

TENTATIVE AGENDA
RAYTOWN BOARD OF ALDERMEN
JULY 19, 2016
REGULAR SESSION No. 31
RAYTOWN CITY HALL
10000 EAST 59TH STREET
RAYTOWN, MISSOURI 64133

OPENING SESSION
7:00 P.M.

Invocation
Pledge of Allegiance
Roll Call

Proclamations and Presentations

- ★ Proclamation recognizing Debate Students

Public Comments

Communication from the Mayor

Communication from the City Administrator

Committee Reports

PUBLIC HEARING

Raytown Live TIF Update
Mark Loughry, Interim City Administrator

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 July 5, 2016 Board of Aldermen meeting minutes.

R-2888-16: A RESOLUTION AUTHORIZING AND APPROVING THE APPOINTMENT OF JAMES BRADSHAW TO THE ELECTED OFFICIALS COMPENSATION REVIEW BOARD. Point of Contact: Teresa Henry, City Clerk

R-2892-16: A RESOLUTION AUTHORIZING AND APPROVING THE APPOINTMENT OF CHARLES D. WILSON, JR. TO THE ELECTED OFFICIALS COMPENSATION REVIEW BOARD. Point of Contact: Teresa Henry, City Clerk

REGULAR AGENDA

- 2. R-2884-16: A RESOLUTION** SUPPORTING AN APPLICATION SUBMITTED TO THE MISSOURI HOUSING AND DEVELOPMENT CORPORATION BY 3 DIAMOND DEVELOPMENT FOR A PROPOSED DEVELOPMENT OF DIAMOND SENIOR APARTMENTS OF RAYTOWN NEAR THE INTERSECTION OF 55TH STREET AND BLUE RIDGE CUTOFF. Point of Contact: Ray Haydaripoor, Acting Development & Public Affairs Director.

3. **R-2889-16: A RESOLUTION** AUTHORIZING AND APPROVING AN AGREEMENT WITH LAWN LOGIC, LLC FOR MOWING AND NUISANCE ABATEMENT SERVICES IN EXCESS OF \$15,000.00 BUT WITHIN BUDGETED AMOUNTS FOR FISCAL YEAR 2015-2016. Point of Contact: Ray Haydaripoor, Acting Development & Public Affairs Director.
4. **R-2890-16: A RESOLUTION** AUTHORIZING AND APPROVING AN AGREEMENT WITH WIEDENMANN, INC. FOR AN EMERGENCY STORMWATER REPAIR PROJECT LOCATED AT THE INTERSECTION OF CRESCENT AND ELM IN AN AMOUNT NOT TO EXCEED \$41,581.92 AND AMENDING THE FISCAL YEAR 2015-2016 BUDGET. Point of Contact: Kati Horner Gonzalez, Acting Director of Public Works.
5. **R-2891-16: A RESOLUTION** AUTHORIZING THE CITY ADMINISTRATOR TO ENTER INTO AN AGREEMENT WITH VANCE BROTHERS, INC. FOR THE 2016 LIGHTWEIGHT AGGREGATE SEAL PROJECT IN A TOTAL AMOUNT NOT TO EXCEED \$352,000.00. Point of Contact: Kati Horner Gonzalez, Acting Director of Public Works.
6. **SECOND Reading: Bill No. 6415-16, Section IV-A. AN ORDINANCE** ESTABLISHING A PROCEDURE TO DISCLOSE POTENTIAL CONFLICTS OF INTEREST AND SUBSTANTIAL INTERESTS FOR CERTAIN MUNICIPAL OFFICIALS IN THE CITY OF RAYTOWN, MISSOURI. Point of Contact: Teresa Henry, City Clerk.

DISCUSSION ITEM

7. Use Tax Election Information for Public

ADJOURNMENT



PROCLAMATION

WHEREAS, it is the intention of the Mayor and Board of Aldermen of Raytown to focus attention on noteworthy occasions and residents of the City; and

WHEREAS, Israel Hanke and Romeo Bagunu, debaters at Raytown High School finished second in the United States bracket and third in the International bracket of the Public Forum Debate at the National Speech and Debate Tournament in Salt Lake City, Utah; and

WHEREAS, Hanke and Bagunu were undefeated in the preliminary rounds and were victorious in two out of three elimination rounds in the United State bracket before suffering defeat in the third and final elimination rounds;

WHEREAS, The duo defeated teams from California, Texas, Japan, China, Maryland and Pennsylvania; and

WHEREAS, the lessons learned and skills required in preparation for event's and the national tournament assist promising young men like Hanke and Bagunu to develop into leaders who will benefit our community and world for years to come.

NOW, THEREFORE, I Mayor Michael McDonough, do hereby urge all citizens to join with me and the Board of Aldermen in recognizing the hard work and commitment of these two young men and congratulate them both on their achievement.

Signed this Nineteenth Day of July, in the Year Two Thousand and Sixteen

Michael McDonough, Mayor

NOTICE OF PUBLIC HEARING

The Board of Aldermen of the City of Raytown, Missouri will hold a public hearing regarding the Raytown Live Tax Increment Financing Plan pursuant to Section 99.865 RSMo which provides:

3. Five years after the establishment of a redevelopment plan and every five years thereafter the governing body shall hold a public hearing regarding those redevelopment plans and projects created pursuant to sections 99.800 to 99.865. The purpose of the hearing shall be to determine if the redevelopment project is making satisfactory progress under the proposed time schedule contained within the approved plans for completion of such projects. Notice of such public hearing shall be given in a newspaper of general circulation in the area served by the commission once each week for four weeks immediately prior to the hearing.

The public hearing will be held during the Board of Aldermen meeting on July 19, 2016 beginning at 7:00 p.m. in the Council Chambers at City Hall, 10000 E. 59th Street, Raytown, Missouri. All interested persons shall be given an opportunity to be heard at the public hearing.

TAX INCREMENT FINANCING (TIF) COMMISSION
RAYTOWN CITY HALL
Tuesday, July 19, 2016
6:00 P.M.
Council Chambers Conference Room

Agenda

1. Call to Order
2. Roll Call
3. Election of Commission Chair
4. Discussion/Update
 - USA 800
 - Raytown Live
5. Other Business
6. Adjournment



FINANCE DIRECTOR'S OFFICE

10000 EAST 59TH STREET

RAYTOWN, MISSOURI 64133-3993

PHONE: 816-737-6084 - FAX: 816-737-8370

E-MAIL: MARKL@RAYTOWN.MO.US

MEMORANDUM

Date: 07/08/2016

To: Tax Increment Financing (TIF) Commission

From: Mark Loughry, Finance Director

Re: TIF Commission Meeting

Commission attached you will find a brief breakdown on the USA 800 and Raytown Live (Walmart 350 Hwy) TIF Districts financial performance. For the Raytown Live TIF there are a few additional supporting documents such as the debt schedule and an update from the developer.

The USA 800 TIF involved the Developer self-funding certain improvements and then being reimbursed via the incremental property taxes. The project itself was completed and resulted in the beautification of the area as well as the creation of additional jobs. As indicated by the attached document the USA 800 TIF is performing within expectations and is on track to be retired with the 2018 tax payment which will be received in early 2019. The required five year public hearing for this project has not yet been scheduled as staff has not been able to work out a date with USA 800 at this time.

The Raytown Live TIF District was a multi-faceted project involving acquisition of land, demolition of buildings, relocation of school facilities, street signals, highway improvements and significant site improvement. The project was funded via the issuance of \$39,990,000 of bonds of which approximately \$340,000 remains for a street improvement project in the area. While the TIF District is not performing at the level projected it is currently performing at a level that will allow for continued debt coverage. The required five year public hearing for this project is scheduled for July 19th at 7:00 PM.

CITY OF RAYTOWN, MISSOURI
Analysis of PILOTS paid to USA 800 Per the Development Agreement

<u>Tax Year</u>	<u>Interest</u>	<u>PILOT</u>	<u>Balance</u>
Redevelopment Cost			\$ 350,000.00
2000	\$ 33,250.00	\$ 31,496.76	351,753.24
2001	33,250.00	34,208.42	350,794.82
2002	33,250.00	34,233.84	349,810.98
2003	33,232.00	34,585.76	348,457.22
2004	33,103.00	34,586.09	346,974.13
2005	32,963.00	34,183.28	345,753.85
2006	32,847.00	35,613.44	342,987.41
2007	32,584.00	42,288.93	333,282.48
2008	31,662.00	46,627.52	318,316.96
2009	30,240.00	50,329.82	298,227.14
2010	28,332.00	51,813.75	274,745.39
2011	26,101.00	51,673.60	249,172.79
2012	23,671.00	51,703.75	221,140.04
2013	21,008.00	51,761.79	190,386.25
2014	18,087.00	51,731.64	156,741.61
2015	14,890.00	51,357.19	120,274.42
2016	11,426.00	51,357.19	80,343.23
2017	7,633.00	51,357.19	36,619.04
2018	3,479.00	40,098.04	(0.00)
	<u>\$ 481,008.00</u>	<u>\$ 831,008.00</u>	

NOTE:

Bold amounts are estimates

Raytown Live TIF Projected Expenses and Revenue

Revenues and expenses for the TIF Since 2007 projected through close				
Date	Annual P&I	ECODEVO/Admin	Revenue	Ending Cash
2007				\$26,905,787
10/31/2008	\$1,905,361	\$12,576,633		\$12,423,793
10/31/2009	\$2,154,086	\$77,150	\$461,571	\$10,654,128
10/31/2010	\$2,061,853	\$5,090,000	\$2,564,090	\$6,066,365
10/31/2011	\$2,063,339	\$10,111	\$2,684,308	\$6,677,336
10/31/2012	\$2,784,698	\$7,875	\$3,032,381	\$6,917,144
10/31/2013	\$2,916,603	\$15,294	\$3,004,198	\$6,989,445
10/31/2014	\$2,944,564	\$18,619	\$2,884,892	\$6,911,154
10/31/2015	\$2,987,958	\$22,115	\$3,177,708	\$7,078,789
10/31/2016	\$2,956,650	\$30,000	\$2,900,000	\$6,992,139
10/31/2017	\$3,006,150	\$30,000	\$2,900,000	\$6,855,989
10/31/2018	\$3,030,650	\$30,000	\$2,900,000	\$6,695,339
10/31/2019	\$2,962,900	\$30,000	\$2,900,000	\$6,602,439
10/30/2020	\$2,963,400	\$30,000	\$2,900,000	\$6,509,039
10/30/2021	\$3,018,900	\$30,000	\$2,900,000	\$6,360,139
10/30/2022	\$3,058,150	\$30,000	\$2,900,000	\$6,171,989
10/30/2023	\$3,110,900	\$30,000	\$2,900,000	\$5,931,089
10/29/2024	\$3,150,556	\$30,000	\$2,900,000	\$5,650,533
10/29/2025	\$3,206,519	\$30,000	\$2,900,000	\$5,314,014
10/29/2026	\$3,249,409	\$30,000	\$2,900,000	\$4,934,605
10/29/2027	\$3,308,419	\$30,000	\$2,900,000	\$4,496,186
10/28/2028	\$3,358,481	\$30,000	\$2,900,000	\$4,007,705
10/28/2029	\$3,409,872	\$30,000	\$2,900,000	\$3,467,833
10/28/2030	\$3,451,759	\$30,000	\$2,900,000	\$2,886,073
10/28/2031	\$2,933,388	\$30,000	\$2,900,000	\$2,822,686
10/27/2032	\$5,133,253	\$30,000	\$2,900,000	\$559,433
	Yellow cells reflect audited numbers			
Totals	\$75,127,818		\$67,109,148	

RAYTOWN 350 INVESTMENT GROUP LLC
605 W 47th Street, Suite 200
Kansas City, MO 64112

March 31, 2016

Raytown City Board of Aldermen
c/o City Clerk
10000 E. 59th Street
Raytown, MO 64133

Re: Raytown 350 Highway Development 5 Year Update

Dear Aldermen,

Per our TIF documents, we have been asked to give an update of project costs and an activity report on this Development. To date the Developer has spent in excess of \$2.6 million which is TIF or CID reimbursable. These costs do not include ongoing replacements and project maintenance. The auto dealership, car wash, and service station have been removed in association with the construction of IHOP. There should also be over \$3.5 million of new future project costs which are not included.

Construction has started on site-work for Freddy's Frozen Custard & Steakburgers, and Lot 3. See attached Five Year Progress Report. We are working with multiple casual dining restaurants with and without a drive thru. We are also working with several Retail users for Pads 3 and 4. We cannot disclose the names, as it could hinder our prospects progress, if it became public knowledge.

We are happy to meet with the city, to convey any further information as needed.

Sincerely,

A handwritten signature in black ink, appearing to read 'David M. Block', written in a cursive style.

David M. Block
Managing Member

DMB/RMP/cah

Attachment: Five Year Progress Report

**Raytown Live TIF
Five Year Progress Report
March 2016**

- (1) Redevelopment Project improvements and Public Improvements completed;
 - Project 1** – Completed by other (2009).
 - Project 2** – Pad 1 (IHOP) was completed in 2011. Reimbursable Project Costs in the amount of \$2,616,370.00 have been submitted and certified. This included \$45,150.00 for demolition on Lots 1, 2, 3, and 4. \$109,276.00 for site and utility work, and \$37,032.68 in Engineering and other professional services in conjunction with the construction of IHOP.
 - Project 3** – Not activated.

- (2) Status of Redevelopment Project improvements and Public Improvements in progress but not yet completed;
 - Project 2** – Plans have been approved and site work construction is started on Lots 2 and 3 to accommodate Freddy's Frozen Custard & Steakburger, and a proposed Retail / Restaurant building. The work will include site grading, utility extension, construction of a detention facility to service Lots 2 and 3 and the construction of a new entry into this site from west bound 350 Hwy. Cost of these improvements are estimated to be \$473,888.00 to include engineering and soft cost.

- (3) Actual Redevelopment Project Costs in each Redevelopment Project Area compared to Amended Plan estimates;
 - Project 2** – See attached summary of Request for Reimbursement.

- (4) Actual start and completion dates of Redevelopment Project improvements and Public Improvements in each Redevelopment Project Area compared to Amended Plan estimates;
 - Project 2** – construction started on Lot 1 (IHOP) January, 2011. Construction started on Lots 2 and 3 March, 2016.

- (5) Estimated start date of Redevelopment Project improvements and Public Improvements not yet commenced as of the date of such report.
 - Project 2** – Lot 4 (2017)
 - Project 3** – (2018)

FIRST AMENDMENT TO
FIRST AMENDED AND RESTATED RAYTOWN LIVE
TAX INCREMENT FINANCING PLAN
EXHIBIT4A
PROJECT 2 PROJECT COSTS

	Total Project Cost	Reimbursable Project Costs	Request for Reimbursement # 1 & # 2
1 Property Acquisition			
1.1 Land	\$ 2,220,000	\$ 2,220,000	\$ 1,820,000.00
1.2 Carrying cost of land	\$ 250,000	\$ 250,000	\$ 515,319.89
Subtotal Property Acquisition Costs	\$ 2,470,000	\$ 2,470,000	\$ 2,335,319.89
2 Public Infrastructure			
2.1 Phs. 2 Entrance	\$ 67,520	\$ 67,520	\$ -
2.2 Phs. 2 Turn lane & Sidewalks	\$ 66,010	\$ 66,010	\$ -
2.3 Future Bank Entrance Paid by Benk/TIF	\$ 168,000	\$ 168,000	\$ -
2.4 Sidewalks- Raytown Rd.	\$ 19,000	\$ 19,000	\$ -
2.5 Contingency	\$ 32,000	\$ 32,000	\$ -
Subtotal Public Infrastructure	\$ 352,530	\$ 352,530	\$ -
Developer Reimbursable Project Costs			
3 Building Construction Costs (33,907 SF Retail / Restaurant)			
3.1 Building shell (29,037 SF)	\$ 2,468,145	\$ -	\$ -
3.2 TI Dunkin Donuts (2,080 SF)	\$ 58,000	\$ -	\$ -
3.3 TI Mr. Goodcents (1,800 SF)	\$ 62,000	\$ -	\$ -
3.4 TI Game Stop (2000 SF)	\$ 45,000	\$ -	\$ -
3.5 White Box (23,157 SF)	\$ 402,512	\$ -	\$ -
3.6 Third Party Development Cost (TPDC), IHOP	\$ 2,200,000	\$ -	\$ -
3.7 TPDC Dunkin Donuts	\$ 300,000	\$ -	\$ -
3.8 TPDC Mr. Goodcents	\$ 200,000	\$ -	\$ -
3.9 TPDC Proposed Restaurant Bids 2, 3 & 4	\$ 1,500,000	\$ -	\$ -
3.10 TPDC Retail Users Bids 1, 2, 3 & 4	\$ 1,000,000	\$ -	\$ -
3.11 Contingency	\$ 253,800	\$ -	\$ -
Subtotal Building Construction Costs	\$ 8,489,457	\$ -	\$ -
4 Site/Utility Work IHOP			
4.1 Demolition	\$ 35,000	\$ 35,000	\$ 35,000.00
4.2 Sitework	\$ 109,276	\$ 109,276	\$ 109,276.00
Subtotal Site/Utility Work IHOP	\$ 144,276	\$ 144,276	\$ 144,276.00
5 Site/ Utility Work / Building Pads 1, 2, 3 & 4)			
5.1 Demolition	\$ 71,000	\$ 71,000	\$ 10,150.00
5.2 Grading	\$ 98,000	\$ 98,000	\$ -
5.3 Pavement	\$ 92,000	\$ 92,000	\$ -
5.4 Curbs & Sidewalk	\$ 5,000	\$ 5,000	\$ -
5.5 Storm Sewer	\$ 72,080	\$ 72,080	\$ -
5.6 Sanitation Sewer	\$ 21,300	\$ 21,300	\$ -
5.7 Erosion Control	\$ 10,225	\$ 10,225	\$ -
5.8 Detention	\$ 56,000	\$ 56,000	\$ -
5.9 Miscellaneous Landscaping	\$ 25,000	\$ 25,000	\$ -
5.10 Dry Utility & Relocation	\$ 30,000	\$ 30,000	\$ -
5.11 Review & Inspection Fees	\$ 15,000	\$ 15,000	\$ -
5.12 Permits	\$ 20,000	\$ 20,000	\$ -
5.13 Contingency	\$ 50,000	\$ 50,000	\$ -
Subtotal Site Utility Work	\$ 565,605	\$ 565,605	\$ 10,150.00
6 Signage / Landscaping	\$ 170,000	\$ -	
6.1 City Feature	By City	By City	
Subtotal Signage / Landscaping	\$ 170,000	\$ -	
7 Insurance	\$ 21,233	\$ -	
8 Professional Services			
8.1 Legal	\$ 250,000	\$ 175,000	\$ 61,022.05
8.2 Construction Management	\$ 90,000	\$ 82,589	\$ -
8.3 Architectural & Engineering (includes MEP, Structural, Site Development)	\$ 122,781	\$ 100,000	\$ 10,238.86
8.4 Civil Engineer (Including Site Development)	\$ 102,300	\$ 50,000	\$ 37,107.67
8.5 Survey & Topos	\$ 10,000	\$ -	\$ -
8.6 Staking / Special Inspection	\$ 18,000	\$ -	\$ -
8.7 Traffic Study (IHOP)	\$ 5,442	\$ -	\$ -
8.8 Environmental Studies	\$ -	\$ -	\$ -
a. IHOP	\$ 12,400	\$ -	\$ -
b. Future	\$ 100,000	\$ -	\$ -
8.9 Developer Fees	\$ 320,000	\$ 320,000	\$ -
8.10 Permits / Fees	\$ 20,000	\$ -	\$ -
Subtotal Professional Services	\$ 1,050,923	\$ 727,589	\$ 108,368.58
9 Contingency	\$ 240,000	\$ 240,000	\$ 18,255.53
Subtotal Developer Reimbursable Project Costs		\$ 1,677,470	\$ 281,050.11
Total	\$ 13,504,024	\$ 4,500,000	\$ 2,616,370.00

\$39,990,000

City of Raytown, Missouri

**Annual Appropriation-Supported Tax Increment and Sales Tax Revenue Bonds
(Raytown Live Redevelopment Plan-Redevelopment Project Area 1), Series 2007**

Semiannual Net Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	DSR	CIF	Net New D/S
12/01/2007	-	-	899,598.68	899,598.68	-	(899,598.68)	-
06/01/2008	-	-	1,005,762.50	1,005,762.50	-	(1,005,762.50)	-
12/01/2008	-	-	1,005,762.50	1,005,762.50	-	(1,005,762.50)	-
06/01/2009	-	-	1,005,762.50	1,005,762.50	-	(1,005,762.50)	-
12/01/2009	-	-	1,005,762.50	1,005,762.50	-	(502,881.25)	502,881.25
06/01/2010	-	-	1,005,762.50	1,005,762.50	-	-	1,005,762.50
12/01/2010	-	-	1,005,762.50	1,005,762.50	-	-	1,005,762.50
06/01/2011	-	-	1,005,762.50	1,005,762.50	-	-	1,005,762.50
12/01/2011	740,000.00	5.000%	1,005,762.50	1,745,762.50	-	-	1,745,762.50
06/01/2012	-	-	987,262.50	987,262.50	-	-	987,262.50
12/01/2012	865,000.00	5.000%	987,262.50	1,852,262.50	-	-	1,852,262.50
06/01/2013	-	-	965,637.50	965,637.50	-	-	965,637.50
12/01/2013	960,000.00	5.000%	965,637.50	1,925,637.50	-	-	1,925,637.50
06/01/2014	-	-	941,637.50	941,637.50	-	-	941,637.50
12/01/2014	1,055,000.00	5.000%	941,637.50	1,996,637.50	-	-	1,996,637.50
06/01/2015	-	-	915,262.50	915,262.50	-	-	915,262.50
12/01/2015	1,155,000.00	5.000%	915,262.50	2,070,262.50	-	-	2,070,262.50
06/01/2016	-	-	886,387.50	886,387.50	-	-	886,387.50
12/01/2016	1,265,000.00	5.000%	886,387.50	2,151,387.50	-	-	2,151,387.50
06/01/2017	-	-	854,762.50	854,762.50	-	-	854,762.50
12/01/2017	1,355,000.00	5.000%	854,762.50	2,209,762.50	-	-	2,209,762.50
06/01/2018	-	-	820,887.50	820,887.50	-	-	820,887.50
12/01/2018	1,355,000.00	5.000%	820,887.50	2,175,887.50	-	-	2,175,887.50
06/01/2019	-	-	787,012.50	787,012.50	-	-	787,012.50
12/01/2019	1,425,000.00	5.000%	787,012.50	2,212,012.50	-	-	2,212,012.50
06/01/2020	-	-	751,387.50	751,387.50	-	-	751,387.50
12/01/2020	1,555,000.00	5.000%	751,387.50	2,306,387.50	-	-	2,306,387.50
06/01/2021	-	-	712,512.50	712,512.50	-	-	712,512.50
12/01/2021	1,675,000.00	5.000%	712,512.50	2,387,512.50	-	-	2,387,512.50
06/01/2022	-	-	670,637.50	670,637.50	-	-	670,637.50
12/01/2022	1,815,000.00	5.000%	670,637.50	2,485,637.50	-	-	2,485,637.50
06/01/2023	-	-	625,262.50	625,262.50	-	-	625,262.50
12/01/2023	1,950,000.00	5.125%	625,262.50	2,575,262.50	-	-	2,575,262.50
06/01/2024	-	-	575,293.75	575,293.75	-	-	575,293.75
12/01/2024	2,110,000.00	5.125%	575,293.75	2,685,293.75	-	-	2,685,293.75
06/01/2025	-	-	521,225.00	521,225.00	-	-	521,225.00
12/01/2025	2,265,000.00	5.125%	521,225.00	2,786,225.00	-	-	2,786,225.00
06/01/2026	-	-	463,184.38	463,184.38	-	-	463,184.38
12/01/2026	2,440,000.00	4.750%	463,184.38	2,903,184.38	-	-	2,903,184.38
06/01/2027	-	-	405,234.38	405,234.38	-	-	405,234.38
12/01/2027	2,610,000.00	4.750%	405,234.38	3,015,234.38	-	-	3,015,234.38
06/01/2028	-	-	343,246.88	343,246.88	-	-	343,246.88
12/01/2028	2,795,000.00	5.125%	343,246.88	3,138,246.88	-	-	3,138,246.88
06/01/2029	-	-	271,625.00	271,625.00	-	-	271,625.00
12/01/2029	2,985,000.00	5.125%	271,625.00	3,256,625.00	-	-	3,256,625.00
06/01/2030	-	-	195,134.38	195,134.38	-	-	195,134.38
12/01/2030	2,610,000.00	5.125%	195,134.38	2,805,134.38	-	-	2,805,134.38
06/01/2031	-	-	128,253.13	128,253.13	-	-	128,253.13
12/01/2031	5,005,000.00	5.125%	128,253.13	5,133,253.13	(3,813,285.61)	-	1,319,967.52
06/01/2032	-	5.125%	-	-	-	-	-
Total	\$39,990,000.00	-	\$34,589,392.48	\$74,579,392.48	(3,813,285.61)	(4,419,767.43)	\$66,346,339.44

\$39,990,000

City of Raytown, Missouri

Annual Appropriation-Supported Tax Increment and Sales Tax Revenue Bonds
(Raytown Live Redevelopment Plan-Redevelopment Project Area 1), Series 2007

Net Debt Service Schedule on Fiscal Year Basis

Fiscal Year Ending	Principal	Coupon	Interest	Total P+I	DSR	CIF	Net New D/S
10/31/2007	-	-	-	-	-	-	-
10/31/2008	-	-	1,905,361.18	1,905,361.18	-	(1,905,361.18)	-
10/31/2009	-	-	2,011,525.00	2,011,525.00	-	(2,011,525.00)	-
10/31/2010	-	-	2,011,525.00	2,011,525.00	-	(502,881.25)	1,508,643.75
10/31/2011	-	-	2,011,525.00	2,011,525.00	-	-	2,011,525.00
10/31/2012	740,000.00	5.000%	1,993,025.00	2,733,025.00	-	-	2,733,025.00
10/31/2013	865,000.00	5.000%	1,952,900.00	2,817,900.00	-	-	2,817,900.00
10/31/2014	960,000.00	5.000%	1,907,275.00	2,867,275.00	-	-	2,867,275.00
10/31/2015	1,055,000.00	5.000%	1,856,900.00	2,911,900.00	-	-	2,911,900.00
10/31/2016	1,155,000.00	5.000%	1,801,650.00	2,956,650.00	-	-	2,956,650.00
10/31/2017	1,265,000.00	5.000%	1,741,150.00	3,006,150.00	-	-	3,006,150.00
10/31/2018	1,355,000.00	5.000%	1,675,650.00	3,030,650.00	-	-	3,030,650.00
10/31/2019	1,355,000.00	5.000%	1,607,900.00	2,962,900.00	-	-	2,962,900.00
10/31/2020	1,425,000.00	5.000%	1,538,400.00	2,963,400.00	-	-	2,963,400.00
10/31/2021	1,555,000.00	5.000%	1,463,900.00	3,018,900.00	-	-	3,018,900.00
10/31/2022	1,675,000.00	5.000%	1,383,150.00	3,058,150.00	-	-	3,058,150.00
10/31/2023	1,815,000.00	5.000%	1,295,900.00	3,110,900.00	-	-	3,110,900.00
10/31/2024	1,950,000.00	5.125%	1,200,556.25	3,150,556.25	-	-	3,150,556.25
10/31/2025	2,110,000.00	5.125%	1,096,518.75	3,206,518.75	-	-	3,206,518.75
10/31/2026	2,265,000.00	5.125%	984,409.38	3,249,409.38	-	-	3,249,409.38
10/31/2027	2,440,000.00	4.750%	868,418.76	3,308,418.76	-	-	3,308,418.76
10/31/2028	2,610,000.00	4.750%	748,481.26	3,358,481.26	-	-	3,358,481.26
10/31/2029	2,795,000.00	5.125%	614,871.88	3,409,871.88	-	-	3,409,871.88
10/31/2030	2,985,000.00	5.125%	466,759.38	3,451,759.38	-	-	3,451,759.38
10/31/2031	2,610,000.00	5.125%	323,387.51	2,933,387.51	-	-	2,933,387.51
10/31/2032	5,005,000.00	5.125%	128,253.13	5,133,253.13	(3,813,285.61)	-	1,319,967.52
Total	\$39,990,000.00	-	\$34,589,392.48	\$74,579,392.48	(3,813,285.61)	(4,419,767.43)	\$66,346,339.44

DRAFT
MINUTES
RAYTOWN BOARD OF ALDERMEN
JULY 5, 2016
REGULAR SESSION No. 30
RAYTOWN CITY HALL
10000 EAST 59TH STREET
RAYTOWN, MISSOURI 64133

OPENING SESSION
7:00 P.M.

Mayor Michael McDonough called the July 5, 2016 Board of Aldermen meeting to order at 7:00 p.m. Karen Block from Baha'i of Raytown provided the invocation and led the pledge of allegiance.

Roll Call

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

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

Proclamations and Presentations

Mayor Michael McDonough presented a proclamation recognizing Mark Harris' accomplishments with the Raytown High School Speech & Debate Team and the National Forensics Association.

3 Diamond Development provided a presentation regarding a proposed senior citizen housing development.

Public Comments

Jeanette Gentry, Barbara Lakeler and Saphira Rain spoke against the 3 Diamond Development project.

Communication from the Mayor

No comments.

Communication from the City Administrator

No comments.

Committee Reports

Alderman Josh Greene announced the Finance Committee was scheduled to meet July 12, 2016 at 6:00 p.m.

Alderman Emerson announced the Main Street Association planned to host an auction on for July 9, 2016. Proceeds from the auction will go toward funding Christmas lights.

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 June 21, 2016 Board of Aldermen meeting minutes.

Alderman Aziere, seconded by Alderman Teeman, made a motion to approve the consent agenda. The motion was approved by a vote of 8-0-2.

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

Nays: None

Absent: Aldermen Mock, Moore

REGULAR AGENDA

2. **R-2884-16: A RESOLUTION** SUPPORTING AN APPLICATION SUBMITTED TO THE MISSOURI HOUSING AND DEVELOPMENT CORPORATION BY 3 DIAMOND DEVELOPMENT FOR A PROPOSED DEVELOPMENT OF DIAMOND SENIOR APARTMENTS OF RAYTOWN NEAR THE INTERSECTION OF 55TH STREET AND BLUE RIDGE CUTOFF. Point of Contact: Ray Haydaripoor, Acting Development & Public Affairs Director.

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

Ray Haydaripoor, Acting Development & Public Affairs Director, provided the Staff Report.

Discussion included the need to research zoning issues, importance of viewing the development plans for the project, tax credits associated with the project, if the developer owned the land, how development would be an improvement to the area, when site plans would be available for the project, the deadline to apply tax credits associated with the project, whether or not the board would have the opportunity to review any change made to the developer's application and potential traffic issues around the proposed development site.

Alderman Meyers, seconded by Alderman Black made a motion to the item to a date certain of July 19, 2016. The motion was approved by a vote of 7-1-2.

Ayes: Aldermen Meyers, Black, Teeman, Emerson, Jason Greene, Aziere, Josh Greene

Nays: Alderman Van Buskirk

Absent: Aldermen Mock, Moore

3. **R-2885-16: A RESOLUTION** AUTHORIZING AND APPROVING THE PURCHASE OF A 7400 SERIES INTERNATIONAL DUMP TRUCK FROM SUMMIT TRUCK GROUP OFF THE MID-AMERICA PUBLIC PURCHASING CONTRACT IN AN AMOUNT NOT TO EXCEED \$77,607.00. Point of Contact: Kati Horner Gonzalez, Acting Director of Public Works.

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

Kati Horner Gonzalez, Acting Director of Public Works, provided the Staff Report.

Discussion included whether the existing truck would be repurposed, if the repurpose cost was included in the amount presented to the Board and if repurpose would be effective with current issues plaguing the truck.

Alderman Josh Greene, seconded by Alderman Teeman made a motion to adopt. The motion was approved by a vote of 8-0-2.

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

Nays: None

Absent: Aldermen Moore, Mock

4. **R-2886-16: A RESOLUTION** REPEALING RESOLUTION R-2879-16 AND AUTHORIZING AND APPROVING THE PURCHASE OF A DUMP TRUCK BODY AND EQUIPMENT FROM AMERICAN EQUIPMENT COMPANY OFF THE CITY OF KANSAS CITY MISSOURI COOPERATIVE PURCHASING CONTRACT IN AN AMOUNT NOT TO EXCEED \$55,997.00. Point of Contact: Kati Horner Gonzalez, Acting Director of Public Works.

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

Kati Horner Gonzalez, Acting Director of Public Works, provided the Staff Report and remained available for discussion.

Alderman Teeman, seconded by Alderman Josh Greene made a motion to adopt. The motion was approved by a vote of 8-0-2.

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

Nays: None

Absent: Aldermen Mock, Moore

5. **R-2887-16: A RESOLUTION** APPOINTING MARK LOUGHRY AS THE INTERIM CITY ADMINISTRATOR, EFFECTIVE JULY 5, 2016, AND SETTING FORTH THE DUTIES, ROLES AND RESPONSIBILITIES OF THE INTERIM CITY ADMINISTRATOR. Point of Contact: Mayor McDonough.

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

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

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

Nays: None

Absent: Aldermen Mock, Moore

6. **FIRST Reading: Bill No. 6415-16, Section IV-A. AN ORDINANCE** ESTABLISHING A PROCEDURE TO DISCLOSE POTENTIAL CONFLICTS OF INTEREST AND SUBSTANTIAL INTERESTS FOR CERTAIN MUNICIPAL OFFICIALS IN THE CITY OF RAYTOWN, MISSOURI. Point of Contact: Teresa Henry, City Clerk.

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

Teresa Henry, City Clerk, presented an overview of the Staff Report and remained available for questions.

Discussion included the deadline for turning in the reports.

ADJOURNMENT

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

The meeting adjourned at 8:15 p.m.

Teresa M. Henry, MRCC

CITY OF RAYTOWN
Request for Board Action

Date: July 14, 2016

Resolution No.: R-2888-16

To: Mayor and Board of Aldermen

From: Teresa Henry, City Clerk

Department Head Approval: _____

City Administrator Approval: _____



Action Requested: Appointment of James Bradshaw to the Elected Officials Compensation Review Board.

Recommendation: Approve the appointment.

Analysis: The Elected Officials Compensation Review Board was established in 2002 for the purposes of reviewing and making recommendations regarding the compensation for the offices of Mayor, Board of Aldermen, City Marshal and Municipal Judge.

The Board is composed of five (5) members who shall be residents of the City of Raytown.

Mayor McDonough recommends that James Bradshaw be appointed to a term which will expire March 1, 2018.

Alternatives: Reject the appointment.

A RESOLUTION AUTHORIZING AND APPROVING THE APPOINTMENT OF JAMES BRADSHAW TO THE ELECTED OFFICIALS COMPENSATION REVIEW BOARD

WHEREAS, the City of Raytown has established the Elected Officials Compensation Review Board by Resolution 1285-02; and

WHEREAS, the Resolution provides for the appointment of five (5) members by the Mayor with the approval of the Board of Aldermen; and

WHEREAS, the Mayor desires to appoint James Bradshaw to a term ending March 1, 2018, or until a successor is duly appointed;

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

THAT James Bradshaw, 10505 E. 65th Street, Raytown, Missouri, is hereby appointed as a member of the Elected Officials Compensation Review Board to a term ending March 1, 2018, or until a successor is duly appointed.

PASSED AND ADOPTED by the Board of Aldermen and **APPROVED** by the Mayor of the City of Raytown, Missouri, the 19th of July, 2016.

Michael McDonough, Mayor

ATTEST:

Teresa M. Henry, City Clerk

Approved as to Form:

Joe Willerth, City Attorney



City of Raytown

Boards and Commissions Application

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

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

Date: 6-30-16

Name: BRADSHAW JAMES MILLARD
Last First Middle

Address: 10505 E. 65th St. RAYTOWN MO MO 64133
Street City Zip Code

Contact Information:

816 886 2223 816 728 3860 GINJENJIA@YAHOO.COM
Phone: Day Evening Cell Fax E-Mail Address

I want to serve on the ELECTED OFFICIALS COMPENSATION BOARD Board/Commission

Because: need to serve my community

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

Honesty and dependability

Education: Lee's Summit High Lee's Summit Mo 1963
High School City/State Date

William Jewell College BA 1968
Trade/College/University Degree Date

Post Graduate:

College/University Degree Date

Employment (Maximum 10 years):

Current: EXECUTIVE SECRETARY RAYTOWN MO PRESIDENT
Employer Address Position

Past: TRANS AMERICAN SECRETARY RAYTOWN MO PRES 1982-1997
Employer Address Position Dates

Past: _____
Employer Address Position Dates

Community Involvement:

Organization	Leadership Position(s)	Membership Date(s)
1. <u>SERTOMA</u>	<u>PRES.</u>	<u>1983-1998</u>
2. <u>CHAMBER OF COMMERCE</u>		<u>1982-Present</u>
3. <u>ROTARY</u>		<u>1999-Present</u>
4. _____		
5. _____		

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

NO

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

NO

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

CITY OF RAYTOWN
Request for Board Action

Date: July 15, 2016

Resolution No.: R-2892-16

To: Mayor and Board of Aldermen

From: Teresa Henry, City Clerk

Department Head Approval: _____

City Administrator Approval: _____



Action Requested: Appointment of Charles D. Wilson, Jr. to the Elected Officials Compensation Review Board.

Recommendation: Approve the appointment.

Analysis: The Elected Officials Compensation Review Board was established in 2002 for the purposes of reviewing and making recommendations regarding the compensation for the offices of Mayor, Board of Aldermen, City Marshal and Municipal Judge.

The Board is composed of five (5) members who shall be residents of the City of Raytown.

Mayor McDonough recommends that Charles D. Wilson, Jr. be appointed to a term which will expire March 1, 2018.

Alternatives: Reject the appointment.

A RESOLUTION AUTHORIZING AND APPROVING THE APPOINTMENT OF CHARLES D. WILSON, JR. TO THE ELECTED OFFICIALS COMPENSATION REVIEW BOARD

WHEREAS, the City of Raytown has established the Elected Officials Compensation Review Board by Resolution 1285-02; and

WHEREAS, the Resolution provides for the appointment of five (5) members by the Mayor with the approval of the Board of Aldermen; and

WHEREAS, the Mayor desires to appoint Charles D. Wilson to a term ending March 1, 2018, or until a successor is duly appointed;

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

THAT Charles D. Wilson, Jr., 6119 Blue Ridge Boulevard, Raytown, Missouri, is hereby appointed as a member of the Elected Officials Compensation Review Board to a term ending March 1, 2018, or until a successor is duly appointed.

PASSED AND ADOPTED by the Board of Aldermen and **APPROVED** by the Mayor of the City of Raytown, Missouri, the 19th of July, 2016.

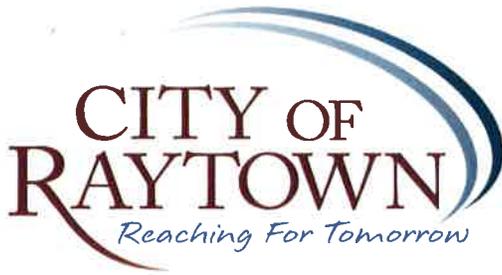
Michael McDonough, Mayor

ATTEST:

Teresa M. Henry, City Clerk

Approved as to Form:

Joe Willerth, City Attorney



City of Raytown

Boards and Commissions Application

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

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

Date: 7-15-16

Name: Wilson, Jr. Charles Don
Last First Middle

Address: 6119 Blue Ridge Blvd. Raytown MO 64133
Street City Zip Code

Contact Information:
Phone: Day 353-1103 Evening 913-710-2929 Cell 353-5296 Fax E-Mail Address RaytownLaw@gmail.com

I want to serve on the ELECTED OFFICIALS COMPENSATION Board/Commission

Because: I have some knowledge and education in this area

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

Experience as an attorney and political science major, Am good with numbers

Education: Southeast H.S. K.C. 1965
High School City/State Date

CMU 4 year Pol. Science 1973
Trade/College/University Degree Date

Post Graduate: U.M.K.C. Law School J.D. 1976
College/University Degree Date

Employment (Maximum 10 years):

Current: Self-attorney 6119 Blue Ridge Blvd. Raytown Attorney
Employer Address Position

Past: _____
Employer Address Position Dates

Past: _____
Employer Address Position Dates

Community Involvement:

	Organization	Leadership Position(s)	Membership Date(s)
1.	R.E.A.P.	Board Member	8 years until 2015
2.	Longtime Raytown Sports Assoc.	baseball manager	
3.			
4.			
5.			

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

None

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

Occasionally have night court. Maybe once a week but can generally continue case if needed.

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

CITY OF RAYTOWN
Request for Board Action

Date: July 13, 2016

Resolution No.: R-2884-16

To: Mayor and Board of Aldermen

From: Ray Haydaripoor, Acting Development & Public Affairs Director

Department Head Approval: _____

Finance Director Approval: _____

City Administrator Approval: _____

Action Requested: Adopt a resolution in support of an application to the Missouri Housing & Development Commission (MHDC) by 3 Diamond Development for financing of a sixty (60) unit independent living development for residents fifty-five years and older near the intersection of Blue Ridge Cutoff and 55th Street.

Alternatives: Do not pass the resolution; thereby, not lending support to the MHDC application to be submitted by 3 Diamond Development.

Budgetary Impact:

Not Applicable

A RESOLUTION SUPPORTING AN APPLICATION SUBMITTED TO THE MISSOURI HOUSING AND DEVELOPMENT CORPORATION BY 3 DIAMOND DEVELOPMENT FOR A PROPOSED DEVELOPMENT OF DIAMOND SENIOR APARTMENTS OF RAYTOWN NEAR THE INTERSECTION OF 55TH STREET AND BLUE RIDGE CUTOFF

WHEREAS, the City of Raytown, Missouri has been informed by 3 Diamond Development of a proposed independent living development for residents fifty-five years and older to be located east of 55th Street and Blue Ridge Cutoff proposed to be known as Diamond Senior Apartments of Raytown; and

WHEREAS, an application will be submitted to the Missouri Housing and Development Corporation by 3 Diamond Development for the development of Diamond Senior Apartments of Raytown; and

WHEREAS, this proposed independent living development for residents fifty-five years and older that will contain 60 units located east of 55th Street and Blue Ridge Cutoff proposed to be known as Diamond Senior Apartments of Raytown; and

WHEREAS, the Board of Aldermen find it is in the best interest of the City to support an application to the Missouri Housing and Development Corporation by 3 Diamond Development for the development of the aforesaid independent living for residents fifty-five years and older in our community, subject to City ordinance and the building permit process and in the event that any of the characteristics mentioned above should change prior to issuance of a building permit, this resolution is null and void;

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

THAT the Board of Aldermen find it is in the best interest of the City to support the proposed independent living development for residents fifty-five years and older that will contain 60 units located near the intersection of 55th Street and Blue Ridge Cutoff proposed to be known as Diamond Senior Apartments of Raytown;

FURTHER THAT the Board of Aldermen find it is in the best interest of the City to support an application to the Missouri Housing and Development Corporation by 3 Diamond Development for the development of the aforesaid independent living for residents fifty-five years and older in our community, subject to City ordinance and the building permit process and in the event that any of the characteristics mentioned above should change prior to issuance of a building permit, this resolution is null and void.

PASSED AND ADOPTED by the Board of Aldermen and **APPROVED** by the Mayor of the City of Raytown, Missouri, the 19th day of July, 2016.

Michael McDonough, Mayor

ATTEST:

Approved as to Form:

Teresa M. Henry, City Clerk

Joe Willerth, City Attorney



City of Raytown – Development and Public Affairs
10000 East 59th Street / Raytown, Missouri 64133 / (816) 737-6011

MEMORANDUM

To: Board of Aldermen
From: Ray Haydaripoor
Acting Director of Development and Public Affairs
Date: July 8, 2016
Subject: Request for a Resolution of Support on Behalf of 3 Diamond Development for Proposed Independent Living Apartment Complex at E 55th St and Blue Ridge Cutoff.

Background

On Tuesday, July 5, 2016, representatives from 3 Diamond Development appeared before the Raytown Board of Aldermen to present a proposed development at a vacant lot near E 55th St and Blue Ridge Cutoff. 3 Diamond Development is proposing to construct a 60 unit independent senior living community; the 60 units will consist of ten six-plex, single floor buildings. The apartments will have both age and income restrictions that prospective tenants will need to meet in order to live in them. The developer is seeking a Resolution of Support from the Board of Aldermen in order to apply for tax credits that are allocated from the Missouri Housing Development Commission (MHDC). The MHDC strongly encourages community support for applicant projects.

Zoning

This ten (10)-acre lot is currently vacant, and sits in an R-3 High-Density Residential zoning district. The proposed use of the property as a 60-unit independent senior living community is an allowed use in the R-3 High-Density Residential zoning district. The R-3 zoning district does not have any density requirements outlined in the Zoning Ordinance, however it does contain some requirements that would allow us to estimate total allowed density on a property. In the R-3 district all multi-household dwellings must contain a minimum of 700 square feet, and the minimum lot area of apartment buildings with five or more units is 2,000 square feet. Therefore, the developer could build upwards of 200 total units on the property and still be within the zoning requirements for the R-3 district.

A question came up in the July 5th meeting regarding the proximity of one group home to another; this question relates to a line in Section 50-107 of the Zoning Ordinance that states “no dwelling used for large group living shall be located within 1,200 feet of another dwelling used for group living, large or small, or a residential care facility, as measured from the nearest property line to the nearest property line.” If the proposed development at 55th and Blue Ridge Cutoff met the requirement of either a residential care facility or large group living, then it would apply to this restriction; however by definition of Section 50 of the Code of Ordinances, it would be defined as neither.

The developer has no plans to provide assisted living operations at the facility- the apartments will be exclusively independent living. While the apartments will have age and income restrictions as part of the requested state tax credits, this does not define them as assisted living or group homes under the Zoning Ordinance of the Code of Ordinances of the City of Raytown. Section 50-4 defines *Group living, large* as “any dwelling occupied by more than ten unrelated persons that cannot be defined as a household.” A household is defined as “one or more persons living together and sharing common living, sleeping, cooking and eating facilities within an individual dwelling unit, no more than three of whom may be unrelated.” The developer has stated that no more than four individuals will be living in each unit, and they will mostly be two unrelated couples at the most. Since the development is neither an assisted living facility or a group home, it does not apply to the 1200 foot land use restriction. As such, the proposed development is a fully allowed use under the current zoning classification.

SUMMARY OF PROPOSED – Diamond Senior Apartments of Raytown

The developer is proposing a 60 unit senior community. We believe this is a much better plan than the original plan that called for 144 units in several three story buildings. Our development plan calls for ten single story six-plex buildings, a community building, a gazebo, a nature area and a walking trail that will blend in nicely with the existing neighborhood. The site lies just east of the intersection of Blue Ridge Cutoff and 55th Street, immediately east of the World Mission Society (Church of God), and Graceway Church. Blue Ridge Cutoff provides easy access to all amenities, services and conveniences and excellent bus transportation. These units will be situated in ten six-plex buildings on this 10 acre parcel. The units will be comprised of two bedrooms, bath, kitchen and living and dining area. These units will be fully equipped including washers and dryers. The approximate size of the units is 800 sq. ft. This is senior living at its very best (great location, great site with all amenities and services nearby, great accessibility and most importantly guaranteed affordability). These units will be marketed to seniors age 55 and older. NO families will be accepted. NO children will be allowed to reside on the property. Forty-eight of the two bedroom units will rent for \$500 a month, and twelve of the two bedroom units will rent for \$600 a month. The only restriction to living in this apartment community other than age is income. The income limits for the tax credit units range from \$30,600 to \$34,980. The income limit for the market rate units is \$101,920. The rents are affordable and greatly needed to help accommodate seniors living on a fixed income, earnings from savings and part-time employment. The rents are affordable because private equity not debt will provide 90 to 100% of the funding for this development.

There is NO rental assistance connected to this development. Our tenants work and live in your community and are simply looking for energy efficient, affordable housing. We are able to offer new, affordable, attractive and energy efficient housing with professional on-site management and maintenance.

Affordability is assured through the allocation of tax credits. These tax credits are sold to banks, insurance companies and large corporations. These private investors use the tax credits to offset their income taxes and we use the equity generated by the sale of these credits to build and develop our properties. The Missouri Housing Development Commission allocates these federal and state tax credits. We compete for funding in a very competitive process. We have one of the best development teams in the state, and work hard to find the best site and the best communities to do development in. City support is absolutely critical as the community is competing for this funding as much as the developer. With the City's support we have a very good chance of being approved for funding. We like the City of Raytown and the support that the City staff has shown us.

The other advantage that we believe we have is this particular developer owns and operates Edgewood Manor Nursing Home in Raytown and several other nursing homes in the Kansas City Metro area. This means added support staff, amenities and programs for our proposed development. These added services to include at least one meal a day is the kind of support that MHDC is looking for under their service enriched funding priority. We will expand and expound on all the added services and programs in our application. This developer brings an added dimension to this proposal that has not been present in the past which makes this application much more attractive to the MHDC reviewers.

Our team has years of experience developing, constructing, owning and managing senior properties. Our goal is to be long term owners of these properties and convert them to market rate properties at the end of the tax credit compliance period. There will be an office and a full time manager and maintenance person on this property.

We have attached an aerial map, a site plan, building elevations and floor plans for your review.

Diamond Senior Apartments of Raytown, a 60 unit senior rental community

Location: located near the intersection of Blue Ridge Cutoff and 55th Street; near Graceway Church and the First United Methodist Church.

Daimond Senior Apartments, is a **Senior** housing development, sponsored and developed by people who specialize in senior housing.

What this means – housing to serve senior individuals and couples in your community. Most of our tenants will be single woman living on fixed incomes and life time savings. Some will have part-time jobs to supplement their income. This is not low-income subsidized housing. There is **NO** rental assistance. These people work, or have worked and retired in your community. They find that they can no longer afford to keep and maintain a larger residence (many times a house), but want to remain in the community. They need affordable, care free, energy efficient housing and support from a staff trained in providing services and accommodating their needs and concerns.

Median Income – Jackson County -- \$72,000

State Median Income - \$60,000

Income limits for the 48 units is reflected below –

1 person family 2 person family

\$30,600 \$34,980

Income limit for the 12 market units is reflected below –

\$101,920

THERE IS NO RENTAL ASSISTANCE – this is **AFFORDABLE** housing for the folks that have worked and retired in your/their community

The proposed **RENTS** for these units:

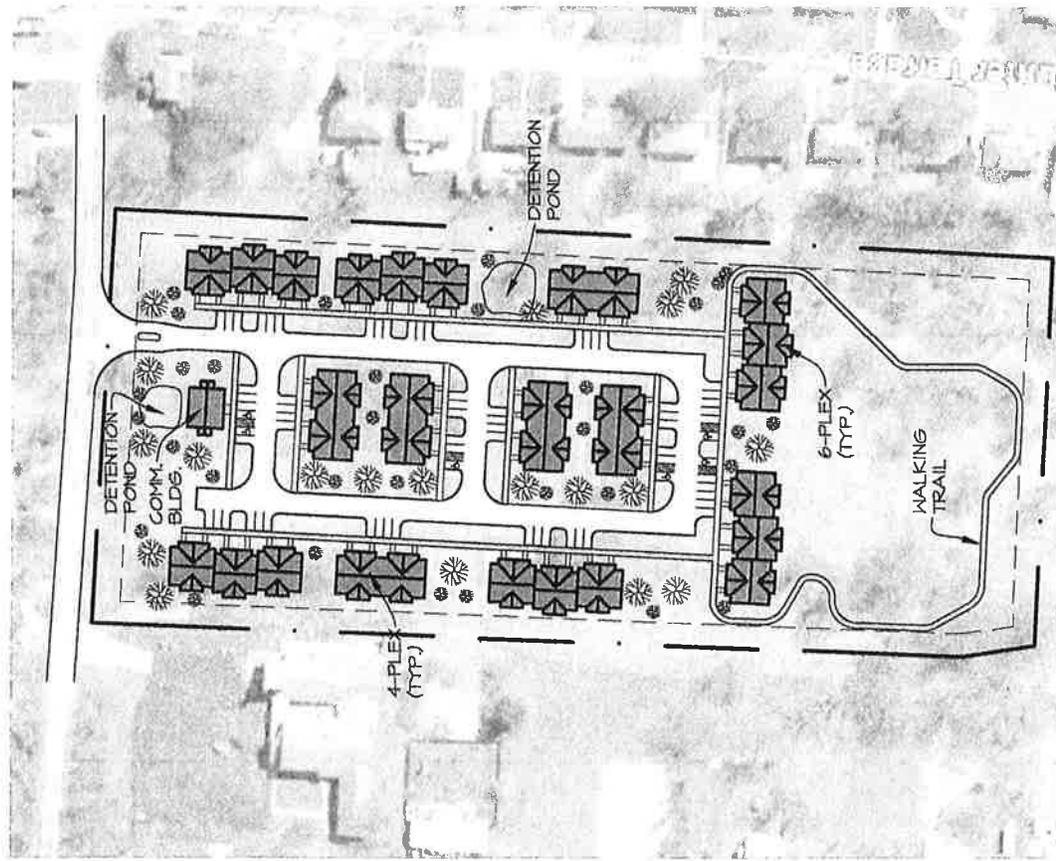
48 -- two bedroom townhouses -- \$500 a month

12 -- two bedroom townhouses -- \$600 a month

(6) 2-BR 6-PLEX BUILDING
 (6) 2-BR 4-PLEX BUILDING
 TOTAL UNITS= (60)

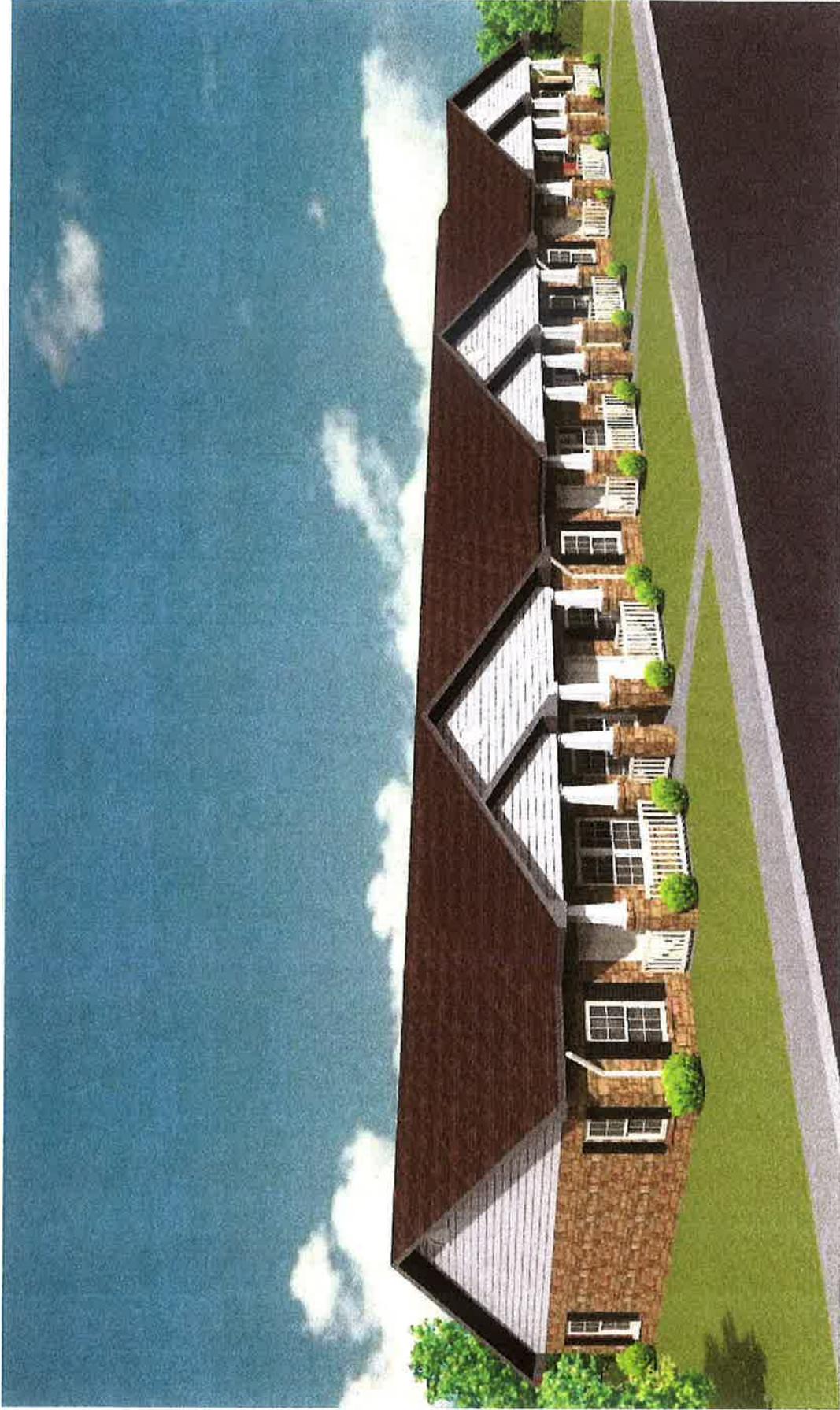
(1) COMMUNITY BLDG

(10) TOTAL PARKING SPACES



SITE PLAN

SCALE: 1" = 200'-0"
 JUNE 2016



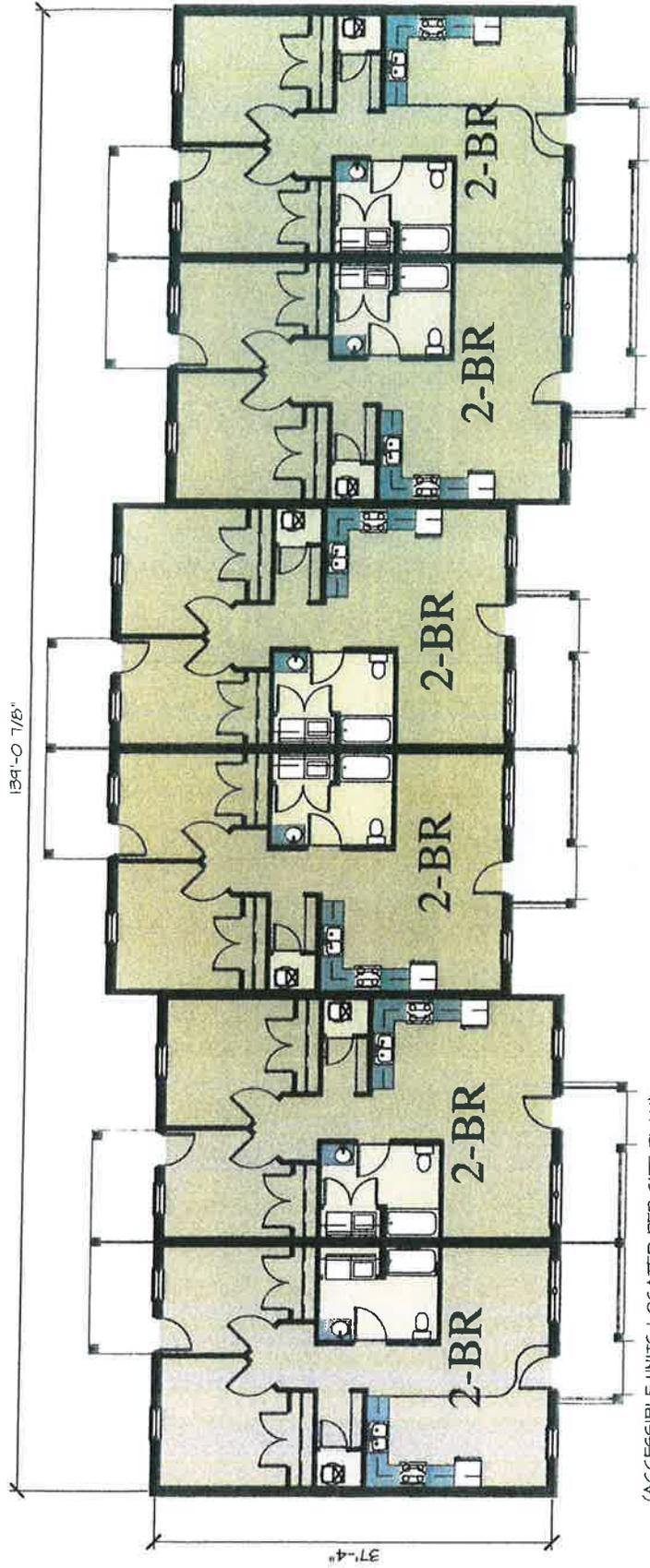
6-PLEX BUILDING ELEVATION

JUNE 2016

DIAMOND SENIOR APARTMENTS OF RAYTOWN

Raytown, Missouri

Wallace
ARCHITECTS, P.C.



TYPICAL 6-PLEX BUILDING PLAN (4-PLEX BLDG. SIMILAR)

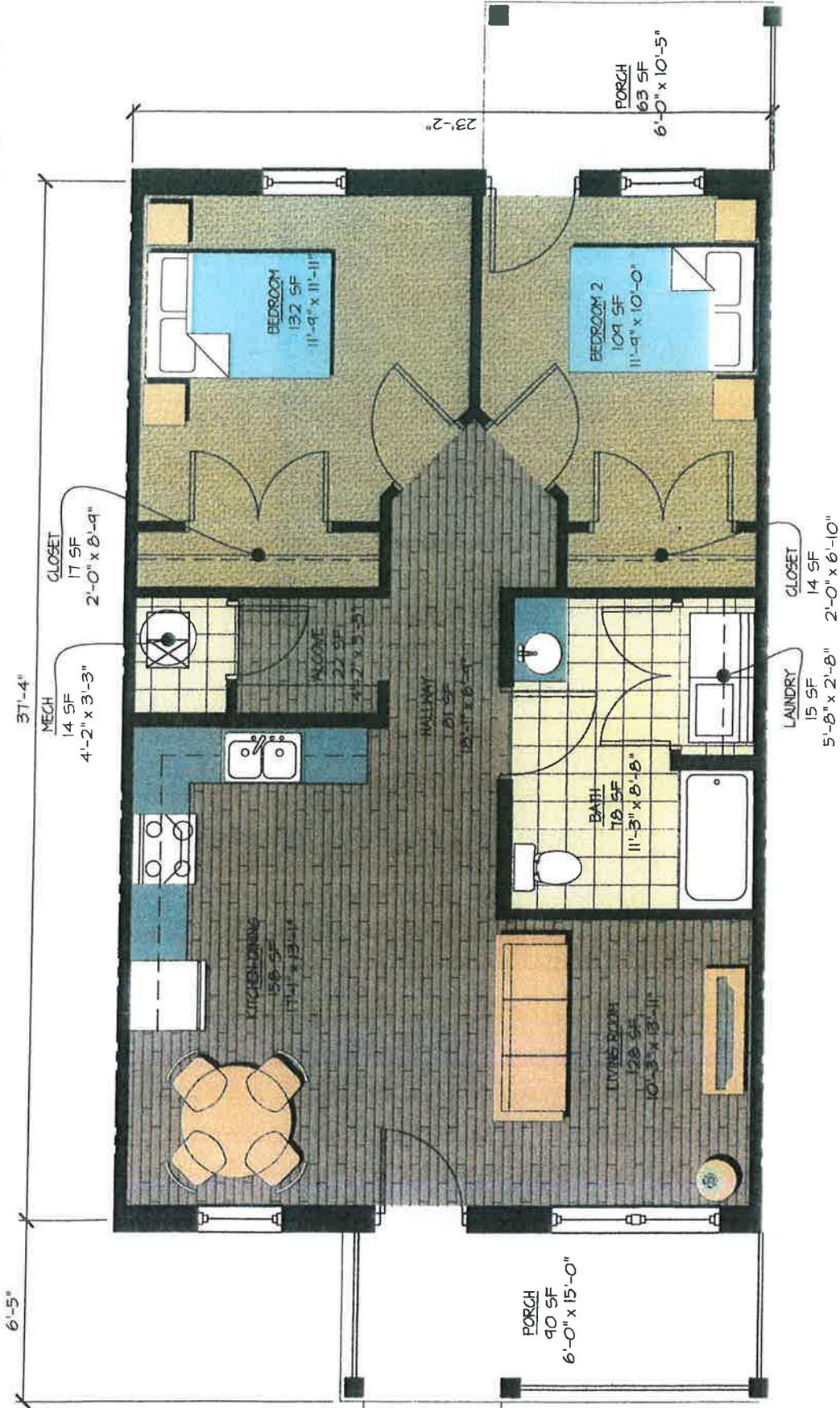
SCALE: 1/16" = 1'-0"

JUNE 2016

RAYTOWN VILLAS

Raytown, Missouri

Wallace



865 SF MEASURED OUTSIDE OF STUD WALL AND CENTERLINE OF PARTY WALL
SCALE: 3/16" = 1'-0"

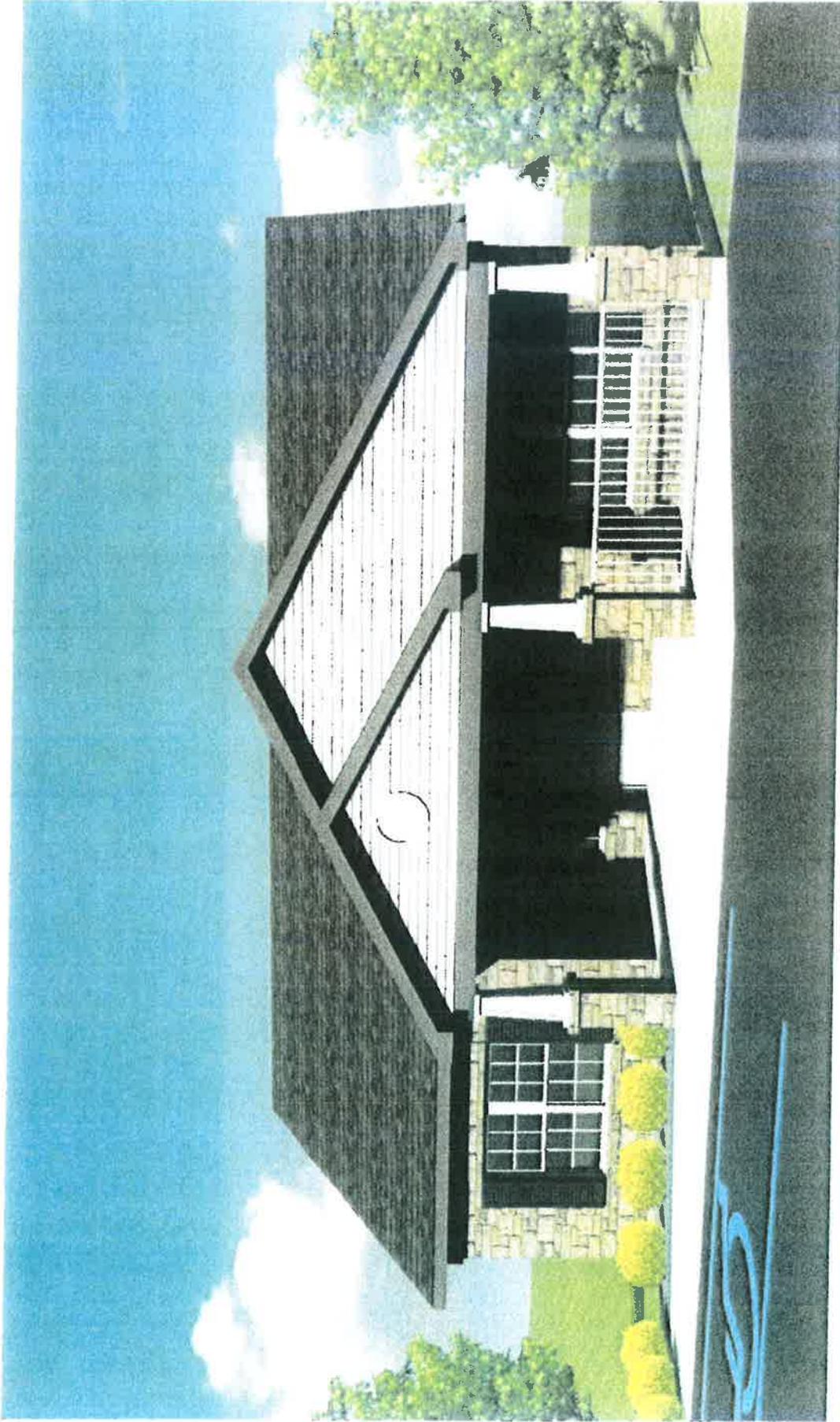
JUNE 2016

TYPICAL 2-BR UNIT

DIAMOND SENIOR APARTMENTS OF RAYTOWN

Raytown, Missouri

Wallace



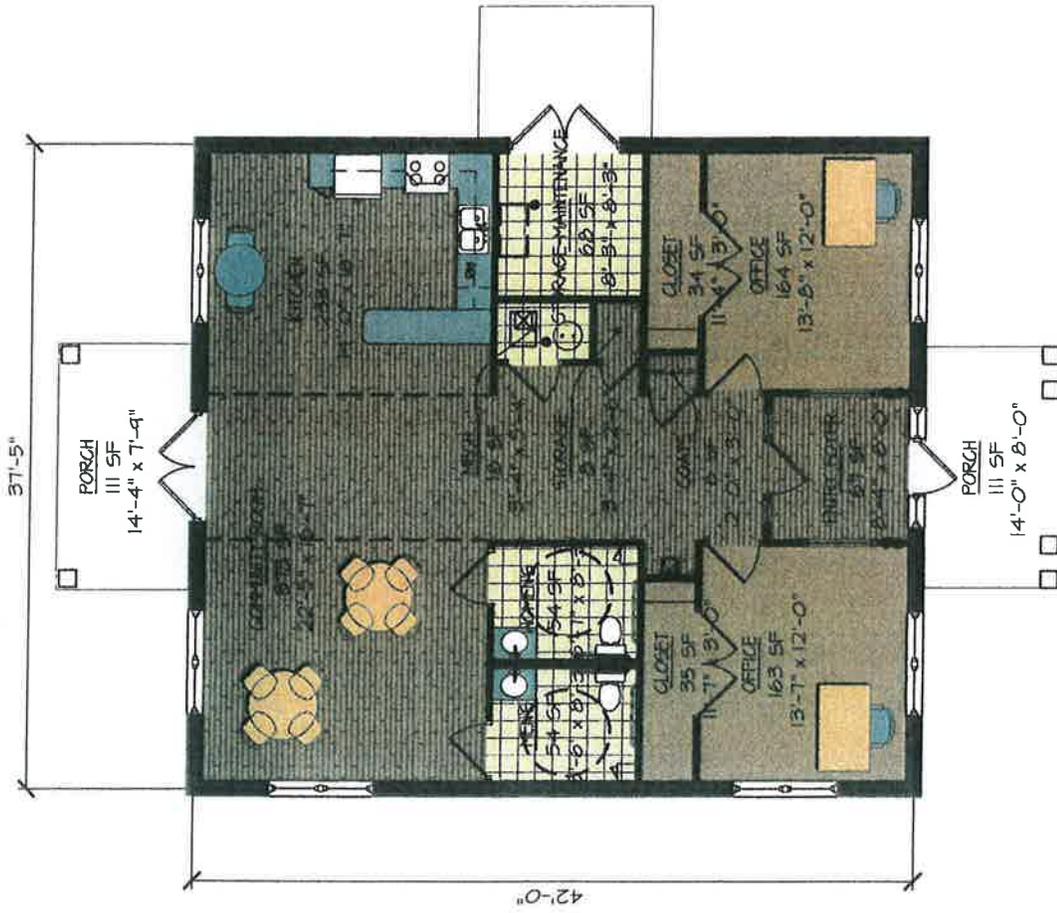
JUNE 2016

COMMUNITY BUILDING ELEVATION

DIAMOND SENIOR APARTMENTS OF RAYTOWN

PROPERTY GROUP

Wallace
ARCHITECTURE



1572 SF MEASURED
OUTSIDE OF STUD WALL

SCALE: 3/32" = 1'-0"

JUNE 2016

COMMUNITY BUILDING

RAYTOWN VILLAS

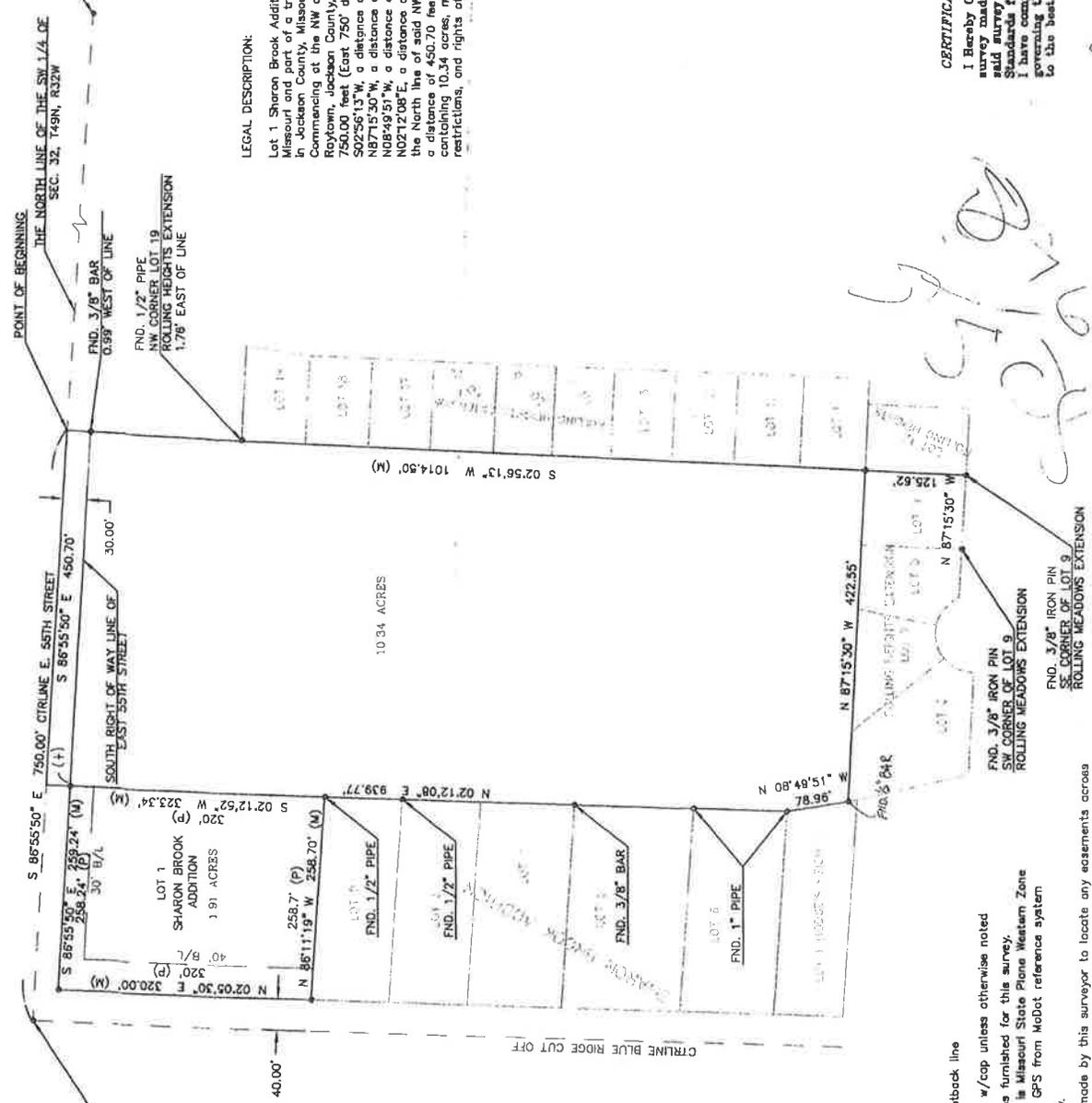
Wallace

CERTIFICATE OF SURVEY

LOT 1 SHARON BROOK ADDITION, JACKSON COUNTY, MO. AND PART OF THE NW 1/4 OF THE SW 1/4 OF SECTION 32, TOWNSHIP 49N, RANGE 32W, RAYTOWN, JACKSON COUNTY, MISSOURI.

THE NE CORNER OF THE SW 1/4 OF SEC. 32, T49N, R32W
 FND. 5/8" IRON PIN
 DOC. #600-57827

POINT OF COMMENCING THE NW CORNER OF THE SW 1/4 OF SEC. 32, T49N, R32W
 FND. 5/8" IRON PIN
 DOC. #600-57825



LEGAL DESCRIPTION:

Lot 1 Sharon Brook Addition, a subdivision located in Jackson County, Missouri and subject to a set back easement, is more particularly described in Jackson County, Missouri, recorded plat instrument 817446 as recorded in Jackson County, Missouri, recorded plat instrument 817446, commencing at the NW corner of the SW 1/4 of Section 32, T49N, R32W, Raytown, Jackson County, Missouri; thence S86°55'50"E a distance of 750.00 feet (East 750' deed) to the POINT OF BEGINNING; thence S02°56'13"W, a distance of 1014.50 feet (South 1019.70' deed); thence N87°15'30"W, a distance of 422.55 feet (West 422.55' deed); thence N08°49'51"W, a distance of 78.96 feet (N12°45'W 83.35' deed); thence N02°12'08"E, a distance of 939.77 feet (North 939.70' deed) to a point on the North line of said NW 1/4; thence S86°55'50"E along said North line a distance of 450.70 feet (East 451.80 feet) to the POINT OF BEGINNING, containing 10.34 acres, more or less, all being subject to easements, restrictions, and rights of way.

CERTIFICATION:

I Herby Certify that this Plat of Survey is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current Missouri Minimum Standards for Property Boundary Surveys. I further certify that I have complied with all statutes, ordinances and regulations governing the practice of surveying and platting of subdivisions to the best of my professional knowledge and belief.

Ronald H. Henley
 Ronald H. Henley RLS 2005019211
 DATE

NOTES:

- B/L = Building setback line
- = Set 1/2" bar w/cop unless otherwise noted
- No title report was furnished for this survey.
- Basis of bearings is Missouri State Plane Western Zone
- Developed by RTK GPS from MoDot reference system
- Type urban survey.
- No attempt was made by this surveyor to locate any easements across the property.
- = Existing fence

Baptist Church
 Ridge Cut Off
 Missouri 64133

JURVEY COMPANY
 Box 257
 L. MISSOURI 64080
 716-3234

CITY OF RAYTOWN
Request for Board Action

Date: July 14, 2016

Resolution No.: R-2889-16

To: Mayor and Board of Aldermen

From: Ray Haydaripoor, Acting Director of Development & Public Affairs

Department Head Approval: _____

Finance Director Approval: _____ (only if funding is requested)

City Administrator Approval: _____

Action Requested: Approval from the Board of Aldermen authorizing an exception to the City purchasing policy by allowing staff to select a non-low bid proposal and authorizing an expenditure in excess of \$15,000.00, but not exceeding budgeted funds, for nuisance abatement services from Lawn Logic, LLC.

Recommendation: Staff recommends approval of the exception to the Purchasing Manual for the purchase of Nuisance Abatement Services.

Analysis: This spring staff released a request for a competitive bid for a contractor to provide the services needed by the Neighborhood Services Division of the Development and Public Affairs Department for the abatement of nuisances on properties found to be in violation of the Code of Ordinances of the City of Raytown. However, the City did not receive any bids; therefore, by authorization and under the directions of the Purchasing Manual of the City of Raytown, this summer staff contracted with three companies which would combine to provide the services needed of the City, at no more than \$3,000.00 paid to each contractor. The services provided through these agreements include mowing of grass and weeds that are in violation of City code (e.g. in excess of eight inches in height); removal of junk, trash and debris from property, and boarding up of vacant and abandoned buildings. However, due to the heavy load of work orders required, staff is approaching the payable amount limit for all three contractors provided in the Purchasing Manual. Due to the continuing need of nuisance abatement services in the City, staff needs to continue work beyond what is allowed under the Purchasing Manual.

Lawn Logic, LLC is one of the contractors staff is currently working with, and the company has stood out from the others with its dedication to professionalism, as well as timely and efficient service. Since it began performing nuisance abatement services for the City Lawn Logic has provided timely and organized invoice billing, with documentation and photos showing work completed at each address where a work order was issued. Furthermore, Lawn Logic, LLC is based and operated out of Raytown, providing the City an opportunity to support a local business.

Staff is requesting that the Board of Aldermen approve the purchase of nuisance abatement services from Lawn Logic, LLC. The Purchasing Policy requires that staff receive approval from the Board of Alderman to purchase services in excess of \$15,000.00. In addition, Lawn Logic's price-per-hour of service is approximately \$100.00 per hour. As such that is the highest price-per-hour billed to the City among the three active nuisance abatement contractors. The Purchasing Policy also requires approval from the Board of Aldermen to purchase services from a contractor that is not the lowest bidder. It is the opinion of staff that the quality of service and organized billing practices from Lawn Logic are significantly high enough compared to the other services used by the City to justify the higher cost for service.

Staff will go out for competitive bid for Nuisance Abatement Services for the 2016-2017 fiscal year.

Alternatives: Reject the proposed exception to the Purchasing Manual and direct staff to release a request for bids for nuisance abatement services.

Budgetary Impact:

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

A RESOLUTION AUTHORIZING AND APPROVING AN AGREEMENT WITH LAWN LOGIC, LLC FOR MOWING AND NUISANCE ABATEMENT SERVICES IN EXCESS OF \$15,000.00 BUT WITHIN BUDGETED AMOUNTS FOR FISCAL YEAR 2015-2016

WHEREAS, the City solicited sealed bids from qualified firms interested in providing mowing and nuisance abatement services to the City of Raytown Neighborhood Services Division and received none; and

WHEREAS, the City has been working with three different contractors in order to continue to provide the services;

WHEREAS, the City’s current purchasing policy requires approval from the Board of Aldermen to purchase services from a contractor that is not the lowest bidder; however, the quality of services provided by Lawn Logic, LLC are significant enough to justify the higher cost; and

WHEREAS, the Board of Aldermen find it is in the best interest of the City to authorize and approve an agreement with Lawn Logic, LLC for such purposes in an amount in excess of \$15,000.00 but within budgeted amounts for fiscal year 2015-2016;

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

THAT an agreement with Lawn Logic, LLC for such purposes in an amount in excess of \$15,000.00 but within budgeted amounts for fiscal year 2015-2016 is hereby authorized and approved; and

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

PASSED AND ADOPTED by the Board of Aldermen and **APPROVED** by the Mayor of the City of Raytown, Missouri, the 19th day of July, 2016.

Michael McDonough, Mayor

ATTEST:

Approved as to Form:

Teresa M. Henry, City Clerk

Joe Willerth, City Attorney



MEMORANDUM

To: Finance Committee
From: Ray Haydaripoor
Acting Director of Development and Public Affairs
Date: July 12, 2016
Subject: Nuisance Abatement Services Performed by Lawn Logic, LLC

This summer of 2016 the Development and Public Affairs Department reached an agreement with Lawn Logic, LLC to provide nuisance abatement services for The City on properties that are found to be in violation of certain nuisances in the Code of Ordinances of the City of Raytown. The services that Lawn Logic provides include mowing of grass and weeds that have grown above eight (8) inches in height, removal of yard waste and removal of some trash and debris items. Since Lawn Logic began working as one of the three nuisance abatement contractors for the Development and Public Affairs department they have shown to provide quality of work that meet our expectations. Lawn Logic has quickly developed a relationship with Staff as a company dedicated to professionalism and prompt service response time. A few of the additional benefits working with Lawn Logic provides are as follows:

- High quality of work performed; issued work orders rarely, if ever, need to be re-issued for the same violation.
- Prompt response time to issued work orders, performing the work within 24 to 72 hours of receiving the work order.
- Timely and organized invoice billing, with documentation and photos showing work completed at each address where a work order was issued.
- The owner of Lawn Logic, David Hellums, has shown exemplary professionalism and a commitment to providing quality service.
- Lawn Logic is owned and operated out of Raytown, providing the City the opportunity to support a local business (one of the other nuisance abatement contractors, Construction and Abatement Services, is also based out of Raytown).

Chart 1 below outlines the average cost of service provided for each of the three nuisance abatement contractors currently performing work for the Development and Public Affairs Department:

Nuisance Abatement Contractor	Average Cost of Service
Lawn Logic, LLC	\$119.88
Crosscutters	\$92.29
Construction and Abatement Services	\$75.29

The current service pricing Lawn Logic charges to the City of Raytown are the highest among the three nuisance abatement contractors this year; however, it is the opinion of Staff that both the quality of work performed and the reliability provided by Lawn Logic exceed that of the other two contractors, compensating for the higher cost of service. It is therefore the opinion of Staff that Lawn Logic, LLC provides the preferred value of service to the City for nuisance abatement.

**CITY OF RAYTOWN
Request for Board Action**

Date: July 14, 2016

Resolution No.: R-2890-16

To: Mayor and Board of Aldermen

From: Kati Horner Gonzalez, Acting Director of Public Works

Department Head Approval: _____

Finance Director Approval: _____ (only if funding is requested)

City Administrator Approval: _____



Action Requested: Amend the General Fund budget to allocate \$41,581.92 from unbudgeted reserves for General Fund emergency stormwater repairs.

Recommendation: Staff recommends approval as submitted.

Analysis: In May a hole in the pavement at the intersection of Crescent & Elm was reported to Public Works staff. Upon investigation of the hole, it was found that the subgrade around the stormwater corrugated metal pipe under Elm had eroded due to pipe failure. Further investigation found that the pipe under Crescent was also in need of immediate replacement and the stormwater inlets into these pipes were of insufficient size to accommodate the new pipes.

Staff contacted Wiedenmann Inc. to perform the repairs. Work was completed on May 27, 2016. Final cost of the repairs came to \$41,581.95.

Funds are available from unbudgeted reserves.

Alternatives: N/A

Budgetary Impact:

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

Transfer from Fund:	Unappropriated Fund Balance
Transfer to Fund:	General Fund
Amount to Spend:	\$41,581.92

Additional Reports Attached: Wiedenmann Invoice

A RESOLUTION AUTHORIZING AND APPROVING AN AGREEMENT WITH WIEDENMANN, INC. FOR AN EMERGENCY STORMWATER REPAIR PROJECT LOCATED AT THE INTERSECTION OF CRESCENT AND ELM IN AN AMOUNT NOT TO EXCEED \$41,581.92 AND AMENDING THE FISCAL YEAR 2015-2016 BUDGET

WHEREAS, in order to ensure the safety of the public, it was necessary to commence emergency stormwater repairs at the intersection of Crescent and Elm; and

WHEREAS, the City received a written quote from Wiedenmann, Inc. to perform emergency repairs to the stormwater project in the amount of \$41,581.92; and

WHEREAS, in order to complete the emergency stormwater repairs it is necessary to amend the Fiscal Year 2015-2016 budget; and

WHEREAS, the Board of Alderman find it is in the best interest of the citizens of the City of Raytown to approve and to ratify the expenditure of funds with Wiedenmann, Inc. in the amount of \$41,581.92 for the purpose of conducting such emergency repairs at the intersection of Crescent and Elm;

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

THAT the Board of Aldermen find it is in the best interest of the City of Raytown to approve and to ratify the expenditure of funds with Wiedenmann, Inc. for the purpose of conducting emergency stormwater repairs at the intersection of Crescent and Elm in an amount not to exceed \$41,581.92; and

FURTHER THAT, the Fiscal Year 2015-2016 Budget approved by Resolution R-2808-15 is hereby amended as follows:

	Transfer To:	Transfer From:
Amount:	\$41,581.92	\$41,581.92
Department:	General Fund	Unappropriated Fund Balance

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

PASSED AND ADOPTED by the Board of Aldermen and **APPROVED** by the Mayor of the City of Raytown, Missouri, the 19th day of July, 2016.

Michael McDonough, Mayor

ATTEST:

Approved as to Form:

Teresa M. Henry, City Clerk

Joe Willerth, City Attorney

WIEDENMANN, INC.

950 N. Scott / PO BOX 245
Belton, MO 64012
816-322-1125 / Fax 816-322-1126
general@wiedenmanninc.com

June 17, 2016

City of Raytown Mo.
Engineering Department
10000 East 59th Street
Raytown, Mo. 64133

Attn: Mr. Tony Mesa

Re: 7614 Crescent Drive and Elm
WI # 466

INVOICE

Dear Tony,

Please find attached the Time & Materials breakdown for the above referenced project. This Invoice is for work completed from 5/9/2016 to 5/27/2016. The value of our work is:

FOURTY ONE THOUSAND FIVE HUNDRED EIGHTY-ONE DOLLARS & 92/100

\$41,581.92

This billing is according to our Service Agreement. The budget proposal of 5-4-2016 estimated this work to be \$39,887.00.

Thank you for the opportunity to do this work and please call if you have any questions.

Sincerely,
Wiedenmann, Inc.
David Grossman

CITY OF RAYTOWN
Request for Board Action

Date: July 14, 2016
To: Mayor and Board of Aldermen
From: Jason Hanson, City Engineer

Resolution No.: R-2891-16

Department Head Approval: _____

Finance Director Approval: _____ (only if funding is requested)

City Administrator Approval: _____



Action Requested: Board of Aldermen approval of 2016 Street Seal Project low bid of Vance Brothers Inc.

Recommendation: Staff recommends approval as submitted.

Analysis: The Public Works Department received 2 sealed bids that were opened on Friday, May 20, 2016 at 2:00 p.m. Vance Brothers Inc. is the lowest, responsive, responsible bidder with a base bid of \$406,903.57 and is being recommended for approval.

Line items #1 and #2 are Public Works Department line items to perform granite chip seal on the City streets. The total for these 2 line items is \$362,843.00. The City has asked Vance Brothers to remove line item 1 from the project, and they have agreed to remove this line item and keep all other line items and costs as bid. This will bring the revised Public Works cost to \$297,017.50.

Line items #3 thru #6 are Parks Department line items, and will be approved to perform haydite chip seal on the walking trail at Colman Park, and to perform a parking lot crack fill and seal coating at Kenagy Park. The total for these 4 line items is \$44,060.57.

The revised contract total will be the Public Works \$297,017.50 plus the Parks \$44,060.57 = \$341,078.07.

As in 2011 through 2015, the City allows the contractor to close a section of road for up to 1 hour to place asphalt emulsion oil and to use less aggregate to decrease the amount of dust. The granite seal project will require the contractor to make a straight edge for the chip seal surface treatment when ending at another street.

Additional purchasing authority is requested to accommodate possible change order overruns in this resurfacing project. This will make an approved amount to spend of \$305,000.00 (streets) + \$47,000.00 (parks) = \$352,000.00 (total).

The streets total exceeds the 2016 budgeted amount by \$55,000.00; however, with the concrete project bids coming in \$30,000.00 under budget and additional prioritization, budgeted funds are available to complete the streets portion of the project. The Parks portion of the project is within 2016 budgeted amounts.

Alternatives: Reduce streets scope of work to eliminate project prioritization; this will put the chip seal project 10-year rotation further behind schedule.

Budgetary Impact:

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

Fund:	Transportation Sales Tax/& Parks
Amount to Spend:	\$305,000.00/\$47,000.00
TOTAL:	\$352,000.00

Additional Reports Attached: Bid tabulation, and the locations map.

A RESOLUTION AUTHORIZING THE CITY ADMINISTRATOR TO ENTER INTO AN AGREEMENT WITH VANCE BROTHERS, INC. FOR THE 2016 LIGHTWEIGHT AGGREGATE SEAL PROJECT IN A TOTAL AMOUNT NOT TO EXCEED \$352,000.00

WHEREAS, the City of Raytown (the "City") issued an invitation to bid on the 2016 Lightweight Aggregate Seal Project for street maintenance within the City; and

WHEREAS, the Public Works Department received two (2) bids in response to the invitation and has determined that the bid submitted by Vance Brothers, Inc. in the amount of \$341,078.07 was the most advantageous bid received; and

WHEREAS, the City finds Vance Brothers, Inc. meets all of the qualifications as the lowest and best bidder for the project; and

WHEREAS, the City desires to enter into an agreement with Vance Brothers, Inc. for the 2016 Lightweight Aggregate Seal Project within the City in an amount not to exceed \$341,078.07 for such proposes; and

WHEREAS, the Board of Aldermen find it is in the best interest of the City to authorize and approve an additional \$10,921.93 to fund any changes in the final unit measurements for a total amount not to exceed \$352,000.00.

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

THAT the Board of Aldermen find it is in the best interest of the City to enter into an agreement with Vance Brothers, Inc. in the amount of \$341,078.07 for the 2016 Lightweight Aggregate Seal Project within the City, attached hereto as Exhibit "A" and incorporated herein, is hereby authorized and approved; and

FURTHER THAT, the Board of Aldermen finds it is in the best interest of the City to authorize and approve an additional \$10,921.93 to fund any changes in the final unit measurements for a total amount not to exceed \$352,000.00; and

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

PASSED AND ADOPTED by the Board of Aldermen and **APPROVED** by the Mayor of the City of Raytown, Missouri, the 19th day of July, 2016.

Michael McDonough, Mayor

ATTEST:

Approved as to Form:

Teresa M. Henry, City Clerk

Joe Willerth, City Attorney



BID TABULATION

2016 GRANITE SEAL PROJECT

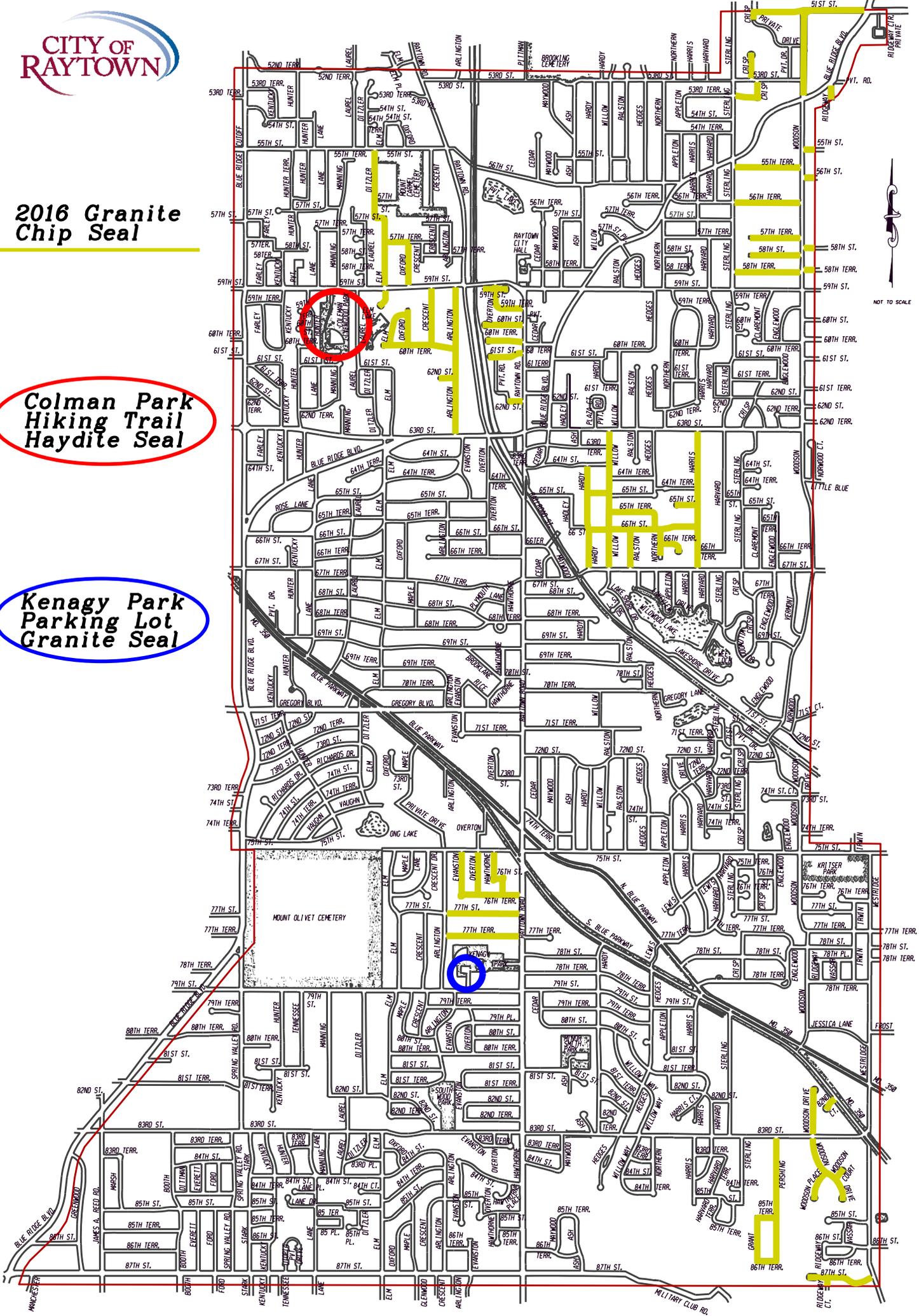
DATE BID: Friday, May 20, 2016 at 2:00PM

	Item Description	Est. Qty.	Units	Vance Brothers		Harbour Construction		Engineers Estimate	
				Unit Price	Est. Amount	Unit Price	Est. Amount	Unit Price	Est. Amount
1.	Granite Chip Seal - Patching	32,110	S.Y.	\$2.05	\$65,825.50	\$3.50	\$112,385.00	\$2.20	\$70,642.00
2.	Granite Chip Seal - Final Surface	160,550	S.Y.	\$1.85	\$297,017.50	\$2.35	\$377,292.50	\$2.00	\$321,100.00
3.	Colman-Livengood Park, Trail Asphalt Wedging	400	S.Y.	\$21.25	\$8,500.00	\$48.15	\$19,260.00	\$27.00	\$10,800.00
4.	Colman-Livengood Park, Trail 1/8" Asphalt Wedging	2,653	TON	\$5.35	\$14,193.55	\$6.50	\$17,244.50	\$6.00	\$15,918.00
5.	Kenagy Park, Parking Lot - Crack Fill	2,113	S.Y.	\$2.54	\$5,367.02	\$3.50	\$7,395.50	\$3.50	\$7,395.50
6.	Kenagy Park, Parking Lot - Surface Seal Coating	8,000	S.Y.	\$2.00	\$16,000.00	\$2.00	\$16,000.00	\$2.50	\$20,000.00
				Total =	\$406,903.57	Total =	\$549,577.50	Total =	\$445,855.50

2016 Granite Chip Seal

Colman Park Hiking Trail Haydite Seal

Kenagy Park Parking Lot Granite Seal



NOT TO SCALE

CITY OF RAYTOWN
Request for Board Action

Date: July 13, 2016
To: Mayor and Board of Aldermen
From: Teresa Henry, City Clerk

Bill No. 6415-16
Section No. IV-A

Department Head Approval: _____

City Administrator Approval: _____

Action Requested: Adopt the Ordinance.

Recommendation: Adopt the Ordinance.

Analysis: In 1991, the Missouri General Assembly adopted an ethics and personal financial disclosure law, which applied to all municipalities with an annual operating budget in excess of \$1 million. Under the law, municipalities were allowed to adopt their own simplified personal financial disclosure requirements by ordinance (commonly known as “short form” reporting). The financial disclosure reporting requirements apply to each elected official, the City Administrator (as the Chief Administrative Officer and Chief Purchasing Officer), the Director of Finance (as the Chief Financial Officer), the City Clerk, the full-time General Counsel, the Park Board, and the Parks and Recreation Director.

Each political subdivision desiring to use the “short form” is required to readopt the ordinance authorizing “short form” reporting every two years. However, in order to avoid the significant consequences of the failure to readopt the ordinance the recommended best practice is to adopt the ordinance annually.

The ordinance must be adopted by September 15 and a copy must be provided to the Missouri Ethics Commission.

Alternatives: Alternative is to not adopt and require “long form” reporting by officials of the City of Raytown.

AN ORDINANCE ESTABLISHING A PROCEDURE TO DISCLOSE POTENTIAL CONFLICTS OF INTEREST AND SUBSTANTIAL INTERESTS FOR CERTAIN MUNICIPAL OFFICIALS IN THE CITY OF RAYTOWN, MISSOURI

WHEREAS, the proper operation of municipal government requires that public officials and employees be independent, impartial and responsible to the people; that government decisions and policy be made in the proper channels of the governmental structure; that public office not be used for personal gain; and that the public have confidence in the integrity of its government; and

WHEREAS, in recognition of these goals, there is hereby established a procedure for disclosure by certain officials and employees of private financial or other interests in matters affecting the City; and

WHEREAS, State law requires that the procedure for disclosure of such interests be adopted by each public subdivision every two years and that a copy of the ordinance be provided to the Missouri Ethics Commission on or before September 15; and

WHEREAS, the City of Raytown has determined it is in the best interest of the citizens of the City to reaffirm its commitment to disclose such interests and adopt such procedures annually;

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

SECTION 1 – RE-ADOPTION OF CITY CODE SECTION 2-131. That Chapter 2, Administration, Article III, Officers and Employees, Division 2, Ethical Standards, Section 2-131, Disclosure reports, of the City Code is hereby adopted to read as follows:

Sec. 2-131. Disclosure reports.

Each elected official, the City Administrator (as the Chief Administrative Officer and Purchasing Officer), the Director of Finance (as the Chief Financial Officer), the City Clerk, the full-time General Counsel, the Park Board, and the Parks and Recreation Director, shall disclose the following information by May 1 if any such transactions occurred during the previous calendar year:

- (1) For such person, and all persons within the first degree of consanguinity or affinity of such person, the date and the identities of the parties to each transaction with a total value in the excess of five hundred dollars (\$500.00), if any, that such person had with the political subdivision, other than compensation received as an employee or payment of any tax, fee or penalty due to the political subdivision, and other than transfers for no consideration to the political subdivision.
- (2) The date and the identities of the parties to each transaction known to the person with a total value in excess of five hundred dollars (\$500.00), if any, that any business entity in which such person had a substantial interest, had with the political subdivision, other than payment of any tax, fee or penalty due to the political subdivision or transactions involving payment for providing utility service to the political subdivision, and other than transfers for no consideration to the political subdivision.

- (3) The City Administrator (as Chief Administrative Officer and Chief Purchasing Officer) shall also disclose by May 1 for the previous calendar year the following information:
- a. The name and address of each of the employers of such person from whom income of one thousand dollars (\$1,000.00) or more was received during the year covered by the statement.
 - b. The name and address of each sole proprietorship that he owned; the name, address and the general nature of the business conducted of each general partnership and joint venture in which he was a partner or participant; the name and address of each partner or co-participant for each partnership or joint venture unless such names and addresses are filed by the partnership or joint venture with the secretary of state; the name, address and general nature of the business conducted of any closely held corporation or limited partnership in which the person owned ten (10) per cent or more of any class of the outstanding stock or limited partnership units; and the name of any publicly traded corporation or limited partnership that is listed on a regulated stock exchange or automated quotation system in which the person owned two (2) percent or more of any class of outstanding stock, limited partnership units or other equity interests.
 - c. The name and address of each corporation for which such person served in the capacity of a director, officer or receiver.

SECTION 2 – RE-ADOPTION OF CITY CODE SECTION 2-132. That Chapter 2, Administration, Article III, Officers and Employees, Division 2, Ethical Standards, Section 2-132, Filing of disclosure reports, of the City Code is hereby adopted to read as follows:

Sec. 2-132. Filing of disclosure reports.

The disclosure report shall be filed at the following times, but no person is required to file more than one (1) report in any calendar year:

- (1) Each person appointed to office who is required to report under section 2-131 shall file the report within thirty (30) days of such appointment or employment.
- (2) Every other person required to file a report shall file the same annually not later than May 1 and the report shall cover the calendar year ending the immediately preceding December 31; provided that any member of the Board of Aldermen may supplement the report to disclose additional interests acquired after December 31 of the covered year until the date of filing the report.
- (3) The reports shall be filed with the City Clerk and the Ethics Commission. The reports shall be available for public inspection and copying during normal business hours.

SECTION 3 – CITY CLERK TO NOTIFY MISSOURI ETHICS COMMISSION. The City Clerk is hereby directed to provide a copy of this ordinance to the Missouri Ethics Commission on or before September 15, 2016.

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

SECTION 5 – EFFECTIVE DATE. That 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 19th day of July, 2016.

Michael McDonough, Mayor

ATTEST:

Teresa M. Henry, City Clerk

Approved as to Form:

Joe Willerth, City Attorney

Missouri Revised Statutes

Chapter 105

Public Officers and Employees--Miscellaneous Provisions

[←105.483](#)

Section 105.485.1

[105.485→](#)

August 28, 2015

Financial interest statements--form--contents--political subdivisions, compliance.

105.485. 1. Each financial interest statement required by sections [105.483](#) to [105.492](#) shall be on a form prescribed by the commission and shall be signed and verified by a written declaration that it is made under penalties of perjury; provided, however, the form shall not seek information which is not specifically required by sections [105.483](#) to [105.492](#).

2. Each person required to file a financial interest statement pursuant to subdivisions (1) to (12) of section [105.483](#) shall file the following information for himself, his spouse and dependent children at any time during the period covered by the statement, whether singularly or collectively; provided, however, that said person, if he does not know and his spouse will not divulge any information required to be reported by this section concerning the financial interest of his spouse, shall state on his financial interest statement that he has disclosed that information known to him and that his spouse has refused or failed to provide other information upon his bona fide request, and such statement shall be deemed to satisfy the requirements of this section for such financial interest of his spouse; and provided further if the spouse of any person required to file a financial interest statement is also required by section [105.483](#) to file a financial interest statement, the financial interest statement filed by each need not disclose the financial interest of the other, provided that each financial interest statement shall state that the spouse of the person has filed a separate financial interest statement and the name under which the statement was filed:

(1) The name and address of each of the employers of such person from whom income of one thousand dollars or more was received during the year covered by the statement;

(2) The name and address of each sole proprietorship which he owned; the name, address and the general nature of the business conducted of each general partnership and joint venture in which he was a partner or participant; the name and address of each partner or coparticipant for each partnership or joint venture unless such names and addresses are filed by the partnership or joint venture with the secretary of state; the name, address and general nature of the business conducted of any closely held corporation or limited partnership in which the person owned ten percent or more of any class of the outstanding stock or limited partners' units; and the name of any publicly traded corporation or limited partnership which is listed on a regulated stock exchange or automated quotation system in which the person owned two percent or more of any class of outstanding stock, limited partnership units or other equity interests;

(3) The name and address of any other source not reported pursuant to subdivisions (1) and (2) and subdivisions (4) to (9) of this subsection from which such person received one thousand dollars or more of income during the year covered by the statement, including, but not limited to, any income otherwise required to be reported on any tax return such person is required by law to file; except that only the name of any publicly traded corporation or limited partnership which is listed on a regulated stock exchange or automated quotation system need be reported pursuant to this subdivision;

(4) The location by county, the subclassification for property tax assessment purposes, the approximate size and a description of the major improvements and use for each parcel of real property in the state, other than the individual's personal residence, having a fair market value of ten thousand dollars or more in which such person held a vested interest including a leasehold for a term of ten years or longer, and, if the property was transferred during the year covered by the statement, the name and address of the persons furnishing or receiving consideration for such transfer;

(5) The name and address of each entity in which such person owned stock, bonds or other equity interest with a value in excess of ten thousand dollars; except that, if the entity is a corporation listed on a regulated stock exchange, only the name of the corporation need be listed; and provided that any member of any board or commission of the state or any political subdivision who does not receive any compensation for his services to the state or political subdivision other than reimbursement for his actual expenses or a per diem allowance as prescribed by law for each day of such service need not report interests in publicly traded corporations or limited partnerships which are listed on a regulated stock exchange or automated quotation system pursuant to this subdivision; and provided further that the provisions of this subdivision shall not require reporting of any interest in any qualified plan or annuity pursuant to the Employees' Retirement Income Security Act;

(6) The name and address of each corporation for which such person served in the capacity of a director, officer or receiver;

(7) The name and address of each not-for-profit corporation and each association, organization, or union, whether incorporated or not, except not-for-profit corporations formed to provide church services, fraternal organizations or service clubs from which the officer or employee draws no remuneration, in which such person was an officer, director, employee or trustee at any time during the year covered by the statement, and for each such organization, a general description of the nature and purpose of the organization;

(8) The name and address of each source from which such person received a gift or gifts, or honorarium or honoraria in excess of two hundred dollars in value per source during the year covered by the statement other than gifts from persons within the third degree of consanguinity or affinity of the person filing the financial interest statement. For the purposes of this section, a "gift" shall not be construed to mean political contributions otherwise required to be reported by law or hospitality such as food, beverages or admissions to social, art, or sporting events or the like, or informational material. For the purposes of this section, a "gift" shall include gifts to or by creditors of the individual for the purpose of cancelling, reducing or otherwise forgiving the indebtedness of the individual to that creditor;

(9) The lodging and travel expenses provided by any third person for expenses incurred outside the state of Missouri whether by gift or in relation to the duties of office of such official, except that such statement shall not include travel or lodging expenses:

(a) Paid in the ordinary course of business for businesses described in subdivisions (1), (2), (5) and (6) of this subsection which are related to the duties of office of such official; or

(b) For which the official may be reimbursed as provided by law; or

(c) Paid by persons related by the third degree of consanguinity or affinity to the person filing the statement; or

(d) Expenses which are reported by the campaign committee or candidate committee of the person filing the statement pursuant to the provisions of chapter 130; or

(e) Paid for purely personal purposes which are not related to the person's official duties by a third person who is not a lobbyist, a lobbyist principal or member, or officer or director of a member, of any association or entity which employs a lobbyist. The statement shall include the name and address of such person who paid the expenses, the date such expenses were incurred, the amount incurred, the location of the travel and lodging, and the nature of the services rendered or reason for the expenses;

(10) The assets in any revocable trust of which the individual is the settlor if such assets would otherwise be required to be reported under this section;

(11) The name, position and relationship of any relative within the first degree of consanguinity or affinity to any other person who:

(a) Is employed by the state of Missouri, by a political subdivision of the state or special district, as defined in section 115.013, of the state of Missouri;

(b) Is a lobbyist; or

(c) Is a fee agent of the department of revenue;

(12) The name and address of each campaign committee, political party committee, candidate committee, or political action committee for which such person or any corporation listed on such person's financial interest statement received payment; and

(13) For members of the general assembly or any statewide elected public official, their spouses, and their dependent children, whether any state tax credits were claimed on the member's, spouse's, or dependent child's most recent state income tax return.

3. For the purposes of subdivisions (1), (2) and (3) of subsection 2 of this section, an individual shall be deemed to have received a salary from his employer or income from any source at the time when he shall receive a negotiable instrument whether or not payable at a later date and at the time when under the practice of his employer or the terms of an agreement he has earned or is entitled to anything of actual value whether or not delivery of the value is deferred or right to it has vested. The term income as used in this section shall have the same meaning as provided in the Internal Revenue Code of 1986, and amendments thereto, as the same may be or becomes effective, at any time or from time to time for the taxable year, provided that income shall not be considered received or earned for purposes of this section from a partnership or sole proprietorship until such income is converted from business to personal use.

4. Each official, officer or employee or candidate of any political subdivision described in subdivision (11) of section 105.483 shall be required to file a financial interest statement as required by subsection 2 of this section, unless the political subdivision biennially adopts an ordinance, order or resolution at an open meeting by September fifteenth of the preceding year, which establishes and makes public its own method of disclosing potential conflicts of interest and substantial interests and therefore excludes the political subdivision or district and its officers and employees from the requirements of subsection 2 of this section. A certified copy of the ordinance, order or resolution shall be sent to the commission within ten days of its adoption. The commission shall assist any political subdivision in developing forms to complete the requirements of this subsection. The ordinance, order or resolution shall contain, at a minimum, the following requirements with respect to disclosure of substantial interests:

(1) Disclosure in writing of the following described transactions, if any such transactions were engaged in during the calendar year:

(a) For such person, and all persons within the first degree of consanguinity or affinity of such person, the date and the identities of the parties to each transaction with a total value in excess of five hundred dollars, if any, that such person had with the political subdivision, other than compensation received as an

employee or payment of any tax, fee or penalty due to the political subdivision, and other than transfers for no consideration to the political subdivision;

(b) The date and the identities of the parties to each transaction known to the person with a total value in excess of five hundred dollars, if any, that any business entity in which such person had a substantial interest, had with the political subdivision, other than payment of any tax, fee or penalty due to the political subdivision or transactions involving payment for providing utility service to the political subdivision, and other than transfers for no consideration to the political subdivision;

(2) The chief administrative officer and chief purchasing officer of such political subdivision shall disclose in writing the information described in subdivisions (1), (2) and (6) of subsection 2 of this section;

(3) Disclosure of such other financial interests applicable to officials, officers and employees of the political subdivision, as may be required by the ordinance or resolution;

(4) Duplicate disclosure reports made pursuant to this subsection shall be filed with the commission and the governing body of the political subdivision. The clerk of such governing body shall maintain such disclosure reports available for public inspection and copying during normal business hours.

(L. 1990 H.B. 1650 & 1565 § 2, A.L. 1991 S.B. 262, A.L. 1994 S.B. 650, A.L. 2006 H.B. 1900, A.L. 2008 H.B. 2058, A.L. 2010 S.B. 844)

*Revisor's Note: This section was declared unconstitutional in *Legends Bank v. State*, see annotation below.

(2012) Senate Bill 844 provision declared unconstitutional as a violation of the original purpose requirement of Art. III, Sec. 21, Constitution of Missouri. *Legends Bank v. State*, 361 S.W.3d 383 (Mo. banc).

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Missouri General Assembly

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