia Moore is seeking approval of a Conditional Use Permit application to allow the outside storage of salt on property located at 6206 Raytown Road, which is located on the northwest corner of Raytown Road and 62nd Street in the Raytown Central Business District (CBD). The subject property is zoned Neighborhood Commercial (NC). The applicant leases the property from Harry & Dorothy Harding. As depicted on the aerial photo in the attached staff report for the July 9, 2015 Planning & Zoning Commission meeting, the storage of the salt would be located on the west side of the property, which is to the rear of the building on the property. The applicant installed the salt storage area at the end of last winter without realizing that it is not a permitted use in the NC District. Staff notified the applicant that the storage of salt is not a permitted use and that it must be either removed or a Conditional Use Permit obtained. Because it was near the end of the winter and the applicant indicated that the salt would be removed, staff granted the applicant an extension. The applicant has now submitted a Conditional Use Permit application seeking to continue the storage of salt at this location.

The application originally came before the Planning & Zoning Commission on July 9, 2015. During consideration of the application by the Planning & Zoning Commission several questions were raised. As a result, the application was continued to the September 3, 2015 Planning & Zoning Commission meeting so that information could be obtained by the applicant to address the following questions that had been raised.

1. Are there any alternative ways to address the applicable Central Business District (CBD) design standards that apply to this type of use?
2. Are there environmental issues relating to salt being potentially washed away when it rains and, if yes, will the proposed salt storage facility be able to comply with those requirements?

Following the July 9<sup>th</sup> meeting, staff met with the applicant on July 28<sup>th</sup> to discuss these questions / issues.

- CBD Design Standards: The CBD Design Standards specify that the exterior of the salt storage facility match or be complimentary to the exterior of the principle building on the property. The front of the existing building facing Raytown Road and 62<sup>nd</sup> Street is comprised of brick with stone accents while the rear of the building is concrete block. As such the exterior of the salt storage facility would need to have a brick or stone exterior. This would necessitate a footing be constructed around the perimeter of the salt storage area to carry the weight of the brick and / or stone, which is likely to be cost prohibitive for this type of use / project. As an alternative, staff discussed with applicant the idea of constructing a six foot tall pvc / vinyl fence around the east, south and west sides of the salt storage. The fence would screen the majority if not all of the concrete blocks that currently enclose the salt storage area. There would also be a gate constructed on the north side of the enclosure where trucks could access the salt storage enclosure. In addition to the fence, installing landscaping along the south edge of the enclosure was also discussed, which would further screen the salt storage area from view along 62<sup>nd</sup> Street. Installation of the landscaping would require removal of the existing paving between the salt storage area and the street along with tilling of the soil underneath the asphalt to loosen it up from the compaction of having vehicles drive across it. Staff feels that the combination of the pvc/vinyl fence and the landscape could adequately screen the salt storage area from view.
- Environmental issues: The Missouri Department of Natural Resources (MDNR) is responsible for regulating potential environmental issues caused by this type of use. When staff met with the applicant, staff provided her with the contact information for the MDNR. Staff has not received any specific information from the applicant since that meeting but has been notified by the applicant that they have spoken with the MDNR and will have additional information to provide at the Planning & Zoning Commission meeting on September 3<sup>rd</sup>.

When the application came back before the Planning & Zoning Commission on September 3, 2015 the applicant failed to appear. In addition, the applicant did not provide any information regarding the environmental issues to staff in advance of the Planning & Zoning Commission meeting. After discussing the questions / issues raised at their previous meeting, the Commission approved a motion recommending denial of the application. This was primarily due to the applicant's failure to appear at the meeting and no information regarding possible adverse environmental impacts from salt runoff.

The applicant contacted staff on September 4<sup>th</sup> to say that they had a family matter that came up the day of the Planning & Zoning Commission meeting and they forgot that the meeting was that night. Also, following the September 3<sup>rd</sup> Planning & Zoning Commission meeting the applicant provided an email to staff from the Missouri Department of Natural Resources (MDNR), a copy of which is attached. The MDNR email states they will require a site specific permit for the proposed outside salt storage enclosure. The MDNR also "strongly recommends" construction of a roof over the structure to keep salt from dissolving and washing away from the enclosure. Construction of a roof over the enclosure will

significantly increase the height of the salt storage structure making it much more visible in the Raytown Central Business District (CBD) area. The height and visibility of the enclosure with the roof needs to be taken into account when considering the compatibility of the proposed enclosure in the Raytown CBD.

**Alternatives:** Alternatives to the recommendation of the Planning & Zoning Commission would be to:

1. Approve the Conditional Use Permit application; or
2. Refer the application back to the Planning & Zoning Commission for reconsideration or further review.

**Budgetary Impact:** This application does not require the City to provide any funding.

**Additional Reports Attached:**

- Conditional Use Permit Application submitted by applicant
- Staff Report on this application for July 9, 2015 Planning & Zoning Commission meeting.
- Staff Report on this application for September 3, 2015 Planning & Zoning Commission meeting.
- Minutes of the July 9, 2015 Planning Zoning Commission meeting.
- Minutes of the September 3, 2015 Planning Zoning Commission meeting.
- Email to Patricia Moore from Jesse Cochran, Missouri Department of Natural Resources

**AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT SUBJECT TO CERTAIN CONDITIONS TO ALLOW A SALT STORAGE FACILITY ON PROPERTY LOCATED AT 6206 RAYTOWN ROAD IN RAYTOWN, MISSOURI**

**WHEREAS**, application PZ-2015-009, submitted by Patricia Moore on behalf of Harry & Dorothy Harding that seeks to allow a salt storage facility on property located at 6206 Raytown Road in Raytown, Missouri; and

**WHEREAS**, pursuant to City Code Chapter 50, Article V of the City of Raytown Code of Ordinances, application no. PZ-2015-009, was referred to the Planning & Zoning Commission to hold a public hearing; and

**WHEREAS**, after due public notice in the manner prescribed by law, the Planning & Zoning Commission held public hearings on said application on July 9, 2015 and again on September 3, 2015; and

**WHEREAS**, at the conclusion of said public hearing on September 3, 2015 the Planning Commission by a vote of eight (8) in favor of the motion to deny and one (1) against the motion to deny rendered a report to the Board of Aldermen recommending that the Conditional Use Permit Application be denied subject to certain conditions; and

**WHEREAS**, after due public notice in the manner prescribed by law, the Board of Aldermen held a public hearing on September 15, 2015 and on October 6, 2015; and

**WHEREAS**, based on all of the information presented finds it is in the best interest of the citizens of the City of Raytown to reverse the recommendation of the Planning Commission and approve said Conditional Use Permit subject to certain conditions specified herein.

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

**SECTION 1 – GRANT OF CONDITIONAL USE PERMIT.** That a Conditional Use Permit is hereby granted to allow a salt storage facility on property located at 6206 Raytown Road in Raytown, Missouri, as legally described in Exhibit “A”, subject to the conditions set forth in Section 2 herein.

**SECTION 2 – CONDITIONS OF APPROVAL AND OPERATION.** That the following conditions of approval shall apply and be followed during the duration of the use allowed by this Conditional Use Permit.

1. Construction of a cream or tan colored six foot high pvc / vinyl fence around the east, south and west sides of the salt storage and a gate on the north side of the enclosure.
2. Removal of the existing pavement area between the salt storage enclosure and 62<sup>nd</sup> Street; tilling and preparation of the soil underneath the removed pavement; and installation of trees and shrubs of a type, amount, and location as approved by the City of Raytown Development and Public Affairs Department.

- 3. Compliance with all applicable ordinances and codes of the City of Raytown, the State of Missouri and the United States including but not limited to:
  - A. Regulations and requirements of the Missouri Department of Natural Resources.
  - B. City of Raytown Municipal Separate Storm Sewer System (MS4) requirements.
- 4. A roof be constructed over the salt storage enclosure and that the type and appearance of the roof be approved by the Development and Public Affairs Department prior to its construction.

**SECTION 3 – FAILURE TO COMPLY.** That failure to comply with any of the conditions or provisions contained in this ordinance shall constitute violations of both this ordinance and the City’s Comprehensive Zoning Code and shall be cause for revocation of the Conditional Use Permit granted herein in addition to other penalties contained in the City Code.

**SECTION 4 – REPEAL OF ORDINANCES IN CONFLICT.** All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

**SECTION 5 – 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 6 – 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 October, 2015.

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

ATTEST:

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

Approved as to Form:

\_\_\_\_\_  
Joe Willerth, City Attorney

**BILL NO. 6392-15**

**ORDINANCE NO. \_\_\_\_-15**

**SECTION NO. XIII**

**Exhibit "A"**

**CITY OF RAYTOWN  
PLANNING AND ZONING COMMISSION MEETING  
MINUTES**

**July 9, 2015  
7:00 pm  
Raytown City Hall  
Board of Aldermen Chambers  
10000 East 59<sup>th</sup> Street  
Raytown, Missouri 64133**

**1. Welcome by Chairperson**

Kevin Wilson welcomed every one and opened the meeting of July 9, 2015

**2. Call meeting to order and Roll Call**

Wilson: Present	Jimenez: Absent	Stock: Absent
Bettis: Present	Robinson: Present	Lightfoot: Present
Hartwell: Absent	Dwight: Absent	Meyers: Absent

**3. Approval of Minutes of May 14<sup>th</sup> , 2015 Meeting Minutes**

- A. Revisions - None
- B. Motion – Mr. Myers made a motion to approve the minutes as written
- C. Second – Mr. Robinson seconded the motion
- D. Additional Board Discussion – No additional board discussion
- E. Vote – Motion Carried

**4. Old Business. – None**

**5. New Business**

**6. A.**

**Application: Conditional use permit that seeks to allow outside storage of salt in concrete bins at 6206 Raytown Road.**

**Case No.: PZ-2015-008**

**Applicant: P. Moore on behalf of Harry & Dorothy Harding**

1. Introduction of Application

Mr. Wilson introduced PZ-2015-008 to the board.

2. Open Public Hearing

Mr. Wilson opened the Public Hearing of Application PZ-2015-008

3. Explain Procedure for a Public Hearing and swear-in speakers

The City Attorney, George Kapke swore in all that were planning to speak on the application.

4. Mr. Wilson Entered Relevant City Exhibits into the Record:

- a. Conditional Use Permit Application submitted by applicant
- c. Publication of Notice of Public Hearing in Daily Record Newspaper ad.
- d. Public Hearing Notices sent to property owners within 185-feet of subject property
- e. City of Raytown Zoning Ordinance, as amended
- f. City of Raytown Comprehensive Plan
- g. Staff Report on application for July 9, 2015 Planning & Zoning Commission meeting
- h. Photo of the salt storage

5. Explanation of any exparte' communication from Commission members regarding the application.

None

6. Introduction of Application by Staff

Mr. Benson introduced the application to the board and stated that the applicant is seeking approval to allow outside salt storage on the property located at 6206 Raytown Road, which is located on the northwest corner of Raytown Road. The location of the proposed salt storage would be to the rear or what would be the west side of the property and access would be off 62<sup>nd</sup> street. I did provide you with a photo of the proposed salt storage in their parking lot in the rear of the building. The reason the concrete blocks are there the applicant installed the salt storage area during this past winter without realizing this is not a permitted use in the NC District. Staff notified the applicant that the storage of salt is not a permitted use and that it must either be removed or a conditional use permit must be obtained. Because it was near the end of winter and the applicant indicated that the salt would be removed. As a result, staff granted the applicant an extension. The applicant has now submitted a conditional use permit application seeking to continue the storage of salt at this location. I will

now defer to the applicant to give you more details to the nature of her business.

7. Presentation of Application By Applicant

My name is Patricia Moore 6206 Raytown Road. I would just like to say that I do janitorial work and I do snow removal in the winter time so that is why the salt is there.

Mr. Meyers asked if she was the owner of the business east of the salt.

Ms. Moore stated that she was.

Mr. Meyers asked how long had she been in business in Raytown.

Ms. Moore stated she has been in business since 2008.

Snow removal is part of your business it is on your building.

Ms. Moore stated that it is part of her business.

Mr. Meyers asked if she did commercial use snow removal

Ms. Moore stated that she did. She has one big building in Kansas City but would like to move forward if she gets permission to keep the salt.

Mr. Meyers stated he went by her business and saw a tarp over it. Is there salt there now?

Ms. Moore stated that there was salt there but not very much.

Mr. Meyers asked if the salt would be contained in the block area or would it go over the top of the blocks.

Ms. Moore stated it would be tarped and would not go over the height of the blocks.

Mr. Bettis asked so the cinder blocks are six foot high and 18 feet long, do you have and contingency plan if the salt leaked out. The area goes downhill are you prepared for any issues like that.

Ms. Moore stated if she is allowed to move forward she plans on putting a fence around it.

Mr. Wilson asked if she would meet the standards required by the city design standards

Ms. Moore stated she would do what was required of her to meet the standards.

8. Request for Public Comment

Steve Gunther 11705 E. 74<sup>th</sup> Court, Raytown Missouri. I am here because I represent the Four Trails Property Company directly to the south of this location the open parking lot where the Farmers Market is. I am also as President of Raytown Main Street, I do have some issues. I am not against this but there are some big issues I am concerned with, like leakage of the salt. I actually think that property slopes to the north and we had any significant amount of rainfall or anything else I am concerned about leakage out of the end of it. I would definitely that some kind of screening go around this I am ok with some type of fencing that meets the design standards. I am not going to push any kind of landscaping or anything like this. Something so that we are not looking at the bare concrete blocks. Is there a time limit to this conditional use permit?

Mr. Benson stated the applicant has not proposed a time limit that would be up to the Planning and Zoning Commission and the board of Alderman if they wanted to propose a time limit if the application is approved.

Mr. Lightfoot asked would white vinyl fencing be allowed.

Mr. Benson stated he did not have the design standards with him but he believes that it would be a masonry or brick stone stucco materials to make the fencing.

Mr. Robinson asked if we checked with the State requirements on the storage of this salt. There used to be a requirement that the salt had to be stored.

Mr. Benson stated that is correct he talked with our Public Works Director and we have not talked to the state.

Mr. Robinson stated his question was does the type of containment does it meet the requirements for storage for a hazardous material.

Mr. Benson stated that based on my conversation with the Public Works Director it does not.

Ms. Stock is been to long since we did design guidelines and it doesn't seem like you and Ms. Moore are on the same page with what design guidelines what would be required.

Mr. Benson it would be required the exterior of the enclosure to blend in or match with the exterior of the building.

Ms. Stark and you are right is there anything else to do with her salt containment here.

Mr. Benson stated the design guidelines don't specify don't deal with the type of uses. The zoning ordinance which is Neighborhood Commercial does not allow outside storage this is why we are bringing this Conditional Use permit to the board.

Mr. Meyers stated I think to be fair to you Ms. Moore if you go to an investment to meet the design standards that you may be able to accomplish and for us to have some questions. Like Mr. Robinson brought up I think it might be fair to you for us to do some more research on this application. We need to make sure when we come to you and give you a decision one way or the other and if EPA or somebody else is not going to come down and tell you that you are not in compliance after we gave you permission to grant you that application. So hopefully that is being fair to you I am going to make a motion to the board to table this application until more research is done. I am for business here in Raytown that is why I asked you how long you have been here we just need to be fair to you. So that is going to be my recommendation to the board

Mr. Benson stated if design standards do require brick stone stucco type of exterior and it is approved I am looking for the boards direction is that what you want to hold that to or are you open to the idea of fencing around this and are you looking for a time limit are you looking at that because all those things start to factor in.

Mr. Meyers stated you may tell her that is the requirement and she may look at that as being cost prohibited and we may never see this application again.

Mr., Benson stated let's say that it is cost prohibited and if I think that it is that cost prohibitive factors in are you looking at making it temporary and she has to come back or are you looking at this could be here for a very long time where she can re-coop her costs on making those improvements that is where I am getting to because starts oi influence the conversation between applicant and staff with what comes back to you.

Mr. Wilson stated if we are going to look at tabling this and bring it back it would be because we want make sure it was contained correctly and meets the guidelines of the CBD.

Mr. Benson stated that he and Mr. Kapke and I were just visiting and it is really not a staff burden to talk to the state that would be the applicant burden to provide that information we could assist her in directing her who to talk to and bring that information back to you the board.

Ms. Stock said in answer to your question John I would hate to set a precedent by downgrading what we are going to require for the enclosure I would prefer to stick with the guidelines we set.

Mr. Benson stated that one other thing he would like to add in if the application is approved staff will be recommending that the parking lot be resurfaced it is broken up asphalt and that would be an issue between the landlord and the applicant to figure out who pays for that cost and I want the applicant to know that up front. That is just the rear parking lot.

9. Additional Comment from Applicant, Additional Comment from Applicant, if necessary

Ms. Moore stated it has really been raining this year and nothing has run down. If I was to leave I have a two year lease then the salt became an issue. I am willing to asphalt the back parking lot. I want to stay there to be in compliance

10. Additional Staff Comments and Recommendation

Mr. Benson I have nothing further

11. Board Discussion

Mr. Bettis stated he was impressed with the commitment you are making to the City of Raytown.

12. Close Public Hearing

Mr. Wilson closed the public hearing.

13. Board Decision to Approve, Conditionally Approve or Deny the Application.

- a. Motion

Mr. Meyer made a motion to table the application to a date un certain  
Mr. Meyer amended the motion to table the application to September 3, 2015

- b. Second

Ms. Stock seconded the motion  
Ms. Stock seconded the amended motion

- c. Additional Board Discussion

None

- d. Vote

Stock	yes
Robinson	yes
Meyers	yes
Bettis	yes
Lightfoot	yes
Hartwell	yes
Wilson	yes

Motion Carries

## 6. Other Business

None

## 7. Planning Project Reports:

The Public Works Department recently received notice from the MODOT on the final plans for construction of the phase one of the Street Scape improvements on 63<sup>rd</sup> street between Raytown Road and Blue Ridge Blvd. They are anticipating and day approval of the plans from MODOT to convert Blue Ridge Blvd between 59<sup>th</sup> Street and Woodson from a three lane roadway to a two lane roadway and ad bike lanes being added and then from Woodson to 51<sup>st</sup> street the three lane section will remain the same the center turn lane will be narrowed a little bit and signage will be added for share the road bicycling through that section. Also I believe they have also received approval from MODOT of the construction plans for construction of a bicycle pedestrian trail on the south side of 350 between Blue Ridge and Maple Avenue. The next step on these projects is for the City to go out to bid for the construction work.

After the adjournment of this meeting Julie McGloglan from the Lewis Group is here to give a presentation on Community for All Ages which the City of Raytown has been real active with.

Mr. Benson stated that n August 6<sup>th</sup> we could do a training session on the Comprehensive plan. Discussion ensued about the Comprehensive plan.

The board agreed but to start at 6:30 instead of seven on August 6, 2015.

**Set Future Meeting Date** - Thursday, August 6, 2015 at 7:00 PM

## 8. Adjourn

**CITY OF RAYTOWN  
PLANNING AND ZONING COMMISSION MEETING  
MINUTES**

**September 3, 2015  
7:00 pm  
Raytown City Hall  
Board of Aldermen Chambers  
10000 East 59<sup>th</sup> Street  
Raytown, Missouri 64133**

**1. Welcome by Chairperson**

Kevin Wilson welcomed every one and opened the meeting of the September 3, 2015 Planning & Zoning Commission.

**2. Call meeting to order and Roll Call**

Wilson: Present	Jimenez: Absent	Stock: Present
Bettis: Present	Robinson: Present	Lightfoot: Present
Hartwell: Absent	Dwight: Absent	Meyers: Present

**3. Approval of Minutes of May 14<sup>th</sup> , 2015 Meeting Minutes**

- A. Revisions - None
- B. Motion – Ms. Stock made a motion to approve the minutes as presented
- C. Second – Mr. Bettis seconded the motion
- D. Additional Board Discussion – No additional board discussion
- E. Vote – Motion Carried

#### 4. Old Business.

**A. Application: Re-opening an Application: Conditional use permit that seeks to allow outside storage of salt in concrete bins at 6206 Raytown Road.**

**Case No.: PZ-2015-008**

**Applicant: P. Moore on behalf of Harry & Dorothy Harding**

1. Introduction of Application  
Mr. Wilson re-opened PZ-2015-008 to the board.
2. Open Public Hearing  
Mr. Wilson re-opened the Public Hearing of Application PZ-2015-008
3. Explain Procedure for a Public Hearing and swear-in speakers  
None
4. Mr. Wilson Entered Relevant City Exhibits into the Record:
  - a. Conditional Use Permit Application submitted by applicant
  - c. Publication of Notice of Public Hearing in Daily Record Newspaper ad.
  - d. Public Hearing Notices sent to property owners within 185-feet of subject property
  - e. City of Raytown Zoning Ordinance, as amended
  - f. City of Raytown Comprehensive Plan
  - g. Staff Report on application for July 9, 2015 Planning & Zoning Commission meeting
  - h. Photo of the salt storage
5. Explanation of any exparte' communication from Commission members regarding the application.  
None
6. Introduction of Application by Staff  
Mr. Benson stated the only additional would be the staff report for tonight's meeting.
7. Presentation of Application By Applicant  
The applicant was not present.
8. Request for Public Comment  
None

9. Additional Comment from Applicant, Additional Comment from Applicant, if necessary

None

10. Additional Staff Comments and Recommendation

Mr. Benson stated that staff has spoken with an employee of the applicant and they had stated they planned to be at the meeting and had additional information to present regarding the environmental issues raised at the July 9, 2015 Commission meeting.

If you continue I would suggest that it would be continued to the October 1<sup>st</sup>, 2015.

Mr. Meyers asked if we continue that application does it have to be to that date.

Mr. Benson stated you can continue it to another date if you the Commission would like.

Mr. Lightfoot asked if the staff has any other environmental information about salt run off from the state of Missouri.

Mr. Benson stated staff met with Ms. Moore and her staff and they were provided with information on how to contact the Missouri Department of Natural Resources. The applicant indicated they have spoken with the MDNR but they have not provided any information to staff before this meeting.

Mr. Lightfoot asked if there were code violation and if there are any kind of penalty or fines for the violation?

Mr. Benson stated the salt storage facility is a current violation because it currently exists on the property. He further stated that no corrective action will be taken; however, as the applicant has applied for a conditional use permit which if approved would bring it into compliance. Mr. Hartwell asked how long has the salt been there.

Mr. Benson stated the applicant placed the salt storage enclosure late last winter. Staff notified her that she could not have it without approval of a conditional use permit application.

11. Board Discussion

Mr. Wilson stated we have a choice to continue consideration of this application, recommend denial of the application or recommend approval of the application.

12. Close Public Hearing

Mr. Wilson closed the public hearing.

13. Board Decision to Approve, Conditionally Approve, Deny the Application, or to continue to the October meeting.

- a. Motion  
Ms. Stock made a motion to deny the application
- b. Second  
Ms. Hartwell seconded the motion
- c. Additional Board Discussion  
None
- d. Vote

Stock yes (in favor of the motion to deny)

Robinson yes (in favor of the motion to deny)

Meyers no

Bettis yes (in favor of the motion to deny)

Lightfoot yes (in favor of the motion to deny)

Hartwell yes (in favor of the motion to deny)

Wilson yes (in favor of the motion to deny)

Jimenez yes (in favor of the motion to deny)

Dwight yes (in favor of the motion to deny)

Motion Passes recommending denial of the application

**5. New Business**

None

**6. Other Business**

**7. Planning Project Reports:**

The Planning Commission discussed updating of the City of Raytown Comprehensive Plan.

**8. Set Future Meeting Date - Thursday, October 1, 2015 at 7:00 PM**

**9. Adjourn Meeting**

With no further business to discuss the meeting was adjourned.

## STAFF REPORT

**TO:** The City of Raytown Planning and Zoning Commission

**FROM:** JOHN BENSON, AICP,  
DIRECTOR OF DEVELOPMENT AND PUBLIC AFFAIRS

**DATE:** JULY 9, 2015

**SUBJECT:** AGENDA ITEM No. 5.B: (CASE NO. PZ-2015-005) CONDITIONAL USE PERMIT THAT SEEKS TO ALLOW OUTSIDE STORAGE OF SALT IN CONCRETE BINS AT 6206 RAYTOWN ROAD.

### BACKGROUND INFORMATION:

Ms. P. Moore is seeking approval of a conditional use permit application to allow the outside storage of salt on property located at 6206 Raytown Road, which is located on the northwest corner of Raytown Road and 62<sup>nd</sup> Street in the Raytown Central Business District (CBD). The subject property is zoned Neighborhood Commercial (NC). The applicant leases the property from Harry & Dorothy Harding. As depicted on the aerial photo below, the storage of the salt would be located on the west side of the property, which is to the rear of the building on the property. The applicant installed the salt storage area during this past winter without realizing that it is not a permitted use in the NC District. Staff notified the applicant that the storage of salt is not a permitted use and that it must be either removed or a conditional use permit obtained. Because it was near the end of the winter and the applicant indicated that the salt would be removed. As a result, staff granted the applicant an extension. The applicant has now submitted a conditional use permit application seeking to continue the storage of salt at this location.



**FACTORS TO BE CONSIDERED:**

In considering and making a decision on an application for a conditional use permit, city code stipulates that consideration is required to be given by the city on the potential impact of the proposed use on the health, safety, morals, comfort and general welfare of the inhabitants of the city, including but not limited to, the following factors.

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

The property to which the conditional use permit application applies is zoned Neighborhood Commercial (NC). The zoning and uses on surrounding properties are more specifically described below:

East: Raytown Road abuts the east side of the subject property with the City owned downtown green space located on the east side of Raytown Road. The area to the east of the subject property is zoned Neighborhood Commercial (NC).

West: A private drive to the Amber Glen Apartments is located directly to the west of the subject property with an office building located on the west side of the private drive. The area to the west is zoned Neighborhood Commercial (NC).

South: 62<sup>nd</sup> Street abuts the south side of the subject property with parking lot and vacant lot located on the south side of 62<sup>nd</sup> Street.

North: An apartment building is located on the adjacent property to the north, which is zoned High Density Residential (R-3).

2. Conservation of property values.

The proposed use, if approved, will allow a portion of the rear area of the property to be used for salt storage. The salt storage will be accessed from 62<sup>nd</sup> Street, which abuts the south edge of the property. According to the submitted application, the property has been vacant for the past two years and the proposed use will provide a new use for the property, while still allowing access to other tenant spaces on the property.

3. Protection against fire and casualties.

Prior to occupying the building for the proposed residential use, the tenant space will be inspected by the City's Building Inspector and Fire Marshall to ensure compliance with the life safety codes contained in the city's adopted Building and Fire Codes.

4. Observation of general police regulations.

There are three regulations that are applicable to the proposed application.

A. The salt is to be stored outside in area contained by large concrete blocks. There will not be any cover over the top of the salt storage area, however. According to the Public Works Director, this will allow a portion of the salt to be washed away during rain and snow melt. In addition, the salt could wash away underneath the concrete blocks as they are not sealed underneath the concrete block.

B. The property is located within the CBD Design Overlay District, which subjects the outside salt storage facility to the requirements of the CBD Design Standards. The proposed salt storage facility as well as the appearance of the concrete blocks do not comply with the following CBD Design Standards.

(1) Unattractive elements, such as trash, service, storage and loading areas shall be located out of public view from streets.

The location of the proposed salt storage facility is adjacent to / visible from 62<sup>nd</sup> Street.

- (2) Screening walls shall reflect the same level of architectural design as the primary structure, including elements such as landscaping to soften the wall's appearance, architectural detailing, staggering with recesses and projections, and visual interest.

The exterior of the concrete blocks need to be covered with a material that blends with the brick exterior of the building exterior on the property. In staff's opinion this could be accomplished with either brick or stucco material being added to the exterior of the concrete block.

5. Prevention of traffic congestion.  
The applicant requested a waiver to the city's traffic impact analysis submittal requirements. Because the proposed salt storage use will generate a minimal amount of traffic the Public Works Director did not foresee the proposed use creating traffic congestion. Therefore the applicant's request for a waiver to the city's traffic impact analysis requirement was granted.
6. Promotion of traffic safety and the orderly parking of motor vehicles.  
The proposed salt storage use will not create the need for any additional parking. It will, however, decrease the amount of off street parking on the property. The primary customer parking is located in front of the building along Raytown Road, while the parking on which the salt storage facility would be located is primarily used for the employee parking and for access to the lower level of the building. According to the submitted application, the location of the salt storage facility will not prevent access to the lower level of the building.
7. Promotion of the safety of individuals and property.  
As previously described, prior to the business opening the building and property will be inspected by the City's Building Official and the Fire Marshal from the Raytown Fire Protection District to ensure the building complies with all applicable life safety codes and that the property is in compliance with the city's property maintenance codes.
8. Provision for adequate light and air.  
The size of the concrete blocks is of a height that will not alter the provision of adequate light and air in the area.
9. Prevention of overcrowding and excessive intensity of land uses.  
The proposed salt storage use will generate a minimal amount of traffic. Therefore the proposed use is low intensity in nature and does not appear it will cause overcrowding or be an excessively intense land use. In addition, according to the submitted application, the location of the salt storage facility will not prevent access to the lower level of the building.
10. Provision for public utilities and schools.  
The proposed use will not have an impact on schools or utilities that serve the property and surrounding area.
11. Invasion by inappropriate uses.  
The existing uses in the area are comprised of commercial and multi-family residential. In addition, the NC district, which the property and the surrounding area to the south and east area, is a use that is typically found in an industrially zoned area. Therefore, the proposed use could be considered to be an inappropriate use.

12. Value, type and character of existing or authorized improvements and land uses.  
As previously described, the property is located within the CBD Design Overlay District, which subjects the outside salt storage facility to the requirements of the CBD Design Standards. The proposed salt storage facility as well as the appearance of the concrete blocks does not comply with the CBD Design Standards.
13. Encouragement of improvements and land uses in keeping with overall planning.  
The City's Central Business District (CBD) Plan identifies the area in which the subject property is located as an area for commercial uses. In comparison, the proposed salt storage facility is an industrial type of use which is not in keeping with the vision for the area.
14. Provision for orderly and proper renewal, development and growth.  
The proposed use would be adjacent to higher density residential use to the north. In addition, it would also be adjacent to 62<sup>nd</sup> Street which serves as a primary entrance to another higher density residential development to the west / northwest as well as less intensive commercial uses. Also, the vacant property to the south is identified as an area for future commercial or residential uses. As such, the proposed salt storage facility would not be in keeping with land use compatibility as well as the orderly and proper development and growth of the area.

**STAFF RECOMMENDATION:**

It is the recommendation of staff that the conditional use permit to allow a salt storage facility be denied based upon the following reasons:

1. The appearance of the concrete blocks does not comply with the CBD Design Standards.
2. The proposed salt storage facility is not compatible with neighboring residential land uses.
3. The proposed salt storage facility is not in keeping with the orderly and proper development and growth of the area envisioned by the Central Business District Plan.

Case Number \_\_\_\_\_

Date Received \_\_\_\_\_

Map Page \_\_\_\_\_

CITY OF RAYTOWN  
APPLICATION FOR CONDITIONAL USE PERMIT

PART I Background Information

1. This request applies to property at the following address:  
6200 Raytown Rd Raytown MO 64183

2. The name(s), address(es), and phone number(s) of the property owners: (As listed on the deed)

Name	Address	Phone
<u>H/RAI INVESTMENTS</u>	<u>999 BLOOMING AVE</u>	<u>816-921-4121</u>
	<u>NKC, MO. 64116</u>	

Email: pmoores16@gmail.com

3. We, the property owner(s), do hereby appoint the following person as our agent during consideration of our request:

Name	Address	Phone/Email
<u>P. MOORE</u>	<u>6206 RAYTOWN</u>	<u>816-743-0313</u>

4. The property is currently being used for the following purposes:

OFFICE & WARE HOUSE

5. Zoning classification of the property: Business

6. Specify the use desired for the property: Storage on empty lot

7. Please list all existing structures and their heights located on the property:

Structure	Height
<u>13,000 sq ft</u>	<u>25' to 30' tall</u>

8. We, the undersigned, do hereby authorize the submission of this application and associated documents, and do hereby certify that all the information contained therein is true and correct. (Signatures of property owners)

H/RAI Investments Co.

By David J. Kelley, President

**PART II Conditional Use Permit Information**

In considering an application for a conditional use permit, the city shall give consideration to the health, safety, morals, comfort and general welfare of the inhabitants of the city, including but not limited to the following factors:

1. The stability and integrity of the various zoning districts;
2. Conservation of property values;
3. Protection against fire and casualties;
4. Observation of general police regulations;
5. Prevention of traffic congestion;
6. Promotion of traffic safety and the orderly parking of motor vehicles;
7. Promotion of the safety of individuals and property;
8. Provision for adequate light and air;
9. Prevention of overcrowding and excessive intensity of land uses;
10. Provision for public utilities and schools;
11. Invasion by inappropriate uses;
12. Value, type and character of existing or authorized improvements and land uses;
13. Encouragement of improvements and land uses in keeping with overall planning; and
14. Provision for orderly and proper renewal, development and growth.

The information provided by the applicant to the following questions is an opportunity to justify approval of a conditional use permit based on the above listed factors.

If the space provided is not adequate, the applicant may attach additional pages. The applicant is also encouraged to submit any other pertinent information, such as photographs, drawings, maps, statistics, legal documents, and letters of support.

A. The proposed conditional use will be in keeping with the character of the neighborhood because:

of the size limits + complies w/ space given.

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

The space provided still ~~also~~ allows nearby parcels to enter back location.

C. This property is more suited for the proposed use than its current uses because:

*Back lot empty*

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

*None*

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

*2 years*

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

*Unable to loan property to future tenant  
& unable to redevelop property*



# JACKSON COUNTY JOINT GOVERNMENTAL TAX PAYMENT RECEIPT

RECEIPT NUMBER: 8964041  
Entered: 12/29/2014  
Interest Date: 12/29/2014

Page 1 of 1  
Cashier: -1  
Drawer: -1

Receipt Applied To:

Property Account No.	Year	District	Amount Applied	Unpaid Balance*	Description
45-210-10-24-00-0-00 000	2014	022	\$5,879.53	\$0.00	A/V Principal- Commercial
45-210-10-24-00-0-00-000	2014	REPL	\$918.26	\$0.00	Replacement Tax
<b>Amount Applied for Tax Year 2014</b>			<b>\$6,797.79</b>	<b>\$0.00</b>	<b>Unpaid Balance Amount for Tax Year 2014</b>

Agency	Amount
JACKSON COUNTY	\$328.5150
MID-CONTINENT LIBRARY	\$204.4832
RAYTOWN SCHOOL C-II	\$4,038.5425
CITY - RAYTOWN	\$352.6696
FIRE DISTRICT - RAYTOWN	\$658.1802
BOARD OF DISABLED SERVICES	\$48.1174
METRO JUNIOR COLLEGE	\$151.7009
MENTAL HEALTH	\$78.1509
REPLACEMENT TAX	\$918.2600
STATE BLIND PENSION	\$19.1703

39110



Situs Address: 6200 RAYTOWN RD, RAYTOWN  
 Legal Description: RAYTOWN IRREG  
 BEG 529.76' N & 30' W OF TH SE COR OF TH FRACL NE1/4 OF  
 SEC 5-48-32 3D PT BEING ON THW ROW LI OF RAYTOWN RD.  
 TH N ALG SD ROW LI 117.82' TH W 200' TH S 117.82' TH E  
 200' TO TH PT OF BEG CONTG 0.54 AC MOL

**Total Paid on This Receipt: \$6,797.79**

Thank you for your payment.

End of Receipt Number 8964041: 1 Page

Notes:

\*Interest and penalty will be assessed on any unpaid balance amount. The unpaid balance amount shown on this receipt is valid as of time of payment. Changes in the taxable value may alter your unpaid balance amount.

Failure of this payment to clear your financial institution will void this receipt. A returned item fee and late penalty may be assessed. Please verify with your financial institution that this payment has cleared.

PAYER:

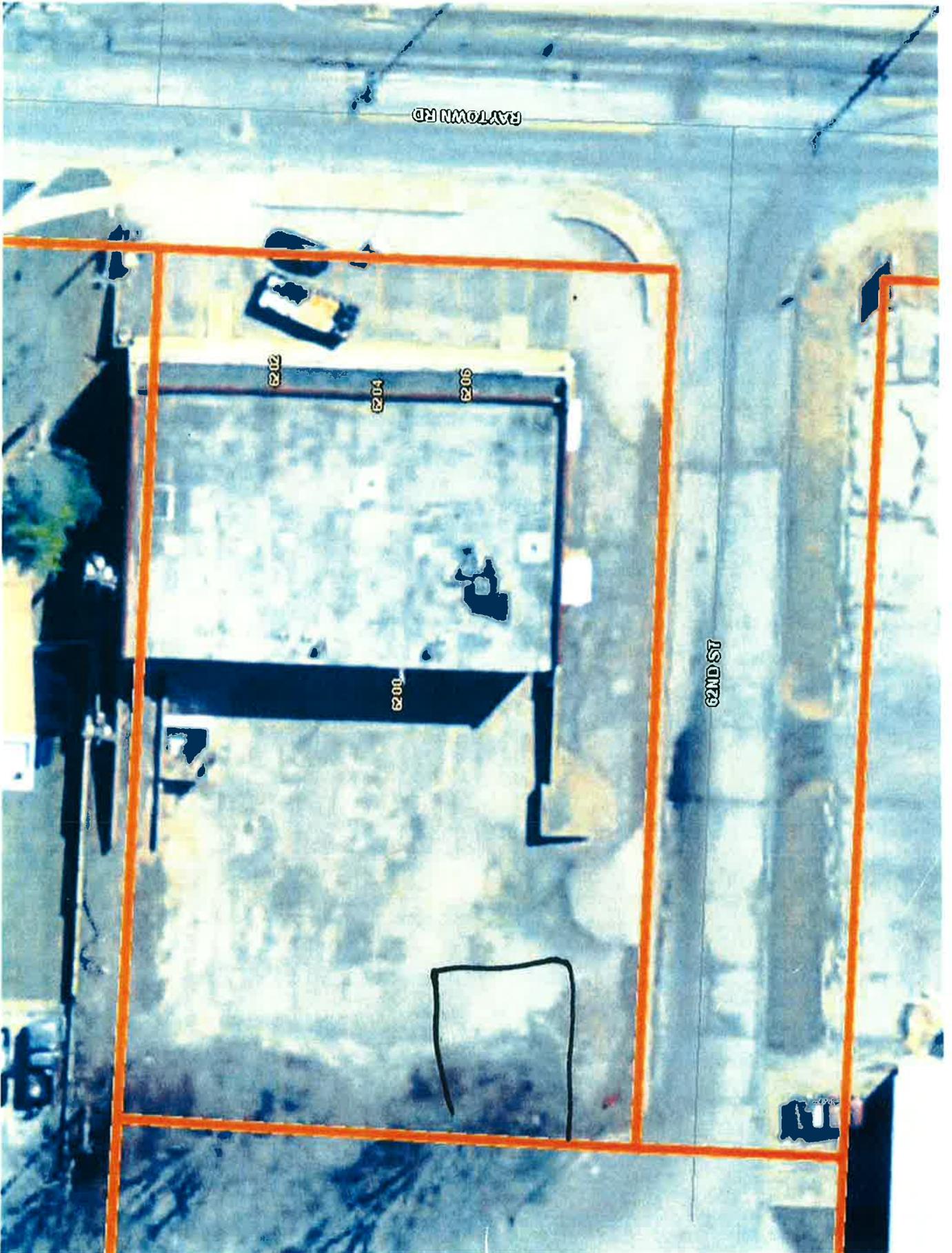
HARDING HARRY & DORTHY  
999 BEDFORD  
NKC MO 64116



27539

OWNER:

HARDING HARRY & DORTHY  
999 BEDFORD  
NKC, MO 64116



Current Owner	Owner Address	Owner City	Owner	
DIETZ BONNIE J	3854 BLUE RIDGE BLVD	INDEPENDENCE	MO	64052
4 TRAILS REAL ESTATE ENTERPRISE LLC	11705 E 71ST CRT	RAYTOWN	MO	64133
PAINTERS & DECOR BLDG CORP	9900 E 62ND ST	RAYTOWN	MO	64133
HARDING HARRY & DORTHY	999 BEDFORD	NKC	MO	64116
AMBER GLENN OPCO LLC	9805 E 61ST ST	RAYTOWN	MO	64133
BOWEN TOWER PROPERTY INVESTOR:	2541 SOQUEL AVE	SANTA CRUZ	CA	95062
NEPHRITE FUND 1 LLC	2977 HIGHWAY K STE 239	O'FALLON	MO	63368
CONSOLIDATED PUBLIC LIBRARY #3	15616 E US 24 HWY	INDEPENDENCE	MO	64050
CITY OF RAYTOWN	10000 E 59TH ST	RAYTOWN	MO	64133



Development & Public Affairs Department

10000 East 59<sup>th</sup> Street  
Raytown, Missouri 64133  
(816) 737-6014  
www.raytown.mo.us

June 24, 2015

**Notice of Public Hearing**

The City of Raytown Development & Public Affairs Department has received a Conditional Use Permit application that seeks to allow outside storage of salt at 6206 Raytown Road, Raytown, MO 64133

A public hearing to consider this conditional use permit application will be held by the City of Raytown Planning and Zoning Commission on **Thursday, July 9, 2015 at 7:00 p.m. in the Raytown City Hall Council Chambers located at 10000 East 59<sup>th</sup> Street, Raytown, Missouri**

The Raytown Board of Aldermen will also hold a public hearing regarding the above-described conditional use permit application on **Tuesday, July 21, 2015 at 7:00 p.m. at 7:00pm Raytown City Hall located at 10000 East 59<sup>th</sup> Street, Raytown, Missouri.**

You are invited to attend any or all of the public hearings to learn more about the application, ask questions and / or provide comment regarding this proposed conditional use permit application. Additional information regarding this application or the public hearings can be obtained from the City of Raytown Development and Public Affairs Department located in Raytown City Hall at 10000 East 59<sup>th</sup> Street, by telephone at (816) 737-6011 or by e-mail at [jbenson@raytown.mo.us](mailto:jbenson@raytown.mo.us).

If you will require any special accommodation (i.e., qualified interpreter, large print, reader, hearing assistance) in order to attend either of these public hearings, please notify the Development and Public Affairs Department at Raytown City Hall at (816) 737-6011 no later than 48 hours prior to the applicable public hearing date.

### **NOTICE OF PUBLIC HEARING**

Application: Conditional use permit that seeks to allow outside storage of salt in concrete bins.

Proposed Location: 6206 Raytown Road, Raytown, MO 64133

Legal Description: Due to its length the legal description is on file and available for review at the offices of the Raytown Development and Public Affairs Department in Raytown City Hall located at 10000 East 59<sup>th</sup> Street, Raytown, Missouri.

Notice is hereby given that the Raytown Planning and Zoning Commission will hold a public hearing regarding the above-described application on July 9, 2015 at 7:00 p.m., at Raytown City Hall. Notice is also hereby given that the Raytown Board of Aldermen will hold a public hearing regarding the above-described application on Tuesday, July 21, 2015 at 7:00 p.m. at Raytown City Hall. The public is invited to attend each of the public hearings and be heard.

Certified for publication this 22<sup>nd</sup> day of June 2015.



Development & Public Affairs Department  
 Building Inspections Division  
 10000 E. 59<sup>th</sup> Street  
 Raytown, MO 64133  
 Office (816) 737-6011 Fax (816) 737-6164

**CONDITIONAL USE PERMIT**

<b>PERMIT #:</b> 20156107	<b>DATE ISSUED:</b> 6/01/2015
	<b>MUST COMMENCE BY:</b> 5/31/2016
<b>JOB ADDRESS:</b> 6206 RAYTOWN RD	<b>LOT #:</b>
<b>SUBDIVISION:</b>	<b>BLK #:</b>
<b>OWNER:</b> PMLV JV	<b>CONTRACTOR:</b> PMLV JV
<b>ADDRESS:</b> 6206 RAYTOWN RD	<b>ADDRESS:</b> 6206 RAYTOWN RD
<b>CITY, STATE ZIP:</b> RAYTOWN MO 64133-4009	<b>CITY, STATE ZIP:</b> RAYTOWN MO 64133-4009
<b>PHONE:</b>	<b>PHONE:</b>
<b>VALUATION:</b> \$ 0.00	
<b>SQ FT:</b> 0.00	
<b>OCCP TYPE:</b>	
<b>CNST TYPE:</b>	
<b>DESCRIPTION OF WORK:</b>	

FEE CODE	DESCRIPTION	AMOUNT
PZ-07	CONDITIONAL USE PERMIT	\$ 250.00
<b>TOTAL</b>		<b>\$ 250.00</b>

**Inspection Information**

1. All inspections require one working day (24 hours) advance notice.
2. Inspections must be scheduled and approved before covering any work.
3. APPROVED PLANS AND SITE PLAN MUST BE ONSITE FOR INSPECTIONS!

This permit is issued in reliance upon information submitted by the applicant. The Building Official may suspend or revoke a permit whenever the permit is issued in error, on the basis of incorrect information supplied, or in violation of the adopted code, city ordinance or regulations. This permit shall become null and void if the work authorized by this permit is suspended for a period of 180 days or is not commenced within 180 days. Approval of the plans or any inspections of this project shall not be construed as an approval of a violation of the codes or ordinances of the City of Raytown.

---

Issued By: \_\_\_\_\_ Date: \_\_\_\_\_ Applicant: \_\_\_\_\_ Date: \_\_\_\_\_

## STAFF REPORT

**To: The City of Raytown Planning and Zoning Commission**

**FROM: JOHN BENSON, AICP,  
DIRECTOR OF DEVELOPMENT AND PUBLIC AFFAIRS**

**DATE: SEPTEMBER 3, 2015**

**SUBJECT: AGENDA ITEM NO. 4.A: (CASE NO. PZ-2015-005) CONTINUATION OF  
CONDITIONAL USE PERMIT APPLICATION THAT  
SEEKS TO ALLOW OUTSIDE STORAGE OF SALT IN  
CONCRETE BINS AT 6206 RAYTOWN ROAD.**

### **BACKGROUND INFORMATION:**

This application came before the Planning & Zoning Commission on July 9, 2015. During the public hearing on the application several questions were raised, which included:

1. What are the applicable Central Business District (CBD) design standards that apply to this type of use and how will it comply?
2. Are there environmental issues relating to salt being washed potential when it rains and, if yes, will the proposed salt storage facility be able to comply with those requirements?

As a result, the public hearing on the application was continued to the September 3, 2015 Planning & Zoning Commission meeting. Following the July 9<sup>th</sup> meeting, staff met with the applicant on July 28<sup>th</sup> to discuss these issues.

- **CBD Design Standards:** The CBD Design Standards specify that the exterior of the salt storage facility match or be complimentary to the exterior of the principle building on the property. The front of the existing building facing Raytown Road and 62<sup>nd</sup> Street is comprised of brick with stone accents while the rear of the building is concrete block. As such the exterior of the salt storage facility would need to have a brick or stone exterior. This would necessitate a footing be constructed around the perimeter of the salt storage area to carry the weight of the brick and / or stone, which is likely to be cost prohibitive for this type of use / project. As an alternative, staff discussed with applicant the idea of constructing a six foot tall pvc / vinyl fence around the east, south and west sides of the salt storage. The fence would screen the majority if not all of the concrete blocks that currently enclose the salt storage area. There would also be a gate constructed on the north side of the enclosure where trucks could access the salt storage enclosure. In addition to the fence, installing landscaping along the south edge of the enclosure was also discussed, which would further screen the salt storage area from view along 62<sup>nd</sup> Street. Installation of the landscaping would require removal of the existing paving between the salt storage area and the street along with tilling of the soil underneath the asphalt to loosen it up from the compaction of having vehicles drive across it. Staff feels that the combination of the pvc/vinyl fence and the landscape could adequately screen the salt storage area from view.

- Environmental issues: The Missouri Department of Natural Resources (MDNR) is responsible for regulating potential environmental issues caused by this type of use. When staff met with the applicant, staff provided her with the contact information for the MDNR. Staff has not received any specific information from the applicant since that meeting but has been notified by the applicant that they have spoken with the MDNR and will have additional information to provide at the Planning & Zoning Commission meeting on September 3<sup>rd</sup>.

Attached is the staff report from the July 9<sup>th</sup> Planning & Zoning Commission meeting which provides further information regarding the application in relation to the standards set forth in the City's Zoning Ordinance for consideration of a conditional use permit application.