

**TENTATIVE AGENDA**  
**Raytown Board of Aldermen**  
**July 18, 2023**

REGULAR SESSION NO. 7  
RAYTOWN CITY HALL  
10000 EAST 59TH STREET  
RAYTOWN, MISSOURI 64133  
AND  
ONLINE ZOOM WEBINAR  
7:00 PM

The meeting will be streamed live and can be accessed on the City's website at [www.raytown.mo.us](http://www.raytown.mo.us). In addition, a video recording of the meeting will be available within 48 hours on the City's website. For questions, contact City Clerk, Teresa Henry at (816) 737-6004 or [therry@raytown.mo.us](mailto:therry@raytown.mo.us).

Public comments can be made in-person by signing in before the meeting using the sign-in sheet available in the City hall Council Chamber. To make public comments remotely, please use the Zoom Webinar ID and Passcode below and notify the Clerk, using the contact information above, of your intent to give a Public Comment remotely during the live online meeting, or send your Public Comments to the City Clerk at the email address above by 12:00 p.m. (noon) on July 17, 2023 so that your comments can be presented in writing to the Board of Aldermen during the Public Comments section of the July 18, 2023 meeting agenda. All Public Comments received will be kept on file in the City Clerk's office.

zoom.us/join  
Webinar ID: 834 4955 7188  
Passcode: 955878

**OPENING SESSION**

Invocation/Pledge of Allegiance

Roll Call

Public Comments

Comments from the Mayor

Comments from the City Administrator

Committee Reports

**STUDY SESSION**

1. **2021-2022 Audit Presentation**  
**Troutt, Beeman & Co., P.C.**  
**Michael Graham, Finance Director**

**LEGISLATIVE SESSION**

**2. CONSENT AGENDA**

All matters listed under the Consent Agenda are considered to be routine by the Board of Aldermen and will be enacted by one motion without separate discussion or debate. The Mayor or a member of the Board of Aldermen may request that any item be removed from the consent agenda.

- 2.a. **R-3528-23: A RESOLUTION AUTHORIZING AND APPROVING THE APPOINTMENT OF JACKIE BLUNT TO THE RAYTOWN PARK BOARD.** Point of Contact: Teresa Henry, City Clerk

- 2.b. **R-3529-23: A RESOLUTION** AUTHORIZING AND APPROVING THE REAPPOINTMENT OF PAT RIEHLE TO THE BOARD OF ZONING ADJUSTMENT. Point of Contact: Teresa Henry, City Clerk
- 2.c. **R-3530-23: A RESOLUTION** AUTHORIZING AND APPROVING THE REAPPOINTMENT OF KEVIN JEAN-PAUL TO THE PLANNING & ZONING COMMISSION. Point of Contact: Teresa Henry, City Clerk.
- 2.d. **R-3531-23: A RESOLUTION** AUTHORIZING AND APPROVING THE REAPPOINTMENT OF STEVE MEYERS TO THE PLANNING & ZONING COMMISSION. Point of Contact: Teresa Henry, City Clerk.

**OLD BUSINESS**

- 3. Public Hearing: A public hearing to consider an conditional use permit for property located at 5318 Raytown Road.

**3a. SECOND READING: Bill No. 6637-23, Section XIII: AN ORDINANCE** APPROVING ISSUANCE OF A CONDITIONAL USE PERMIT TO EDUARDO RUIZ AND RUIZ AND SONS PROPERTIES, INC., TO OPERATE A CAR WASH AT 5318 RAYTOWN ROAD IN AN NC, NEIGHBORHOOD COMMERCIAL, DISTRICT WITHIN THE CITY OF RAYTOWN, JACKSON COUNTY, MISSOURI. Point of Contact: Diane Egger, Community Development Director.

**NEW BUSINESS**

- 4. **FIRST READING: Bill No. 6639-23, Section IX: AN ORDINANCE** AMENDING CHAPTER 6-ANIMALS, ARTICLE III, CARE AND CONTROL REGULATIONS, DIVISION 1-GENERALLY, SECTION 6-64 CRUELTY TO ANIMALS AND FOWL AND AMENDING DIVISION 3-NUISANCE ANIMALS, SECTION 6-131-PRIVATE PROPERTY RIGHTS OF THE RAYTOWN MUNICIPAL CODE. Point of Contact: Diane Egger, Community Development Director.
- 5. **FIRST READING: Bill No. 6640-23, 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.
- 6. **R-3532-23: A RESOLUTION** AUTHORIZING AND APPROVING THE ACCEPTANCE OF A DONATION FROM THE RAYTOWN VOLUNTEERS IN POLICE SERVICE, INC. Point of Contact: Chief Robert Kuehl, Police Chief.
- 7. **R-3533-23: A RESOLUTION** AUTHORIZING AND APPROVING AN AGREEMENT WITH MO TURF FOR NUISANCE ABATEMENT SERVICES IN EXCESS OF \$50,000.00 BUT WITHIN BUDGETED AMOUNTS. Point of Contact: Diane Egger, Community Development Director.

**ADJOURNMENT**

**CITY OF RAYTOWN, MISSOURI**  
**FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED**  
**OCTOBER 31, 2022**

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CITY OF RAYTOWN, MISSOURI  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
Year Ending October 31, 2022  
Unaudited

The management team for the City of Raytown, Missouri (the City) offers our readers this narrative overview and analysis of the financial activities of the City for the fiscal year ended October 31, 2022.

Finances for this City are multifaceted and quite complex. As such, management desires for this narrative to be informative beyond what is seen on the face of the statements and to discuss the financial activities of the City. We hope you find these comments helpful as you read through them.

### **Financial Highlights**

The assets and deferred outflows for the City of Raytown, Missouri (the City) exceeded its liabilities and deferred inflows at the close of the 2022 fiscal year by \$29,554,143 (net position).

The City's total net position increased \$5,194,027 from 2021 with governmental activities increased totaling \$3,765,700 and business-type activities increased totaling \$1,428,327.

The City's General Fund balance increased \$1,664,038 to an ending fund balance of \$9,422,417 as of the fiscal year ended October 31, 2022.

The City's total long-term obligations decreased \$2,573,645 from 2021 with the governmental activities accounting for \$1,621,179 decrease, and business-type activities accounting for \$951,466 decrease as the City continues to reduce its long-term obligations.

### **Overview of the Financial Statements**

This discussion and analysis is provided as an introduction to the basic financial statements. The basic financial statements consist of three components: government-wide financial statements, fund financial statements, and notes to the basic financial statements. This report also contains required and other supplementary information in addition to the basic financial statements.

**Government-wide financial statements.** The government-wide financial statements are a broad overview of the City's finances presented in a manner, similar to that of a private business. These statements provide both long-term and short-term information about the City's overall financial status.

The statement of net position presents all City's assets, deferred outflows, liabilities, and deferred inflows with the difference reported as net position. Net position is an important measure of the City's overall financial health. The increases and decreases in net position can be monitored to determine whether the City's financial position is improving or deteriorating.

The statement of activities presents information showing how the City's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of the related cash flow. Thus, revenues and expenses are reported in this statement for certain items that will only result in cash flows in future fiscal periods (e.g. uncollected taxes and earned but unused vacation leave).

The government-wide financial statements report governmental activities of the City, which are principally supported by taxes and intergovernmental revenues, and business-type activities of the City, which are intended to recover all or a significant portion of their costs through user fees and charges. The governmental activities for the City include general government, parks and recreation, community development and public affairs, public safety, and public works. The business-type activities for the City include the sanitary sewerage system.

CITY OF RAYTOWN, MISSOURI  
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**Fund financial statements.** Fund financial statements focus on individual parts of the City's government. These statements report the City's operations in more detail than the government-wide financial statements. A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The City uses fund accounting to ensure compliance with finance-related legal requirements. These funds are divided into three categories: governmental funds, proprietary funds, and fiduciary funds.

**Governmental funds.** Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. This information may be useful in evaluating the City's near-term financing requirements.

The focus of governmental funds is narrower than that of the government-wide financial statements, thus it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. This may enable the reader to better understand the long-term impact of the government's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

**Proprietary funds.** There are two different types of proprietary funds. Enterprise funds are used to report the same functions presented as business-type activities in the government-wide financial statements. Internal service funds are an accounting mechanism used to accumulate and allocate costs internally among the City's various functions. The City currently does not use internal service funds.

**Fiduciary funds.** Fiduciary funds are used to account for resources held for the benefit of parties outside the government. Fiduciary funds are not reflected in the government-wide financial statements since the resources of those funds are not available to support the City's operations. The accounting used for fiduciary funds is much like that used for proprietary funds.

**Notes to the basic financial statements.** The notes provide additional information that is essential to obtain a full understanding of the data provided in the government-wide and fund financial statements.

**Other information.** In addition to the basic financial statements and accompanying notes, this report also contains certain required supplementary information that further explains and supports the information in the financial statements. This report also contains other supplementary information that provides certain combining and individual fund statements and schedules.

CITY OF RAYTOWN, MISSOURI  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
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**Government-Wide Financial Analysis**

The following table reflects the condensed Statement of Net Position as of October 31, 2022 and 2021:

**Condensed Statement of Net Position**

	Governmental Activities		Business-Type Activities		Total	
	2022	2021	2022	2021	2022	2021
Current assets	\$ 24,978,471	\$ 21,893,451	\$ 7,708,522	\$ 8,737,882	\$ 32,686,993	\$ 30,631,333
Noncurrent assets	29,042,168	28,353,287	14,769,913	13,448,099	43,812,081	41,801,386
Deferred outflows of resources	<u>1,159,758</u>	<u>1,393,139</u>	<u>87,729</u>	<u>98,022</u>	<u>1,247,487</u>	<u>1,491,161</u>
Total assets and deferred outflows of resources	<u>\$ 55,180,397</u>	<u>\$ 51,639,877</u>	<u>\$ 22,566,161</u>	<u>\$ 22,284,003</u>	<u>\$ 77,746,558</u>	<u>\$ 73,923,880</u>
Current liabilities	\$ 3,833,541	\$ 4,414,588	\$ 2,255,435	\$ 2,185,500	\$ 6,088,976	\$ 6,600,088
Noncurrent liabilities	28,636,230	30,257,409	4,458,335	5,409,801	33,094,565	35,667,210
Deferred inflows of resources	<u>8,929,832</u>	<u>6,952,786</u>	<u>79,042</u>	<u>343,680</u>	<u>9,008,874</u>	<u>7,296,466</u>
Total liabilities and deferred inflows of resources	<u>\$ 41,399,603</u>	<u>\$ 41,624,783</u>	<u>\$ 6,792,812</u>	<u>\$ 7,938,981</u>	<u>\$ 48,192,415</u>	<u>\$ 49,563,764</u>
Net Position:						
Net investment in capital assets	\$ 27,268,524	\$ 27,318,855	\$ 9,352,665	\$ 6,982,152	\$ 36,621,189	\$ 34,301,007
Restricted	9,393,602	9,820,880	459,125	440,703	9,852,727	10,261,583
Unrestricted	<u>[22,881,332]</u>	<u>[27,124,641]</u>	<u>5,961,559</u>	<u>6,922,167</u>	<u>[16,919,773]</u>	<u>[20,202,474]</u>
Total net position	<u>\$ 13,780,794</u>	<u>\$ 10,015,094</u>	<u>\$ 15,773,349</u>	<u>\$ 14,345,022</u>	<u>\$ 29,554,143</u>	<u>\$ 24,360,116</u>

As indicated earlier, net position may serve as a useful indicator of the City's financial position. The City's assets and deferred outflows exceeded its liabilities and deferred inflows by \$13,780,794 for the City's governmental activities and \$15,773,349 for the City's business-type activities for a total of \$29,554,143 at the close of the 2022 fiscal year.

The largest portion of the City's net position, \$36,649,939, reflects its net investment in capital assets (e.g., land, construction in progress, buildings, improvements, machinery and equipment, and infrastructure, net of related debt). The City uses capital assets to provide services to citizens; therefore, these assets are not available for future spending.

The City currently has deficit unrestricted net position related to governmental activities due to the economic development project on 350 Highway. In 2007, the City issued tax increment and sales tax revenue bonds in the amount of \$39,990,000 to fund certain development project costs. These bonds were refinanced in September 2019, which improved the payment amounts and shortened the repayment period. Certain debt service payments are subject to annual appropriations, but not backed by the full faith and credit of the City. This obligation has resulted in the City recording the obligation with no reportable capital asset.



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The following table reflects the revenues and expenses from the City's activities for the years ended October 31, 2022 and 2021.

**Changes in Net Position**

	<b>Governmental Activities</b>		<b>Business-Type Activities</b>		<b>Total</b>	
	<u>2022</u>	<u>2021</u>	<u>2022</u>	<u>2021</u>	<u>2022</u>	<u>2021</u>
<b>Revenues:</b>						
Program revenues:						
Charges for services	\$ 1,065,247	\$ 1,132,575	\$ 7,664,086	\$ 7,830,274	\$ 8,729,333	\$ 8,962,849
Operating grants and contributions	1,750,419	1,889,375	-	-	1,750,419	1,889,375
Capital grants and contributions	494,302	1,200,498	-	-	494,302	1,200,498
General revenues:						
Property tax	1,929,646	1,854,319	-	-	1,929,646	1,854,319
Sales tax	10,168,830	8,845,362	-	-	10,168,830	8,845,362
Franchise tax	3,579,603	3,350,912	-	-	3,579,603	3,350,912
Intergovernmental activity tax	1,359,746	1,324,804	-	-	1,359,746	1,324,804
Miscellaneous	144,415	218,654	31,921	58,966	176,336	277,620
Investment earnings	242,215	50,478	222,997	190,747	465,212	241,225
Total revenues	<u>20,734,423</u>	<u>19,866,977</u>	<u>7,919,004</u>	<u>8,079,987</u>	<u>28,653,427</u>	<u>27,946,964</u>
<b>Expenses:</b>						
General government	1,952,945	3,025,833	-	-	1,952,945	3,025,833
Parks and recreation	1,551,379	1,009,468	-	-	1,551,379	1,009,468
Community development	903,717	945,837	-	-	903,717	945,837
Public safety	7,173,043	6,144,019	-	-	7,173,043	6,144,019
Public works	4,648,974	4,330,734	-	-	4,648,974	4,330,734
Bond and arbitrage costs	-	-	-	-	-	-
Interest on long term debt	738,665	807,844	-	-	738,665	807,844
Sewer	-	-	6,490,677	6,271,547	6,490,677	6,271,547
Total expenses	<u>16,968,723</u>	<u>16,263,735</u>	<u>6,490,677</u>	<u>6,271,547</u>	<u>23,459,400</u>	<u>22,535,282</u>
Transfers in (out)	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Change in net position	3,765,700	3,603,242	1,428,327	1,808,440	5,194,027	5,411,682
Net position, beginning	<u>10,015,094</u>	<u>6,411,852</u>	<u>14,345,022</u>	<u>12,536,582</u>	<u>24,360,116</u>	<u>18,948,434</u>
Net position, ending	<u>\$ 13,780,794</u>	<u>\$ 10,015,094</u>	<u>\$ 15,773,349</u>	<u>\$ 14,345,022</u>	<u>\$ 29,554,143</u>	<u>\$ 24,360,116</u>

CITY OF RAYTOWN, MISSOURI  
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**Governmental Activities**

Governmental activities increased the City's net position by \$3,765,700. Governmental fund revenues increased \$867,446 over 2021. The largest single revenue category for the City of Raytown remains taxes, including property, sales and franchise taxes. This line totaled \$15,678,079 or 75% of total governmental revenue.

Governmental activities expenses increased \$704,988 for the fiscal year ended October 31, 2022, compared to the prior year.

**Business-type Activities**

The Sanitary Sewer Fund is responsible for the total business-type activities for the City. In 2022, operating revenues were down \$193,233. Business-type operating expenses increased \$256,539 from 2021. The expenses in these statements do not include principal and premium payments made to the sewer bonds of \$2,165,554, the change in net position with this included would result in decrease of \$737,227.

**Financial Analysis of the City's Funds**

**Governmental Funds**

As of the end of the 2022 fiscal year, the City's governmental funds have a combined fund balance of \$19,371,792, which represents an increase of \$1,103,140 over 2021. This can largely be attributed to the passing of the Local Use Tax by the voters in November of 2020 and went into effect January 1<sup>st</sup>, 2021.

**General Fund**

The fund balance of the General Fund increased \$1,664,038 during the fiscal year compared to a \$365,719 increase in 2021. The General Fund unassigned ending fund balance was \$7,908,882 or 58% of current year revenues and 47% of current year expenditures and transfers out.

The General Fund revenues were \$12,455,863 compared to \$12,028,743 in 2021 which represents an increase of \$427,120 over 2021. The Intergovernmental revenue saw a decrease of \$956,564 from 2021 due to a decrease in grant funding. The majority of the increase in taxes of \$1,366,505 was previously stated by the passing of the Local Sales Tax in collecting internet sales.

General Fund expenditures, including transfers out, were \$12,201,928 compared to \$13,317,230 in 2021 which represents a decrease of \$1,115,302 or 8%. There was a transfer into General Fund from Public Safety Sales Tax Fund of \$1,410,103 to cover personnel costs.

**Tax Increment Finance Fund**

The TIF Fund revenues were \$1,373,303 compared to \$1,328,772 in 2021, which represents an increase of \$44,531.

The TIF Fund expenditures were \$3,136,781 compared to \$2,983,419 in 2021 which represents an increase of \$153,362. This increase was due to the increase in debt service payments related to the 350 Highway TIF bonds.

The ending fund balance of the Tax Increment Finance (TIF) Fund was \$3,995,334 on October 31, 2022, a decrease of \$144,146 from 2021. This decrease is a result of the higher interest payments.

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**Transportation Sales Tax Fund**

The fund balance of the Transportation Sales Tax Fund increased \$216,296 during the fiscal year. This is due to the 2022 Street Reconstruction project coming in under budget.

**Other Governmental Funds (Combined)**

Other Governmental funds represent multiple combined funds which include Park, Risk Management, Capital Improvements, Capital Sales Tax, Public Safety Sales Tax, and Stormwater funds. These funds are combined for reporting purposes only.

The other Governmental funds combined revenues and transfers in 2022 were \$5,081,620 compared to \$4,618,809 in 2021, which includes a sale of capital assets in 2021 and 2022.

Combined expenditures and transfers out for other Governmental Funds were \$5,714,668 compared to \$5,226,218 in 2021 which represents an increase of \$488,450. The capital improvements for the 2022 Stormwater Maintenance project accounts for a majority of the difference.

The combined fund balance of the other governmental funds decreased \$633,048 to an ending balance of \$4,709,750 as of October 31, 2022.

**Proprietary Funds**

The City's proprietary fund statements provide the same type of information found in the government-wide statements but in more detail.

The Sanitary Sewer fund operating revenues were \$7,696,007 in 2022 compared to operating revenues of \$7,889,240 in 2021. The decrease of \$193,233 is 3% of 2021 revenues. There were no rate adjustments during the fiscal year. Operating expenses increased \$256,539 due to the average rise in cost of sewer treatment of approximately 5% per year.

The net position of the Sanitary Sewer fund at the end of the year increased by \$1,428,327 to an ending balance of \$15,773,349. Of the ending net position \$9,352,665 is the City's investment in capital assets. The amount of \$459,125 is restricted for debt service and \$5,961,559 is unrestricted. The City is attempting to build unrestricted net position to provide stability in funding for needed infrastructure and maintenance in future years.

**General Fund Actual to Budget Analysis**

Actual revenues and transfers in were \$1,658,716 more than the final budget. Actual expenditures and transfers out were \$1,889,491 less than the final budget. The positive variance occurred across most departments and functions primarily related to personnel costs due to some vacancies in personnel positions as previously mentioned.

The City far exceeded City Resolution 2039-08 requiring a contingency reserve equal to 17% of the prior year expenditures. This creates an excellent cushion in the case of an unforeseen crisis.

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MANAGEMENT'S DISCUSSION AND ANALYSIS  
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**Capital Asset Administration**

The City's investment in capital assets for its governmental and business-type activities as of October 31, 2022, amounts to \$42,067,187 compared to \$40,656,951 in 2021 (net of accumulated depreciation). This investment in capital assets includes land, buildings, improvements, collection systems, machinery and equipment, and infrastructure.

The following table reflects the capital asset activity for the years ended October 31, 2022 and 2021:

**Capital Assets (Net of Depreciation)**

	Governmental Activities		Business-Type Activities		Total	
	2022	2021	2022	2021	2022	2021
Land	\$ 1,502,090	\$ 1,473,340	\$ 433,393	\$ 433,393	\$ 1,935,483	\$ 1,906,733
Construction in progress	1,435,903	3,843,483	2,142,447	301,864	3,578,350	4,145,347
Buildings and improvements	3,429,987	3,608,352	-	-	3,429,987	3,608,352
Equipment and vehicles	1,939,562	1,712,564	86,526	11,419	2,026,088	1,723,983
Infrastructure	18,989,732	16,681,116	12,107,547	12,591,420	31,097,279	29,272,536
Total	<u>\$27,297,274</u>	<u>\$27,318,855</u>	<u>\$ 14,769,913</u>	<u>\$ 13,338,096</u>	<u>\$42,067,187</u>	<u>\$40,656,951</u>

For additional information on capital assets, see Note 4 to the basic financial statements.

**Debt Administration**

At the end of fiscal year 2022, the City had a total of \$36,758,965 of outstanding debt compared to \$39,201,142 in 2021. This was a decrease of \$2,442,177 from the previous year, largely due to the continued payments for the sewer and TIF bond principal.

The following table reflects changes in the City's long-term debt for the years ended October 31, 2022 and 2021:

**Long-Term Debt Analysis**

	Governmental Activities		Business-Type Activities		Total	
	2022	2021	2022	2021	2022	2021
Tax increment and sales tax revenue bonds (including premium)	\$ 22,835,000	\$ 24,955,000	\$ -	\$ -	\$ 22,835,000	\$ 24,955,000
Revenue bonds (including premium)			5,417,248	6,355,946	5,417,248	6,355,946
Compensated absences	474,874	511,456	32,692	43,115	507,566	554,571
Net Pension	6,863,377	5,949,902	51,682	-	6,915,059	5,949,902
Developer obligation	795,644	1,034,754	-	-	795,644	1,034,754
Net OPEB obligation	254,635	322,497	28,472	28,472	283,107	350,969
Total	<u>\$31,223,530</u>	<u>\$32,773,609</u>	<u>\$ 5,530,094</u>	<u>\$ 6,427,533</u>	<u>\$36,753,624</u>	<u>\$39,201,142</u>

**Requests for Information**

This financial report is designed to provide the reader with a general overview of the City's finances. Questions or requests for more information concerning any of the information provided in this report should be directed to Finance Director, Finance Department, City of Raytown, 10000 E 59<sup>th</sup> Street, Raytown, MO 64133.



## INDEPENDENT AUDITOR'S REPORT

To the Honorable Mayor  
and Members of the  
Board of Alderman  
City of Raytown, Missouri

### Report on the Audit of the Financial Statements

#### *Opinions*

We have audited the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Raytown, Missouri (the City), as of the year ended October 31, 2022, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of the City, as of October 31, 2022, and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

#### *Basis for Opinions*

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the City and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

#### *Responsibilities of Management for the Financial Statements*

The City's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

### ***Auditor's Responsibilities for the Audit of the Financial Statements***

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

### ***Required Supplemental Information***

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis, Missouri Local Government Employees Retirement System, OPEB, and Budgetary Comparison Information on pages iii through ix and 49 through 58 be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with managements responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

### ***Supplementary Information***

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City of Raytown, Missouri's basic financial statements. The combining and individual non-major fund financial statements and other budgetary schedules are presented for purposes of additional analysis and are not a required part of the basic financial statements.

The combining and individual non-major fund financial statements and budgetary schedules are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the financial statements. We have applied certain limited procedures to the supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with managements responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

*Troutt, Beeman & Co., P.C.*  
Harrisonville, Missouri  
May 26, 2023

**CITY OF RAYTOWN, MISSOURI  
STATEMENT OF NET POSITION  
OCTOBER 31, 2022**

	<b>Primary Government</b>		
	<b>Governmental</b>	<b>Business-type</b>	
	<b>Activities</b>	<b>Activities</b>	<b>Total</b>
<b>ASSETS</b>			
Pooled cash and investments	\$ 12,516,315	\$ 5,268,697	\$ 17,785,012
Cash and investments-restricted	9,055,294	459,125	9,514,419
Taxes receivable, net	2,108,925	-	2,108,925
Due from other governments	207,429	-	207,429
Accounts receivable, net	66,959	1,912,378	1,979,337
Loan receivable	365,861	-	365,861
Fines receivable, net	16,604	-	16,604
Due from agency fund	18	-	18
Inventories	34,858	-	34,858
Prepaid expenses	606,208	68,319	674,527
Lease receivable	710,462	-	710,462
Land held for future use	1,034,432	-	1,034,432
Capital assets:			
Land and construction in progress	2,937,993	2,575,840	5,513,833
Buildings and improvements	8,336,307	-	8,336,307
Vehicles and equipment	10,501,235	760,823	11,262,058
Distribution system	-	25,972,023	25,972,023
Infrastructure	70,288,081	-	70,288,081
Less: accumulated depreciation	<u>(64,766,342)</u>	<u>(14,538,773)</u>	<u>(79,305,115)</u>
Total capital assets	<u>27,297,274</u>	<u>14,769,913</u>	<u>42,067,187</u>
Total assets	<u>54,020,639</u>	<u>22,478,432</u>	<u>76,499,071</u>
<b>DEFERRED OUTFLOWS OF RESOURCES</b>			
OPEB	95,501	11,263	106,764
Debt refunding	-	25,392	25,392
Pension	<u>1,064,257</u>	<u>51,074</u>	<u>1,115,331</u>
Total deferred outflows of resources	<u>1,159,758</u>	<u>87,729</u>	<u>1,247,487</u>
Total assets and deferred outflows of resources	<u>55,180,397</u>	<u>22,566,161</u>	<u>77,746,558</u>
<b>LIABILITIES</b>			
Accounts payable and accrued expenses	977,433	320,298	1,297,731
Retainage	-	1,409	1,409
Unapplied payments	-	100,988	100,988
Customer deposits	-	689,224	689,224
Courts bonds payable	84,417	-	84,417
Long-term liabilities:			
Due within one year:			
Bonds, capital leases, and contracts	2,220,000	1,039,067	3,259,067
Compensated absences	367,300	32,693	399,993
Accrued interest	184,391	71,756	256,147
Due in more than one year:			
Bonds, capital leases, and contracts	20,615,000	4,378,181	24,993,181
Net pension	6,863,377	51,682	6,915,059
Developer obligations	795,644	-	795,644
OPEB	254,635	28,472	283,107
Compensated absences	<u>107,574</u>	<u>-</u>	<u>107,574</u>
Total liabilities	<u>32,469,771</u>	<u>6,713,770</u>	<u>39,183,541</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>			
American rescue plan act (ARP)	5,566,193	-	5,566,193
Wellness credit	11,227	-	11,227
Debt refunding	144,217	-	144,217
OPEB	169,030	17,764	186,794
Leases	695,699	-	695,699
Pension	<u>2,343,466</u>	<u>61,278</u>	<u>2,404,744</u>
Total deferred inflows of resources	<u>8,929,832</u>	<u>79,042</u>	<u>9,008,874</u>
<b>NET POSITION</b>			
Net investment in capital assets	27,297,274	9,352,665	36,649,939
Restricted for:			
Capital projects	1,320,315	-	1,320,315
Parks	995,216	-	995,216
Public works	2,851,759	-	2,851,759
Public safety	415,369	-	415,369
Debt service	3,810,943	459,125	4,270,068
Unrestricted	<u>(22,910,082)</u>	<u>5,961,559</u>	<u>(16,948,523)</u>
Total net position	<u>13,780,794</u>	<u>15,773,349</u>	<u>29,554,143</u>
Total liabilities, deferred inflows of resources, and net position	<u>\$ 55,180,397</u>	<u>\$ 22,566,161</u>	<u>\$ 77,746,558</u>

See accompanying notes.



CITY OF RAYTOWN, MISSOURI  
STATEMENT OF ACTIVITIES  
FOR THE YEAR ENDED OCTOBER 31, 2022

Functions/Programs	Net (Expense) Revenue and Changes in Net Position					
	Expenses	Program Revenue		Primary Government		Total
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities	
<b>Primary government:</b>						
Governmental activities:						
General government	\$ 1,952,945	\$ 304,837	\$ 340,143	\$ -	\$ (1,307,965)	\$ (1,307,965)
Public safety	7,173,043	303,316	16,181	-	(6,853,546)	(6,853,546)
Community development	903,717	279,786	-	-	(623,931)	(623,931)
Public works	4,648,974	78,265	1,383,860	269,816	(2,917,033)	(2,917,033)
Parks and recreation	1,551,379	99,043	10,235	224,486	(1,217,615)	(1,217,615)
Interest on long-term debt	738,665	-	-	-	(738,665)	(738,665)
Total governmental activities	16,968,723	1,065,247	1,750,419	494,302	(13,658,755)	(13,658,755)
<b>Business-type activities:</b>						
Water and sewer	6,490,677	7,664,086	-	-	-	1,173,409
Total business-type activities	6,490,677	7,664,086	-	-	-	1,173,409
<b>Total primary government</b>	<b>\$ 23,459,400</b>	<b>\$ 8,729,333</b>	<b>\$ 1,750,419</b>	<b>\$ 494,302</b>	<b>(13,658,755)</b>	<b>(12,485,346)</b>
<b>General revenues:</b>						
Taxes:						
Property taxes, levied for general purposes					1,286,919	1,286,919
Property taxes, levied for specific purposes					642,727	642,727
Franchise taxes and other taxes					3,579,603	3,579,603
Sales taxes					10,168,830	10,168,830
Intergovernmental activity tax					1,359,746	1,359,746
Investment earnings					242,215	465,212
Miscellaneous revenue (expense)					144,415	176,336
Total general revenues, special items, and transfers					31,921	17,679,373
Change in net position					254,918	5,194,027
Net position - beginning					3,765,700	24,360,116
Net position - ending					10,015,094	29,554,143
					\$ 13,780,794	\$ 15,773,349

**CITY OF RAYTOWN, MISSOURI  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
OCTOBER 31, 2022**

	<b>General</b>	<b>Transportation Sales Tax</b>	<b>TIF</b>	<b>Other Governmental Funds</b>	<b>Total Governmental Funds</b>
<b>ASSETS</b>					
Pooled cash and investments	\$ 7,223,208	\$ 1,124,036	\$ 239,240	\$ 3,929,831	\$ 12,516,315
Cash and investments-restricted	5,566,193	-	3,489,101	-	9,055,294
Taxes receivable, net	1,150,260	289,878	20,757	648,031	2,108,926
Accounts receivable, net	83,562	-	-	-	83,562
Due from other funds	-	-	259,617	-	259,617
Due from agency funds	18	-	-	-	18
Due from other governments	120,271	-	87,158	-	207,429
Inventory	34,858	-	-	-	34,858
Lease receivable	710,462	-	-	-	710,462
Loan receivable	-	-	-	365,861	365,861
Land held for future use	1,034,432	-	-	-	1,034,432
Prepaid expenses	<u>444,245</u>	<u>-</u>	<u>-</u>	<u>161,963</u>	<u>606,208</u>
Total assets	<u>\$ 16,367,509</u>	<u>\$ 1,413,914</u>	<u>\$ 4,095,873</u>	<u>\$ 5,105,686</u>	<u>\$ 26,982,982</u>
<b>LIABILITIES AND FUND BALANCES</b>					
Accounts payable	\$ 274,080	\$ 110,961	\$ 100,539	\$ 191,842	\$ 677,422
Accrued expenses	279,559	-	-	20,452	300,011
Court bonds payable	84,417	-	-	-	84,417
Due to other funds	<u>28,540</u>	<u>58,662</u>	<u>-</u>	<u>172,415</u>	<u>259,617</u>
Total liabilities	<u>666,596</u>	<u>169,623</u>	<u>100,539</u>	<u>384,709</u>	<u>1,321,467</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>					
American rescue plan act	5,566,193	-	-	-	5,566,193
Leases	695,699	-	-	-	695,699
Wellness credit	-	-	-	11,227	11,227
Court Fines	<u>16,604</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>16,604</u>
Total deferred inflows or resources	<u>6,278,496</u>	<u>-</u>	<u>-</u>	<u>11,227</u>	<u>6,289,723</u>
<b>Fund balances:</b>					
Nonspendable:					
Prepaid items	444,245	-	-	161,963	606,208
Inventory	34,858	-	-	-	34,858
Land held for future use	1,034,432	-	-	-	1,034,432
Restricted:					
Capital projects	-	-	-	1,320,315	1,320,315
Parks and recreation	-	-	-	990,064	990,064
Debt service	-	-	3,995,334	-	3,995,334
Public works	-	1,244,291	-	1,676,023	2,920,314
Public safety	-	-	-	662,317	662,317
Assigned to,					
General government	10,850	-	-	-	10,850
Unassigned	<u>7,898,032</u>	<u>-</u>	<u>-</u>	<u>(100,932)</u>	<u>7,797,100</u>
Total fund balances	<u>9,422,417</u>	<u>1,244,291</u>	<u>3,995,334</u>	<u>4,709,750</u>	<u>19,371,792</u>
Total liabilities and fund balances	<u>\$ 16,367,509</u>	<u>\$ 1,413,914</u>	<u>\$ 4,095,873</u>	<u>\$ 5,105,686</u>	<u>\$ 26,982,982</u>

See accompanying notes.

**CITY OF RAYTOWN, MISSOURI  
RECONCILIATION OF THE GOVERNMENTAL FUNDS BALANCE SHEET TO THE  
STATEMENT OF NET POSITION  
OCTOBER 31, 2022**

Fund balances - total governmental funds	\$	19,371,792
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Amounts reported for governmental activities in the Statement of Net Position are different because:

Capital assets used in governmental activities are not current financial resources and therefore are not reported in this fund financial statement, but are reported in the governmental activities of the Statement of Net Position.		<u>27,297,274</u>
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Interest on long-term debt is not accrued in the governmental funds, but rather is recognized as an expenditure when due.		<u>(184,391)</u>
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Deferred pension and OPEB inflows and outflows are not included in the fund financial statement, but are included in the governmental activities of the Statement of Net Position:		
Inflows		(2,512,496)
Outflows		<u>1,159,758</u>
		<u>(1,352,738)</u>

Deferred debt refunding is not included in the fund financial statement, but is included in the governmental activities of the Statement of Net Position:		<u>(144,217)</u>
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Other long-term assets are not available to pay for current period and, therefore, are reported as unavailable revenue in the funds.		<u>16,604</u>
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Long-term liabilities are not due and payable in the current period and are not included in the fund financial statement, but are included in the government-wide statements:		
Bonds and capital leases		(22,835,000)
OPEB Obligation		(254,635)
Development obligations		(795,644)
Net pension		(6,863,377)
Compensated absences		<u>(474,874)</u>
		<u>(31,223,530)</u>

Net Position of Governmental Activities in the Statement of Net Position	\$	<u><u>13,780,794</u></u>
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See accompanying notes.

**CITY OF RAYTOWN, MISSOURI**  
**STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE --**  
**GOVERNMENTAL FUNDS**  
**FOR THE YEAR ENDED OCTOBER 31, 2022**

	<u>General Fund</u>	<u>Transportation Sales Tax</u>	<u>TIF</u>	<u>Other Governmental Funds</u>	<u>Total Governmental Funds</u>
<b>REVENUES</b>					
Taxes	\$ 9,544,793	\$ 1,705,196	\$ -	\$ 4,428,090	\$ 15,678,079
Licenses and permits	589,222	-	-	-	589,222
Intergovernmental	1,740,184	269,816	1,359,746	234,721	3,604,467
Charges for services	84,096	-	-	99,043	183,139
Fees and fines	308,019	-	-	-	308,019
Use of money and property	138,667	13,758	13,557	76,233	242,215
Other	50,882	-	-	57,208	108,090
Total revenues	<u>12,455,863</u>	<u>1,988,770</u>	<u>1,373,303</u>	<u>4,895,295</u>	<u>20,713,231</u>
<b>EXPENDITURES</b>					
Current:					
Current expenditures:					
General government	2,186,193	-	-	134,352	2,320,545
Public safety	6,308,634	-	-	280,836	6,589,470
Public works	1,924,746	209,547	-	48,050	2,182,343
Parks and recreation	-	-	-	1,423,967	1,423,967
Community development	897,855	-	244,972	-	1,142,827
Capital outlay	-	1,195,677	-	1,899,778	3,095,455
Debt service:					
Principal	-	-	2,120,000	-	2,120,000
Interest and other charges	-	-	771,809	-	771,809
Total expenditures	<u>11,317,428</u>	<u>1,405,224</u>	<u>3,136,781</u>	<u>3,786,983</u>	<u>19,646,416</u>
Excess (deficiency) of revenues over expenditures	<u>1,138,435</u>	<u>583,546</u>	<u>(1,763,478)</u>	<u>1,108,312</u>	<u>1,066,815</u>
<b>OTHER FINANCING SOURCES (USES)</b>					
Sale of capital assets	-	-	-	36,325	36,325
Transfers in	1,410,103	-	1,619,332	150,000	3,179,435
Transfers out	(884,500)	(367,250)	-	(1,927,685)	(3,179,435)
Total other financing sources and (uses)	<u>525,603</u>	<u>(367,250)</u>	<u>1,619,332</u>	<u>(1,741,360)</u>	<u>36,325</u>
Net change in fund balances	1,664,038	216,296	(144,146)	(633,048)	1,103,140
Fund balances - beginning	<u>7,758,379</u>	<u>1,027,995</u>	<u>4,139,480</u>	<u>5,342,798</u>	<u>18,268,652</u>
Fund balances - ending	<u>\$ 9,422,417</u>	<u>\$ 1,244,291</u>	<u>\$ 3,995,334</u>	<u>\$ 4,709,750</u>	<u>\$ 19,371,792</u>

See accompanying notes.

**CITY OF RAYTOWN, MISSOURI**  
**RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN**  
**FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES**  
**FOR THE YEAR ENDED OCTOBER 31, 2022**

Net change in fund balances - total governmental funds: \$ 1,103,140

Amounts reported for governmental activities in the Statement of Activities are different because:

Governmental funds report outlays for capital assets as expenditures because such outlays use current financial resources. In contrast, the Statement of Activities reports only a portion of the outlay as expense. This is the amount by which capital outlays, which are over the capitalization threshold, exceeded depreciation in the current period:

Capital outlay	3,095,455
Capital outlay expensed	(520,442)
Depreciation expense	<u>(2,596,594)</u>
	<u>(21,581)</u>

Governmental funds report bond proceeds as current financial resources. In contrast, the Statement of Activities treats such issuance of debt as a liability. Governmental funds report repayment of bond principal as an expenditure. In contrast, the Statement of Net Position reports repayment as a reduction to long-term liabilities. This is the amount by which proceeds exceed repayments:

Repayment of principal	<u>2,120,000</u>
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Some expenses reported in the Statement of Activities do not require the use of current financial resources and these are not reported as expenditures in governmental funds:

Deferred debt refunding	16,024
Deferred court fines	(15,134)
Pension expense	270,439
Accrued interest not reflected on governmental funds	17,120
Developer obligation	239,110
Compensated absences	<u>36,582</u>
	<u>564,141</u>

Change in net position of governmental activities \$ 3,765,700

**CITY OF RAYTOWN, MISSOURI  
STATEMENT OF NET POSITION  
PROPRIETARY FUND  
OCTOBER 31, 2022**

	<b>Sewer Utility</b>
<b>ASSETS:</b>	
Current assets:	
Pooled cash and investments	\$ 5,268,697
Cash and investments-restricted	459,125
Receivables, net:	
Billed	519,157
Unbilled	1,393,221
Prepaid expenses	68,319
Total current assets	7,708,519
Non-current assets:	
Capital assets, net	14,769,913
Total non-current assets	14,769,913
Total assets	22,478,432
 <b>DEFERRED OUTFLOWS OF RESOURCES:</b>	
Other postemployment benefits	11,263
Debt refunding	25,392
Pension	51,074
Total deferred outflows of resources	87,729
 Total assets and deferred outflows of resources	\$ 22,566,161
 <b>LIABILITIES:</b>	
Current liabilities:	
Accounts payable	294,501
Accrued expenses	27,206
Unapplied payments	100,988
Accrued interest payable	71,756
Customer deposits	689,224
Compensated absences	32,693
Bonds, notes, and loans payable	1,039,067
Total current liabilities	2,255,435
Non-current liabilities:	
Net pension	51,682
Other postemployment benefits	28,472
Bonds, notes, and loans payable	4,378,181
Total non-current liabilities	4,458,335
Total liabilities	6,713,770
 <b>DEFERRED INFLOWS OF RESOURCES:</b>	
Other postemployment benefits	17,764
Pension	61,278
Total deferred inflows of resources	79,042
 <b>NET POSITION:</b>	
Net investment in capital assets	9,352,665
Restricted for debt service	459,125
Unrestricted	5,961,559
Total net position	15,773,349
 Total liabilities, deferred inflows of resources, and net position	\$ 22,566,161

See accompanying notes.

**CITY OF RAYTOWN, MISSOURI**  
**STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN FUND NET POSITION --**  
**PROPRIETARY FUND**  
**FOR THE YEAR ENDED OCTOBER 31, 2022**

	<b>Sewer Utility</b>
<b>REVENUES:</b>	
Charges for services	\$ 7,664,086
Miscellaneous	31,921
Total operating revenues	7,696,007
<b>OPERATING EXPENSES:</b>	
Personnel services	754,576
Contractual services	195,330
Materials and supplies	92,553
Maintenance and repairs	164,989
Sewer services	4,464,296
Depreciation and amortization	491,669
Bad debts	49,491
Total operating expenses	6,212,904
Operating income	1,483,103
<b>NON-OPERATING REVENUES (EXPENSES):</b>	
Interest income	222,997
Interest expense	(277,773)
	(54,776)
Increase in net position	1,428,327
Total net position - beginning	14,345,022
Total net position - ending	\$ 15,773,349

See accompanying notes.

CITY OF RAYTOWN, MISSOURI

STATEMENT OF CASH FLOWS -- PROPRIETARY FUND  
FOR THE YEAR ENDED OCTOBER 31, 2022

	<u>Sewer Utility</u>
CASH FLOWS FROM OPERATING ACTIVITIES:	
Received from customers	\$ 7,356,604
Payments to employees and fringe benefits	(489,938)
Payments for operations	<u>(5,005,538)</u>
Net cash provided by operating activities	<u>1,861,128</u>
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES:	
Proceeds from capital debt	1,226,857
Acquisition and construction of capital assets	(1,923,486)
Principal paid on capital debt and leases	(2,165,555)
Interest paid on capital debt and leases	<u>(311,133)</u>
Net cash used by capital and related financing activities	<u>(3,173,317)</u>
CASH FLOWS FROM INVESTING ACTIVITIES,	
Investment received	<u>222,997</u>
Net cash provided by investing activities	<u>222,997</u>
Net increase in cash and cash equivalents	(1,089,192)
Cash and cash equivalents, Beginning of the year	<u>6,817,014</u>
Cash and cash equivalents, End of the year	<u>\$ 5,727,822</u>
Cash and investments	5,268,697
Restricted cash and investments	<u>459,125</u>
Total cash and restricted cash and investment	<u>\$ 5,727,822</u>
Reconciliation of operating income to net cash provided by operating activities,	
Operating income	<u>\$ 1,483,103</u>
Adjustments to reconcile operating income to net cash provided by operating activities:	
Depreciation and amortization expense	491,670
Changes in assets and liabilities:	
Receivables, net	(74,765)
Pension related deferrals and assets	171,978
Prepaid items	14,936
Accounts payable and accrued expenses	5,484
Deferred revenue	(264,638)
Accrued interest payable	<u>33,360</u>
Total adjustments	<u>378,025</u>
Net cash provided by operating activities	<u>\$ 1,861,128</u>

See accompanying notes.



**CITY OF RAYTOWN, MISSOURI  
STATEMENT OF NET POSITION  
FIDUCIARY FUNDS  
OCTOBER 31, 2022**

	<b>Police Pension</b>	
	<b>Trust</b>	<b>Agency Funds</b>
<b>ASSETS:</b>		
Pooled cash and investments	\$ 9,284,517	\$ 73,761
Taxes receivable, net	-	32,877
Total assets	\$ 9,284,517	\$ 106,638
 <b>LIABILITIES,</b>		
Due to others	\$ -	\$ 106,638
 <b>NET POSITION,</b>		
Held in trust for pension benefits	\$ 9,284,517	\$ -

See accompanying notes.

**CITY OF RAYTOWN, MISSOURI  
STATEMENT OF CHANGES IN NET POSITION  
FIDUCIARY FUNDS  
OCTOBER 31, 2022**

	<b>Police Pension Trust</b>
<b>Additions:</b>	
Employer contributions	\$ 658,860
Investment earnings:	
Interest and dividends	466,975
Net appreciation in fair value of investments	(2,030,501)
Investment expenses	(77,492)
Total investment earnings	(1,641,018)
Total additions	(982,158)
<b>Deductions:</b>	
Benefits paid	1,445,969
Administrative expenses and other	68,713
Total deductions	1,514,682
Change in net position	(2,496,840)
Net position, beginning of year	11,781,357
Net position, end of year	\$ 9,284,517

See accompanying notes.

### **NOTES TO FINANCIAL STATEMENTS**

The Notes to the Financial Statements include a summary of the accounting policies followed and information used by the City that are judged to be most appropriate for full disclosure in the preparation of the financial statements.

# CITY OF RAYTOWN, MISSOURI

## NOTES TO FINANCIAL STATEMENTS

### 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES:

The financial statements of the City of Raytown, Missouri (the City), have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to government units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The more significant of the City's accounting policies are described below:

Reporting Entity: The City of Raytown, Missouri, was incorporated in 1950 and covers an area of approximately ten square miles in Jackson County, Missouri. Raytown is a fourth class city and operates under the mayor/board of aldermen form of government and provides services to its residents in many areas, including law enforcement, sewer services, community enrichment and development, and various social services. Fire protection and EMS services are provided by a fire district, which is a separate government entity. The City Administrator is the chief administrative officer of the City.

The accompanying financial statements present the City's primary government and its blended component unit: the City of Raytown, Missouri Tax Increment Financing (TIF) Commission (the Commission). The Commission is governed by an eleven-member board. Six members are appointed by the City's Board of Aldermen and the remaining five members are appointed by the respective taxing districts' boards. Although the Commission is legally separate, the Commission is reported as a blended component unit because its sole function is to use TIF as a method to finance economic development through payments in lieu of taxes (PILOTs) and economic activity taxes (EATs). The Commission does not issue separate financial statements.

Government-Wide and Fund Financial Statements: The government-wide financial statements include the statement of net position and the statement of activities. Government-wide statements report information on all of the activities of the City and its component units. *Governmental activities*, which are normally supported by taxes and governmental revenues, are reported separately from *business-type activities*, which rely to a significant extent on fees and charges for support.

As a general rule the effect of interfund activity has been eliminated from the government-wide financial statements. Exceptions to this general rule are payments in lieu of taxes where the amounts are reasonably equivalent in value to the interfund services provided and other charges between the government's sewer function and various other functions of the government. Elimination of these charges would distort the direct costs and program revenues reported for the various functions concerned.

## CITY OF RAYTOWN, MISSOURI

### NOTES TO FINANCIAL STATEMENTS

#### 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued):

##### Government-Wide and Fund Financial Statements (Continued):

The statement of activities demonstrates the degree to which the direct expenses of a given function are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function. Program revenues include: 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported as general revenues.

Separate fund financial statements are provided for governmental funds and proprietary funds. Major individual governmental funds and the major individual enterprise fund are reported as separate columns in the respective fund financial statements. Non-major funds include other Special Revenue and Capital Projects funds. The combined amounts for these funds are reflected in a single column in the Governmental fund Balance Sheet and Statement of Revenues, Expenditures, and Changes in Fund Balances. Detailed statements for non-major funds are presented with Combining and Individual Fund Statements and Schedules.

Measurement Focus, Basis of Accounting, and Basis of Presentation: The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting, as are the proprietary fund financial statements. Revenues are recognized when they occur and expenses are recognized when a liability is incurred, regardless of the timing of the related cash flows. Property taxes are recognized as revenues in the following year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the grantor have been met.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the City considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures generally are recognized when a liability is incurred, as under accrual accounting. However, debt service expenditures as well as expenditures related to compensated absences, claims, and judgments are reported only when payment is due. General capital asset acquisitions are reported as expenditures in governmental funds. Proceeds of general long-term debt are reported as other financing sources.

## CITY OF RAYTOWN, MISSOURI

### NOTES TO FINANCIAL STATEMENTS

#### 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued):

##### Measurement Focus, Basis of Accounting, and Basis of Presentation (Continued):

Property taxes that are not available for current year operations are shown as deferred inflows of resources in the Governmental Funds Balance Sheet. Property taxes are levied each year on all taxable real and personal property in the City. The City's property tax is levied each September 1 on the assessed value as of the prior January 1. Property taxes are billed in total by November 1 following the levy date and considered delinquent after January 1. On January 1, a lien attaches to all property for which taxes are unpaid.

Franchise taxes, licenses, and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Charges for sales and services (other than utility) and miscellaneous revenues are generally recorded as revenue when received in cash because they are generally not measurable until actually received.

The City reports the following major governmental funds:

The General Fund is the main operating fund. Expenditures from this fund provide basic City services, such as police protection, planning, inspection, engineering, animal control, civil defense, municipal court, and overall basic services such as finance and data processing, personnel, and general administration of the City.

Revenue sources include taxes, which include property taxes, sales taxes, franchise taxes, and cigarette taxes. Other revenues include other fees and licenses, and revenue gathered from the municipal court and investment earnings.

The TIF Fund accounts for taxes collected and expended for operations of the City's tax increment financing plans.

The Transportation Sales Tax Fund accounts for sales tax collected and other resources to be used for road and bridge projects within the City and operation and maintenance of the City's streets, curbs, etc.

The City reports the following non-major governmental funds:

The Park Fund accounts for property taxes levied for health-related programs.

The Risk Management Fund accounts for insurance and related expenses not directly attributable to any one department or fund.

The Capital Sales Tax Fund accounts for incremental property and sales taxes to be used for the maintenance and construction of capital projects.

## CITY OF RAYTOWN, MISSOURI

### NOTES TO FINANCIAL STATEMENTS

#### 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued):

##### Measurement Focus, Basis of Accounting, and Basis of Presentation (Continued):

The Public Safety Sales Tax Fund accounts for the voter-approved sales tax for the public safety.

The Capital Improvements Fund accounts for the revenues and expenditures paid for maintaining and improving the City's streets and storm sewer system. The ongoing revenue and expenditures are for the Ditzler CID.

The Storm Water Fund accounts for voter approved sales tax for maintenance and improvements for City storm water.

Proprietary fund financial statements are used to account for activities, which are similar to those found in the private-sector. The measurement focus is upon determination of net income, financial position, and cash flows. The City reports the following major proprietary fund:

The Sewer Utility Fund accounts for the provision of sewer services to the residents of the City. All activities necessary to provide such services are accounted for in this fund, including, but not limited to, administration, operations, maintenance, financing, billing, collection, and related debt service.

On the proprietary fund financial statements, operating revenues are those that flow directly from the operations of the activity, i.e., charges to customers or users who purchase or use the goods or services of that activity. Operating expenses are those that are incurred to provide those goods or services. Non-operating revenues and expenses are items such as investment income and interest expense that are not a result of the direct operations of the activity.

Fiduciary fund financial statements are custodial in nature and are merely clearing accounts for assets held by the City as an agent for individuals, private organization, or other governments. Fiduciary funds are excluded from government-wide financial statements.

The Police Pension Trust Fund accounts for the activity of the Policeman's Frozen Retirement Plan.

##### Agency Funds:

The Raytown Highway 350 Transportation Development District (TDD) Fund accounts for taxes collected on behalf of the TDD.

The Ditzler CID Fund accounts for taxes collected on behalf of the CID.

## CITY OF RAYTOWN, MISSOURI

### NOTES TO FINANCIAL STATEMENTS

#### 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued):

Budgets: The reported budgetary data represents the final approved budget after amendments as adopted by the Board of Alderman. Annual operating budgets are adopted for the General Fund, Special Revenue Funds, Capital Projects Funds, and Proprietary Funds. Missouri law requires budgets to be adopted for all governmental funds. The City prepares its budgets on the modified accrual basis of accounting for its governmental funds and the accrual basis for its proprietary funds. The Board of Alderman has amended the budget at various times during the year and has performed the following procedures in establishing the City's budget:

- (1) Prior to September 30, the City Administrator submits to the Board of Alderman a proposed operating budget for the fiscal year commencing the following November 1. The operating budget includes proposed expenditures and the means of financing them.
- (2) Public hearings are conducted to obtain taxpayer comments.
- (3) Prior to November 1, the budget is legally enacted through the passage of an ordinance.
- (4) The City Administrator is authorized to transfer budgeted amounts between departments within any fund; however, any revisions that alter the total expenditures of any fund greater than \$30,000 for non-budgeted purchases and \$50,000 for budgeted purposes must be approved by the Board of Alderman. This constitutes the City's legal level of budgetary control.
- (5) Appropriations are included in budgetary schedules.

Net Position - Government-Wide Statements: Net Position is displayed in three components:

- (1) Net investment in capital assets component of net position: Consists of capital assets including restricted capital assets, net of accumulated depreciation and reduced by the outstanding balances of any bonds, mortgages, notes, or other borrowings that are attributable to the acquisition, construction, or improvements of those assets.
- (2) Restricted component of net position: Consists of restricted assets, reduced by liabilities and deferred inflows of resources related to those assets, with constraints placed on the use either by (a) external groups such as creditors, grantors, contributors, or laws and regulations of other governments; or (b) law through constitutional provisions or enabling legislation.
- (3) Unrestricted component of net position: Consists of the net amount of the assets, deferred outflows of resources, liabilities, and deferred inflows of resources that are not included in the determination of "net investment in capital assets" or the "restricted" component of net position.

It is the City's policy to first use restricted net position prior to the use of unrestricted net position when an expense is incurred for purposes for which both restricted and unrestricted net position are available.



# CITY OF RAYTOWN, MISSOURI

## NOTES TO FINANCIAL STATEMENTS

### 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued):

Fund Equity: In the fund financial statements, governmental funds report aggregate amounts for five classifications of fund balances based on the constraints imposed on the use of these resources. The nonspendable fund balance classification includes amounts that cannot be spent because they are either (a) not in spendable form – prepaid items or inventories; or (b) legally or contractually required to be maintained intact.

The spendable portion of the fund balance comprises the remaining four classifications: restricted, committed, assigned, and unassigned.

*Restricted fund balance* - This classification reflects the constraints imposed on resources either (a) externally by creditors, grantors, contributors, or laws or regulations of other governments; or (b) imposed by law through constitutional provisions or enabling legislation.

*Committed fund balance* - These amounts can only be used for specific purposes pursuant to constraints imposed by formal resolutions or ordinances of the Board of Alderman—the government’s highest level of decision making authority. Those committed amounts cannot be used for any other purpose unless the Board of Alderman removes the specified use by taking the same type of action imposing the commitment. This classification also includes contractual obligations to the extent that existing resources in the fund have been specifically committed for use in satisfying those contractual requirements.

*Assigned fund balance* - This classification reflects the amounts constrained by the City’s “intent” to be used for specific purposes, but are neither restricted nor committed. The Board of Alderman and the City Administrator have the authority to assign amounts to be used for specific purposes. Assigned fund balance include all remaining amounts (except negative balances) that are reported in the governmental funds, other than the General Fund, that are not classified as nonspendable and are neither restricted nor committed.

*Unassigned fund balance* - This fund balance is the residual classification for the General Fund. It is also used to report negative fund balances in other governmental funds.

When both restricted and unrestricted resources are available for use, it is the City’s policy to use externally restricted resources first, then unrestricted resources—committed, assigned, and unassigned—in order as needed.

Receivables: Accounts receivable for sewer service is accounted for in the Sewer Fund and include billed amounts as well as an accrual for the earned but unbilled services from the previous billing date through October 31, 2022. Receivables in the General Fund represent charges for services, taxes, intergovernmental and loans. All receivables are stated net of allowances for uncollectible accounts.

Interfund Receivables and Payables: Transactions between funds that are representative of cash overdrafts from pooled cash and investing are reported as interfund receivables or payables.

## CITY OF RAYTOWN, MISSOURI

### NOTES TO FINANCIAL STATEMENTS

#### 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued):

Pooled Cash, Investments, and Restricted Assets: State statutes authorize the City to invest in banking institutions and obligations of municipalities, repurchase agreements, U.S. government agency obligations, and obligations of the U.S. Treasury. Cash resources of the individual governmental fund types are combined to form a pool of cash and investments. At October 31, 2022, the City's cash was deposited in demand accounts and money markets. Investments with maturities of less than one year are stated at cost, which approximates fair value. All investments are stated at cost, which approximates fair value. Interest income on pooled cash and investments is allocated based upon each fund's respective average cash balance.

Certain proceeds of federal grants are classified as restricted assets on the balance sheet because their use is limited by applicable grant agreements. Assets are also restricted for debt service reserve requirements.

Statement of Cash Flows: A statement of cash flows has been presented in accordance with GASB Statement 9 for the Proprietary Fund. For purposes of the statement of cash flows, all highly liquid investments (including restricted assets) with a maturity of three months or less when purchased are considered to be cash equivalents.

Interfund Activity: During the course of normal operations, the City has transactions between funds, including expenditures and transfers of resources to provide services and construct assets. Legally authorized transfers are treated as transfers and are included in the results of operations of both Governmental and Proprietary Funds.

Inventory: Inventory, which consists principally of maintenance supplies and gasoline, is valued at cost using the first-in/first-out (FIFO) method. The costs of governmental fund inventories are recorded as expenditures when purchased.

Compensated Absences: Accumulated vacation and sick leave, that is expected to be liquidated with expendable available financial resources, is reported as an expenditure and a fund liability of the governmental fund that will pay it. Accumulated vacation and sick leave of proprietary funds is recorded as an expense and liability of those funds as the benefits accrue to employees. A liability for these amounts is reported in governmental funds only if they have matured, for example, as a result of employee resignations or retirements.

Unearned Revenues: Governmental funds report deferred inflows when resources are received by the City before it has a legal claim to them. In subsequent periods, when both revenue recognition criteria are met, or when government has a legal claim to the resources, revenue is recognized. Proprietary funds report unearned revenues when resources are received by the City before services are provided. In subsequent periods after services have been provided revenue is recognized.

# CITY OF RAYTOWN, MISSOURI

## NOTES TO FINANCIAL STATEMENTS

### 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued):

Capital Assets: Capital assets, which include land, buildings and improvements, equipment, and infrastructure assets (e.g., roads and bridges), are reported in the applicable government or business-type activities columns in the government-wide statements. Capital assets are defined as assets with a cost of \$5,000 or more and expected useful lives in excess of one year. Capital assets are recorded at historical cost if purchased or constructed, or at estimated historical cost if actual historical cost is not available. Donated capital assets are recorded at estimated acquisition value at the date of donation. The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend the asset's life are not capitalized.

All reported capital assets except land and CIP are depreciated. Improvements are depreciated over the remaining useful lives of the related capital assets. Depreciation is computed using the straight-line method over the following estimated lives: Buildings and improvements 25 - 40 years, office equipment and furniture 7 - 10 years, computer equipment 3 - 5 years, infrastructure 20 - 75 years, vehicles and equipment 5 - 15 years.

Deferred Outflows/Inflows of Resources: In addition to assets, the statement of net position will sometimes report a separate element for deferred outflows of resources. This separate financial statement element represents a consumption of net asset that applies to a future period(s) and will not be recognized as an outflow of resources, or expenses/expenditures, until then. The City reports deferred charge on refunding, pension/OPEB contributions made after the measurement date, pension changes in assumptions, pension net differences between projected and actual investment earnings and pension differences between expected and actual experience as deferred outflows of resources.

In addition to liabilities, the statement of net position will sometimes report a separate element for deferred inflows of resources. This separate financial statement element represents an acquisition of net assets that applies to a future period(s) and will not be recognized as an inflow of resources, or revenues, until that time. The City reports ARPA grants, wellness, leases, pension/OPEB differences between expected and actual experience, the net difference between projected and actual earnings on pension/OPEB investments, and changes of assumptions.

Other Post-Employment Benefits (OPEB): The fiduciary net position of the plan has been determined using the flow of economic resources measurement focus and full accrual basis of accounting. This includes the purpose of measuring the net OPEB liability, deferred outflows of resources and deferred inflows of resources related to the OPEB, and OPEB expense, information about assets, liabilities and additions to/deductions from the City's fiduciary net position. Benefit payments are recognized when due and payable in accordance with the benefit terms. There are no investments as this is a "pay as you go" plan.

Long-Term Obligations: Long-term debt is recognized as a liability of a governmental fund when due. For other long-term obligations, only that portion expected to be financed from expendable available financial resources is reported as a fund liability of a governmental fund. Long-term liabilities expected to be financed from proprietary fund operations are accounted for in those funds.

## CITY OF RAYTOWN, MISSOURI

### NOTES TO FINANCIAL STATEMENTS

#### 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued):

Encumbrances: Encumbrance accounting, under which purchase orders, contracts, and other commitments for the expenditure of monies are recorded in order to reserve that portion of the applicable appropriation, is employed as an extension of the formal budgetary control. Encumbrances outstanding at year-end, if any, are reported as reservations of fund balance for subsequent year expenditures. When expenditures are incurred in subsequent years relating to amounts previously encumbered, such amounts are, if material, reappropriated in the year expended.

Use of Estimates: The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

Pensions: For purposes of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the Missouri Local Government Employees Retirement System (LAGERS) and additions to/deductions from LAGERS fiduciary net position have been determined on the same basis as they are reported by LAGERS. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

Leases: The City is a lessor for 2 lease agreements. A lease receivable and a deferred inflow of resources is recognized at the commencement of the lease term. The lease receivable is measured at the present value of the lease payments expected to be received during the lease term. The deferred inflows of resources should be measured at the value of the lease receivable plus any payments received at or before the commencement of the lease term that relates to future periods.

The City uses the estimated incremental borrowing rate to calculate the present value of lease payments when the rate implicit in the lease is not known. The City includes lease extension and termination options in the lease term, if after considering relevant economic factors, it is reasonably certain the City or lessee will exercise the option. The City has elected to combine lease and non-lease components for all lease contracts and also has not recognized RTU assets and lease liabilities for lease terms for 12 months or less.

**CITY OF RAYTOWN, MISSOURI**

**NOTES TO FINANCIAL STATEMENTS**

2. DEPOSITS AND INVESTMENTS:

At October 31, 2022, the carrying amount of the City's cash on hand and demand deposits in financial institutions was \$5,354 and \$16,887,377, respectively. The bank balances of demand deposits were fully covered with a combination of FDIC insurance and pledged collateral held in the name of the City. All deposits were held by a qualified depository.

At October 31, 2022, the City's cash and investments consisted of the following:

	<u>Primary government</u>	<u>Fiduciary funds</u>	<u>Total</u>
Investments:			
Short-term investments held in trust	\$ 3,948,226	\$ -	\$ 3,948,226
MOSIP	6,532,235	-	6,532,235
Pension trust investments	<u>-</u>	<u>9,044,917</u>	<u>9,044,917</u>
	<u>10,480,461</u>	<u>9,044,917</u>	<u>19,525,378</u>
Cash on hand	5,355	-	5,355
Deposits	<u>16,813,615</u>	<u>313,361</u>	<u>17,126,976</u>
	<u>16,818,970</u>	<u>313,361</u>	<u>17,132,331</u>
Total	<u>\$ 27,299,431</u>	<u>\$ 9,358,278</u>	<u>\$ 36,657,709</u>

Deposits and investments of the City are reflected in the government-wide financial statements as follows:

	<u>Government- Wide Statement of Net Position</u>	<u>Fiduciary Funds Statement of Net Position</u>	<u>Total</u>
Pooled cash and cash equivalents	\$ 17,785,012	\$ 9,358,278	\$ 27,143,290
Restricted cash and investments	<u>9,514,419</u>	<u>-</u>	<u>9,514,419</u>
	<u>\$ 27,299,431</u>	<u>\$ 9,358,278</u>	<u>\$ 36,657,709</u>

**CITY OF RAYTOWN, MISSOURI**  
**NOTES TO FINANCIAL STATEMENTS**

2. DEPOSITS AND INVESTMENTS (Continued):

At October 31, 2022, the City had the following investments and maturities:

	Level 1	Maturity
Investments by fair value level:		
US Treasuries	\$ 582,954	2/15/2024-2/15/2032
Cash	29,226	
Federal Agency Issues:		
Federal National Mortgage Assoc	3,367	8/1/2035 - 4/1/2036
Federal Home Loan Mortgage Corp	2,099	2/1/2037
PC Gold Comb Gold Pool	7,856	1/1/2048
Mass Mutual DET Corporate Trust GIC	249,338	1/1/2028
Corporate bonds, stocks and notes	5,793,896	
Total investments by fair value level	6,668,736	
Investments measured by the net asset value:		
Bank Midwest Money Market	1,421,735	
MOSIP Liquid Series	6,532,235	
Fidelity Treasury Fund Class III	2,067,366	
Morgan Stanley Institutional Liquidity Fund	180,561	
Midcap SPDR Trust Series I	532,524	
Eaton Vance Floating Rate Institutional	96,538	
Lord Abbett Short Duration Income Instl	135,198	
Vanguard Group High Yield Corp Admiral	207,524	
Northern Funds Inst. Government	175,291	
DFA Funds US Small Cap Fund	505,553	
T.Rowe Price Mutual Funds Mid Cap Growth	268,298	
MFS International Value R6	53,650	
DFA Funds Emerging Mkts Core Equity	151,654	
Invesco Oppenheimer Mututal Funds Developing Mkts	284,984	
Vanguard Group REIT Index Fund	243,531	
Total investments measured at net asset value	12,856,642	
Total investments	\$ 19,525,378	

## CITY OF RAYTOWN, MISSOURI

### NOTES TO FINANCIAL STATEMENTS

#### 2. DEPOSITS AND INVESTMENTS (Continued):

##### Credit Risk:

Credit risk is the risk that an issuer or other counterparty to an investment will not fulfill its obligations. Credit risk is measured using credit quality ratings of investments in debt securities as described by nationally recognized rating agencies such as Standard & Poor's and Moody's. Concentration of credit risk is the risk of loss attributed to the magnitude of investment in a single issuer.

Missouri State Statutes authorize the City, with certain restrictions, to deposit funds in open accounts, time deposits, and certificates of deposit. Statutes also require that collateral pledged have a fair market value equal to 100% of the funds on deposit, less insured amounts. Collateral securities must be held by the City or a disinterested third party and must be of the kind prescribed by statutes and approved by the State. The City may purchase any investments allowed by the State Treasurer. These include (a) obligations of the United States government or any agency or instrumentality thereof maturing and becoming payable not more than three years from the date of purchase, or (b) repurchase agreements maturing and becoming payable within 90 days secured by U.S. Treasury obligations or obligations of U.S. government agencies or instrumentalities of any maturity, as provided by law.

The City's general credit risk policy is to apply the prudent person rule: Investments shall be made with the exercise of that judgment and care, under circumstances then prevailing, which individuals of prudence, discretion, and intelligence exercise in the management of their own affairs, not for speculation, but for investment, considering the probable safety of their capital, as well as the probable income to be derived.

##### Interest Rate Risk:

Interest rate risk is the risk that changes in interest rates will adversely affect the fair value of an investment. The City does not have a formal policy for interest rate risk. However, the City does manage its exposure to fair value loss arising from interest rate changes on internally invested funds by reviewing the portfolio on an ongoing basis for changes in effective yield amounts. The City has elected to use the segmented time distribution method of disclosure for its interest rate risk.

##### Custodial Credit Risk:

The custodial credit risk for deposits is the risk that, in the event of the failure of a depository financial institution, the City will not be able to recover deposits or will not be able to recover collateral securities that are in the possession of an outside party. The custodial credit risk of investments is the risk that, in the event of the failure of the counterparty to a transaction, the City will not be able to recover the value of investment or collateral securities that are in the possession of an outside party. The City's policy is to collateralize demand deposits with securities held by the financial institution's agent and in the City's name.

**CITY OF RAYTOWN, MISSOURI**

**NOTES TO FINANCIAL STATEMENTS**

**3. RECEIVABLES:**

As a result of providing sanitation services to its citizens, the City has extended credit to them. Accounts receivable are presented net of allowance for doubtful accounts of \$129,790 for the Sewer Utility Fund.

The City has entered into a development agreement with Gregory Square Partners, LLC and the Ditzler Community Improvement District (CID). Under the agreement, the City provided funding totaling \$850,000 to be used to finance a portion of the development cost of the project and development of certain real property located at the intersection of Gregory Boulevard and Ditzler Avenue. Under the terms of the agreement, the City is scheduled to be reimbursed for the \$850,000 in funding over a period not to exceed 20 years, including interest at 6.5%, from CID sales taxes generated from taxable sales within the CID district. The outstanding balance under the agreement is \$365,861 as of October 31, 2022.

**4. CAPITAL ASSETS:**

Capital asset activity for the year ended October 31, 2022, consisted of the following:

	Balance 11/1/2021	Additions	Retirements	Balance 10/31/2022
<b>Governmental activities:</b>				
Capital assets not being depreciated:				
Land	\$ 1,473,340	\$ 28,750	\$ -	\$ 1,502,090
Construction in progress	<u>3,843,483</u>	<u>1,419,860</u>	<u>3,827,440</u>	<u>1,435,903</u>
Total capital assets not being depreciated	<u>5,316,823</u>	<u>1,448,610</u>	<u>3,827,440</u>	<u>2,937,993</u>
Capital assets being depreciated:				
Buildings and improvements	8,287,987	48,320	-	8,336,307
Infrastructure	66,062,564	4,225,517	-	70,288,081
Vehicles and equipment	<u>10,064,163</u>	<u>680,006</u>	<u>242,934</u>	<u>10,501,235</u>
Total capital assets being depreciated	<u>84,414,714</u>	<u>4,953,843</u>	<u>242,934</u>	<u>89,125,623</u>
Less: Accumulated depreciation				
Buildings and improvements	4,679,635	226,685	-	4,906,320
Infrastructure	49,381,448	1,916,901	-	51,298,349
Vehicles and equipment	<u>8,351,599</u>	<u>453,008</u>	<u>242,934</u>	<u>8,561,673</u>
Total accumulated depreciation	<u>62,412,682</u>	<u>2,596,594</u>	<u>242,934</u>	<u>64,766,342</u>
Total capital assets being depreciated, net	<u>22,002,032</u>	<u>2,357,249</u>	<u>-</u>	<u>24,359,281</u>
Total governmental activities capital assets, net	<u>\$ 27,318,855</u>	<u>\$ 3,805,859</u>	<u>\$3,827,440</u>	<u>\$ 27,297,274</u>



**CITY OF RAYTOWN, MISSOURI**  
**NOTES TO FINANCIAL STATEMENTS**

4. CAPITAL ASSETS (Continued):

Capital asset activity for the year ended October 31, 2022, consisted of the following (Continued):

	Balance 11/1/2021	Additions	Retirements	Balance 10/31/2022
<b>Business-type activities:</b>				
Capital assets not being depreciated:				
Land	\$ 433,393	\$ -	\$ -	\$ 433,393
Construction in progress	301,864	1,840,583	-	2,142,447
Total capital assets not being depreciated	735,257	1,840,583	-	2,575,840
Capital assets being depreciated:				
Vehicles and equipment	677,920	82,903	-	760,823
Distribution system	25,972,023	-	-	25,972,023
Total capital assets being depreciated	26,649,943	82,903	-	26,732,846
Less: Accumulated depreciation:				
Vehicles and equipment	666,501	7,796	-	674,297
Distribution system	13,380,603	483,873	-	13,864,476
Total accumulated depreciation	14,047,104	491,669	-	14,538,773
Total capital assets being depreciated, net	12,602,839	(408,766)	-	12,194,073
Total business-type activities capital assets, net	\$ 13,338,096	\$ 1,431,817	\$ -	\$ 14,769,913

Depreciation expense was charged to the function/programs of the primary government as follows:

Governmental activities:

General government	\$ 84,617
Parks	132,553
Public safety	176,451
Public works	2,202,973
Total depreciation expense, governmental	2,596,594

Business-type activities,

Sewer Utility	\$ 491,669
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Land held for Redevelopment: The City has acquired title to certain land that is not used in the City's continuing operations but is instead held by the City for future redevelopment projects. At October 31, 2022, the carrying value of the land was \$1,034,432.

**CITY OF RAYTOWN, MISSOURI**

**NOTES TO FINANCIAL STATEMENTS**

5. DEFINED PENSION PLAN:

Plan description: The City’s defined benefit pension plan provides certain retirement, disability, and death benefits to plan members and beneficiaries. The City participates in the Missouri Local Government Employees Retirement System (LAGERS). LAGERS is an agent multiple-employer, statewide public employee pension plan established in 1967 and administered in accordance with RSMo. 70.600-70.755. As such, it is LAGERS responsibility to administer the law in accordance with the expressed intent of the General Assembly. The plan is qualified under the Internal Revenue Code Section 401(a) and is tax exempt. The responsibility for the operations and administration of LAGERS is vested in the LAGERS Board of Trustees consisting of seven persons. LAGERS issues a publicly available financial report that includes financial statements and required supplementary information. This report may be obtained by accessing the LAGERS website at [www.molagers.org](http://www.molagers.org).

Benefits provided: LAGERS provides retirement, death, and disability benefits. Benefit provisions are adopted by the governing body of the employer, within the options available in the state statutes governing LAGERS. All benefits vest after 5 years of credited service. Employees who retire on or after age 60 (55 for police and fire) with 5 or more years of service are entitled to an allowance for life based upon the benefit program information provided below. Employees may retire with an early retirement benefit with a minimum of 5 years of credited service and after attaining age 55 (50 for police and fire) and receive a reduced allowance.

	2022 Valuation
Benefit Multiplier:	1.75%
Final Average Salary:	5 years
Member Contributions:	4%

Benefit terms provide for annual post retirement adjustments to each member’s retirement allowance subsequent to the member’s retirement date. The annual adjustment is based on the increase in the Consumer Price Index and is limited to 4% per year.

Employees covered by benefit terms: At June 30, 2022, the following employees were covered by the benefit terms:

Inactive employees or beneficiaries currently receiving benefits	54
Inactive employees entitled to but not yet receiving benefits	127
Active employees	96
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	277
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**CITY OF RAYTOWN, MISSOURI**

**NOTES TO FINANCIAL STATEMENTS**

5. DEFINED PENSION PLAN (Continued):

Contributions: The employer is required to contribute amounts at least equal to the actuarially determined rate, as established by LAGERS. The actuarially determined rate is the estimated amount necessary to finance the cost of benefits earned by employees during the year, with an additional amount to finance an unfunded accrued liability. Full-time employees of the employer contribute 4% to the pension plan. Employer contribution rates are 15.5% General and 9.5% Police of annual covered payroll.

Net Pension Liability: The employer’s net pension liability was measured as of June 30, 2022, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of February 28, 2022.

Actuarial Assumptions: The total pension liability in the February 28, 2022, actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Inflation	2.75% wage inflation; 2.25% price inflation
Salary Increase	2.75% to 6.75% including wage inflation
Investment rate of return	7.0%, net of investment expenses

Mortality rates were based on the PubG-2010, PubNS-2010, and PubS-2010 mortality table for males and females, adjusted for mortality improvement back to the observation period base year of 2006.

The actuarial assumptions used in the February 28, 2022 valuation were based on the results of an actuarial experience study for the period March 1, 2015 through February 29, 2020.

The long-term expected rate of return on pension plan investments was determined using a model method in which the best-estimate ranges of expected future real rates of return (expected returns, net of investment expenses and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. The target allocation and best estimates of arithmetic real rates of return for each major asset class are summarized in the following table:

Asset Class	Target Allocation	Long-Term Expected Real Rate of Return
Equity	39.00%	4.16%
Fixed Income	28.00%	1.05%
Real Assets	33.0%	2.09%

**CITY OF RAYTOWN, MISSOURI**

**NOTES TO FINANCIAL STATEMENTS**

5. DEFINED PENSION PLAN (Continued):

Discount rate: The discount rate used to measure the total pension liability is 7.00%. The projection of cash flows used to determine the discount rate assumes that employer and employee contributions will be made at the rates agreed upon for employees and the actuarially determined rates for employers. Based on these assumptions, the pension plan's fiduciary net position was projected to be available to pay all projected future benefit payments of current active and inactive employees. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payment to determine the total pension liability.

**Changes in the Net Pension Liability**

	Increase (Decrease)		
	Total Pension Liability	Plan Fiduciary Net Position	Net Pension Liability (Asset)
	(a)	(b)	(a) - (b)
Balances at 6/30/2021	\$ 21,935,693	\$ 22,342,107	\$ (406,414)
Changes for the year:			
Service Cost	637,770	-	637,770
Interest	1,529,148	-	1,529,148
Difference between expected and actual experience	-	-	-
Change in assumptions	(203,302)	-	(203,302)
Contributions - employer	-	776,394	(776,394)
Contributions - employee	-	238,834	(238,834)
Net investment income	-	14,728	(14,728)
Benefit payments, including refunds	(822,350)	(822,350)	-
Administrative expense	-	(24,315)	24,315
Other changes	-	(230,396)	230,396
Net changes	1,141,266	(47,105)	1,188,371
Balances at 6/30/2022	<u>\$ 23,076,959</u>	<u>\$ 22,295,002</u>	<u>\$ 781,957</u>

Sensitivity of the net pension liability to changes in the discount rate: The following presents the Net Pension Liability of the employer, calculated using the discount rate of 7.00%, as well as what the employer's Net Pension Liability would be using a discount rate that is 1 percentage point lower 6.00% or one percentage point higher 8.00% than the current rate.

	1% Decrease	Current Single Discount	1% Increase
	6.00%	Rate Assumption 7.00%	8.00%
Total Pension Liability (TPL)	\$ 26,603,591	\$ 23,076,959	\$ 20,185,024
Plan Fiduciary Net Position	<u>22,295,002</u>	<u>22,295,002</u>	<u>22,295,002</u>
Net Position Liability/(Asset) (NPL)	<u>\$ 4,308,589</u>	<u>\$ 781,957</u>	<u>\$ (2,109,978)</u>

**CITY OF RAYTOWN, MISSOURI**

**NOTES TO FINANCIAL STATEMENTS**

5. DEFINED PENSION PLAN (Continued):

**Pension Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions**

For the year ended October 31, 2022 the employer recognized pension expense of \$245,317. The employer reported deferred outflows and inflows of resources related to pensions from the following sources:

	<u>Deferred Outflows of Resources</u>		<u>Deferred Inflows of Resources</u>		<u>Net Deferred Resources</u>
	<u>Governmental</u>	<u>Business-type</u>	<u>Governmental</u>	<u>Business-type</u>	
Differences in experience	\$ 577,344	\$ 32,920	\$ (557,794)	\$ (6,359)	\$ 46,111
Differences in assumptions	42,139	-	(86,149)	(15,003)	(59,013)
Excess (deficit) investment returns	-	-	(550,381)	(83,556)	(633,937)
Contributions subsequent to the measurement date*	257,968	44,954	-		302,922
Total	<u>\$ 877,451</u>	<u>\$ 77,874</u>	<u>\$ (1,194,324)</u>	<u>\$ (104,918)</u>	<u>\$ (343,917)</u>

\*The amount reported as deferred outflows of resources resulting from contributions subsequent to the measurement date will be recognized as a reduction in the Net Pension Liability for the year ending October 31, 2023.

Amounts reported as deferred outflows and inflows of resources related to pensions will be recognized in pension expense as follows:

<u>Year Ending</u>	<u>Net Deferred Outflows of Resources</u>
2022	\$ (323,004)
2023	(269,313)
2024	(425,095)
2025	376,888
2026	(6,315)
Thereafter	-
	<u>\$ (646,839)</u>

**Payable to the Pension Plan**

At October 31, 2022, the City reported a payable of \$82,496 for the outstanding amount of contributions due to the pension plan.

**CITY OF RAYTOWN, MISSOURI**

**NOTES TO FINANCIAL STATEMENTS**

6. POLICE OFFICERS' RETIREMENT PLAN (FROZEN):

**General information about the plan**

Plan description: Commissioned officers of the Police Department hired before December 31, 2013 are members of the Police Officers' Retirement Fund Pension Plan. The plan is a single-employer plan administered by the City. Benefit Trust Company Inc. acts as the investment advisor and custodian for the plan. The financial statements of this plan are included in the Pension Trust Fund in the accompanying basic financial statements of the City.

The plan was amended and restated effective December 31, 2013. Under the amendment and restated plan, benefits were frozen as of December 31, 2013, no new participants are allowed to enter the plan, and all active participants as of December 31, 2013 are 100% vested. The plan does not issue a separate financial statement.

Benefits provided: The Plan provides retirement, disability and death benefits to plan members and beneficiaries. Officers who retire at age 55 with 20 or more years of service are entitled to an allowance for life based on the benefit program information provided below.

	2022 Valuation
Benefit Multiplier:	2.5% up to 20 years, plus 1% times the next 10 years
Final Average Salary:	5 highest calendar years of compensation out of last 10 years
Member Contributions:	0%

Employees covered by benefit terms: At January 1, 2022, the following employees were covered by the benefit terms:

Inactive employees or beneficiaries currently receiving benefits	44
Inactive employees entitled to but not yet receiving benefits	24
Active employees	13
	<hr/>
	81
	<hr/>

Contributions: The employer is required to contribute amounts at least equal to the actuarially determined rate, as established by LAGERS. The actuarially determined rate is the estimated amount necessary to finance the cost of benefits earned by employees during the year, with an additional amount to finance an unfunded accrued liability. Full-time employees of the employer do not contribute to the pension plan.

CITY OF RAYTOWN, MISSOURI

NOTES TO FINANCIAL STATEMENTS

6. POLICE OFFICERS' RETIREMENT PLAN (FROZEN) (Continued):

Net Pension Liability: The employer's net pension liability was measured as of January 1, 2022, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of January 1, 2022.

Actuarial Assumptions: The total pension liability in the January 1, 2022, actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Salary Increase	4.0% (plan is frozen, scale is for death benefits only)
Investment rate of return	7.0% (net of investment fees, 2.5% inflation component)

Mortality rates were based on the Public Safety 2010 tables for employees and annuitants projected with generational improvements using scale MP-2021.

The actuarial assumptions used in the January 1, 2022 valuation were based on past experience of the plan.

The long-term expected rate of return on pension plan investments was determined using a model method in which the best-estimate ranges of expected future real rates of return (expected returns, net of investment expenses and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. The target allocation and best estimates of arithmetic real rates of return for each major asset class are summarized in the following table:

<u>Asset Class</u>	<u>Target Allocation</u>	<u>Long-Term Expected Real Rate of Return</u>
Equity	65.00%	8.50%
Fixed Income	35.00%	4.25%

Discount rate: The discount rate used to measure the total pension liability is 7.0%. The projection of cash flows used to determine the discount rate assumes that employer and employee contributions will be made at the rates agreed upon for employees and the actuarially determined rates for employers. Based on these assumptions, the pension plan's fiduciary net position was projected to be available to pay all projected future benefit payments of current active and inactive employees. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payment to determine the total pension liability.

**CITY OF RAYTOWN, MISSOURI**  
**NOTES TO FINANCIAL STATEMENTS**

6. POLICE OFFICERS' RETIREMENT PLAN (FROZEN) (Continued):

**Changes in the Net Pension Liability**

	Increase (Decrease)		
	Total Pension Liability	Plan Fiduciary Net Position	Net Pension Liability
	(a)	(b)	(a) - (b)
Balances at 12/31/2020	\$ 17,261,198	\$ 11,014,885	\$ 6,246,313
Changes for the year:			
Service Cost	35,220	-	35,220
Interest	1,241,753	-	1,241,753
Difference between expected and actual experience	38,703	-	38,703
Change in assumptions	816,986	-	816,986
Contributions - employer	-	648,688	(648,688)
Contributions - employee	-	-	-
Net investment income	-	1,620,779	(1,620,779)
Benefit payments, including refunds	(1,453,379)	(1,453,379)	-
Administrative expense	-	(23,594)	23,594
Other changes	-	-	-
Net changes	679,283	792,494	(113,211)
Balances at 12/31/2021	\$ 17,940,481	\$ 11,807,379	\$ 6,133,102

Sensitivity of the net pension liability to changes in the discount rate: The following presents the Net Pension Liability of the employer, calculated using the discount rate of 7.0%, as well as what the employer's Net Pension Liability would be using a discount rate that is 1 percentage point lower 6.0% or one percentage point higher 8.0% than the current rate.

	Current Single Discount		
	1% Decrease 6.0%	Rate Assumption 7.0%	1% Increase 8.0%
	Total Pension Liability (TPL)	\$ 19,734,565	\$ 17,940,481
Plan Fiduciary Net Position	11,807,379	11,807,379	11,807,379
Net Position Liability/(Asset) (NPL)	\$ 7,927,186	\$ 6,133,102	\$ 4,617,795



**CITY OF RAYTOWN, MISSOURI**  
**NOTES TO FINANCIAL STATEMENTS**

6. POLICE OFFICERS' RETIREMENT PLAN (FROZEN) (Continued):

**Pension Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions**

For the year ended October 31, 2022 the employer recognized pension expense of \$878,135. The employer reported deferred outflows and inflows of resources related to pensions from the following sources:

	<b>Deferred Outflows of Resources</b>	<b>Deferred Inflows of Resources</b>
Differences in experience	\$ 7,237	\$ -
Differences in assumptions	152,770	-
Excess (deficit) investment returns	-	(1,105,502)
Total	\$ 160,007	\$ (1,105,502)

Amounts reported as deferred outflows and inflows of resources related to pensions will be recognized in pension expense as follows:

Year Ending	Net Deferred Inflows of Resources
2022	\$ (42,950)
2023	(498,016)
2024	(239,367)
2025	(165,162)
2026	-
Thereafter	-
	\$ (945,495)

**Payable to the Pension Plan**

At October 31, 2022, the City reported a payable of \$0 for the outstanding amount of contributions due to the pension plan.

7. DEFERRED COMPENSATION PLAN:

Beginning on January 1, 2013, the City offers all employees not governed by a collective bargaining agreement a deferred compensation plan created in accordance with the Internal Revenue Code Section 401(a). Under the plan, the City matches 50% of employee contributions, up to 2% of the employee's annual salary deferrals to the plan. The payroll for the employees covered by the plan was \$3,529,310 during the year. Total gross payroll was \$6,715,857. For the year ended October 31, 2022, the City contributed \$66,362 to the plan.

**CITY OF RAYTOWN, MISSOURI**  
**NOTES TO FINANCIAL STATEMENTS**

8. LONG-TERM DEBT:

Changes in long-term debt of the City for the year ended October 31, 2022, consisted of the following:

<b>Governmental Activities</b>					
	<b>Balance November 1, 2021</b>	<b>Additions</b>	<b>Payments/ Adjustments</b>	<b>Balance October 31, 2022</b>	<b>Due in One year</b>
Revenue bonds	\$ 24,955,000	\$ -	\$ 2,120,000	\$ 22,835,000	\$2,220,000
Other liabilities:					
OPEB*	322,497	19,081	86,943	254,635	-
Net pension*	5,949,902	1,043,874	130,399	6,863,377	-
Compensated absences*	511,456	544,801	581,383	474,874	367,300
	\$ 31,738,855	\$ 1,607,756	\$ 2,918,725	\$ 30,427,886	\$2,587,300

<b>Business-Type Activities</b>					
	<b>Balance November 1, 2021</b>	<b>Additions</b>	<b>Payments/ Adjustments</b>	<b>Balance October 31, 2022</b>	<b>Due in One year</b>
Revenue Bonds	\$ 6,285,000	\$ 1,226,857	\$ 2,150,938	\$ 5,360,919	\$1,024,451
Bond (discount) / premium	70,945	-	14,616	56,329	14,616
Total	6,355,945	1,226,857	2,165,554	5,417,248	1,039,067
Other liabilities:					
OPEB	28,472	5,550	5,550	28,472	-
Net pension (asset)	(110,003)	235,655	73,970	51,682	-
Compensated absences	43,115	45,430	55,853	32,692	32,692
	\$ 6,317,529	\$ 1,513,492	\$ 2,300,927	\$ 5,530,094	\$1,071,759

\*Other liabilities are primarily liquidated by the General Fund.

**CITY OF RAYTOWN, MISSOURI**  
**NOTES TO FINANCIAL STATEMENTS**

8. LONG-TERM DEBT (Continued):

The compensated absences liability attributable to governmental activities will be liquidated primarily by the General Fund. The liability for compensated absences has been calculated using the vesting method, which leaves amounts for both employees who currently are eligible to receive termination payments and other employees who are expected to become eligible in the future to receive such payments upon termination are included. A liability for these amounts is reported in governmental funds only if they have matured, for example, as a result of employee resignations and retirements.

Total City debt at October 31, 2022, consisted of the following:

Governmental funds,	
\$28,800,000, Series 2019 TIF refunding revenue bonds, issued for the refunding of Series 2007 TIF revenue bonds, due in annual installments of \$1,930,000 to \$2,875,000, through February 1, 2031, interest at 3.23%	<u>\$ 22,835,000</u>
Total governmental funds	<u>\$ 22,835,000</u>
Proprietary fund:	
\$7,590,000, Series 2006A sewerage system revenue bonds, due in annual installments of \$35,000 to \$580,000, through July 1, 2026, interest at 4.0% to 5.25%	\$ 2,170,000
\$5,495,000, Series 2007A sewerage system revenue bonds, due in annual installments of \$180,000 to \$405,000, through January 1, 2028, interest at 4.0% to 4.75%	2,165,000
\$1,226,857, Series 2021 sewerage system refunding revenue bonds, issued for the refunding of Series 2013 sewerage system revenue bonds, due in annual installments of \$199,451 to \$208,769, through July 1, 2027, interest at 1.62%	1,025,919
Proprietary bond premium	<u>56,329</u>
Total proprietary fund	<u>\$ 5,417,248</u>

**CITY OF RAYTOWN, MISSOURI**  
**NOTES TO FINANCIAL STATEMENTS**

8. LONG-TERM DEBT (Continued):

Aggregate annual principal and interest payments applicable to long-term debt are:

<u>Years ending October 31,</u>	<u>Principal</u>	<u>Interest</u>	<u>Governmental Revenue Bonds</u>
2023	\$ 2,220,000	\$ 701,718	\$ 2,921,718
2024	2,295,000	628,800	2,923,800
2025	2,370,000	553,461	2,923,461
2026	2,450,000	475,618	2,925,618
2027	2,530,000	395,191	2,925,191
2028-2031	<u>10,970,000</u>	<u>722,874</u>	<u>11,692,874</u>
	<u>\$ 22,835,000</u>	<u>\$ 3,477,662</u>	<u>\$ 26,312,662</u>

<u>Years ending October 31,</u>	<u>Principal</u>	<u>Interest</u>	<u>Business -Type Revenue Bonds</u>
2023	\$ 1,024,451	\$ 208,844	\$ 1,233,295
2024	1,071,393	166,908	1,238,301
2025	1,107,716	122,957	1,230,673
2026	1,158,590	76,211	1,234,801
2027	593,769	29,523	623,292
2028	<u>405,000</u>	<u>8,859</u>	<u>413,859</u>
	<u>\$ 5,360,919</u>	<u>\$ 613,302</u>	<u>\$ 5,974,221</u>

Bond Reserve Accounts:

Rates and fees established and charged were sufficient to satisfy bond covenant responsibilities for the sewer fund for the year ended October 31, 2022.

**CITY OF RAYTOWN, MISSOURI**

**NOTES TO FINANCIAL STATEMENTS**

8. LONG-TERM DEBT (Continued):

The Missouri State Constitution permits a city, by a vote of either two-thirds or four-sevenths of the voting electorate, depending on the date of the election, to incur general obligation indebtedness for “city purposes” not to exceed 10% of the assessed value of taxable tangible property and to incur additional general obligation indebtedness not to exceed, in the aggregate, an additional 10% of the assessed value of taxable tangible property, for the purpose of acquiring rights-of-way, construction, extending and improving streets and avenues, and/or sanitary or storm sewer systems, and purchasing or constructing waterworks, electric, or other light plants, provided the total general obligation indebtedness does not exceed 20% of the assessed valuation of taxable property.

9. LEASES:

The City has entered into two agreements to lease tower space. The lease agreements expire in 2041 and 2046, assuming that all renewal options are exercised by the lessees. During 2022, the City received \$32,889 in lease revenue which represents the total amount of inflows of resources recognized in the reporting period from leases.

The following represents the future minimum lease revenue due for governmental activities under the lease arrangements as of October 31:

Year	Principal	Interest	Total
2023	\$ 16,789	\$ 22,811	\$ 39,600
2024	17,342	22,257	39,599
2025	17,915	21,684	39,599
2026	19,499	21,091	40,590
2027	23,168	20,391	43,559
2028-2032	133,375	19,626	153,001
2033-2037	181,043	18,837	199,880
2038-2042	200,310	18,022	218,332
2043-2046	101,021	17,446	118,467
	\$ 710,462	\$ 182,165	\$ 892,627

**CITY OF RAYTOWN, MISSOURI**

**NOTES TO FINANCIAL STATEMENTS**

10. RESTRICTED CASH:

Restricted cash and investments at October 31, 2022, consisted of the following:

<u>Account</u>	<u>General Fund</u>	<u>Special Revenue Funds</u>	<u>Sewer Utility Fund</u>	<u>Total</u>
Grants	\$ 5,566,193	\$ -	\$ -	\$ 5,566,193
Reserve for debt service	<u>-</u>	<u>3,489,101</u>	<u>459,125</u>	<u>3,948,226</u>
	<u>\$ 5,566,193</u>	<u>\$ 3,489,101</u>	<u>\$ 459,125</u>	<u>\$ 9,514,419</u>

11. LEGAL MATTERS:

There are a number of claims or lawsuits to which the City is, or may be, a party as a result of certain law enforcement activities, injuries and various other matters and complaints arising in the ordinary course of activities. The City's management and legal counsel believe that the potential claims against the City not covered by insurance, if any, resulting from such matters, would not materially affect the financial position of the City.

12. PLEDGED REVENUES:

The City, other taxing districts and governmental entities have pledged a portion of future incremental property tax and sales tax revenues (TIF revenues) to repay the tax increment and sales tax revenue bonds described above. TIF revenues were projected to produce sufficient funds to meet debt service requirements over the life of the bonds. Should the normal TIF revenues (50% of incremental activity taxes) including those of other taxing districts and governmental entities not be sufficient to meet the required debt service obligations, the City, subject to annual appropriation, further covenants to appropriate the City's remaining 50% portion (effectively 100%) of the economic activity taxes generated by the project and other legally available funds of the City in an amount equal to the principal and interest of the bonds due in the next fiscal year. Incremental taxes are pledged to make payments on these obligations for a period not to exceed 23 years.

For the current year, the City made debt service payments on the tax increment and sales tax revenue bonds totaling \$2,891,809. The incremental tax revenues generated by the 350 Highway TIF plan began in October 2009. For the year ended October 31, 2022, the City's incremental tax revenues totaled \$1,619,332. The remaining funds necessary to meet the current year debt service requirements were derived from incremental activity tax revenues from other taxing districts and governmental entities, and interest income totaling \$1,272,477.

**CITY OF RAYTOWN, MISSOURI**

**NOTES TO FINANCIAL STATEMENTS**

12. PLEDGED REVENUES (Continued):

The City has entered into a developer agreement whereby the developer financed project costs that have been certified by the City as eligible to be reimbursed related to Phase 2 of the 350 Highway TIF Project. These obligations are to be paid from Phase 2 Economic Activity Taxes (EATs) revenues in excess of 125% of the debt service payments of the related tax increment and sales tax revenue bonds. For the current year, debt service on the obligation totaled \$156,112 in principal payments. The remaining balance as of October 31, 2022 is \$795,644.

13. TAX REVENUES:

The assessed valuation of the tangible property for the purpose of local taxation as of September 3, 2021, was as follows:

Real estate	\$ 320,925,596
Personal property	<u>72,295,298</u>
	<u>\$ 393,220,894</u>

The tax levy per \$100 of assessed valuation of tangible real and personal property for the calendar year 2022 was as follows:

General Fund	\$ 0.3179
Park Fund	<u>0.1586</u>
	<u>\$ 0.4765</u>

Property taxes may attach as an enforceable lien on property as of January 1. Taxes are levied no later than November 1 and are due and payable at that time. All unpaid taxes levied by November 1 become delinquent January 1 of the following year.

**CITY OF RAYTOWN, MISSOURI**  
**NOTES TO FINANCIAL STATEMENTS**

14. INTERFUND BALANCES:

Interfund receivable and payable balances at October 31, 2022, were as follows:

	<u>Receivable</u>	<u>Payable</u>
General Fund	\$ 18	\$ 28,540
Special Revenue Funds:		
Risk management	-	88,785
Transportation	-	58,662
TIF	259,617	-
Park	-	5,524
Capital sales tax	-	44,558
Public safety	-	29,460
Storm water	-	4,088
Agency Fund,		
350 Highway TDD	<u>-</u>	<u>18</u>
	<u>\$ 259,635</u>	<u>\$ 259,635</u>

Transfers during the year ended October 31, 2022, were as follows:

	<u>Transfers In</u>	<u>Transfers Out</u>
General Fund	\$ 1,410,103	\$ 884,500
Special Revenue Funds:		
Transportation sales tax	-	367,250
Public safety sales tax	-	1,593,857
TIF	1,619,332	-
Park	-	34,454
Capital sales tax	-	275,999
Storm water	<u>150,000</u>	<u>23,375</u>
	<u>\$ 3,179,435</u>	<u>\$ 3,179,435</u>

In general, transfers are used to (1) move revenues from the fund that collects the money to the fund that expends the money, (2) move receipts restricted or earmarked for debt service from the funds collecting the receipts to the debt service fund as debt service payments become due, and (3) use unrestricted revenues collected in a fund to provide operating advances to other funds in accordance with budgetary authorizations.



**CITY OF RAYTOWN, MISSOURI**

**NOTES TO FINANCIAL STATEMENTS**

15. RISK MANAGEMENT:

The City is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; workers' compensation, and natural disasters for which the City carries commercial insurance. There have been no significant reductions in insurance coverage from the prior year and no significant losses in the past three fiscal years.

16. POSTEMPLOYMENT BENEFITS OTHER THAN PENSIONS:

**General information about the OPEB plan**

Plan Description: The City provides for a continuation of medical, pharmacy, dental and vision insurance benefits to eligible early retirees and their spouses. The plan is administered by Midwest Public Risk (MPR) and is an agent multiple-employer plan. No separate financial report is issued for the plan.

Benefits Provided: Retirees and their spouses may obtain Medical coverage until Medicare eligibility by paying required premium rates. Upon retiree death or attainment of age 65, spouses may continue COBRA coverage for up to three years. The required premium rates are based to some degree on combined active and retiree experience so retirees are not charged the full age-based projected cost.

Funding Policy: The City requires the retirees to pay 125% of the premiums charged to active employees. Retirees and spouses have the same benefits as active employees. Effective July 1, 2018, retirees are charged 135% of plan premiums. However, all retiree coverage terminates upon Medicare entitlement or if payment is not received on a timely basis. The City contributed \$9,000 to the plan during fiscal year 2022.

At July 1, 2021, the following employees were covered by the benefit terms:

Active employees	105
Retires and covered spouses	<u>2</u>
	<u>107</u>

Net OPEB Liability: The employer's net OPEB liability of \$279,261 was measured as of October 31, 2022, and the total OPEB liability used to calculate the net OPEB liability was determined by an actuarial valuation as of July 1, 2021.

**CITY OF RAYTOWN, MISSOURI**

**NOTES TO FINANCIAL STATEMENTS**

17. POSTEMPLOYMENT BENEFITS OTHER THAN PENSIONS (Continued):

Actuarial Assumptions: The total OPEB liability in the July 1, 2021, actuarial valuation was determined using the following assumptions and other inputs, applied to all periods included in the measurement, unless otherwise specified:

	<u>2021 Valuation</u>
Inflation	2.75%
Salary increases	2.00%
Discount rate	4.76%
Actuarial cost method	Entry Age Normal - Level Percent of Pay
Healthcare cost trend rates	6.25% for 2023, 6.0% for 2024, 5.75% for 2025, decreasing by .25% per year to an ultimate rate of 4.5% for 2029 and later years.

The discount rate was based on an index for 20-year, tax-exempt general obligation municipal bonds with an average rating of AA/Aa or higher.

Healthy life mortality rates were based on the Society of Actuaries Pub-2010 Public Retirement Plans Headcount-weighted General and Public Safety Mortality Tables using Scale MP-2021 Full Generational Improvement. Disabled life mortality rates were based on the Society of Actuaries Pub-2010 Public Retirement Plans Disabled Retirees Headcount-weighted General and Public Safety Mortality Tables using Scale MP-2021 Full Generational Improvement.

**Changes in the Net OPEB Liability:**

	<u>OPEB Liability</u>
Balance at 11/1/2021	\$ <u>350,969</u>
Charges of the year:	
Service cost	20,785
Interest	8,373
Changes of benefits terms	-
Differences between expected and actual experiences	(28,401)
Changes in assumptions and inputs	(59,619)
Benefit payments	<u>(9,000)</u>
Net changes	<u>(67,862)</u>
Balance at 10/31/2022	<u>\$ 283,107</u>

**CITY OF RAYTOWN, MISSOURI**

**NOTES TO FINANCIAL STATEMENTS**

18. POSTEMPLOYMENT BENEFITS OTHER THAN PENSIONS (Continued):

Discount Rate Sensitivity Analysis: The following presents the Net OPEB Liability of the City, calculated using a discount rate of 4.76%, as well as what the Net OPEB Liability would be using a discount rate 1% less (3.76%) and 1% greater (5.76%) than the current rate.

	<u>1% Decrease</u>	<u>Discount Rate</u>	<u>1% Increase</u>
	3.76%	4.76%	5.76%
Total OPEB Liability	<u>\$ 304,381</u>	<u>\$ 283,107</u>	<u>\$ 257,202</u>

Healthcare Cost Trend Analysis: The following presents the Net OPEB liability of the City, considering a 1% decrease and 1% increase of the current rate due to healthcare cost factors such as medical inflation, utilization of healthcare services, plan design and technology developments.

	<u>1% Decrease</u>	<u>Discount Rate</u>	<u>1% Increase</u>
Total OPEB Liability	<u>\$ 254,716</u>	<u>\$ 283,107</u>	<u>\$ 308,065</u>

**OPEB Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to OPEB:**

For the year ended October 31, 2022, the City reported OPEB expense of \$20,355 The City reported deferred outflows and inflows of resources related to OPEB as follows:

	<u>Deferred Outflows</u>	<u>Deferred Inflows</u>
	<u>of Resources</u>	<u>of Resources</u>
Changes in assumptions	\$ 73,914	\$ 65,151
Differences between expected and actual experience	<u>32,850</u>	<u>121,643</u>
Total	<u>\$ 106,764</u>	<u>\$ 186,794</u>

Amounts reported as deferred outflows of resources related to OPEB will be recognized in OPEB expenses as follows:

<u>Fiscal Year Ending</u>	<u>Net Deferred Outflows</u>
	<u>of Resources</u>
2023	\$ (8,803)
2024	(8,803)
2025	(8,803)
2026	(8,803)
2027	(8,803)
Thereafter	<u>(36,015)</u>
	<u>\$ (80,030)</u>

**CITY OF RAYTOWN, MISSOURI**

**NOTES TO FINANCIAL STATEMENTS**

19. FROZEN PENSION PLAN:

Prior to participating in LAGERS and the Police Officers' Retirement fund, the City offered two defined benefit pension plans for its employees. Upon entering into LAGERS and the Police Officers' Retirement Fund, the City transferred the obligation for all future payments under the plans to an outside insurance company. The City has no future obligations to contribute any additional amounts to these plans, and no amounts were paid during the year ended October 31, 2022. Accordingly, no provisions for the related assets have been made in the accompanying financial statements. Benefits paid from these plans during the year ended October 31, 2022, totaled \$31,407.

20. ENCUMBRANCES:

The City uses encumbrances to control expenditure commitments for the year and to enhance cash management. Encumbrances represent commitments related to executor contracts not yet performed and purchase orders not yet filled. Commitments for such expenditure of monies are encumbered to reserve a portion of applicable appropriations. Encumbrances still open at year-end are not accounted for as expenditures and liabilities, but, rather as restricted, committed, or assigned fund balance. At October 31, 2022, the City's recorded encumbrances in governmental funds were as follows:

<u>Fund</u>	
General	\$ 10,850
Transportation Sales Tax	261,845
Capital Sales Tax	307,564
Public Safety Tax	10,701
Storm Water	36,126
Sanitary Sewer	<u>173,017</u>
	<u>\$ 800,103</u>

21. TAX ABATEMENTS:

Tax abatements are granted under the Urban Redevelopment program described under Chapter 353 of the RSMo, Tax Increment Financing program described under Section 99.800 RSMo, the Industrial Development program described under Chapter 100 of RSMo, and the Enhanced Enterprise Zone program described under Sections 135.950 to 135.973 of RSMo. For each of these programs, property taxes are abated by reducing the assessed valuation of the associated properties. For the fiscal year ended October 31, 2022, taxes abated for the City in connection with the Chapter 353, and Tax Increment Financing program were estimated at \$8,362, and \$25,191, respectively.

**CITY OF RAYTOWN, MISSOURI**  
**NOTES TO FINANCIAL STATEMENTS**

22. INTERGOVERNMENTAL REVENUE:

Intergovernmental revenue during the year ended October 31, 2022, consisted of the following:

	<u>General Fund</u>	<u>Other Governmental Funds</u>
Federal:		
US Department of Treasury, American Rescue Plan Act	\$ 340,143	\$ -
US Department of Justice, Public Safety Grants	17,881	-
Department of Transportation: Public Safety Grants	1,500	-
Highway Planning and Construction	-	171,816
Department of Interior, Land and Water Conservation		224,486
State:		
Department of Revenue:		
Motor Vehicle Sales Tax	296,281	-
Motor Vehicle Fuel Tax	936,088	-
Motor Vehicle Fees	137,663	-
Department of Transportation, Street lights	-	98,000
Department of Public Safety, Officer Safety Equipment	7,190	
Department of Conservation, TRIM		10,235
County, TDD, CID, Pilot	<u>3,438</u>	<u>1,359,746</u>
	<u>\$ 1,740,184</u>	<u>\$ 1,864,283</u>

**CITY OF RAYTOWN, MISSOURI**  
**NOTES TO FINANCIAL STATEMENTS**

23. CHANGE IN ACCOUNTING PRINCIPLE:

During the year, the City implemented GASB Statement No. 87, *Leases*. The implementation of this Statement had no impact on the City's beginning of year net position or fund balance. At the beginning of the year the City's lease receivable assets were restated for governmental funds in the amount of \$727,741. The City deferred inflows of resources were restated for governmental funds in the amount of \$727,741.

24. STEWARDSHIP, COMPLIANCE, AND ACCOUNTABILITY:

For the year ended October 31, 2022, in violation of Missouri state statutes and the City's budgetary process, the City had actual expenditures in excess of budget in the following fund:

Special Revenue Fund, TIF Fund	<u>\$ 12,163</u>
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For the year ended October 31, 2022, in violation of Missouri state statutes and the City's budgetary process, the City had budgeted a deficit without adequate fund balance in the following fund:

Special Revenue Fund, Risk Management Fund	<u>\$ 25,523</u>
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For the year ended October 31, 202, in violation of Missouri state statutes and the City's budgetary process, the City had a fund balance deficit in the following fund:

Special Revenue Fund, Risk Management Fund	<u>\$ 22,462</u>
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25. EVALUATION OF SUBSEQUENT EVENTS:

The City has evaluated subsequent events through May 26, 2023, the date which the financial statements were available to be issued.

**REQUIRED SUPPLEMENTAY INFORMATION**  
**OTHER THAN MD&A**

**CITY OF RAYTOWN, MISSOURI  
REQUIRED SUPPLEMENTARY INFORMATION**

**Schedule of Changes in Net Pension Liability and Related Ratios - LAGERS  
Last 8 Fiscal Years**

*Fiscal year ending June 30,*

	2022	2021	2020	2019	2018	2017	2016	2015
<b>Total Pension Liability</b>								
Service Cost	\$ 637,770	\$ 582,947	\$ 542,561	\$ 583,567	\$ 656,159	\$ 558,483	\$ 533,362	\$ 560,833
Interest on the Total Pension Liability	1,529,148	1,498,722	1,409,726	1,358,106	1,289,245	1,057,979	922,257	877,580
Benefit Changes	-	-	-	-	-	(1,773,928)	-	-
Difference between expected and actual experience	(203,302)	155,345	(119,154)	(695,796)	(460,643)	3,722,090	152,189	(505,106)
Assumption Changes	-	(318,364)	-	-	-	-	591,243	-
Benefit Payments	(822,350)	(724,537)	(529,787)	(498,198)	(500,347)	(347,807)	(331,216)	(276,894)
<b>Net Change in Total Pension Liability</b>	<b>1,141,266</b>	<b>1,194,113</b>	<b>1,303,346</b>	<b>747,679</b>	<b>984,414</b>	<b>3,216,817</b>	<b>1,867,835</b>	<b>656,413</b>
<b>Total Pension Liability beginning</b>	<b>21,935,693</b>	<b>20,741,580</b>	<b>19,438,234</b>	<b>18,690,555</b>	<b>17,706,141</b>	<b>14,489,324</b>	<b>12,621,489</b>	<b>11,965,076</b>
<b>Total Pension Liability ending</b>	<b>\$ 23,076,959</b>	<b>\$ 21,935,693</b>	<b>\$ 20,741,580</b>	<b>\$ 19,438,234</b>	<b>\$ 18,690,555</b>	<b>\$ 17,706,141</b>	<b>\$ 14,489,324</b>	<b>\$ 12,621,489</b>
<b>Plan Fiduciary Net Position</b>								
Contributions-employer	\$ 776,394	\$ 756,313	\$ 680,823	\$ 677,189	\$ 727,010	\$ 800,985	\$ 822,633	\$ 823,197
Contributions-employee	238,834	239,946	222,306	225,529	258,512	181,359	-	-
Pension Plan Net Investment income	14,728	5,042,650	210,376	989,825	1,627,298	1,364,033	(27,096)	188,721
Benefit Payments	(822,350)	(724,537)	(529,787)	(498,198)	(500,347)	(347,807)	(331,216)	(276,894)
Pension Plan Administrative expense	(24,315)	(22,616)	(28,249)	(24,769)	(17,249)	(17,199)	(17,003)	(18,549)
Other	(230,396)	250,214	(13,301)	24,388	6,240	(1,977)	(1,534)	180,399
<b>Net Change in Plan Fiduciary Net Position</b>	<b>(47,105)</b>	<b>5,541,970</b>	<b>542,168</b>	<b>1,393,964</b>	<b>2,101,464</b>	<b>1,979,394</b>	<b>445,784</b>	<b>896,874</b>
<b>Plan Fiduciary Net Position beginning</b>	<b>22,342,107</b>	<b>16,800,137</b>	<b>16,257,969</b>	<b>14,864,005</b>	<b>12,762,541</b>	<b>10,783,147</b>	<b>10,337,363</b>	<b>9,440,489</b>
<b>Plan Fiduciary Net Position ending</b>	<b>\$ 22,295,002</b>	<b>\$ 22,342,107</b>	<b>\$ 16,800,137</b>	<b>\$ 16,257,969</b>	<b>\$ 14,864,005</b>	<b>\$ 12,762,541</b>	<b>\$ 10,783,147</b>	<b>\$ 10,337,363</b>
<b>Employer Net Pension Liability (Asset)</b>	<b>\$ 781,957</b>	<b>\$ (406,414)</b>	<b>\$ 3,941,443</b>	<b>\$ 3,180,265</b>	<b>\$ 3,826,550</b>	<b>\$ 4,943,600</b>	<b>\$ 3,706,177</b>	<b>\$ 2,284,126</b>
<b>Plan Fiduciary Net Position as a percentage of the Total Pension Liability</b>	96.61%	101.85%	81.00%	83.64%	79.53%	72.08%	74.42%	81.90%
<b>Covered Employee Payroll</b>	<b>\$5,872,753</b>	<b>\$5,976,817</b>	<b>\$6,104,807</b>	<b>\$5,358,307</b>	<b>\$6,106,704</b>	<b>\$6,973,652</b>	<b>\$7,456,923</b>	<b>\$6,988,224</b>
<b>Employer's Net Pension Liability as a percentage of covered employee payroll</b>	13.31%	-6.80%	64.56%	59.35%	62.66%	70.89%	49.70%	32.69%

**Notes to schedule:**

Only the last 8 years are being shown, as other years come available they will be included until 10 years of data is shown.



**CITY OF RAYTOWN, MISSOURI**  
**REQUIRED SUPPLEMENTARY INFORMATION**  
**SCHEDULE OF CONTRIBUTIONS - LAGERS**  
**Last 10 Fiscal Years**

	2022	2021	2020	2019	2018	2017	2016	2015	2014	2013
Actuarially determined contribution	\$817,975	\$763,808	\$723,455	\$674,187	\$711,773	\$757,076	\$806,116	\$838,990	\$754,880	\$508,424
Contributions in relation to the actuarially determined contribution	817,975	763,808	723,455	674,187	711,773	757,076	806,116	838,990	754,880	508,424
Contribution deficiency (excess)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Covered-employee payroll	\$6,215,243	\$5,979,254	\$5,889,623	\$5,548,441	\$6,083,327	\$7,295,746	\$7,437,737	\$7,395,788	\$6,787,518	\$4,236,865
Contributions as a percentage of covered-employee payroll	13.16%	12.77%	12.28%	12.15%	11.70%	10.38%	10.84%	11.34%	11.12%	12.00%

Valuation date 2/28/2022

Notes The roll-forward of total pension liability from February 28, 2022, to June 30, 2022, reflects expected service cost and interest reduced by actual benefit payments.

Methods and assumption used to determine contribution rates:

Actuarial cost method	Entry age normal and modified terminal funding
Amortization method	A level percentage of payroll amortization method is used to amortize the UAAL over a closed period of years.
Remaining amortization period	Multiple bases from 8 to 15 years
Asset valuation method	5 year smoothed market; 20% corridor
Inflation	2.75% wage inflation; 2.25% price inflation
Salary increases	2.75% to 6.75% including wage inflation
Investment rate of return	7.0%, net of investment expenses
Retirement age	Experience-based table of rate that are specific to the type of eligibility condition
Mortality	The healthy retiree mortality tables, for post-retirement mortality, used in evaluating allowances to be paid were 115% of the PubG-2010 Retiree Mortality Table for males and females. The disabled retiree mortality tables, for post-retirement mortality, used in evaluating allowances to be paid were 115% of the PubNS-2010 Disabled Retiree Mortality Table for males and females. The pre-retirement mortality tables used were 75% of the PubG-2010 Employee Mortality Table for males and females of General groups and 75% of the Pubs-2010 Employee Mortality Tables for males and females of Police, Fire and Public Safety groups.

Other information None

**CITY OF RAYTOWN, MISSOURI  
REQUIRED SUPPLEMENTARY INFORMATION**

**Schedule of Changes in Net Pension Liability and Related Ratios - Police (Frozen)  
Last 8 Fiscal Years**

<i>Fiscal year ending December 31,</i>	<b>2021</b>	<b>2020</b>	<b>2019</b>	<b>2018</b>	<b>2017</b>	<b>2016</b>	<b>2015</b>	<b>2014</b>
<b>Total Pension Liability</b>	\$ 35,220	\$ 20,260	\$ 20,407	\$ 20,437	\$ 15,509	\$ 15,526	\$ 12,633	\$ 12,663
Service Cost	1,241,753	1,244,830	1,236,977	1,272,784	1,291,090	1,255,628	1,211,255	1,193,469
Interest on the Total Pension Liability	38,703	175,443	139,039	(379,418)	(100,898)	263,758	148,107	(167,955)
Difference between expected and actual experience	816,986	(51,159)	150,340	(45,424)	(277,355)	-	207,116	-
Assumption Changes	(1,453,379)	(1,450,204)	(1,428,693)	(1,248,899)	(1,107,281)	(1,008,095)	(974,294)	(899,749)
Benefit Payments	679,283	(60,830)	118,070	(380,520)	(178,935)	526,817	604,817	138,428
<b>Net Change in Total Pension Liability</b>	<b>17,261,198</b>	<b>17,322,028</b>	<b>17,203,958</b>	<b>17,584,478</b>	<b>17,763,413</b>	<b>17,236,596</b>	<b>16,631,779</b>	<b>16,493,351</b>
<b>Total Pension Liability beginning</b>	<b>\$ 17,940,481</b>	<b>\$ 17,261,198</b>	<b>\$ 17,322,028</b>	<b>\$ 17,203,958</b>	<b>\$ 17,584,478</b>	<b>\$ 17,763,413</b>	<b>\$ 17,236,596</b>	<b>\$ 16,631,779</b>
<b>Total Pension Liability ending</b>								
<b>Plan Fiduciary Net Position</b>								
Contributions-employer	\$ 648,688	\$ 635,147	\$ 590,127	\$ 593,459	\$ 608,134	\$ 562,862	\$ 510,320	\$ 509,880
Pension Plan Net Investment income	1,620,779	1,142,827	1,981,217	(678,399)	1,373,429	633,761	(157,302)	512,776
Benefit Payments	(1,453,379)	(1,450,204)	(1,428,693)	(1,248,899)	(1,107,281)	(1,008,095)	(974,294)	(899,749)
Pension Plan Administrative expense	(23,594)	(30,661)	(33,985)	(20,035)	(21,491)	(12,748)	(14,400)	(99,319)
<b>Net Change in Plan Fiduciary Net Position</b>	<b>792,494</b>	<b>297,109</b>	<b>1,108,666</b>	<b>(1,353,874)</b>	<b>852,791</b>	<b>175,780</b>	<b>(635,676)</b>	<b>23,588</b>
<b>Plan Fiduciary Net Position beginning</b>	<b>11,014,885</b>	<b>10,717,776</b>	<b>9,609,110</b>	<b>10,962,984</b>	<b>10,110,193</b>	<b>9,934,413</b>	<b>10,570,089</b>	<b>10,546,501</b>
<b>Plan Fiduciary Net Position ending</b>	<b>\$ 11,807,379</b>	<b>\$ 11,014,885</b>	<b>\$ 10,717,776</b>	<b>\$ 9,609,110</b>	<b>\$ 10,962,984</b>	<b>\$ 10,110,193</b>	<b>\$ 9,934,413</b>	<b>\$ 10,570,089</b>
<b>Employer Net Pension Liability (Asset)</b>	<b>\$ 6,133,102</b>	<b>\$ 6,246,313</b>	<b>\$ 6,604,252</b>	<b>\$ 7,594,848</b>	<b>\$ 6,621,494</b>	<b>\$ 7,653,220</b>	<b>\$ 7,302,183</b>	<b>\$ 6,061,690</b>
<b>Plan Fiduciary Net Position as a percentage of the Total Pension Liability</b>	65.81%	63.81%	61.87%	55.85%	62.34%	56.92%	57.64%	63.55%
<b>Covered Employee Payroll</b>	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
<b>Employer's Net Pension Liability as a percentage of covered employee payroll</b>	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%

**Notes to schedule:**

Only the last 8 years are being shown, as other years come available they will be included until 10 years of data is shown.

**CITY OF RAYTOWN, MISSOURI**  
**REQUIRED SUPPLEMENTARY INFORMATION**  
**SCHEDULE OF CONTRIBUTIONS - Police (Frozen)**  
**Last 10 Fiscal Years**

	2021	2020	2019	2018	2017	2016	2015	2014	2013	2012	2011
Actuarially determined contribution	\$648,688	\$635,147	\$590,127	\$593,459	\$608,134	\$562,862	\$513,291	\$508,285	\$660,842	\$678,787	\$616,618
Contributions in relation to the actuarially determined contribution	648,688	635,147	590,127	593,459	608,134	562,862	510,320	509,880	660,842	686,270	645,818
Contribution deficiency (excess)	\$0	-	-	-	-	-	2,971	(1,595)	-	(7,483)	(29,200)

Covered-employee payroll  
Contributions as a percentage of covered-employee payroll

	**	\$ 2,962,341	\$ 3,122,522	\$ 3,065,002	\$ 2,978,208
	**	17.21%	21.16%	22.39%	21.68%

Valuation date 1/1/2022

Notes \* Adjusted to reflect 14-month plan year

\*\* Plan benefits frozen at 12/31/13. Pay data not reported after that date.

Methods and assumption used to determine contribution rates :

- Actuarial cost method Traditional unit credit
- Amortization method Closed
- Remaining amortization period 22 years
- Asset valuation method 5 year smoothed market
- Salary increases 4% (Plan is frozen, scale is for death benefits only)
- Investment rate of return 7.0% net of fees, 2.5% inflation component
- Retirement age Age 55
- Mortality Public Safety 2010 mortality tables for employees and annuitants, projected with generational improvements using scale MP-2021.
- Other information None

**CITY OF RAYTOWN, MISSOURI  
REQUIRED SUPPLEMENTARY INFORMATION**

**Schedule of Changes in OPEB Liability and Related Ratios  
Last five fiscal years**

	2022	2021	2020	2019	2018
<b>Total OPEB Liability</b>					
Service Cost	\$ 20,785	\$ 17,238	\$ 16,125	\$ 19,763	\$ 29,277
Interest	8,373	6,734	10,699	16,053	19,533
Benefit Changes	-	-	-	(119,472)	(158,872)
Difference between expected and actual experience	(32,247)	37,739	(125,003)	-	-
Assumption Changes	(59,619)	15,491	65,371	21,521	(20,077)
Benefit Payments	(9,000)	(1,000)	(9,000)	(20,000)	(26,000)
<b>Net Change in Total OPEB Liability</b>	<b>(71,708)</b>	<b>76,202</b>	<b>(41,808)</b>	<b>(82,135)</b>	<b>(156,139)</b>
<b>Total OPEB Liability beginning</b>	<b>350,969</b>	<b>274,767</b>	<b>316,575</b>	<b>398,710</b>	<b>554,849</b>
<b>Total OPEB Liability ending</b>	<b>\$ 279,261</b>	<b>\$ 350,969</b>	<b>\$ 274,767</b>	<b>\$ 316,575</b>	<b>\$ 398,710</b>

<b>Covered Employee Payroll</b>	\$ 5,616,986	\$ 5,104,400	\$ 5,104,400	\$ 6,804,388	\$ 6,804,388
<b>Total OPEB Liability as a percentage of covered employee payroll</b>	4.97%	6.88%	5.38%	4.65%	5.86%

**Notes to schedule:**

Only the five years are being shown, as other years come available they will be included until 10 years of data is shown.

**CITY OF RAYTOWN, MISSOURI**  
**REQUIRED SUPPLEMENTARY INFORMATION**  
**SCHEDULE OF CONTRIBUTIONS - OPEB**  
 Last Five Fiscal Years

	2022	2021	2020	2019	2018
\$	29,000	8,000	9,000	20,000	26,000
\$	20,000	7,000	9,000	20,000	26,000
\$	9,000	1,000	-	-	-
\$	5,616,986	5,104,400	5,104,400	6,804,388	6,804,388
	0.36%	0.14%	0.18%	0.29%	0.38%

7/1/2021

The results of the July 1, 2021 valuation were projected to the measurement date using standard actuarial techniques.

Entry age normal - Level % of pay

Year	Trend
2022-2023	6.50%
2023-2024	6.25%
2024-2025	6.00%
2025-2026	5.75%
2026-2027	5.50%
2027-2028	5.25%
2028-2029	5.00%
Thereafter	4.75%
	4.50%

The assumed retiree enrollment rate for future retiring employees is 30% for retirement age 60 to 63.5, 20% for retirement age 55 to 59, and 10% for retirement age less than 55

SOA Pub-2010 Public Retirement Plans Headcount-weighted Mortality with Scale MP-2021 Full Generational Improvement.  
 SOA Pub-2010 Disabled Retiree Headcount-weighted Mortality Scale MP-2021 Full Generational Improvement  
 Assumed turnover rates are based on rates used for the LAGERS pension actuarial valuation.  
 Turnover rates are not applied when retirement eligibility is achieved

Years of service	Police	General (Male)	General (Female)
0-1	18%	20%	23%
1-2	17%	18%	21%
2-3	16%	16%	18%
3-4	14%	13%	15%
4-5	13%	12%	13%
Age	Police	General (Male)	General (Female)
25	10.8%	8.8%	12.4%
30	8.5%	7.1%	10.2%
35	6.3%	5.6%	7.8%
40	4.6%	4.1%	5.8%
45	4.6%	3.1%	4.4%
50	2.1%	2.4%	3.5%

Actuarially determined contribution  
 Contributions in relation to the actuarially determined contribution  
 Contribution deficiency (excess)

Covered-employee payroll  
 Contributions as a percentage of covered-employee payroll

Valuation date

Notes

Methods and assumption used to determine contribution rates:

Actuarial cost method  
 Medical trend rate

Participation rate

Healthy life mortality

Disabled life mortality  
 Turnover incidence

CITY OF RAYTOWN, MISSOURI  
 REQUIRED SUPPLEMENTARY INFORMATION

SCHEDULE OF CONTRIBUTIONS - OPEB (Continued)  
 Last Five Fiscal Years

Retirement Age

Assumed rates are based on those used for the LAGERS pension actuarial valuation. Retirement rates project the annual probability of retiring for eligible employees.

Age	Police	General (Male)	General (Female)
55	100.0%	n/a	n/a
55-59	n/a	3.0%	3.0%
60-61	n/a	10.0%	10.0%
62	n/a	25.0%	15.0%
63-64	n/a	20.0%	15.0%
65	n/a	25.0%	25.0%
66	n/a	25.0%	30.0%
67-68	n/a	20.0%	25.0%
69	n/a	20.0%	20.0%
70+	n/a	100.0%	100.0%

Disability Rates

Assumed rates are based on those used for the LAGERS pension actuarial valuation. Rates of disability were used to estimate the probability of becoming disabled.

Age	Police	General (Male)	General (Female)
30	0.11%	0.10%	0.03%
40	0.22%	0.18%	0.09%
45	0.34%	0.25%	0.15%
50	0.53%	0.37%	0.22%
55	0.88%	0.57%	0.32%
60	n/a	0.86%	0.45%

Other information: Only the five years are being shown, as other years come available they will be included until 10 years of data is shown.

**CITY OF RAYTOWN, MISSOURI  
BUDGETARY COMPARISON SCHEDULE --  
GENERAL FUND  
FOR THE YEAR ENDED OCTOBER 31, 2022**

	<u>Budgeted Amounts</u>		<u>Actual Amounts, Budgetary Basis</u>	<u>Variance with Final Budget Positive (Negative)</u>
	<u>Original</u>	<u>Final</u>		
<b>REVENUES:</b>				
Taxes	\$ 8,594,000	\$ 8,594,000	\$ 9,544,793	\$ 950,793
Licenses and permits	529,600	529,600	589,222	59,622
Intergovernmental	1,238,807	1,238,807	1,740,184	501,377
Charges for services	94,200	94,200	84,096	(10,104)
Fees and fines	266,900	266,900	308,019	41,119
Investment earnings	20,000	20,000	138,667	118,667
Other	53,640	53,640	50,882	(2,758)
	<u>10,797,147</u>	<u>10,797,147</u>	<u>12,455,863</u>	<u>1,658,716</u>
<b>EXPENDITURES:</b>				
Current:				
General government	2,283,546	2,317,746	2,186,193	131,553
Public safety	6,456,191	7,643,282	6,312,932	1,330,350
Public works	2,153,626	2,158,104	1,931,298	226,806
Community development	1,065,137	1,065,137	897,855	167,282
	<u>11,958,500</u>	<u>13,184,269</u>	<u>11,328,278</u>	<u>1,855,991</u>
Excess (deficiency) of revenues over expenditures	<u>(1,161,353)</u>	<u>(2,387,122)</u>	<u>1,127,585</u>	<u>3,514,707</u>
<b>OTHER FINANCING SOURCES (USES):</b>				
Transfers in	1,410,103	1,410,103	1,410,103	-
Transfers out	(918,000)	(918,000)	(884,500)	33,500
	<u>492,103</u>	<u>492,103</u>	<u>525,603</u>	<u>33,500</u>
Net change in encumbrances	-	-	10,850	10,850
Net change in fund balances	(669,250)	(1,895,019)	1,664,038	3,559,057
Fund balances - beginning	<u>7,758,379</u>	<u>7,758,379</u>	<u>7,758,379</u>	<u>-</u>
Fund balances - ending	<u>\$ 7,089,129</u>	<u>\$ 5,863,360</u>	<u>\$ 9,422,417</u>	<u>\$ 3,559,057</u>

**CITY OF RAYTOWN, MISSOURI  
BUDGETARY COMPARISON SCHEDULE --  
TRANSPORTATION SALES TAX FUND  
FOR THE YEAR ENDED OCTOBER 31, 2022**

	<u>Budgeted Amounts</u>		<u>Actual Amounts, Budgetary Basis</u>	<u>Variance with Final Budget Positive (Negative)</u>
	<u>Original</u>	<u>Final</u>		
<b>REVENUES:</b>				
Taxes	\$ 1,550,000	\$ 1,550,000	\$ 1,705,196	\$ 155,196
Intergovernmental	-	-	269,816	269,816
Investment earnings	<u>3,500</u>	<u>3,500</u>	<u>13,758</u>	<u>10,258</u>
Total revenues	<u>1,553,500</u>	<u>1,553,500</u>	<u>1,988,770</u>	<u>435,270</u>
<b>EXPENDITURES:</b>				
Current:				
Public works	271,500	291,500	209,547	81,953
Capital outlay	<u>1,743,000</u>	<u>1,927,532</u>	<u>1,457,522</u>	<u>470,010</u>
Total expenditures	<u>2,014,500</u>	<u>2,219,032</u>	<u>1,667,069</u>	<u>551,963</u>
Excess (deficiency) of revenues over expenditures	<u>(461,000)</u>	<u>(665,532)</u>	<u>321,701</u>	<u>987,233</u>
<b>OTHER FINANCING USES,</b>				
Transfers out	<u>(380,000)</u>	<u>(380,000)</u>	<u>(367,250)</u>	<u>12,750</u>
Total other financing sources	<u>(380,000)</u>	<u>(380,000)</u>	<u>(367,250)</u>	<u>12,750</u>
Net change in encumbrances	-	-	261,845	261,845
Net change in fund balances	(841,000)	(1,045,532)	216,296	1,261,828
Fund balances - beginning	<u>1,027,995</u>	<u>1,027,995</u>	<u>1,027,995</u>	<u>-</u>
Fund balances - ending	<u>\$ 186,995</u>	<u>\$ (17,537)</u>	<u>\$ 1,244,291</u>	<u>\$ 1,261,828</u>



**CITY OF RAYTOWN, MISSOURI  
BUDGETARY COMPARISON SCHEDULE --  
TIF FUND  
FOR THE YEAR ENDED OCTOBER 31, 2022**

	<u>Budgeted Amounts</u>		<u>Actual Amounts, Budgetary Basis</u>	<u>Variance with Final Budget Positive (Negative)</u>
	<u>Original</u>	<u>Final</u>		
<b>REVENUES:</b>				
Intergovernmental	\$ 1,404,000	\$ 1,404,000	\$ 1,359,746	\$ (44,254)
Investment earnings	<u>5,500</u>	<u>5,500</u>	<u>13,557</u>	<u>8,057</u>
Total revenues	<u>1,409,500</u>	<u>1,409,500</u>	<u>1,373,303</u>	<u>(36,197)</u>
<b>EXPENDITURES:</b>				
Current,				
Community development	232,810	232,810	244,972	(12,162)
Debt Service:				
Principal	2,120,000	2,120,000	2,120,000	-
Interest and other charges	<u>771,808</u>	<u>771,808</u>	<u>771,809</u>	<u>(1)</u>
Total expenditures	3,124,618	3,124,618	3,136,781	(12,163)
Deficiency of revenues over expenditures	<u>(1,715,118)</u>	<u>(1,715,118)</u>	<u>(1,763,478)</u>	<u>(48,360)</u>
<b>OTHER FINANCING SOURCES,</b>				
Transfers in	<u>1,660,000</u>	<u>1,660,000</u>	<u>1,619,332</u>	<u>(40,668)</u>
Net change in fund balances	(55,118)	(55,118)	(144,146)	(89,028)
Fund balances - beginning	<u>4,139,480</u>	<u>4,139,480</u>	<u>4,139,480</u>	<u>-</u>
Fund balances - ending	<u>\$ 4,084,362</u>	<u>\$ 4,084,362</u>	<u>\$ 3,995,334</u>	<u>\$ (89,028)</u>

**CITY OF RAYTOWN, MISSOURI  
COMBINING BALANCE SHEET --  
NONMAJOR GOVERNMENTAL FUNDS  
OCTOBER 31, 2022**

	<u>Park</u>	<u>Capital Sales Tax</u>	<u>Public Safety Sales Tax</u>	<u>Risk Management</u>	<u>Storm Water</u>	<u>Capital Improvements</u>	<u>Total Governmental Funds</u>
<b>ASSETS</b>							
Cash and investments	\$ 965,028	\$ 1,270,849	\$ 373,035	\$ -	\$ 539,767	\$ 781,152	\$ 3,929,831
Taxes receivable, net	64,177	241,595	322,126	-	20,133	-	648,031
Loan receivable	-	-	-	-	-	365,861	365,861
Prepaid expenses	40,768	-	42,725	78,470	-	-	161,963
<b>Total assets</b>	<b>\$ 1,069,973</b>	<b>\$ 1,512,444</b>	<b>\$ 737,886</b>	<b>\$ 78,470</b>	<b>\$ 559,899</b>	<b>\$ 1,147,014</b>	<b>\$ 5,105,686</b>
<b>LIABILITIES AND FUND BALANCES</b>							
Accounts payable	\$ 13,165	\$ 147,571	\$ 3,384	\$ 920	\$ 12,674	\$ 14,128	\$ 191,842
Accrued expenses	20,452	-	-	-	-	-	20,452
Due to other funds	5,524	44,558	29,460	88,785	4,088	-	172,415
<b>Total liabilities</b>	<b>39,141</b>	<b>192,129</b>	<b>32,844</b>	<b>89,705</b>	<b>16,762</b>	<b>14,128</b>	<b>384,709</b>
<b>DEFERRED INFLOWS OF RESOURCES</b>							
Wellness credit	-	-	-	11,227	-	-	11,227
<b>Fund balances:</b>							
Nonspendable, Prepaid items	40,768	-	42,725	78,470	-	-	161,963
Restricted:							
Public safety	-	-	662,317	-	-	-	662,317
Public works	-	-	-	-	543,137	1,132,886	1,676,023
Parks and recreation	990,064	-	-	-	-	-	990,064
Capital projects	-	1,320,315	-	-	-	-	1,320,315
Unassigned	-	-	-	(100,932)	-	-	(100,932)
<b>Total fund balances</b>	<b>1,030,832</b>	<b>1,320,315</b>	<b>705,042</b>	<b>(22,462)</b>	<b>543,137</b>	<b>1,132,886</b>	<b>4,709,750</b>
<b>Total liabilities and fund balances</b>	<b>\$ 1,069,973</b>	<b>\$ 1,512,444</b>	<b>\$ 737,886</b>	<b>\$ 78,470</b>	<b>\$ 559,899</b>	<b>\$ 1,147,014</b>	<b>\$ 5,105,686</b>

**CITY OF RAYTOWN, MISSOURI**  
**COMBINING STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES**  
**IN FUND BALANCE -- NONMAJOR GOVERNMENTAL FUNDS**  
**FOR THE YEAR ENDED OCTOBER 31, 2022**

	<b>Park</b>	<b>Capital Sales Tax</b>	<b>Public Safety Sales Tax</b>	<b>Risk Management</b>	<b>Storm Water</b>	<b>Capital Improvements</b>	<b>Total Governmental Funds</b>
<b>REVENUES:</b>							
Taxes	\$ 997,607	\$ 1,419,510	\$ 1,892,680	\$ -	\$ 118,293	\$ -	\$ 4,428,090
Intergovernmental	234,721	-	-	-	-	-	234,721
Charges for service	99,043	-	-	-	-	-	99,043
Use of money and property	12,193	14,877	7,275	-	6,325	35,563	76,233
Miscellaneous	13,793	-	-	43,415	-	-	57,208
<b>Total revenues</b>	<b>1,357,357</b>	<b>1,434,387</b>	<b>1,899,955</b>	<b>43,415</b>	<b>124,618</b>	<b>35,563</b>	<b>4,895,295</b>
<b>EXPENDITURES:</b>							
Current:							
General government	-	-	-	134,352	-	-	134,352
Parks and recreation	1,423,967	-	-	-	-	-	1,423,967
Public safety	-	-	280,836	-	-	-	280,836
Public works	-	-	-	-	31,062	16,988	48,050
Capital outlay	217,778	1,314,813	166,119	-	201,068	-	1,899,778
<b>Total expenditures</b>	<b>1,641,745</b>	<b>1,314,813</b>	<b>446,955</b>	<b>134,352</b>	<b>232,130</b>	<b>16,988</b>	<b>3,786,983</b>
Excess (deficiency) of revenues over expenditures	(284,388)	119,574	1,453,000	(90,937)	(107,512)	18,575	1,108,312
<b>OTHER FINANCING SOURCES (USES):</b>							
Sale of capital assets	16,300	20,025	-	-	-	-	36,325
Transfers in	-	-	-	-	150,000	-	150,000
Transfers out	(34,454)	(275,999)	(1,593,857)	-	(23,375)	-	(1,927,685)
<b>Total other financing sources and (uses)</b>	<b>(18,154)</b>	<b>(255,974)</b>	<b>(1,593,857)</b>	<b>-</b>	<b>126,625</b>	<b>-</b>	<b>(1,741,360)</b>
<b>Net change in fund balances</b>	<b>(302,542)</b>	<b>(136,400)</b>	<b>(140,857)</b>	<b>(90,937)</b>	<b>19,113</b>	<b>18,575</b>	<b>(633,048)</b>
Fund balances - beginning	1,333,374	1,456,715	845,899	68,475	524,024	1,114,311	5,342,798
Fund balances - ending	\$ 1,030,832	\$ 1,320,315	\$ 705,042	\$ (22,462)	\$ 543,137	\$ 1,132,886	\$ 4,709,750

**CITY OF RAYTOWN, MISSOURI  
 COMBINING STATEMENT OF FIDUCIARY ASSETS AND LIABILITIES --  
 AGENCY FUNDS  
 YEAR ENDED OCTOBER 31, 2022**

<b>350 Highway TDD</b>	<b>October 31, 2021</b>	<b>Additions</b>	<b>Deductions</b>	<b>October 31, 2022</b>
<b>ASSETS:</b>				
Pooled cash and investments	\$ 73,099	\$ 84,426	\$ 83,764	\$ 73,761
Taxes receivable	<u>12,754</u>	<u>85,650</u>	<u>84,426</u>	<u>13,978</u>
Total assets	<u>\$ 85,853</u>	<u>\$ 170,076</u>	<u>\$ 168,190</u>	<u>\$ 87,739</u>
<b>LIABILITIES,</b>				
Due to others	<u>\$ 85,853</u>	<u>\$ 170,076</u>	<u>\$ 168,190</u>	<u>\$ 87,739</u>
<b>Ditzler CID</b>	<b>October 31, 2021</b>	<b>Additions</b>	<b>Deductions</b>	<b>October 31, 2022</b>
<b>ASSETS,</b>				
Pooled cash and investments	\$ -	\$ -	\$ -	\$ -
Taxes receivable	<u>13,864</u>	<u>5,035</u>	<u>-</u>	<u>18,899</u>
Total assets	<u>\$ 13,864</u>	<u>\$ 5,035</u>	<u>\$ -</u>	<u>\$ 18,899</u>
<b>LIABILITIES,</b>				
Due to others	<u>\$ 13,864</u>	<u>\$ 5,035</u>	<u>\$ -</u>	<u>\$ 18,899</u>
<b>Total Agency Funds</b>	<b>October 31, 2021</b>	<b>Additions</b>	<b>Deductions</b>	<b>October 31, 2022</b>
<b>ASSETS:</b>				
Pooled cash and investments	\$ 76,385	\$ 84,426	\$ 83,764	\$ 73,761
Taxes receivable	<u>21,695</u>	<u>90,685</u>	<u>84,426</u>	<u>32,877</u>
Total assets	<u>\$ 98,080</u>	<u>\$ 175,111</u>	<u>\$ 168,190</u>	<u>\$ 106,638</u>
<b>LIABILITIES,</b>				
Due to others	<u>\$ 99,717</u>	<u>\$ 175,111</u>	<u>\$ 168,190</u>	<u>\$ 106,638</u>

**CITY OF RAYTOWN, MISSOURI  
BUDGETARY COMPARISON SCHEDULE --  
PARK FUND  
FOR THE YEAR ENDED OCTOBER 31, 2022**

	<u>Budgeted Amounts</u>		<u>Actual Amounts, Budgetary Basis</u>	<u>Variance with Final Budget Positive (Negative)</u>
	<u>Original</u>	<u>Final</u>		
<b>REVENUES:</b>				
Taxes	\$ 920,200	\$ 920,200	\$ 997,607	\$ 77,407
Intergovernmental	225,000	225,000	234,721	9,721
Charges for services	94,400	62,900	99,043	36,143
Investment earnings	6,300	6,300	12,193	5,893
Miscellaneous	<u>15,500</u>	<u>15,500</u>	<u>13,793</u>	<u>(1,707)</u>
Total revenues	<u>1,261,400</u>	<u>1,229,900</u>	<u>1,357,357</u>	<u>127,457</u>
<b>EXPENDITURES:</b>				
Current,				
Parks and recreation	1,041,628	1,491,628	1,423,967	67,661
Capital outlay	<u>672,000</u>	<u>277,551</u>	<u>217,778</u>	<u>59,773</u>
Total expenditures	<u>1,713,628</u>	<u>1,769,179</u>	<u>1,641,745</u>	<u>127,434</u>
Deficiency of revenues over expenditures	<u>(452,228)</u>	<u>(539,279)</u>	<u>(284,388)</u>	<u>254,891</u>
<b>OTHER FINANCING SOURCES (USES):</b>				
Proceeds from sale capital assets	15,000	15,000	16,300	1,300
Transfers out	<u>(32,000)</u>	<u>(32,000)</u>	<u>(34,454)</u>	<u>(2,454)</u>
Total other financing sources (uses)	<u>(17,000)</u>	<u>(17,000)</u>	<u>(18,154)</u>	<u>(1,154)</u>
Net change in fund balances	(469,228)	(556,279)	(302,542)	253,737
Fund balances - beginning	<u>1,333,374</u>	<u>1,333,374</u>	<u>1,333,374</u>	<u>-</u>
Fund balances - ending	<u>\$ 864,146</u>	<u>\$ 777,095</u>	<u>\$ 1,030,832</u>	<u>\$ 253,737</u>

**CITY OF RAYTOWN, MISSOURI  
 BUDGETARY COMPARISON SCHEDULE --  
 CAPITAL SALES TAX FUND  
 FOR THE YEAR ENDED OCTOBER 31, 2022**

	<b>Budgeted Amounts</b>		<b>Actual Amounts, Budgetary Basis</b>	<b>Variance with Final Budget Positive (Negative)</b>
	<b>Original</b>	<b>Final</b>		
<b>REVENUES:</b>				
Taxes	\$ 1,300,000	\$ 1,300,000	\$ 1,419,510	\$ 119,510
Investment earnings	3,600	3,600	14,877	11,277
Total revenues	<u>1,303,600</u>	<u>1,303,600</u>	<u>1,434,387</u>	<u>130,787</u>
<b>EXPENDITURES,</b>				
Capital outlay	<u>1,377,551</u>	<u>1,933,206</u>	<u>1,622,378</u>	<u>310,828</u>
Deficiency of revenues over expenditures	<u>(73,951)</u>	<u>(629,606)</u>	<u>(187,991)</u>	<u>441,615</u>
<b>OTHER FINANCING SOURCES:</b>				
Proceeds from sale capital assets	10,000	10,000	20,025	10,025
Transfers out	<u>(280,000)</u>	<u>(280,000)</u>	<u>(275,999)</u>	<u>4,001</u>
Total other financing sources	<u>(270,000)</u>	<u>(270,000)</u>	<u>(255,974)</u>	<u>14,026</u>
Net change in encumbrances	-	-	307,565	10,850
Net change in fund balances	(343,951)	(899,606)	(136,400)	763,206
Fund balances - beginning	<u>1,456,715</u>	<u>1,456,715</u>	<u>1,456,715</u>	<u>-</u>
Fund balances - ending	<u>\$ 1,112,764</u>	<u>\$ 557,109</u>	<u>\$ 1,320,315</u>	<u>\$ 763,206</u>

**CITY OF RAYTOWN, MISSOURI  
BUDGETARY COMPARISON SCHEDULE --  
PUBLIC SAFETY SALES TAX FUND  
FOR THE YEAR ENDED OCTOBER 31, 2022**

	<u>Budgeted Amounts</u>		<u>Actual Amounts, Budgetary Basis</u>	<u>Variance with Final Budget Positive (Negative)</u>
	<u>Original</u>	<u>Final</u>		
<b>REVENUES:</b>				
Taxes	\$ 1,750,000	\$ 1,750,000	\$ 1,892,680	\$ 142,680
Investment earnings	<u>3,000</u>	<u>3,000</u>	<u>7,275</u>	<u>4,275</u>
Total revenues	<u>1,753,000</u>	<u>1,753,000</u>	<u>1,899,955</u>	<u>146,955</u>
<b>EXPENDITURES:</b>				
Current,				
Public Safety	304,586	322,731	280,836	41,895
Capital outlay	<u>46,470</u>	<u>179,755</u>	<u>176,820</u>	<u>2,935</u>
Total expenditures	<u>351,056</u>	<u>502,486</u>	<u>457,656</u>	<u>44,830</u>
Excess of revenues over expenditures	<u>1,401,944</u>	<u>1,250,514</u>	<u>1,442,299</u>	<u>191,785</u>
<b>OTHER FINANCING USES,</b>				
Transfers out	<u>(1,587,103)</u>	<u>(1,587,103)</u>	<u>(1,593,857)</u>	<u>(6,754)</u>
Net change in encumbrances	-	-	10,701	10,850
Net change in fund balances	(185,159)	(336,589)	(140,857)	195,732
Fund balances - beginning	<u>845,899</u>	<u>845,899</u>	<u>845,899</u>	<u>-</u>
Fund balances - ending	<u>\$ 660,740</u>	<u>\$ 509,310</u>	<u>\$ 705,042</u>	<u>\$ 195,732</u>

**CITY OF RAYTOWN, MISSOURI  
 BUDGETARY COMPARISON SCHEDULE --  
 RISK MANAGEMENT FUND  
 FOR THE YEAR ENDED OCTOBER 31, 2022**

	<u>Budgeted Amounts</u>		<u>Actual Amounts, Budgetary Basis</u>	<u>Variance with Final Budget Positive (Negative)</u>
	<u>Original</u>	<u>Final</u>		
<b>REVENUES:</b>				
Investment earnings	\$ 500	\$ 500	\$ -	\$ (500)
Miscellaneous	<u>67,500</u>	<u>67,500</u>	<u>43,415</u>	<u>(24,085)</u>
Total revenues	<u>68,000</u>	<u>68,000</u>	<u>43,415</u>	<u>(24,585)</u>
<b>EXPENDITURES,</b>				
Current,				
General government	<u>123,300</u>	<u>161,998</u>	<u>134,352</u>	<u>27,646</u>
Deficiency of revenues over expenditures	<u>(55,300)</u>	<u>(93,998)</u>	<u>(90,937)</u>	<u>3,061</u>
Fund balances - beginning	<u>68,475</u>	<u>68,475</u>	<u>68,475</u>	<u>-</u>
Fund balances - ending	<u>\$ 13,175</u>	<u>\$ (25,523)</u>	<u>\$ (22,462)</u>	<u>\$ 3,061</u>



**CITY OF RAYTOWN, MISSOURI  
BUDGETARY COMPARISON SCHEDULE --  
STORM WATER FUND  
FOR THE YEAR ENDED OCTOBER 31, 2022**

	<u>Budgeted Amounts</u>		<u>Actual Amounts, Budgetary Basis</u>	<u>Variance with Final Budget Positive (Negative)</u>
	<u>Original</u>	<u>Final</u>		
<b>REVENUES:</b>				
Taxes	\$ 108,000	\$ 108,000	\$ 118,293	\$ 10,293
Investment earnings	1,300	1,300	6,325	5,025
Total revenues	<u>109,300</u>	<u>109,300</u>	<u>124,618</u>	<u>15,318</u>
<b>EXPENDITURES:</b>				
Current,				
Public works	89,600	91,531	31,062	60,469
Capital outlay	150,000	237,325	237,194	131
Total expenditures	<u>239,600</u>	<u>328,856</u>	<u>268,256</u>	<u>60,600</u>
Deficiency of revenues over expenditures	<u>(130,300)</u>	<u>(219,556)</u>	<u>(143,638)</u>	<u>75,918</u>
<b>OTHER FINANCING SOURCES (USES):</b>				
Transfers in	150,000	150,000	150,000	-
Transfers out	(23,000)	(23,000)	(23,375)	(375)
Total other financing sources	<u>127,000</u>	<u>127,000</u>	<u>126,625</u>	<u>(375)</u>
Net change in encumbrances	-	-	36,126	10,850
Net change in fund balances	(3,300)	(92,556)	19,113	111,669
Fund balances - beginning	<u>524,024</u>	<u>524,024</u>	<u>524,024</u>	<u>-</u>
Fund balances - ending	<u>\$ 520,724</u>	<u>\$ 431,468</u>	<u>\$ 543,137</u>	<u>\$ 111,669</u>

**CITY OF RAYTOWN, MISSOURI  
 BUDGETARY COMPARISON SCHEDULE --  
 CAPITAL IMPROVEMENTS FUND  
 FOR THE YEAR ENDED OCTOBER 31, 2022**

	<u>Budgeted Amounts</u>		<u>Actual Amounts, Budgetary Basis</u>	<u>Variance with Final Budget Positive (Negative)</u>
	<u>Original</u>	<u>Final</u>		
<b>REVENUES,</b>				
Investment earnings	\$ 34,870	\$ 34,870	\$ 35,563	\$ 693
<b>EXPENDITURES,</b>				
Current,				
Public works	18,700	18,700	16,988	1,712
Excess of revenues over expenditures	16,170	16,170	18,575	2,405
Fund balances - beginning	1,114,311	1,114,311	1,114,311	-
Fund balances - ending	\$ 1,130,481	\$ 1,130,481	\$ 1,132,886	\$ 2,405



May 26, 2023

To the Honorable Mayor  
And Members of the  
Board of Aldermen  
City of Raytown, Missouri

We have audited the financial statements of the City of Raytown, Missouri, as of and for the year ended October 31, 2022, and have issued our report thereon dated May 26, 2023. Professional standards require that we advise you of the following matters relating to our audit.

### **Our Responsibility in Relation to the Financial Statement Audit**

As communicated in our engagement letter dated August 24, 2022, our responsibility, as described by professional standards, is to form and express an opinion about whether the financial statements that have been prepared by management with your oversight are presented fairly, in all material respects, in accordance with accounting principles generally accepted in the United States of America. Our audit of the financial statements does not relieve you or management of your respective responsibilities.

Our responsibility, as prescribed by professional standards, is to plan and perform our audit to obtain reasonable, rather than absolute, assurance about whether the financial statements are free of material misstatement. An audit of financial statements includes consideration of internal control over financial reporting as a basis for designing audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control over financial reporting. Accordingly, as part of our audit, we considered the internal control of the City of Raytown, Missouri, solely for the purpose of determining our audit procedures and not to provide any assurance concerning such internal control.

We are also responsible for communicating significant matters related to the audit that are, in our professional judgment, relevant to your responsibilities in overseeing the financial reporting process. However, we are not required to design procedures for the purpose of identifying other matters to communicate to you.

We have provided our findings regarding significant control deficiencies over financial reporting, and other matters noted during our audit in a separate letter to you dated May 26, 2023.

## **Planned Scope and Timing of the Audit**

We conducted our audit consistent with the planned scope and timing we previously communicated to you.

## **Compliance with All Ethics Requirements Regarding Independence**

The engagement team, others in our firm, as appropriate, our firm, and our network firms has complied with all relevant ethical requirements regarding independence.

## **Qualitative Aspects of the Entity's Significant Accounting Practices**

### *Significant Accounting Policies*

Management has the responsibility to select and use appropriate accounting policies. A summary of the significant accounting policies adopted by City of Raytown, Missouri, is included in Note 1 to the financial statements. As described in Note 23 to the financial statements, during the year, the entity changed its method of accounting for leases by adopting Governmental Accounting Standards Board (GASB) Statement No. 87, *Leases*. The accounting change had no effect in the Statement of Activities. No matters have come to our attention that would require us, under professional standards, to inform you about (1) the methods used to account for significant unusual transactions and (2) the effect of significant accounting policies in controversial or emerging areas for which there is a lack of authoritative guidance or consensus.

### *Significant Accounting Estimates*

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's current judgments. Those judgments are normally based on knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ markedly from management's current judgments.

The most sensitive accounting estimates affecting the financial statements are capital asset lives, allowance for uncollectible accounts, compensated absences, and other postemployment benefits.

- Management's estimate of the useful lives of capital assets is based on historical information and industry guidance.
- Management's estimate of the allowance for uncollectible accounts for water and sewer services is based on consideration of past experience, current delinquent accounts, payment history, and other information contained in customer files.
- Management's estimate of compensated absences is based on current hourly rates and policies regarding payment of sick and vacation banks.

- Management's estimate of other postemployment benefit costs, (OPEB) including the actuarial methods and assumptions, are based on plan provisions, healthcare-related trends, and payroll data.

We evaluated the key factors and assumptions used to develop the estimates and determined that it is reasonable in relation to the basic financial statements taken as a whole.

### *Financial Statement Disclosures*

Certain financial statement disclosures involve significant judgment and are particularly sensitive because of their significance to financial statement users. The financial statement disclosures are neutral, consistent, and clear.

### **Significant Difficulties Encountered during the Audit**

We encountered no significant difficulties in dealing with management relating to the performance of the audit.

### **Uncorrected and Corrected Misstatements**

For purposes of this communication, professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that we believe are trivial, and communicate them to the appropriate level of management. Further, professional standards require us to also communicate the effect of uncorrected misstatements related to prior periods on the relevant classes of transactions, account balances or disclosures, and the financial statements as a whole and each applicable opinion unit. Management has corrected all identified misstatements.

In addition, professional standards require us to communicate to you all material, corrected misstatements that were brought to the attention of management as a result of our audit procedures. The attached adjusting journal entry report lists the material entries that we identified as a result of our audit procedures and brought to the attention of, and were corrected by, management.

### **Disagreements with Management**

For purposes of this letter, professional standards define a disagreement with management as a matter, whether or not resolved to our satisfaction, concerning a financial accounting, reporting, or auditing matter, which could be significant to City of Raytown, Missouri's financial statements or the auditor's report. No such disagreements arose during the course of the audit.

## **Representations Requested from Management**

We have requested certain written representations from management, which are included in the attached letter dated May 26, 2023.

## **Management's Consultations with Other Accountants**

In some cases, management may decide to consult with other accountants about auditing and accounting matters. Management informed us that, and to our knowledge, there were no consultations with other accountants regarding auditing and accounting matters.

## **Other Significant Matters, Findings, or Issues**

In the normal course of our professional association with City of Raytown, Missouri, we generally discuss a variety of matters, including the application of accounting principles and auditing standards, operating and regulatory conditions affecting the entity, and operational plans and strategies that may affect the risks of material misstatement. None of the matters discussed resulted in a condition to our retention as City of Raytown, Missouri's auditors.

This report is intended solely for the information and use of members of the Board of Alderman and management of City of Raytown, Missouri, and is not intended to be and should not be used by anyone other than these specified parties.

*Troutt, Beeman & Co., P.C.*  
TROUTT, BEEMAN & CO., P.C.  
Harrisonville, Missouri

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

---

**DATE SUBMITTED:**

**MEETING DATE:** July 18, 2023

**SUBMITTED BY:**

**DEPARTMENT:** Administration

**Document Type:** Other

**SUBJECT/REQUEST**

**BACKGROUND/JUSTIFICATION**

**RECOMMENDED MOTION**

**PREVIOUS ACTION**

**COMMISSION/COMMITTEE REVIEW**

**FINANCIAL IMPACT**

Contractor:	
Amount of Request/Contract:	
Amount Budgeted:	
Funding Source/Account #:	

**REVIEWED BY**

Damon Hodges  
Teresa Henry

**LIST OF REFERENCE DOCUMENTS ATTACHED**

None

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

Document	Attached	If not attached, explain
Secretary of State:		
Certificate of Insurance:		

E-Verify Affidavits:		
E-Verify proof of enrollment:		
Bond:		
IRS Form W-9:		
Bid/RFP/RFQ: (submit all)		
Bid/RFP/RFQ Tabulation:		
Bid Waiver: Sole source or less than three bids		
Contractor address and email:		
Project Exemption Certificate needed:		
Other:		



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

---

**DATE SUBMITTED:** 07/13/2023

**MEETING DATE:** July 18, 2023

**SUBMITTED BY:**

**DEPARTMENT:** Administration

**Document Type:** Resolution

**SUBJECT/REQUEST**

Appointment of Jackie Blunt to the Raytown Park Board.

**BACKGROUND/JUSTIFICATION**

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

The Mayor has recommended that Jackie Blunt be appointed to the Raytown Park Board with a term ending June 1, 2026.

**RECOMMENDED MOTION**

Approve the reappointment.

**PREVIOUS ACTION**

**COMMISSION/COMMITTEE REVIEW**

**FINANCIAL IMPACT**

Contractor:	
Amount of Request/Contract:	
Amount Budgeted:	
Funding Source/Account #:	

**REVIEWED BY**

Damon Hodges  
Teresa Henry

**LIST OF REFERENCE DOCUMENTS ATTACHED**

- |    |  |
|----|--|
| 1. | Reso Appointing Jackie Blunt-Park Board-2023             |
| 2. | Reso Appointing Jackie Blunt-Park Board 2023-Application |

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

Document	Attached	If not attached, explain
Secretary of State:		
Certificate of Insurance:		
E-Verify Affidavits:		
E-Verify proof of enrollment:		
Bond:		
IRS Form W-9:		
Bid/RFP/RFQ: (submit all)		
Bid/RFP/RFQ Tabulation:		
Bid Waiver: Sole source or less than three bids		
Contractor address and email:		
Project Exemption Certificate needed:		
Other:		

**A RESOLUTION AUTHORIZING AND APPROVING THE APPOINTMENT OF JACKIE BLUNT TO THE RAYTOWN PARK BOARD**

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

**WHEREAS**, there is currently a vacancy on the Raytown Park Board and the Mayor desires to appoint Jackie Blunt to fulfill the remainder of a 3-year term expiring June 1, 2026 or until a successor is duly appointed; and

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

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

**THAT** Jackie Blunt, 7511 Maple Lane, Raytown, Missouri, is hereby appointed as a member of the Raytown Park Board to fulfill the remainder of a 3-year term expiring June 1, 2026, or until a successor is duly appointed; and

**FURTHER THAT**, this resolution shall be in full force and effect from and after the date of its passage and approval and any resolution in conflict herewith are hereby superseded.

**PASSED AND ADOPTED** by the Board of Aldermen and **APPROVED** by the Mayor of the City of Raytown, Missouri, the 18<sup>th</sup> day of July, 2023.

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

ATTEST:

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

Approved as to Form:

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

**From:** [donotreply@form.govoffice.com](mailto:donotreply@form.govoffice.com)  
**To:** [Teresa M. Henry](#)  
**Subject:** Apply to Serve of Boards, Commissions, and Committees (form) has been filled out on your site.  
**Date:** Thursday, December 22, 2022 11:23:04 AM

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

-----  
Date: 2022-12-22

Full Name: Jackie Blunt

Street Address: 7511

Address City, State, Zip: Raytown MO 64138

Phone: (816)908-6098

Fax:

Email: [bluntjmb@gmail.com](mailto:bluntjmb@gmail.com)

Which board would you like to serve on?: I am interested in serving on several committees, if there is an opening on any of the following boards or Commissions. Budget Committee, Park Committee, Community Inspired Violence Committee and the Human Relations committee.

Thank you

I would like to serve on this Board or Commission because: I would like to serve on either of the above mentioned boards because I am interested in the well being of my community. Raytown is growing in I am interested in helping to make Raytown a great living experience for all citizens.

Thank You

My strength(s) on this Board/Commission will be: My Strengths are in Administration. filing, notes, written meeting minutes, Scheduling those kinds of things

Trade/College/University/Degree/Date: I dont have a college degree I have completed 60 credit hours at Penn Valley community college.

Current Employer/Address/Position: Rediscover Mental Health 2659 Peery Ave KV Mo. 64127 Office Manager of Thrive Respite

Past Employers/Address/Position/Dates: Center for Behavior Medicine 1000 E 24th St, Kansas City, MO 64108 Administrative Assistant 2007-2017

Organization/Leadership Position(s)/Membership Date(s): I have not been a part of any Organization/Leadership, this is my first attempt at being apart of any board or committee.

Do you have business or property interests that might place you in a conflict of interest situation should you be appointed to this Board/Commission? If so, please explain: The only property I own in Raytown is my home which i live in.

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

Do you anticipate that there will be times when you will not be able to attend the Board/Commission meeting? If yes, how often to do you anticipate this would occur?: I may not be able to attend a board /commission meeting in person if I have a family Emergency (child of parent in hospital) or I'm sick and contagious and wouldn't wont to get anyone else sick. But if possible I could attend via zoom or other online forum.

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

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

---

**DATE SUBMITTED:** 07/13/2023

**MEETING DATE:** July 18, 2023

**SUBMITTED BY:**

**DEPARTMENT:** Administration

**Document Type:** Resolution

**SUBJECT/REQUEST**

Approve a resolution reappointing Pat Riehle to the Board of Zoning Adjustment.

**BACKGROUND/JUSTIFICATION**

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

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

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

The Mayor is recommending that Mr. Riehle be reappointed to the Board of Zoning Adjustment to a 5-year term expiring June 1, 2028.

**RECOMMENDED MOTION**

Approve the reappointment.

**PREVIOUS ACTION**

**COMMISSION/COMMITTEE REVIEW**

--

**FINANCIAL IMPACT**

Contractor:	
Amount of Request/Contract:	
Amount Budgeted:	
Funding Source/Account #:	

**REVIEWED BY**

Damon Hodges Teresa Henry
------------------------------

**LIST OF REFERENCE DOCUMENTS ATTACHED**

1. Reso Reappointing Pat Riehle-BZA 2023
2. Reso Reappointing Pat Riehle-BZA 2023-Application

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

Document	Attached	If not attached, explain
Secretary of State:		
Certificate of Insurance:		
E-Verify Affidavits:		
E-Verify proof of enrollment:		
Bond:		
IRS Form W-9:		
Bid/RFP/RFQ: (submit all)		
Bid/RFP/RFQ Tabulation:		
Bid Waiver: Sole source or less than three bids		
Contractor address and email:		
Project Exemption Certificate needed:		
Other:		

**A RESOLUTION AUTHORIZING AND APPROVING THE REAPPOINTMENT OF PAT RIEHLE TO THE BOARD OF ZONING ADJUSTMENT**

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

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

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

**WHEREAS**, Pat Riehle was originally appointed to the Board of Zoning Adjustment on December 1, 2009 and the Mayor desires to reappoint Pat Riehle to a 5-year term ending June 1, 2028 or until a successor is duly appointed; and

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

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

**THAT** the reappointment of Pat Riehle, 8337 Harvard Avenue, Raytown, Missouri; as a member of the Board of Zoning Adjustment to a 5-year term ending June 1, 2028, or until such time as a successor is duly appointed, is hereby approved; and

**PASSED AND ADOPTED** by the Board of Aldermen and **APPROVED** by the Mayor of the City of Raytown, Missouri, the 18<sup>th</sup> day of July, 2023.

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

ATTEST:

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

Approved as to Form:

\_\_\_\_\_  
Jennifer Baird, City Attorney

**From:** [donotreply@form.govoffice.com](mailto:donotreply@form.govoffice.com)  
**To:** [Teresa M. Henry](#)  
**Subject:** Apply to Serve of Boards, Commissions, and Committees (form) has been filled out on your site.  
**Date:** Monday, June 12, 2023 4:22:06 PM

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

-----  
Date: 2023-06-12

Full Name: Patrick J Riehle

Street Address: 8337 Harvard Ave

Address City, State, Zip: Raytown MO 64138

Phone: (816)935-6935

Fax:

Email: [riehlepatj@gmail.com](mailto:riehlepatj@gmail.com)

Which board would you like to serve on?: BZA

I would like to serve on this Board or Commission because: Current Chair of BZA

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

Trade/College/University/Degree/Date: UMKC B.A.-Economics 1999

Current Employer/Address/Position: Retired

Past Employers/Address/Position/Dates:

Organization/Leadership Position(s)/Membership Date(s): UMKC Arts & Sciences Board of Directors - Ex Officio

Shepherd's Center-Raytown Board of Directors -Secretary - Current

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

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

Do you anticipate that there will be times when you will not be able to attend the Board/Commission meeting? If yes, how often to do you anticipate this would occur?: There could be an occasion or two if we are traveling.

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



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

---

**DATE SUBMITTED:** 07/13/2023

**MEETING DATE:** July 18, 2023

**SUBMITTED BY:**

**DEPARTMENT:** Administration

**Document Type:** Resolution

**SUBJECT/REQUEST**

Approve a resolution reappointing Kevin Jean-Paul to the Planning & Zoning Commission to a 4-year term which will expire on July 1, 2027.

**BACKGROUND/JUSTIFICATION**

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

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

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

The Mayor is recommending that Kevin Jean-Paul be reappointed to the Planning & Zoning Commission to serve a 4-year term expiring July 1, 2027.

**RECOMMENDED MOTION**

Approve the Resolution

**PREVIOUS ACTION**

**COMMISSION/COMMITTEE REVIEW**

--

**FINANCIAL IMPACT**

Contractor:	
Amount of Request/Contract:	
Amount Budgeted:	
Funding Source/Account #:	

**REVIEWED BY**

Damon Hodges Teresa Henry
------------------------------

**LIST OF REFERENCE DOCUMENTS ATTACHED**

1. Reso Reappointing Kevin Jean Paul-Planning & Zoning 2023
2. Reso Reappointing Kevin Jean-Paul-Planning & Zoning 2023 Application

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

Document	Attached	If not attached, explain
Secretary of State:		
Certificate of Insurance:		
E-Verify Affidavits:		
E-Verify proof of enrollment:		
Bond:		
IRS Form W-9:		
Bid/RFP/RFQ: (submit all)		
Bid/RFP/RFQ Tabulation:		
Bid Waiver: Sole source or less than three bids		
Contractor address and email:		
Project Exemption Certificate needed:		
Other:		

**A RESOLUTION AUTHORIZING AND APPROVING THE APPOINTMENT OF KEVIN JEAN-PAUL TO THE PLANNING & ZONING COMMISSION**

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

**WHEREAS**, the Mayor desires to appoint Kevin Jean-Paul to a vacant term on the Planning & Zoning Commission, with such term expiring July 1, 2023, or until a successor is duly appointed; and

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

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

**THAT** Kevin Jean-Paul, 9135 Richards Drive, Raytown, Missouri, is hereby appointed as a member of the Planning & Zoning Commission to a vacant 4-year term expiring July 1, 2023, 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 21<sup>st</sup> day of June, 2022.

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

ATTEST:

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

Approved as to Form:

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

**From:** [donotreply@form.govoffice.com](mailto:donotreply@form.govoffice.com)  
**To:** [Teresa M. Henry](#)  
**Subject:** Apply to Serve of Boards, Commissions, and Committees (form) has been filled out on your site.  
**Date:** Thursday, June 8, 2023 2:34:16 PM

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

-----  
Date: 2023-06-08

Full Name: Kevin Jean-Paul  
Street Address: 9135 Richards Dr  
Address City, State, Zip: Raytown MO 64133  
Phone: (816)200-0852  
Fax:

Email: [kevin@servetheworldkc.org](mailto:kevin@servetheworldkc.org)

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

I would like to serve on this Board or Commission because: I want to positively impact the community as it changes and grows for the best.

My strength(s) on this Board/Commission will be: An Entrepreneur Mindset is a set of Marco-Social worker skills, organizational leadership, and the knowledge of building community partnerships.

Trade/College/University/Degree/Date: Master in Social Work @UMKC Date: 5/20/20

B.A in Inter-Cultural Studies & Advanced Biblical Studies @Calvary University Date: 5/10/16

Current Employer/Address/Position: Serve The World Charities / 1414 E 103 St KCMO 64131 / Impact Director for the Center School District

Past Employers/Address/Position/Dates: Heartland Care Transportation /Owner & Operator / 6.25.16 to 7.1.20  
Organization/Leadership Position(s)/Membership Date(s): Gregory Heights Property Home Association/ Tresuer/ 11.10.20 - 5/1/22

Serve The World Charities/ Impact Director/ 10/20.20 -

Greater Kansas City Colation to End Homelessness/ Board Member on Admin Committee/ 10.1.22-

Heartland Care Transportation /Owner & Operator / 6.25.16 to 7.1.20

Heartland Center for Jobs & Freedom/Intern / 8.20.19 to 6.1.20

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

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

Do you anticipate that there will be times when you will not be able to attend the Board/Commission meeting? If yes, how often to do you anticipate this would occur?: Once or twice a year due to family resonbilities

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

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

---

**DATE SUBMITTED:** 07/13/2023

**MEETING DATE:** July 18, 2023

**SUBMITTED BY:**

**DEPARTMENT:** Administration

**Document Type:** Resolution

**SUBJECT/REQUEST**

Approve a resolution reappointing Steve Meyers to the Planning & Zoning Commission to a 4-year term which will expire on July 1, 2027.

**BACKGROUND/JUSTIFICATION**

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

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

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

The Mayor is recommending that Steve Meyers be reappointed to the Planning & Zoning Commission to serve a 4-year term expiring July 1, 2027.

**RECOMMENDED MOTION**

Approve the Resolution

**PREVIOUS ACTION**

**COMMISSION/COMMITTEE REVIEW**

--

**FINANCIAL IMPACT**

Contractor:	
Amount of Request/Contract:	
Amount Budgeted:	
Funding Source/Account #:	

**REVIEWED BY**

Damon Hodges Teresa Henry
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**LIST OF REFERENCE DOCUMENTS ATTACHED**

1. Reso Reappointing Steve Meyers-Planning & Zoning 2023
2. Reso Reappointing Steve Meyers-Planning & Zoning Commission 2023-Application

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

Document	Attached	If not attached, explain
Secretary of State:		
Certificate of Insurance:		
E-Verify Affidavits:		
E-Verify proof of enrollment:		
Bond:		
IRS Form W-9:		
Bid/RFP/RFQ: (submit all)		
Bid/RFP/RFQ Tabulation:		
Bid Waiver: Sole source or less than three bids		
Contractor address and email:		
Project Exemption Certificate needed:		
Other:		

**A RESOLUTION AUTHORIZING AND APPROVING THE REAPPOINTMENT OF STEVE MEYERS TO THE PLANNING & ZONING COMMISSION**

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

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

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

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

**THAT** Steve Meyers, 7804 Woodson, Raytown, Missouri, is hereby reappointed as a member of the Planning & Zoning Commission to a 4-year term ending July 1, 2027, or until a successor is duly appointed;

**PASSED AND ADOPTED** by the Board of Aldermen and **APPROVED** by the Mayor of the City of Raytown, Missouri, the 18<sup>th</sup> day of July, 2023.

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

ATTEST:

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

Approved as to Form:

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



**City of Raytown**  
**Boards and Commissions Application**

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

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

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

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

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

Contact Information:

Phone: Day Evening Cell Fax E-Mail Address

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

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

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

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

Employment (Maximum 10 years):

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

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



**Community Involvement:**

Organization	Leadership Position(s)	Membership Date(s)
1. _____		
2. _____		
3. _____		
4. _____		
5. _____		
6. Planning & Zoning Commission	Member	2015-2019

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

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

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

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

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

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**DATE SUBMITTED:** 07/13/2023

**MEETING DATE:** July 18, 2023

**SUBMITTED BY:**

**DEPARTMENT:** Community Development

**Document Type:** Ordinance

**SUBJECT/REQUEST**

Board of Aldermen consideration and approval of an application filed by Eduardo Ruiz of Ruiz and Sons Properties, Inc., seeking approval of a Conditional Use Permit (CUP) to operate a car wash located at 5318 Raytown Road in an NC, Neighborhood Commercial District. This property had previously operated as a car wash under a CUP issued in 2003 to Stadium Car Wash. The property ceased being operated as a car wash in 2018.

**BACKGROUND/JUSTIFICATION**

Following the closure of the business in 2018 under the name of Blue Top Car Wash, the property was vacant until purchased by Clint Barr, who used the property for uses that were not permitted, including storage inside the bays and auto repair, resulting in enforcement action being taken by the City. Mr. Ruiz purchased the property and repaired all the damage done to the site since 2018 and applied for a Conditional Use Permit (CUP) to reopen the location as a car wash. Per the city's land use table, a "Car Wash" use can only be conditionally approved in this zoning district and since the use of the property ceased being a car wash for the last 5 years, a new CUP is required.

**RECOMMENDED MOTION**

Staff recommends approval as submitted. The Planning & Zoning Commission voted (6-0) on June 1, 2023, to recommend approval of the application with all conditions as contained in the staff report and the attached Ordinance. The applicant was present as the Conditions of Approval were individually explained.

**PREVIOUS ACTION**

During the July 11, 2023 Board of Aldermen meeting, this item was continued to a date certain of July 18, 2023.

**COMMISSION/COMMITTEE REVIEW**

P&Z June 1, 2023 Approved 6-0

**FINANCIAL IMPACT**

**REVIEWED BY**

Jennifer Baird  
Damon Hodges  
Teresa Henry

**LIST OF REFERENCE DOCUMENTS ATTACHED**

1. Ord Car Wash CUP 5318 Raytown Road
2. Ord Car Wash CUP 5318 Raytown Road - Staff Report PC 2023-04
3. Ord Car Wash CUP 5318 Raytown Road - June 1 2023 Draft PC Minutes

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

**AN ORDINANCE APPROVING ISSUANCE OF A CONDITIONAL USE PERMIT TO EDUARDO RUIZ AND RUIZ AND SONS PROPERTIES, INC., TO OPERATE A CAR WASH AT 5318 RAYTOWN ROAD IN AN NC, NEIGHBORHOOD COMMERCIAL, DISTRICT WITHIN THE CITY OF RAYTOWN, JACKSON COUNTY, MISSOURI**

**WHEREAS**, Application PZ-2023-04, was duly submitted on or about April 14, 2023, by Eduardo Ruiz of Ruiz and Sons Properties, Inc., requesting approval of a Conditional Use Permit to operate a Car Wash Use on property located at 5318 Raytown Road within an NC, Neighborhood Commercial District in the City of Raytown, Jackson County, Missouri (the “Application”); and

**WHEREAS**, the Application was considered by the Planning & Zoning Commission on June 1, 2023, and by a vote of 6 in favor, 0 against, rendered a report to the Board of Aldermen recommending that the Application be approved; and

**WHEREAS**, after opening the public hearing, considering all testimony and the record, and then closing the public hearing, the Board of Aldermen finds and declares that the provisions hereinafter contained and enacted are in pursuit of and for the purpose of securing and promoting the public safety, health, and general welfare of persons in the City of Raytown and rendered a decision to approve the Application.

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

**SECTION 1 – APPROVAL OF CONDITIONAL USE PERMIT.** That the Application for approval of a Conditional Use Permit to operate a Car Wash on property located at 5318 Raytown Road within an NC, Neighborhood Commercial District in the City of Raytown, Jackson County, Missouri is hereby approved and issued to Eduardo Ruiz and Ruiz and Sons Properties, Inc.

**SECTION 2 – CONDITIONS OF APPROVAL.** That the Application for approval of a Conditional Use Permit to operate a Car Wash on property located at 5318 Raytown Road within an NC, Neighborhood Commercial District in the City of Raytown, Jackson County, Missouri, be approved and issued to Eduardo Ruiz and Ruiz and Sons Properties, Inc., subject to the following conditions as contained in the staff report and as approved by the Planning & Zoning Commission:

**The following conditions are required to be met on an ongoing basis:**

1. Parking and entrance drives shall be maintained in good condition at all times.
2. Ensure the entire building exterior is maintained in good condition at all times, including paint, bay doors, vacuum stands, and facade. This includes perimeter fencing and trash enclosure maintenance and repair.
3. Ensure the site is maintained in good condition at all times including trimming of weeds and grass. All junk, trash, and debris that collects on the site to be removed immediately and not permitted to remain.
4. Any additional site lighting installed for security purposes shall be fully shielded and not cast light onto neighboring properties.

- 5. All signage shall be issued under separate permit process and shall meet Municipal Code requirements.
- 6. Any trash dumpster placed on site needs to be within a fully screened enclosure unless stored indoors except on trash pickup day. Such enclosure shall have a proper solid metal gate that can be accessed by the trash truck and also screen the container from view at all times.

**General Conditions of Approval:**

- 7. The Conditional Use Permit shall be issued only to the applicant and is not transferable. Any new business acquiring the operation from the applicant shall apply for and obtain its own Conditional Use Permit.
- 8. The property should not be occupied and used until the Commercial Use Permit and/or a Business License to operate are issued.
- 9. Compliance with all applicable local, state and federal regulations, codes, ordinances, and laws.

**SECTION 3 – REPEAL OF ORDINANCES IN CONFLICT.** All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

**SECTION 4 – SEVERABILITY CLAUSE.** The provisions of this ordinance are severable and if any provision hereof is declared invalid, unconstitutional or unenforceable, such determination shall not affect the validity of the remainder of this ordinance.

**SECTION 5 – EFFECTIVE DATE.** This ordinance shall be in full force and effect from and after the date of its passage and approval.

**BE IT REMEMBERED** that the above was read two times by heading only, **PASSED and ADOPTED** by a majority of the Board of Aldermen and **APPROVED** by the Mayor of the City of Raytown, Jackson County, Missouri, this 18<sup>th</sup> day of July, 2023.

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

ATTEST:

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

Approved as to Form:

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



# Staff Report

Community Development  
Planning and Development Services

## PZ 2023-04

To: City of Raytown Planning and Zoning Commission

From: Chris Gilbert, Planning & Zoning Coordinator

Date: June 1, 2023

Re: Application for Conditional Use Permit for Car Wash

---

### CONDITIONAL USE PERMIT APPLICATION SUMMARY

Applicant: Eduardo Ruiz of Kansas City, Missouri  
Property Owner: Eduardo Ruiz, Ruiz and Sons Properties, Inc.  
Property Location: 5318 Raytown Road  
Request: Conditional Use Permit approval for Car Wash  
Zoning: NC, Neighborhood Commercial District

The applicant is requesting Conditional Use Permit (CUP) approval to reopen a car wash in an NC, Neighborhood Commercial zoning district that was used as such twice previously as Stadium Car Wash, which acquired a CUP in 2003 to operate the facility (copy attached), and succeeded by Blue Top Car Wash, which closed in 2018. The immediate previous owner to Mr. Ruiz, Clint Barr, had reutilized the former car wash bays and hidden from view west side of the building to put various warehousing and auto repair entities in that were not permitted uses, resulting in enforcement action being taken. Mr. Ruiz has restored the integrity of the car wash and its related systems and just needs this CUP to move forward with business licensing to reopen and re-sign the property. Per the city's land use table, a car wash can only be conditionally approved in this zoning district and the previous use as a car wash under Blue Top Car Wash, LLC, ceased more than 6 months prior and was converted to a completely different use than was approved by the CUP in 2003, so any legal non-conforming rights have long expired.

---

### BACKGROUND

<b>Property's Zoning Classification</b>	Neighborhood Commercial (NC)
<b>Surrounding Properties' Zoning</b>	Neighborhood Commercial (NC) All Sides
<b>Surrounding Overlay</b>	None
<b>Surrounding Land Use</b>	Retail, Office, Vacant Land, Former Super Splash, Industrial Non-Conforming Uses
<b>Designated Future Land Use</b>	Public, Semi-Public
<b>Ward</b>	Ward 3
<b>Approximate Land Area</b>	1.09 Acres
<b>Roadway Classification</b>	Arterial and Local



Figure 2 – Surrounding Zoning and Location Map

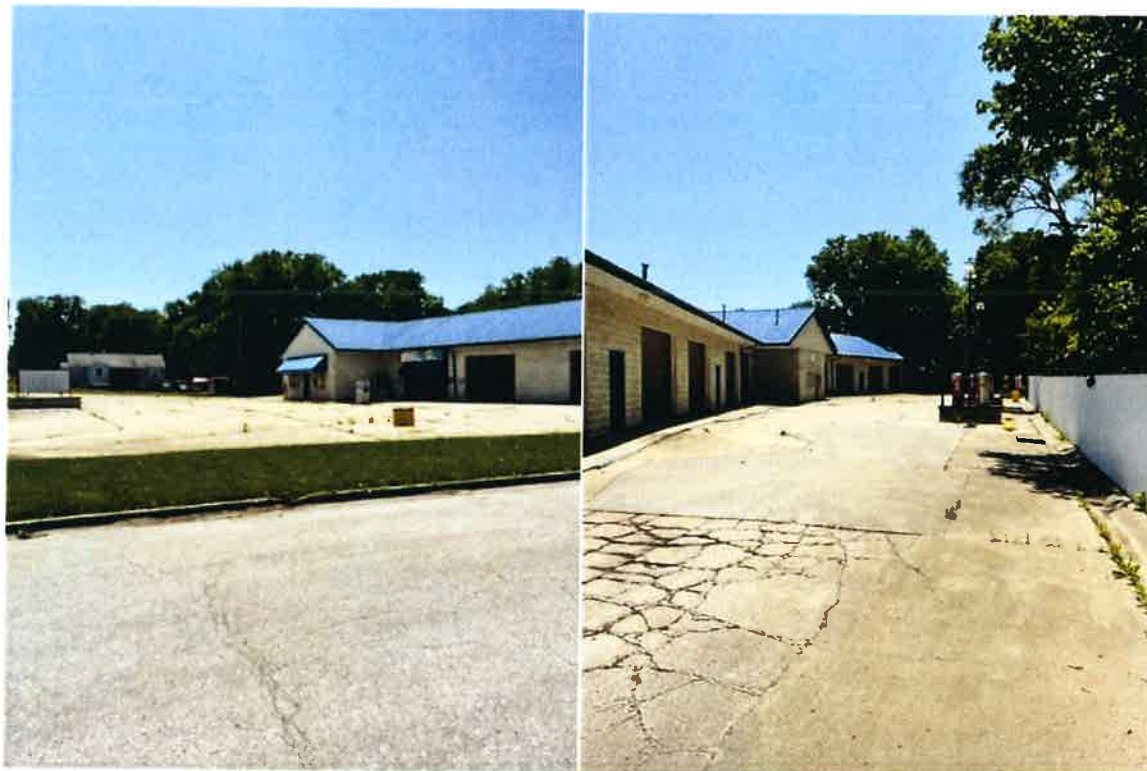


Figure 1 – Site Photos Showing Front and Rear Facades of the Car Wash



## **SITE DESCRIPTION AND PRESENT USE**

The 1.09-acre site is presently vacant, but the new owner has spent a lot of resources returning the car wash to its former condition, repairing all the damage to the property and replacing missing equipment that was caused by the previous owner and its tenants that were treating the bays similar to commercial warehouse and auto repair bay space without business licenses or permits to be there.

## **SURROUNDING PROPERTIES AND NEIGHBORHOOD**

The subject property is surrounded by industrial, office, commercial, retail, and institutional uses, including the former Super Splash water park.

## **HISTORY**

The subject property was a car wash in the 1990s, sat vacant for about 7 years until 2003 when the CUP for Stadium Car Wash was approved, including significant site remodeling and upgrades to the building. Following Stadium Car Wash was Blue Top Car Wash which closed in 2018, and the property has not had a legal licensed use in it since then.

## **PUBLIC COMMENTS**

The public notice was published in *The Daily Record* on May 12, 2023. Public notice letters were sent to property owners within 185 feet of the property by the applicant. The Neighborhood Information Meeting was held on May 18, 2023, and no persons showed up for the meeting. To date, the Community Development Department has received no calls or written emails or letters regarding this application.

---

## **ANALYSIS**

Evaluating an application for a conditional use permit requires consideration to be given by the City to the health, safety, morals, comfort and general welfare of the inhabitants of the City, including but not limited to, the following factors (the 2003 CUP had to meet the same criteria):

### **1. Stability and integrity of the various zoning districts**

The proposed use is in a commercial area, so fits right in with the surrounding uses.

### **2. Conservation of property values**

Property values typically rise when vacant buildings are fixed up and reoccupied.

### **3. Protection against fire and casualties**

Staff has no concerns regarding fire and/or casualties on this project. The existing building is a modern building remodeled in 2003.

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

The proposed new vehicle sales business is not anticipated to violate any general police regulations.





## **5. Prevention of traffic congestion**

The proposed new business will not increase traffic congestion above what has existed on the property throughout its entire life as a car wash.

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

The proposed new business will not substantially increase traffic safety risk over what is already present or what has historically been generated by this car wash. Overall numbers at this location will be way lower now than in the past due to the permanent closure of the Super Splash water park by the City.

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

The proposed new business will not affect the safety of individuals or property. The structure is in reasonable condition and no building modifications are required outside of any minor improvements required when the commercial use permit inspection is performed.

## **8. Provision for adequate light and air**

The proposed new business will not significantly affect the air quality of the area above what is normal for a car wash, and should have minor additional impacts on neighboring properties, and should be comparable to previous operations at the site as a car wash.

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

The proposed new business will be consistent with the previous car wash intensity of use on the property and has sufficient parking to adequately address customer load.

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

The proposed new business will not affect any public utilities or schools but will generate some additional revenue. The existing structure is already connected to utility services.

## **11. Invasion by inappropriate uses**

This particular use is a commercial use located in a commercial zoned area adjacent to an arterial roadway and surrounded by other more and less intense commercial/industrial uses.

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

The property on which the proposed business would be located is developed. Staff has provided recommended conditions of approval to ensure compliance with existing code standards.

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

Staff has no concerns regarding the proposed business adhering to overall planning principles if the recommended conditions of approval are adopted and followed by the applicant. This reuse of the property is wholly consistent with existing zoning and previous use of the property as a car wash.

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

The proposed vehicle sales business should not affect the orderly and proper renewal, development or growth of the city. To the contrary, this use will permit the property to continue operating and generating revenue in a manner consistent with previous car wash uses on the Property and cease being a blight indicator as a vacant structure.

## RECOMMENDATION

Staff recommends approval of Case No. PZ 2023-04 – Conditional Use Permit for a Car Wash use filed by Eduardo Ruiz, to be located at 5318 Raytown Road with the following recommended conditions of approval:

### The following conditions are required to be met on an ongoing basis:

1. Parking and entrance drives shall be maintained in good condition at all times.
2. Ensure the entire building exterior is maintained in good condition at all times, including paint, bay doors, vacuum stands, and facade. This includes perimeter fencing and trash enclosure maintenance and repair.
3. Ensure the site is maintained in good condition at all times including trimming of weeds and grass. All junk, trash, and debris that collects on the site to be removed immediately and not permitted to remain.
4. Any additional site lighting installed for security purposes shall be fully shielded and not cast light onto neighboring properties.
5. All signage shall be issued under separate permit process and shall meet Municipal Code requirements.
6. Any trash dumpster placed on site needs to be within a fully screened enclosure unless stored indoors except on trash pickup day. Such enclosure shall have a proper solid metal gate that can be accessed by the trash truck and also screen the container from view at all times.

### General Conditions of Approval:

7. The Conditional Use Permit shall be issued only to the applicant and is not transferable. Any new business acquiring the vehicle sales operation from the applicant shall apply for and obtain its own Conditional Use Permit.
8. The property should not be occupied and used until the Commercial Use Permit and/or a Business License to operate are issued. This does not apply to currently licensed vehicle repair businesses operating on the property.
9. Compliance with all applicable local, state and federal regulations, codes, ordinances, and laws.

FILE COPY

BILL NO. 5685-03

ORDINANCE NO. 4849-03

SECTION NO. X 111

1 AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT TO OPERATE A CAR  
2 WASH IN THE NC (NEIGHBORHOOD COMMERCIAL) DISTRICT ON LAND  
3 LOCATED AT 5318 RAYTOWN ROAD, FOR AN UNLIMITED TERM OF YEARS, ALL  
4 IN ACCORDANCE WITH SECTION 20 OF THE COMPREHENSIVE ZONING  
5 REGULATIONS FOR THE CITY OF RAYTOWN, MISSOURI.

6  
7 WHEREAS, Conditional Use Permit Application # PZ-2003-003 CUP, submitted by  
8 William V. Padgett, on behalf of Calvin Porter, owner, requesting a conditional use permit to operate  
9 a carwash in District NC (Neighborhood Commercial) on land located at 5318 Raytown Road, was  
10 referred to the Planning Commission to hold a public hearing; and

11  
12 WHEREAS, after due public notice in the manner prescribed by law, the Planning  
13 Commission held a public hearing for the request on January 9, 2003, and rendered a report to the  
14 Board of Aldermen containing findings of fact and a recommendation that the conditional use permit  
15 be approved; and,

16  
17 WHEREAS, after due public notice in the manner prescribed by law, the Board of Aldermen  
18 held a public hearing on January 21, 2003, and rendered a decision to grant said conditional use  
19 permit.

20  
21 Now therefore, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF  
22 RAYTOWN, MISSOURI, as follows:

23  
24 Section 1. That the application pursuant to Section 20 of the Comprehensive Zoning  
25 Regulations to allow a convenience car wash in District NC (Neighborhood Commercial) is hereby  
26 granted for an unlimited term of years, with respect to the following described property:

27  
28 That part of the southwest one-quarter of the northeast one-quarter of Section 32, Township  
29 49, Range 32, in Raytown, Jackson County, Missouri, described as follows to wit: Commencing at a  
30 point in the centerline of Raytown Road, 62.95 feet south (measured along said centerline) of the  
31 north line of the southwest one-quarter of the northeast one-quarter of Section 32, Township 49,  
32 Range 32 and which point is the northeasterly corner of a tract described in Book 1227 at page 553;  
33 thence deflecting to the right 90 degrees and running along the northerly line of said tract, a distance  
34 of 55 feet; thence deflecting to the left 44 degrees 13 minutes 33 seconds and running along the  
35 northwesterly line of said tract and along the northwesterly line of a tract described in Book 1286 at  
36 page 683, a distance of 279.42 feet to the most westerly point of a public road described in Book  
37 1286 at page 683, which point is the true point of beginning, thence southwesterly along a line  
38 parallel with the centerline of Raytown Road to a point of intersection with the southerly line of a  
39 tract described in Book 1217 at page 451; thence north 67 degrees 54 minutes east to the westerly  
40 right-of-way of Raytown Road; thence northwesterly along said right-of-way to a point of  
41 intersection with the southerly line of public road described in Book 1286 at page 683; thence  
42 westerly following said southerly line of said public road to the true point of beginning.

43  
44 Section 2. That the following conditions of approval apply:

- 1 a. Approval of a Flood Plain Development Permit and a No-Rise Certificate by the
- 2 City's Flood Plain Administrator;
- 3
- 4 b. All wash bays shall discharge into the City sewer system;
- 5
- 6 c. Efforts to further investigate and remediate petroleum-contaminated soil and
- 7 groundwater on the property are required in accordance with the Missouri
- 8 Department of Natural Resources (MDNR);
- 9
- 10 d. Access shall be provided on the property for the purpose of conducting any
- 11 investigation of cleanup activities required by the MDNR;
- 12
- 13 e. Redevelopment of the property shall be in accordance with the site plan titled,
- 14 "Topographic Survey" by Boundary and Construction Surveying, Inc., as attached to
- 15 the staff report to the Planning Commission, dated January 9, 2003;
- 16
- 17 f. Compliance with applicable City of Raytown codes and ordinances is required; and
- 18
- 19 g. Location of the trash enclosure is subject to approval of a variance by the Board of
- 20 Zoning Adjustments.
- 21
- 22 h. At least the center section of the exterior of the existing building, beginning at the
- 23 point on each side of where the interior wash bay wall starts, shall be finished with
- 24 split face concrete block measuring 8"x8"x16" in either grey or buff (an earth-tone
- 25 that is a grey-tan mix); at least the exterior entrances and exits of the wash bays will
- 26 be finished with concrete block measuring 4"x8"x16", laid vertically on the door
- 27 edges to replace existing woodwork; and the roof shall be gabled or peaked and shall
- 28 not be flat.
- 29

30 Section 3. That failure to comply with all of the provisions contained in this ordinance shall  
31 constitute violations of both this ordinance and the City's Comprehensive Zoning Regulations.

32 Section 4. That all ordinances or parts of ordinances in conflict with this ordinance are  
33 hereby repealed.

34 Section 5. That this ordinance shall be in full force and effect from and after the date of its  
35 passage and approval.

36 BE IT REMEMBERED that the above was read two times, and upon final vote taken the  
37 4 day of February, 2003, was approved by the Board of Aldermen of the City of  
38 Raytown, Jackson County, Missouri upon the following vote:

Aldermen	Aye	Nay	Absent/Abstain
Neal	✓		

BILL NO. 5685-03

ORDINANCE NO. 4849-03

SECTION NO. XIII

Walters	✓		
Jerry Kinman	✓		
Wiley	✓		
Jeff Kinman	✓		
Melson	✓		
Schlapia	✓		
Briggs	✓		
Knabe	✓		
Fleming	✓		
Tie Vote: Mayor Frank			

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Rebecca F. Grant  
DEPUTY CITY CLERK

APPROVED BY THE MAYOR the 4 day of February, 2003.

[Signature]  
MAYOR

or:  
APPROVED without the Mayor's signature the \_\_\_\_\_ day of \_\_\_\_\_, 2003.

or:  
APPROVED over the Mayor's veto the \_\_\_\_\_ day of \_\_\_\_\_, 2003.

ATTEST:  
  
\_\_\_\_\_  
CITY CLERK

APPROVED AS TO FORM:  
Jeanne L. Graham  
CITY ATTORNEY

Sponsor(s): Fleming

# CITY OF RAYTOWN

## Request for Board Action

<b>Originating Department:</b> <u>Community Development</u> <b>Department Head Approval:</b> <hr style="width: 80%; margin-left: 0;"/> <b>Date:</b> January / 10 / 2003	<b>Supplemental Department Report(s)</b> <input type="checkbox"/> Administration <input type="checkbox"/> Finance <input type="checkbox"/> Law  <input type="checkbox"/> Public Works <input type="checkbox"/> Pks. & Rec <input type="checkbox"/> Police <input type="checkbox"/> Emerg. Services <input type="checkbox"/> Munic Ct.
<b>APPROVED FOR AGENDA</b> <b>CITY ADMINISTRATOR:</b>  	<b>Agenda Section:</b> <b>Item Number:</b> <b>Title / Subject:</b> BILL # <u>56850-3</u> SECTION # <u>X/11</u>

### DEPARTMENTAL ANALYSIS

**I. ISSUE / PROBLEM:**

Mr. William V. (Vernon) Padgett is seeking approval of his conditional use permit application to operate a car wash at 5318 Raytown Road. The property to which this application applies was previously known as Stadium Car Wash.

**II. REPORT:**

The Zoning Ordinance requires that a site plan be submitted as part of a conditional use permit, which the applicant has done. The site plan indicates that the applicant proposes to renovate and make other alterations to the exiting building and property. The renovations and alterations include:

1. Tear down the middle portion of the building façade that previously housed the car wash office and construct a new façade.
2. Remove the existing roof on the entire building and replace with a new roof.
3. Repave and repair the parking and driveway areas that have been removed or damaged.
4. Remove and replace existing parking lot curbing along the east (Raytown Road) and north sides (53<sup>rd</sup> Street Place) of the property and install grass and shrubbery along the edges of the parking lot.
5. Remove a portion of the existing curb along 53<sup>rd</sup> Street Place near its intersection with Raytown Road and construct a new curb along this street.
6. Construct new curbing on the north end of the building and along 53<sup>rd</sup> Street Place north of the building.

7. Remove the existing vacuum islands and construct new vacuum and carpet cleaning islands.
8. Install new parking lot lighting.
9. Construct a monument sign along Raytown Road.
10. Construct a wood fence along a portion of the drive to the rear of the building.
11. Construct a new trash enclosure to the rear of the building near the northwest corner of the property.

### III. FACTORS TO BE CONSIDERED

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

#### 1. The zoning and current uses of nearby property.

The property to which the conditional use permit application applies is zoned Neighborhood Commercial (NC). The zoning and existing uses on surrounding properties is as follows:

- East: Raytown Road abuts the east side of the property with office uses and a vacant tract of land located on the east side of the street. Properties to the east are zoned Neighborhood Commercial (NC).
- West: A creek abuts the west of the property with the parking lot for Super Splash located on the west side of the creek. The Super Splash property to the west is zoned Neighborhood Commercial (NC).
- South: Residential houses in which retail businesses are operated from are located to the south and zoned Neighborhood Commercial (NC).
- North: 53<sup>rd</sup> Street Place abuts the north side of the property with a convenience store (Total) and two small office buildings located on the north side of the 53<sup>rd</sup> Street Place. The properties to the north are zoned Neighborhood Commercial (NC).

#### 2. Character of the neighborhood.

Based upon the existing uses, as described in review factor number 1 above, the neighborhood in which the subject property is located is predominately commercial in nature. Based upon the predominate nature of the existing uses in the surrounding area staff feels that the proposed car wash would be consistent with the character of the area.

#### 3. Suitability of the current zoning and duration of vacancy.

The Neighborhood Commercial (NC) district allows car washes upon approval of conditional use permit. The subject property previously was used as a car wash but has been vacant for approximately 6 to 7-years. It appears that the proposed car

wash is suitable at this location as there are uses of similar intensity on neighboring properties and a car wash was previously operated at this location.

**4. Potential effects of conditional use permit approval.**

The subject property is located within a flood plain as designated by the Flood Insurance Rate Maps (FIRM). As such the property is subject to the City of Raytown Flood Plain Management Regulations, which require the applicant to submit for City approval a Flood Plain Development Permit. In addition, because the applicant will be making renovations and alterations to the property which will exceed 50-percent of the property's current value the City's Flood Plain Management Regulations require that a No-Rise Certificate must also be submitted by the applicant for city approval. The applicant has submitted a Flood Plain Development Permit and a No-Rise Certificate. The Flood Plain Development Permit and the No-Rise Certificate have been approved by the City's Flood Plain Administrator.

In addition to the need to comply with the City's Flood Plain Management Regulations, if the conditional use permit is approved, another effect of the proposed car wash will be increased traffic on Raytown Road. In reviewing this issue staff feels that the traffic impact of the proposed conditional use will not adversely effect Raytown Road as it is classified as an arterial roadway, is four-lanes in width and the subject property previously contained a car wash which did not cause any adverse traffic impacts on Raytown Road.

Because the property has been previously developed there are existing utilities available to serve the site that can adequately accommodate the proposed use. In discussions with the applicant, the northern most wash bay discharges directly into the creek located along the rear of the property while all of the other wash bays discharge in to the City sewer system. Staff has discussed the need for all of the wash bays to discharge into the city sewer system. Therefore, if the conditional use permit is approved this needs to be a condition of approval.

**5. Consideration of public interest versus landowner hardship.**

As previously stated the subject property formerly had a car wash on it. In addition the former car wash also sold gas. The underground fuel tanks have been removed. The Missouri Department of Natural Resources (MDNR) has reviewed their file for the subject property and has provided a letter (a copy of which is attached) stating that there is still petroleum impacted soil and groundwater on the property. The MDNR further states that they have no objection to the development of this property but that efforts to further investigate and remediate contamination on the property will be required and will need to be coordinated with any development on the property. The MDNR letter further states that cooperation in providing access on the property to conduct any investigation of cleanup activities required by the MDNR. In order to protect the public's interest if the conditional use permit is approved, conditions of approval should be that efforts to further investigate and remediate contamination on the property are required in accordance with the MDNR and that access be provided on the property for the purpose of conducting any investigation of cleanup activities required by the MDNR.



**6. Consistency with the adopted comprehensive plan.**

The Comprehensive Plan identifies the area in which the subject property is located as an area for commercial uses. Based upon this designation, the proposed car wash is consistent with the City's adopted Comprehensive Plan.

**IV. PUBLIC COMMENTS:**

At the public hearing held before the Planning Commission on January 9, 2003, members of the public had the following comments:

Robert Neds, Attorney, 7608 Raytown Road spoke on behalf of his client, Ed Atchity. Mr. Atchity owns and operates a neighborhood car wash on Woodson Road near Blue Ridge Boulevard. Mr. Neds had the following concerns:

1. The market in that area is saturated with neighborhood type car washes.
2. A traffic count, supplied by the Public Works Department, indicated that the count for 52 Street and Raytown Road is 7,200 vehicles per day, which is too low to provide adequate business for another car wash.
3. The Planning Commission had an application by Mr. Atchity for a neighborhood car wash before them several years ago and required Mr. Atchity to limit his hours of operation. Mr. Atchity wants the same restrictions placed on Mr. Padgett's car wash if the Conditional Use Permit is approved.
4. Safety concerns were also an issue. Mr. Neds indicated that the car wash would create a haven for crime if allowed to be open for 24 hours.
5. Mr. Atchity and Mr. Neds did not think that another neighborhood car wash was the highest and best use of this property.

Tracy Darby  
5104 Woodson Road

Ms. Darby indicated that she would prefer to have the land used as a City Park. She thought that it would be the highest and best use of the land and that it would be very compatible with the City's "Super Splash Park" next door.

The Planning Commission considered the information provided by staff, the applicant, and the public and recommended approval of the application, subject to the conditions proposed by staff and adding two additional conditions.

**V. STAFF RECOMMENDATION:**

It is the recommendation of staff that the proposed conditional use permit be approved subject to the following conditions:

1. Approval of a Flood Plain Development Permit and a No-Rise Certificate by the City's Flood Plain Administrator.
2. All wash bays discharge in to the City sewer system.

3. Efforts to further investigate and remediate petroleum-contaminated soil and groundwater on the property are required in accordance with the MDNR.
4. Access be provided on the property for the purpose of conducting any investigation of cleanup activities required by the MDNR.
5. Redevelopment of the property be in accordance with the site plan attached to this staff report.

## **VI. PLANNING COMMISSION RECOMMENDATION**

It is the recommendation of the Planning Commission that the application be approved, subject to conditions 1 through 5 of the Staff's recommendation and adding the following conditions:

6. Compliance with applicable City of Raytown codes and ordinances.
7. Location of the trash enclosure is subject to approval of a variance by the Board of Zoning Adjustments.

## **VII. SPONSOR(S): ALDERMAN FLEMING**



RAYTOWN PLANNING & ZONING COMMISSION

MINUTES

January 9, 2003

---

Chairman, Dave Bower called the Planning Commission to order at 7:04 p.m.

**Roll Call**

Present

Mr. Bower

Mr. Fields

Mr. Ertel

Ms. Stock

Mr. Ward

Ms. Fleming

Mr. Youngs

Ms. Frank

Mr. Yeokum (Arrived at 7:20 p.m.)

**Minutes**

Ms. Stock made a motion to approve the Minutes of November 7, 2002

Ms. Ward seconded the motion.

All Commissioners voted in favor and the Motion carried. The Minutes of November 7, 2002 were approved and entered into the record.

Mr. Ertel motioned to amend the Agenda. He requested that item 6 (a) the Car Wash and item 6 (b) the Credit Union switch positions on the Agenda because of a time constraint for the Applicant of the Car Wash.

Ms. Stock seconded the motion

All Commissioners voted in favor of the motion. The motion carried and was entered into the record.

Ms. Frank made a motion to move the election of officers to the end of the Agenda.

Mr. Ward seconded the motion.

All Commissioners voted in favor of the motion. The motion carried and was entered into the record.

**Old Business:**

There was no old business.

**New Business:**

<b>B.</b>	<b>Application:</b>	<b>Conditional Use Permit for Car Wash</b>
	<b>Case No.:</b>	PZ-2003-003 CUP
	<b>Applicant:</b>	William V. Padgett

The Public Hearing was opened at this time:

The Relevant City Exhibits were entered into the record:

- a. City of Raytown Comprehensive Plan
- b. City of Raytown Zoning Ordinance as amended
- c. Application for proposed conditional use permit and accompanying materials
- d. Publication of Notice of Public Hearing.
- e. Staff Report.

Explanation of any exparte' communication from Commission members regarding the application. None noted.

**Summary of Application by staff:**

**BACKGROUND INFORMATION:**

Mr. William V. Padgett (Vernon) is seeking approval of his conditional use permit application to operate a car wash at 5318 Raytown Road. The property to which this application applies was previously known as Stadium Car Wash.

The Zoning Ordinance requires submittal of a site plan, which the applicant has done. A copy of the site plan is attached for your review: As indicated on the site plan the applicant proposes to renovate and make other alterations to the exiting building and property. The renovations and alterations include:

1. Tear down the middle portion of the building that previously housed the car wash office and construct a new façade.
2. Remove the existing roof on the entire building and replace with a new roof.
3. Repave and repair the parking and driveway areas that have been removed or damaged.
4. Remove and replace existing parking lot curbing the east (Raytown Road) and north sides (53<sup>rd</sup> Street Place) of the property and install grass and shrubbery along the edges of the parking lot.
5. Remove a portion of the existing curb along 53<sup>rd</sup> Street Place near its intersection with Raytown Road and construct a new curb along this street.
6. Construct new curbing on the north end of the building and along 53<sup>rd</sup> Street Place north of the building.
7. Remove the existing vacuum islands and construct new vacuum and carpet cleaning islands.
8. Install new parking lot lighting.
9. Construct a monument sign along Raytown Road.
10. Construct a wood fence along a portion of the drive to the rear of the building.

11. Construct a new trash enclosure to the rear of the building near the northwest corner of the property.

### **Factors To Be Considered**

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

- 1. The zoning and current uses of nearby property.**

The property to which the conditional use permit application applies is zoned Neighborhood Commercial (NC). The zoning and existing uses on surrounding properties is as follows:

East: Raytown Road abuts the east side of the property with office uses and a vacant tract of land located on the east side of the street. Properties to the east are zoned Neighborhood Commercial (NC).

West: A creek abuts the west of the property with the parking lot for Super Splash located on the west side of the creek. The Super Splash property to the west is zoned Neighborhood Commercial (NC).

South: Residential houses in which retail businesses are operated from are located to the south and zoned Neighborhood Commercial (NC).

North: 53<sup>rd</sup> Street Place abuts the north side of the property with a convenience store (Total) and two small office buildings located on the north side of the 53<sup>rd</sup> Street Place. The properties to the north are zoned Neighborhood Commercial (NC).

- 2. Character of the neighborhood.**

Based upon the existing uses, as described in review factor number 1 above, the neighborhood in which the subject property is located is predominately commercial in nature. Based upon the predominate nature of the existing uses in the surrounding area staff feels that the proposed car wash would be consistent with the character of the area.

- 3. Suitability of the current zoning and duration of vacancy.**

The Neighborhood Commercial (NC) district allows car washes upon approval of conditional use permit. The subject property previously was used as a car wash but has been vacant for approximately 6 to 7-years. It appears that the proposed car wash is suitable at this location as there are uses of similar intensity on neighboring properties and a car wash was previously operated at this location.

- 4. Potential effects of conditional use permit approval.**

The subject property is located within a flood plain as designated by the Flood Insurance Rate Maps (FIRM). As such the property is subject to the City of Raytown Flood Plain Management Regulations, which require the applicant to submit for City approval a Flood Plain Development Permit. In addition, because the applicant will be making renovations and alterations to the property which will exceed 50-percent of the property's current value the City's Flood Plain Management Regulations require that a No-Rise Certificate must also be submitted by the applicant for city approval.

The applicant has submitted a Flood Plain Development Permit and a No-Rise Certificate that are currently under review by the City's Flood Plain Administrator in the public Works Department. At the time that this staff report is being written, these applications had not been approved. Therefore, if the conditional use permit is approved, a condition of approval will need to be approval of the Flood Plain Development Permit and a No-Rise Certificate, as redevelopment cannot occur on this property unless the City's Flood Plain Administrator has granted approval.

In addition to the need to comply with the City's Flood Plain Management Regulations, if the conditional use permit is approved, another effect of the proposed car wash will be increased traffic on Raytown Road. In reviewing this issue staff feels that the traffic impact of the proposed conditional use will not adversely effect Raytown Road as it is classified as an arterial roadway, is four-lanes in width and the subject property previously contained a car wash which did not cause any adverse traffic impacts on Raytown Road.

Because the property has been previously developed there are existing utilities available to serve the site that can adequately accommodate the proposed use. In discussions with the applicant, the northern most wash bay discharges directly into the creek located along the rear of the property while all of the other wash bays discharge in to the City sewer system. Staff has discussed the need for all of the wash bays to discharge into the city sewer system. Therefore, if the conditional use permit is approved this needs to be a condition of approval.

**5. Consideration of public interest versus landowner hardship.**

As previously stated the subject property formerly had a car wash on it. In addition the former car wash also sold gas. The underground fuel tanks have been removed. The Missouri Department of Natural Resources (MDNR) has reviewed their file for the subject property and has provided a letter (a copy of which is attached) stating that there is still petroleum impacted soil and groundwater on the property. The MDNR further states that they have no objection to the development of this property but that efforts to further investigate and remediate contamination on the property will be required and will need to be coordinated with any development on the property. The MDNR letter further states that cooperation in providing access on the property to conduct any investigation of cleanup activities required by the MDNR. In order to protect the public's interest if the conditional use permit is approved, conditions of approval should be that efforts to further investigate and remediate contamination on the property are required in accordance with the MDNR and that access be provided on the property for the purpose of conducting any investigation of cleanup activities required by the MDNR.

**6. Consistency with the adopted comprehensive plan.**

The Comprehensive Plan identifies the area in which the subject property is located as an area for commercial uses. Based upon this designation, the proposed car wash is consistent with the City's adopted Comprehensive Plan.

**STAFF RECOMMENDATION:**

It is the recommendation of staff that the proposed conditional use permit be approved subject to the following conditions:

1. Approval of a Flood Plain Development Permit and a No-Rise Certificate by the City's Flood Plain Administrator.
2. All wash bays discharge in to the City sewer system.
3. Efforts to further investigate and remediate petroleum-contaminated soil and groundwater on the property are required in accordance with the MDNR.
4. Access is provided on the property for the purpose of conducting any investigation of cleanup activities required by the MDNR.
5. Redevelopment of the property is in accordance with the site plan attached to this staff report.
6. Compliance with applicable City of Raytown codes and ordinances.

At this time the court reporter administered the Oath of Truthfulness to all in the audience that wished to speak at any of the public hearings on the Agenda for January 9<sup>th</sup>.

**Presentation by the Applicant:**

William V. (Vern) Padgett  
700 East Howell Avenue  
Marceline, MO 64658

- *Mr. Padgett was present and displayed two photos of the car wash at 5318 Raytown Road.*
- *These two photos were entered into the record as exhibit (f).*
- *Mr. Padgett also presented a display board depicting two versions of roof design.*
- *This was entered into the record as exhibit (g).*
- *Mr. Padgett also presented a feasibility study – pertaining to gross profit margin.*
- *This was entered into the record as exhibit (h).*

Mr. Ward had a question about the contamination of the soil and questions whether an attendant would be present during hours of operation.

Mr. Padgett stated that the contamination is not a problem and would be cleaned up. He also stated that he did not plan to have an attendant on duty.

Ms. Frank asked about the amount of renovation to be done to the parking lot. Mr. Padgett stated that he would remove any damaged concrete and replace it with new but did not intend to completely demo the whole parking lot and redo it unless it was in disrepair.



Robert Neds, Attorney, 7608 Raytown Road spoke on behalf of his client, Ed Atchity. Mr. Atchity owns and operates a neighborhood car wash on Woodson Road near Blue Ridge Boulevard. Mr. Neds had the following concerns:

1. The market in that area is saturated with neighborhood type car washes.
2. A traffic count, supplied by the Public Works Department, indicated that the count for 52 Street and Raytown Road is 7,200 vehicles per day, which is too low to provide adequate business for another car wash.
3. The Planning Commission had an application by Mr. Atchity for a neighborhood car wash before them several years ago and required Mr. Atchity to limit his hours of operation. Mr. Atchity wants the same restrictions placed on Mr. Padgett's car wash if the Conditional Use Permit is approved.
4. Safety concerns were also an issue. Mr. Neds indicated that the car wash would create a haven for crime if allowed to be open for 24 hours.
5. Mr. Atchity and Mr. Neds did not think that another neighborhood car wash was the highest and best use of this property.

Tracy Darby  
5104 Woodson Road

Ms. Darby indicated that she would prefer to have the land used as a City Park. She thought that it would be the highest and best use of the land and that it would be very compatible with the City's "Super Splash Park" next door.

Mr. Benson stated that the City did not own the property and could not market it for others uses.

Mr. Benson noted that the property is in the "flood way" and the building is waterproof and that all electrical work would be high enough to stay clear of any water unless it was a 100 year flood.

Discussion items included lighting, crime, and hours of operation. The commissioners felt that perhaps 24 hours of operation may in fact deter crime because of the added lighting.

Mr. Bower noted that the Comprehensive Plan called for that area to be used for commercial uses.

There was some concern about water running down the parking lot and damming up near the corner. Mr. Benson indicated that he would have Public Works look at the drainage again before the application went to the Board of Aldermen on January 21, 2003.

Mr. Ward made a motion to approve the application including the following seven (7) conditions:

Mr. Fields seconded the motion.

The conditions are as follows:

1. Approval of a Flood Plain Development Permit and a No-Rise Certificate by the City's Flood Plain Administrator.

2. All wash bays discharge in to the City sewer system.
3. Efforts to further investigate and remediate petroleum-contaminated soil and groundwater on the property are required in accordance with the MDNR.
4. Access be provided on the property for the purpose of conducting any investigation of cleanup activities required by the MDNR.
5. Redevelopment of the property be in accordance with the site plan attached to this staff report.
6. Compliance with applicable City of Raytown codes and ordinances.
7. Location of the trash enclosure is subject to approval of a variance by the Board of Zoning Adjustments.

A roll call vote was taken with the following results:

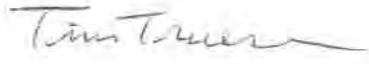
**Yes:** Mr. Bower, Mr. Ward, Mr. Fields, Ms. Frank, Ms. Fleming, Mr. Ertel, Ms. Stock, Mr. Yeokum, Mr. Youngs.

All commissioners voted in favor and the motion carried by a vote of 9 – 0 to approve. The application was approved and was entered into the record. The application will go before the Board of Aldermen on January 21, 2003 for a public hearing.

Date: February 3, 2003

To: Mayor and Board of Aldermen

From: Tim Truesdale, Director of Community Development  
Joanne L. Graham, City Attorney



Re: Ordinance for Stadium Carwash  
Conditional Use Permit Application # PZ-2003-003 CUP  
On Land Located At 5318 Raytown Road

At the public hearing regarding the conditional use permit for Stadium Carwash, there were some questions regarding the exterior finish of the building. The applicant has always intended to finish at least a portion of the existing building with split-face concrete block. To assure that the conditional use permit requires the exterior finish that the applicant intends to build, staff recommends that the following condition be added to the ordinance approving the conditional use permit:

- h. At least the center section of the exterior of the existing building, beginning at the point on each side of where the interior wash bay wall starts, shall be finished with split face concrete block measuring 8"x8"x16" in either grey or buff (an earth-tone that is a grey-tan mix); at least the exterior entrances and exits of the wash bays will be finished with concrete block measuring 4"x8"x16", laid vertically on the door edges to replace existing woodwork; and the roof shall be gabled or peaked and shall not be flat.

The applicant has always intended to construct these improvements to the exterior of the building. Adding this as a condition of the ordinance assures that if the ownership of the property were to change, the exterior of the building will be finished out as proposed by the applicant.

A motion to amend by substitution is appropriate if the Board chooses to add this condition to the existing bill. A copy of the revised bill is attached.



CONDITIONAL USE PERMIT APPLICATION

- 1. Location 5318 Raytown Rd.
- 2. Property Owner (Printed, as appears on deed) 5318 Raytown Rd. Eduardo Ruiz  
Address 2117 bunker ave, Kansas city Kansas  
Phone 91331919407 Email laloman1311@gmail.  
Property Owner (Signature) \_\_\_\_\_
- 3. Applicant/Agent Eduardo Ruiz  
Phone 91331919407 Email laloman1311@gmail.  
Applicant/Agent (Signature) \_\_\_\_\_
- 4. The property's current use/purpose is: Warehousing and related uses
- 5. The property's current zoning classification is: NC
- 6. The proposed use/purpose of the property is: Original use carwash
- 7. The proposed conditional use will be in keeping with the character of the neighborhood because:  
Because it will help neighbors maintain their cars in good condition.
- 8. The proposed use will be consistent with the uses and zoning on nearby parcels because:  
It's easily accessible to the community, being in a safe spot.
- 9. Prior to submitting this application, the property has been vacant for:  
It has been vacant for 3 years.

Case #: PC 2023-04



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

The property was originally designed to be a carwash, but was used improperly by the last owner. We as new owner's have reestablished it for its intended purpose as a carwash.

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

There would be no negative or detrimental effect. On the contrary we are trying to make the area/neighborhood better by upbrnnging it due to the area being mainly abandoned. It's on a main street that with good use upbrnging the community instead of being used for urban doing

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

Property owners would lose all of money that has been used to better the carwash/along with the time put in to try and open the carwash because the property was only opened and created to be a carwash and ran as such.

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

all public facilities and utilities are adequate to the surroundings of the carwash to serve its purpose as such. The property doesn't have much public facilities around.

14. Additional comments:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

15. Filing Fee payable to the City of Raytown, for \$450.00 (cash, check or credit card).

16. Signature - Property Owner or Legal Agent

17. Signature - Applicant or Legal Agent



**Community Development**  
 10000 East 59th St, Raytown, MO 64133  
 Office: (816) 737-6014

Permit NO. **BLDC-016825-2023**

Permit Type: **Building (Commercial)**

Work Classification: **Plumbing**

Permit Status: **Issued**

Issue Date: **03/24/2023**

Expiration: **09/20/2023**

Location Address

5318 RAYTOWN RD, RAYTOWN, MO 64133

Contacts

JUNIORS CARWASH 3  
 2117 BUNKER AVE, KANSAS CTIY, KS 66102  
 (913)319-9407

Property Owner

GG LLC Jomeque  
 6820 NW Cross RD, Parkville, MO 64152  
 (816)808-9863

Applicant

ggllcjomeque@yahoo.com

GG LLC  
 6820 NW CROSS RD, PARKVILLE, MO 64152  
 (816)382-1854

Master Plumber

Description: Install 85,000 BTUs gas boiler

Valuation: -

Total Sq Feet: 0.00

Inspection Requests:

816-737-6014

Fees	Amount
Building Permit Valuation Fee - Commercial	
Permit Adjustment Fee	
<b>Total:</b>	

Payments	Amt Paid
<b>Total Fees</b>	
Check # EfQ3cfx423VZ	
<b>Amount Due:</b>	

Inspection Information

1. All inspections require two working days (48 hours) advance notice.
2. Inspections must be scheduled and approved before covering any work.
3. APPROVED PLANS AND SITE PLAN MUST BE ONSITE FOR INSPECTIONS!

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

*Deb Gorman*

Issued By: Deb Gorman

March 24, 2023

Date

*Gisselle Jomeque*

Applicant

03/27/2023

Date



May 9, 2023

Dear Property Owner/Tenant:

**Notice of Neighborhood Meeting and Public Hearings in Your Area**

The Raytown Community Development Department is processing an application for a Conditional Use Permit for a "Car Wash" use in an NC, Neighborhood Commercial, District, filed by Eduardo Ruiz of Ruiz and Sons, Inc., to be located at 5318 Raytown Road in Raytown, Missouri. The applicant intends to reopen a building as a car wash that was a car wash in the past but has been used for other purposes for a few years. As a nearby owner or tenant, you are entitled to appear and provide comment at any of the public hearings on this matter or to provide written comment.

The applicant will be holding a neighborhood information meeting in the City Council Chambers at 10:00 AM on Thursday, May 18, 2023, to which you are invited to discuss the application directly with them. City staff will not be present at this time. If you have any concerns or need more information about the application, this is a good meeting to attend.

A public hearing to consider this application will be held by the Raytown Planning & Zoning Commission **at 7:00 PM on Thursday, June 1, 2023.** The full packet and agenda should be available for view on the City of Raytown website on Friday, May 26, 2023.

The Raytown Board of Aldermen will also hold a public hearing regarding the above-described application, tentatively scheduled for **7:00 PM on Tuesday, July 11, 2023.**

**All public hearings will take place in the Council Chambers at Raytown City Hall located at 10000 E. 59<sup>th</sup> St. Raytown, MO 64133.**

The public is invited to attend the public hearings to ask questions and provide comment regarding this application. Additional information regarding this application can be obtained from the Department of Community Development located in Raytown City Hall at 10000 East 59<sup>th</sup> Street, by phone at (816) 737-6059 or by e-mail at [chrisg@raytown.mo.us](mailto:chrisg@raytown.mo.us).

If you will require any special accommodation (i.e., qualified interpreter, large print, reader, hearing assistance) to attend either of these public hearings, please notify the Department of Community Development at Raytown City Hall at (816) 737-6014 no later than 48 hours prior to the applicable public hearing date.

*May 18, 23*  
*Thank you for the notice. Please excuse my humble response, no typist.*  
*As a neighbor in the area, a car wash here seems to be the best use of the property. It has been a car wash for years & reopening of the business. I bet the Ruiz family will make it a success.*  
*Thank you, Neal Clavin*







MAILING LIST FOR 5318 Raytown Road Car Wash CUP

OWNER	OWNER ADDRESS	OWNER	OWNER ADDRESS
City of Raytown	6301 James A Reed Rd, Raytown, MO 64133		
Saaid Cheema, LLC	5304 Raytown Rd, Raytown, MO 64133		
Commercial Shops and Garages, LLC	9508 E. 63 <sup>rd</sup> St., Raytown, MO 64133		
Caldwell Living Trust	637 NE Shoreline Dr., Lee's Summit, MO 64064		
Edmund North LLC	P. O. Box 32284, Kansas City, MO 64171		
David Johnson	5404 Raytown Rd, Raytown, MO 64133		
Raytown Road Properties, LLC	5401 Raytown Rd, Raytown, MO 64133		
David & Polly Dresnick, Trustees	5713 Laurel Ave., Raytown, MO 64133		
DS Morgan LLC	5539 Raytown Rd, Raytown, MO 64133		

May 9, 2023

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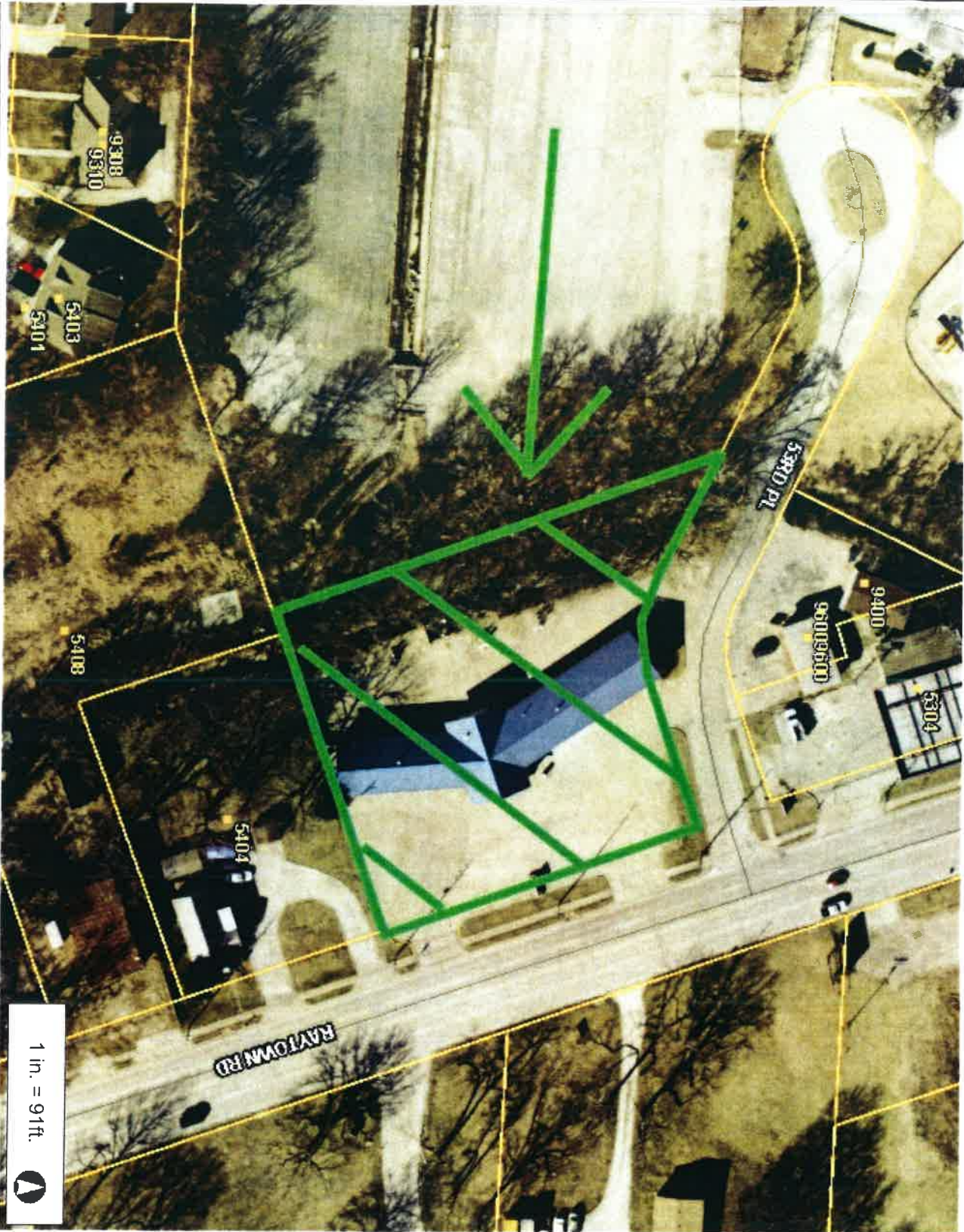
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The public is invited to attend the public hearings to ask questions and provide comment regarding this application. Additional information regarding this application can be obtained from the Department of Community Development located in Raytown City Hall at 10000 East 59<sup>th</sup> Street, by phone at (816) 737-6059 or by e-mail at [chrisg@raytown.mo.us](mailto:chrisg@raytown.mo.us).

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# Raytown, MO







1 in. = 91ft.



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

THIS MAP IS NOT TO BE USED FOR NAVIGATION



- Legend**
-  Road
  -  Parcel
  -  Address Point
  -  City Limit

**Notes**





ELECTRONICALLY RECORDED  
JACKSON COUNTY, MISSOURI

12/09/2022 3:59 PM  
COV FEE: \$24 00 2 PGS

INSTRUMENT NUMBER  
2022E0108781

### WARRANTY DEED

THIS DEED, dated as of this 5th day of December, 2022 WITNESSETH, that **5318 LLC, a Missouri limited liability company**, Grantor, for and in consideration of the sum of TEN DOLLARS AND OTHER GOOD VALUABLE CONSIDERATIONS, does by these presents, GRANT, BARGAIN AND SELL, Convey and Confirm unto **Ruiz and Son's Properties Inc, a Kansas corporation**, whose mailing address is **2117 Bunker Ave, Kansas City, KS 66102**, Grantee, its successors and assigns, the following described land situated in **Jackson County, Missouri**:

That part of the Southwest One-Quarter of the Northeast One-Quarter of Section 32, Township 49, Range 32, in Raytown, Jackson County, Missouri described as follows, to-wit: Commencing at a point in the centerline of Raytown Road 62.95 feet South (measured along said centerline) of the North line of the Southwest One-Quarter of the Northeast One-Quarter of Section 32, Township 49, Range 32, and which point is the Northeasterly corner of a tract described in Book 1227 at Page 553; thence deflecting to the right 90 degrees and running along the Northerly line of said tract, a distance of 55 feet; thence deflecting to the left 44 degrees 13 minutes 33 seconds and running along the Northwesternly line of said tract and along the Northwesternly line of a tract described in Book 1286 at Page 683, a distance of 279.42 feet to the most Westerly point of a public road described in Book 1286 at Page 683, which point is the true point of beginning; thence Southeasterly along a line parallel with the centerline of Raytown Road to a point of intersection with the Southerly line of a tract described in Book 1217 at Page 451; thence North 67 degrees 54 minutes East to the Westerly right-of-way of Raytown Road; thence Northwesternly along said right-of-way to a point of intersection with the Southerly line of a public road described in Book 1286 at Page 683; thence Westerly following said Southerly line of said public road to the true point of beginning. Except that part in E. 53rd Place and Except that part in Raytown Road.

Subject to easements, reservations, restrictions, and covenants, if any, of record.

TO HAVE AND TO HOLD The premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereto belonging or in anywise appertaining unto said Grantee, and unto its successors and assigns forever; said Grantor does hereby covenant that it is lawfully seized of an indefeasible estate in fee of the premises herein conveyed; that it has good right to convey the same; that said premises are free and clear from any encumbrance done or suffered by it or those under whom it claims, and that it will warrant and defend the title to said premises unto said Grantee unto its successors and assigns forever, against the lawful claims and demand of all persons whomsoever.

Filed by Chicago Title Company, LLC

Deed (Warranty - Commercial)  
MOD1176.doc / Updated: 04.19.18

**WARRANTY DEED**  
(continued)

IN WITNESS WHEREOF, said Grantor has hereunto set his hand this 9<sup>th</sup> day of December, 2022.

5318 LLC, a Missouri limited liability company

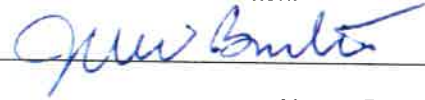
BY:   
Clint Barr  
Sole Member

STATE OF Missouri

COUNTY OF Jackson

On this 9<sup>th</sup> day of December, 2022 before me, the undersigned, a Notary Public in and for said County and State, personally appeared Clint Barr, Sole Member, on behalf of 5318 LLC, a Missouri limited liability company known to me to be the person who executed the instrument within and who duly acknowledged execution of the same on behalf of said LLC.

Witness my hand and Notarial Seal subscribed and affixed in said County and State, the day and year in this certificate above written.

  
\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

JILL D. BURTON  
Notary Public-Notary Seal  
STATE OF MISSOURI  
County of Jackson  
My Commission Expires: 08-25-2024  
Commission #15997738

**Filed by Chicago Title Company, LLC**

Deed (Warranty - Commercial)  
MOD1176.doc / Updated: 04.19.18

This document has been electronically recorded by Chicago Title Insurance Co

12/9/22 2022ECLCS 781

## WARRANTY DEED

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Filed by Chicago Title Company, LLC

Deed (Warranty - Commercial)  
MOD1176.doc / Updated: 04.19.18

Page 1

Printed: 12.08.22 @ 02:56 PM by JB  
MO-CT-FKCM-01080.330711-KCC222695



**REAL PROPERTY CERTIFICATE OF VALUE - JACKSON COUNTY, MISSOURI**

(REQUIRED TO BE FILED WITH DEED AT TIME OF RECORDING)

Please type or print all information. This form must be prepared by the Buyer or his/her Representative.

Grantor's (Seller) Name: 5318 LLC, a Missouri limited liability company

Grantee's (Buyer) Name: Ruiz and Son's Properties Inc, a Kansas corporation

Address of Property: 5318 E Raytown Road

Raytown, MO 64133

Grantee's address, if different from above: \_\_\_\_\_

2117 BUNKER AVE KCK 66102

Parcel ID Number: 32-810-06-40-0-00-0-00-000

FOR OFFICE USE ONLY  
DO NOT WRITE IN THIS SPACE

- 1. Is this newly constructed residential property?  YES Date occupied: \_\_\_/\_\_\_/\_\_\_  NO
- 2. Is this vacant land?  YES  NO
- 3. Intended use of property: Present Use  Renovation  New Development / Construction  Other
- 4. Check if the transaction transfers property in any of the following ways:

- |   |  |
|---|--|
| <ul style="list-style-type: none"> <li><input type="checkbox"/> sale for delinquent taxes</li> <li><input type="checkbox"/> sale of cemetery lot</li> <li><input type="checkbox"/> lease or transfer of severed mineral interests</li> <li><input type="checkbox"/> by order of any court</li> <li><input type="checkbox"/> by executory contract for deed</li> <li><input type="checkbox"/> by lease or easement</li> <li><input type="checkbox"/> to or from the United States, the State of Missouri, or any agency, or political subdivision thereof.</li> <li><input type="checkbox"/> for purpose of confirming, correcting, modifying, or supplementing a previously recorded deed, without additional consideration</li> <li><input type="checkbox"/> solely for the purpose of releasing security for a debt or other obligation</li> <li><input type="checkbox"/> by deed of partition</li> <li><input type="checkbox"/> by deed where no money or other valuable consideration is given for the transfer.</li> </ul> | <ul style="list-style-type: none"> <li><input type="checkbox"/> by deed pursuant to merger, consolidation, sale or transfer of substantially all of the assets of a corporation.</li> <li><input type="checkbox"/> by deed as part of the contribution to the capital of a corporation, partnership, limited liability company, or other similar entity.</li> <li><input type="checkbox"/> by deed executed by personal representative to convey to devisees or heirs property passing by testate or intestate succession</li> <li><input type="checkbox"/> by deed which conveys property held in name of any partnership, not a family, to any partner or his or her spouse.</li> <li><input type="checkbox"/> by deed which is a gift of property.</li> <li><input type="checkbox"/> by deed between family members, or to or from a family corporation, partnership, or trust for the benefit of a family member, for no consideration.</li> </ul> |
|---|--|

IF ANY OF THE ABOVE ITEMS IN THE SHADED BOX ARE CHECKED, PLEASE PROCEED TO #11 BELOW

- 5. Total Sales Price (including all assumed mortgages and liens): \$210,000.00  
Points were paid by:  SELLER  BUYER  NONE
- 6. Was there new financing?  YES  NO Did financing concessions affect sales price?  YES  NO
- 7. Is this deed part of a trade?  YES  NO
- 8. Was any personal property included in the sale price? (For example: furniture, equipment, machinery, livestock, crops, business franchise or inventory... etc.)  YES  NO  
Please describe: \_\_\_\_\_
- 9. Was this transaction at arm's length?  YES  NO  
(An arm's length transaction is one between unrelated parties under no duress.)
- 10. If you believe this transaction does not represent market value, please attach any additional information that you want the county assessor to consider.
- 11. I certify, under penalties of law, that this statement has been examined by me and, to the best of my knowledge and belief, is a true, correct and complete statement.

ANY PERSON WHO FAILS TO FILE A COMPLETED CERTIFICATE OF VALUE WHEN REQUIRED BY LAW, OR WHO KNOWINGLY FILES A FALSE CERTIFICATE, MAY BE PUNISHED BY A FINE OF UP TO \$1,000.

For assistance in filing this form,  
Call the Assessor's Office at (816) 881-3530  
415 E. 12th St., Suite 100M  
Kansas City, MO 64106-2572

12/9/22  
Date

[Signature]  
Signature of Grantee/Representative

Jim Burdick, Agent  
Print Name and Position



Official Receipt

# Jackson County, MO 2020-2022 Property Tax

Paid December 15th, 2022

## Receipt Details

**Receipt Number**  
13385068

**Amount Applied**  
\$23,480.85

**Payer Name**  
CHICAGO TITLE COMPANY LLC

**Tender Type**  
ACH

**Payer Address**  
5318 RAYTOWN RD  
RAYTOWN, MO 64133

## Real Property

Property Account Number 32-810-06-40-00-0-00-000

**Name**  
RUIZ & SONS PROPERTIES INC

**Address**  
5318 RAYTOWN RD  
RAYTOWN, MO 64133

**Since**  
2022-12-09

**To**  
-

**Legal Line**  
SEC 32 TWP 49 RNG 32 PT OF SW 1/4 NE 1/4 DAF: BEG SW COR 53RD ST PL & RAYTOWN RD

## Tax Year 2020

### Receipt Details

Amount Applied	Unpaid Balance	Description
\$5,794.42	\$0.00	A/V Principal-Commer
\$2,431.64	\$0.00	Description Replacement Tax
\$2,085.99	\$0.00	Description A/V Interest
\$314.53	\$0.00	Description A/V Interest
\$157.61	\$0.00	Description Chapter 52 Gener

CITY - RAYTOWN  
 \$258.30  
 JACKSON COUNTY  
 \$315.71  
 FIRE DISTRICT - RAYTOWN  
 \$708.39  
 RAYTOWN SCHOOL C-II  
 \$3,425.95

**Tax Year 2022**  
**Receipt Details**

Amount Applied \$5,099.13	Unpaid Balance \$0.00	Description A/V Principal-Commer
Amount Applied \$295.00	Unpaid Balance \$0.00	Description Certified City

**Distribution of Districts**

STATE BLIND PENSION  
 \$16.26  
 BOARD OF DISABLED SERVICES  
 \$45.32  
 MENTAL HEALTH  
 \$60.33  
 METRO JUNIOR COLLEGE  
 \$109.93  
 MID-CONTINENT LIBRARY  
 \$175.63  
 CITY - RAYTOWN  
 \$257.87  
 JACKSON COUNTY  
 \$320.91  
 FIRE DISTRICT - RAYTOWN  
 \$686.92  
 RAYTOWN SCHOOL C-II  
 \$3,425.95

**Any unpaid balance will continue to accumulate interest, penalties, and fees.**

This receipt reflects the amount of any current unpaid balance at the time this receipt is generated. It does not include any such interest, penalties and fees that are later accrued. Changes to the account may change the unpaid balance amount.

If this payment does not clear your financial institution, this receipt is void and you may receive a returned item fee and late penalty. Please verify with your financial institution that this payment has cleared.

Amount Applied \$78.80	Unpaid Balance \$0.00	Description Chapter 52 Maint
Amount Applied \$23.76	Unpaid Balance \$0.00	Description Chapter 52 Gener
Amount Applied \$11.88	Unpaid Balance \$0.00	Description Chapter 52 Maint
Amount Applied \$394.02	Unpaid Balance \$0.00	Description Chapter 141 Gene
Amount Applied \$59.41	Unpaid Balance \$0.00	Description Chapter 141 Gene

**Distribution of Districts**

STATE BLIND PENSION  
\$18.24  
BOARD OF DISABLED SERVICES  
\$39.46  
MENTAL HEALTH  
\$64.20  
METRO JUNIOR COLLEGE  
\$129.38  
MID-CONTINENT LIBRARY  
\$224.72  
CITY - RAYTOWN  
\$291.29  
JACKSON COUNTY  
\$371.49  
FIRE DISTRICT - RAYTOWN  
\$813.08  
RAYTOWN SCHOOL C-II  
\$3,842.56

**Tax Year 2021**

**Receipt Details**

Amount Applied \$5,116.86	Unpaid Balance \$0.00	Description A/V Principal-Commer
Amount Applied \$921.03	Unpaid Balance \$0.00	Description A/V Interest
Amount Applied \$140.21	Unpaid Balance \$0.00	Description A/V Interest
Amount Applied \$120.76	Unpaid Balance \$0.00	Description Chapter 52 Gener
Amount Applied \$60.38	Unpaid Balance \$0.00	Description Chapter 52 Maint
Amount Applied \$18.38	Unpaid Balance \$0.00	Description Chapter 52 Gener
Amount Applied \$9.19	Unpaid Balance \$0.00	Description Chapter 52 Maint
Amount Applied \$301.89	Unpaid Balance \$0.00	Description Chapter 141 Gene
Amount Applied \$45.96	Unpaid Balance \$0.00	Description Chapter 141 Gene

**Distribution of Districts**

STATE BLIND PENSION  
\$16.26  
BOARD OF DISABLED SERVICES  
\$35.94  
MENTAL HEALTH  
\$58.38  
METRO JUNIOR COLLEGE  
\$109.93  
MID-CONTINENT LIBRARY  
\$187.99

**CITY OF RAYTOWN**  
**PLANNING & ZONING COMMISSION**  
**REGULAR MEETING**  
**MINUTES**  
**June 1, 2023**  
**7:00 pm**  
**Council Meeting Chambers**

**1. Welcome by Chairman Wilson**

Vice Chairman Frazier called the meeting to order at 7:00 PM. The sign in sheet from the meeting is attached to the back of these minutes.

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

Wilson:	Absent	Thurman:	Present	Emerson:	Absent
Stock:	Present	Frazier:	Present	Sneddon:	Present
Meyers:	Absent	Bruenger:	Present	Jean-Paul:	Present

**3. Approval of Minutes:**

Minutes of the May 11, 2023, Regular Meeting were amended by changing Ms. Stock to Ms. Emerson on item No.8 and were approved 6-0 upon motion by Ms. Stock and second by Ms. Thurman.

**4. Public Discussion:** None.

**5. Old Business:**

**A. Case No.: PZ 2023-03:**

**Applicant: City of Raytown**

**Reason: Amending Chapter 50, Article 12, of the Raytown Municipal Code to Conform to New State of Missouri Regulations Issued Following Voter Approval of a Constitutional Amendment Approving Recreational Marijuana on November 8, 2022.**

**1. Introduction of Application by Chairman.**

Vice-Chairman Frazier opened the hearing and introduced the application.

**2. Explanation of any Ex Parte Communications Regarding the Application.**

No commissioners reported ex parte communication in relation to this application.

**3. Enter Relevant Exhibits into the Record.**

Chris Gilbert entered Missouri Dept. of Health and Senior Services (DHS) Proposed New Rule under 19 CSR 100 into the record as Obtained from its website with an Estimated Effective date of July 30, 2023. This document is large in size and is not attached to these minutes but can be freely downloaded from the DHS website. Other documents entered into the record by staff include the power point presentation, staff report, and supporting documents.

**4. Staff Presentation of the Application.**

Chris Gilbert, Planning & Zoning Coordinator, provided the staff report, and reviewed the proposed text amendments.

**5. Public Comments on Application.**

No person from the public spoke during this hearing.

**6. Commission Discussion.**

The commissioners asked questions of staff which were answered.

**7. Commission Decision to Approve, Conditionally Approve, or Deny Application.**

Ms. Thurman motioned and Mr. Jean-Paul seconded to recommend approval of the proposed text amendments to the Board of Aldermen.

VOTE: Motion passed 6-0. Case proceeds to Board of Aldermen on July 11, 2023.

**6. New Business:**

**A. Case No.: PZ 2023-04:**

**Applicant: Eduardo Ruiz, Ruiz and Sons**

**Reason: Conditional Use Permit Approval for Car Wash to be Located at 5318 Raytown Road in an NC, Neighborhood Commercial, District**

**1. Introduction of Application by Chairman.**

Vice-Chairman Frazier opened the hearing and introduced the application.

**2. Explanation of any Ex Parte Communications Regarding the Application.**

No commissioners reported ex parte communication in relation to this application.

**3. Enter Relevant Exhibits into the Record.**

The applicant entered a series of color photos taken of the property into the record showing the condition of the property and the extent to which they went to get it back into serviceable condition. Other documents that were entered by staff include the power point presentation, staff report, and supporting documents.

**4. Applicant Presentation of Application.**

The applicant explained the scope of the application to fix the property back up and use it as its original car wash use.

**5. Staff Presentation of the Application.**

Chris Gilbert, Planning & Zoning Coordinator, provided the staff report, providing the background of the request, use intentions for the property, analysis of the application, and recommendation to approve with specific conditions contained in the staff report.

**6. Public Comments on Application.**

No person from the public spoke on this application.

**7. Commission Discussion.**

The commissioners asked questions of staff and the applicant which were answered.

**8. Commission Decision to Approve, Conditionally Approve, or Deny Application.**

Mr. Jean-Paul motioned, and Mr. Sneddon seconded, to recommend approval of the application to the Board of Aldermen.

VOTE: Motion passed 6-0. Case proceeds to the Board of Aldermen on July 11, 2023.

**7. Other Business- None**

**8. Set Future Meeting Date – Next scheduled meeting date is July 6, 2023.**

**9. Meeting was Adjourned at 7:48 PM by acclamation.**

# Planning Commission Meeting

June 1, 2023

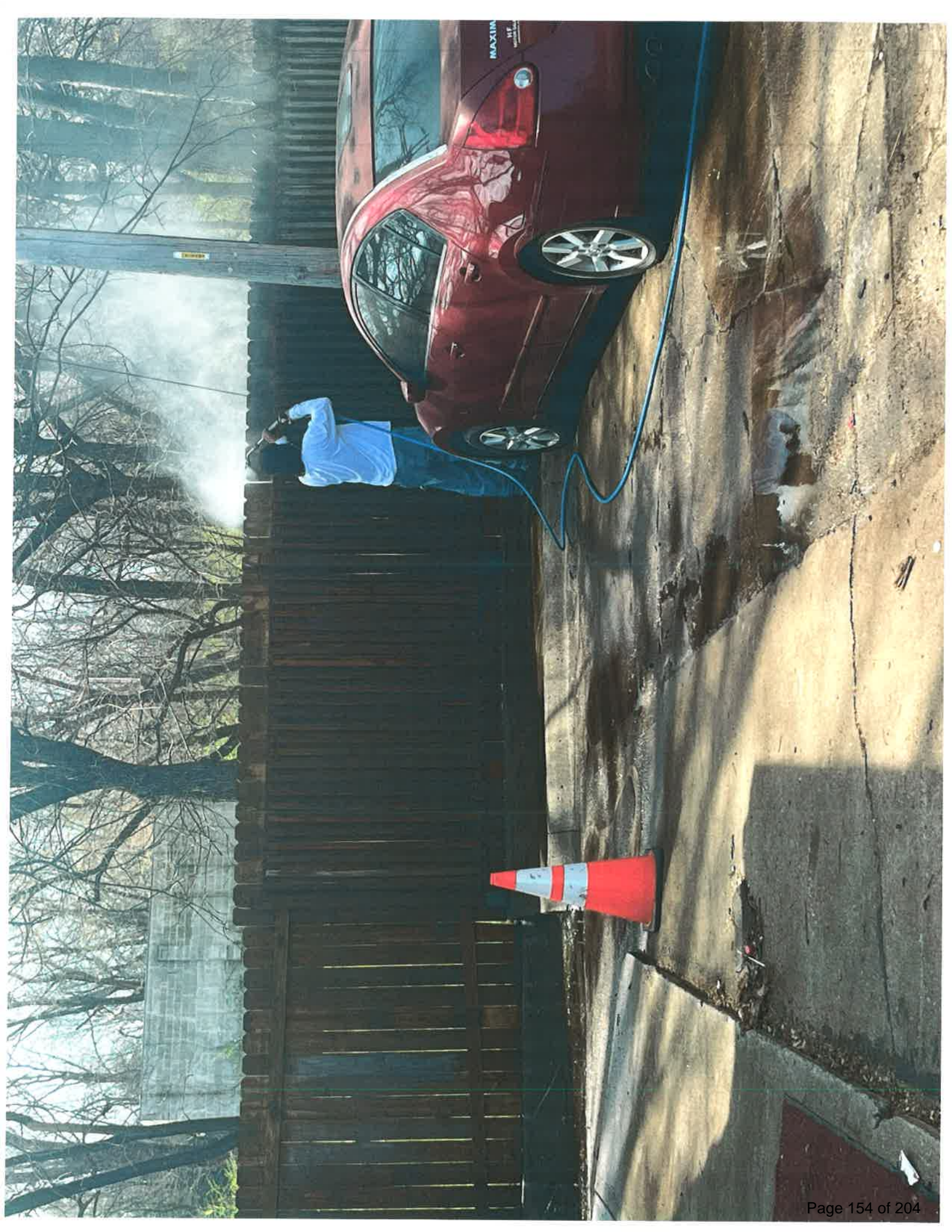
SIGN-IN SHEET

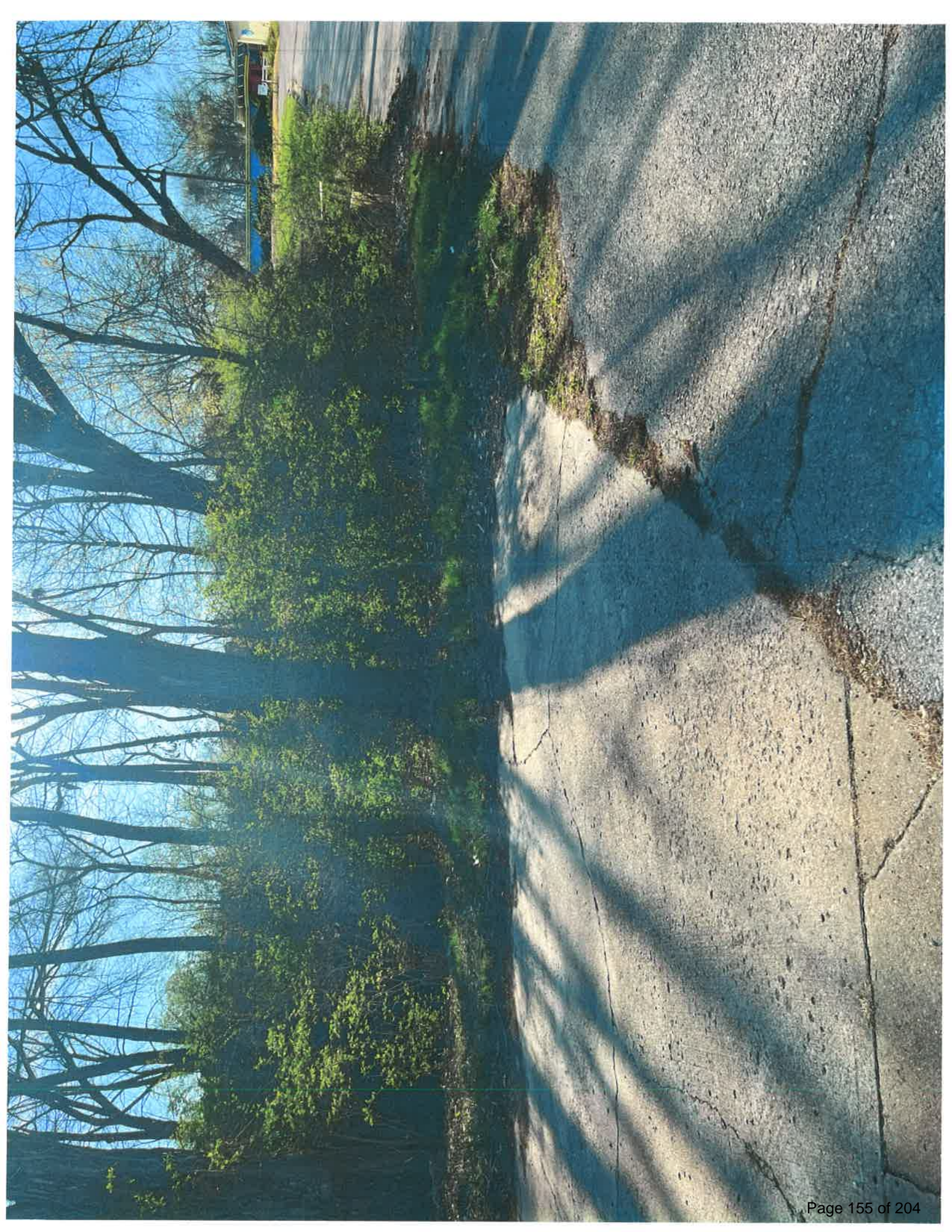
PLEASE PRINT LEGIBLY

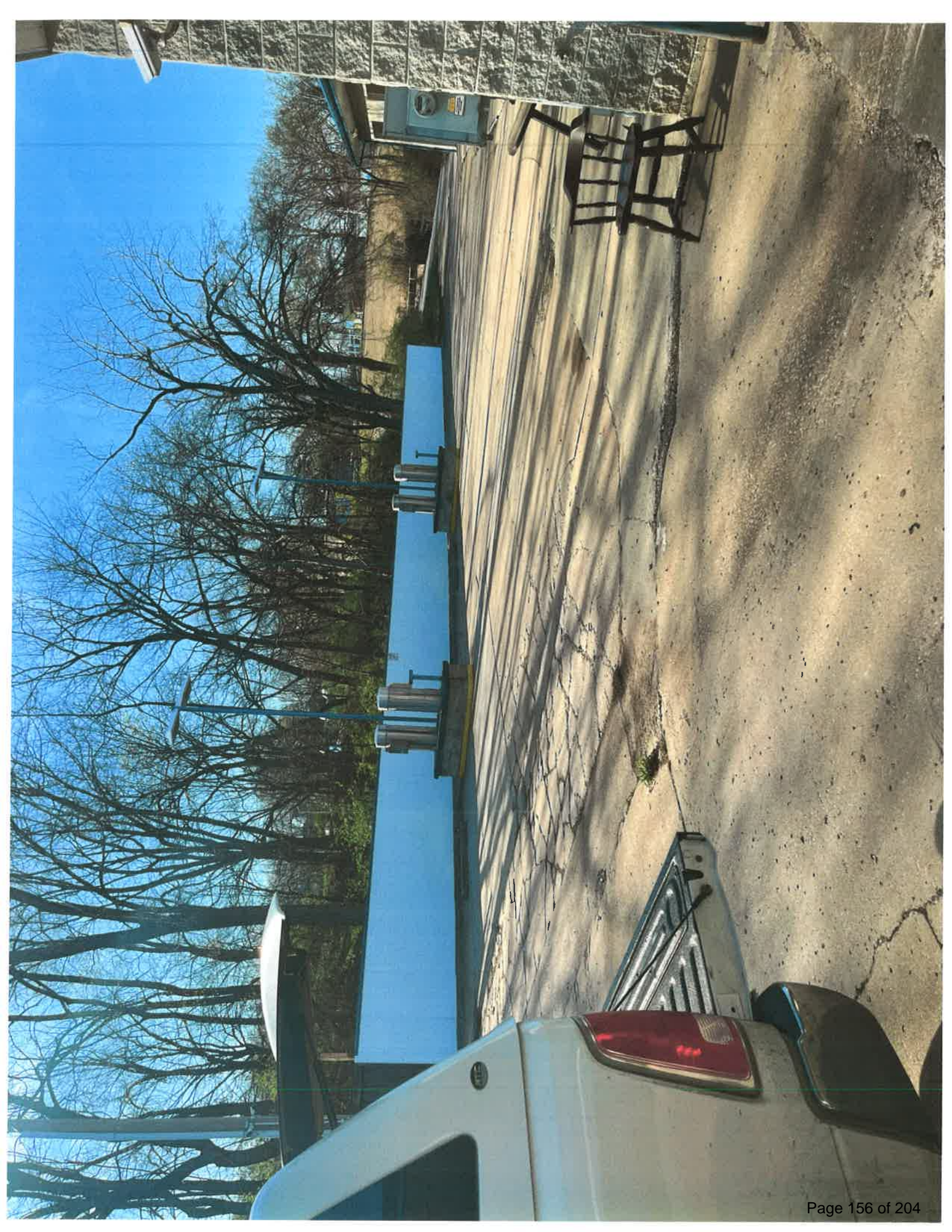
Name	Speaking tonight? (Y/N)	Mailing Address (Include City, State & Zip Code)	Phone #	E-Mail Address
Eduardo Ruiz	Y	2117 bunker Ave, Kansas City, KS	913-541-9467	lalomon131@gmail.com
Eduardo Ruiz-Gordillo	Y	2117 bunker Ave, Kansas city, KS 66102	913-832-0574	Edward2114@gmail.com

































913-200-3000  
CALIFORNIA  
DISPOSAL

WASTE WARRIORS  
ESPANOL





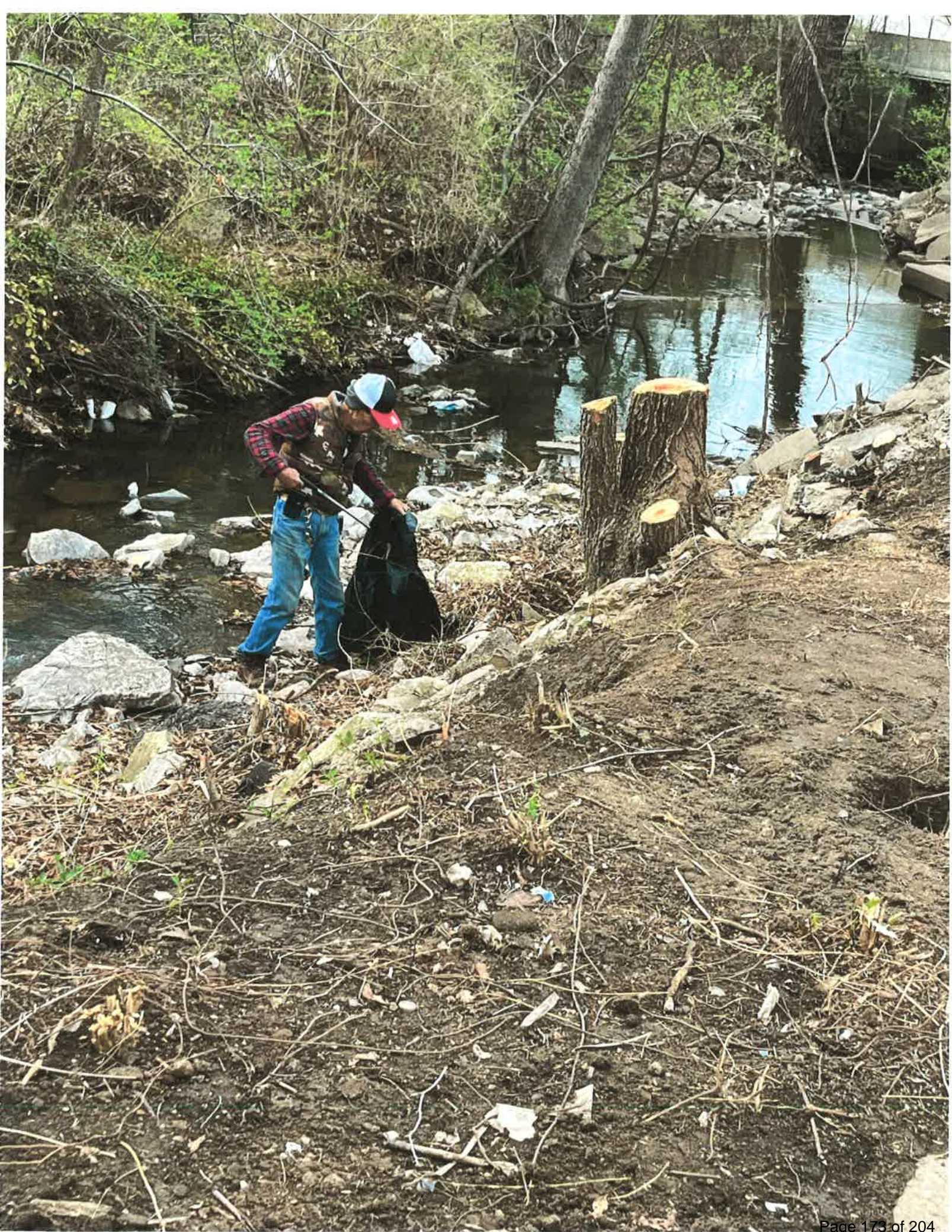
















**CITY OF RAYTOWN**  
**Request for Board Action**

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**DATE SUBMITTED:** 07/13/2023

**MEETING DATE:** July 18, 2023

**SUBMITTED BY:**

**DEPARTMENT:** Community Development

**Document Type:** Ordinance

**SUBJECT/REQUEST**

Board of Aldermen approval to amend Chapter 6, Section 6-64-Cruelty to Animals and Fowl and Section 6-131-Private Property Rights of the Raytown Municipal Code for consistency with current practice and Missouri state law.

**BACKGROUND/JUSTIFICATION**

To ensure the safety and wellbeing of animals in the City of Raytown. The City of Raytown, Animal Control Division is observing a rise in breeding cases, which is against the city code, and often turns into cruelty cases.

Whereas as the State of Missouri has adopted the following code:

**578.018. Warrant for entry on private property to inspect — impoundment of animals, disposition.** — 1. Any duly authorized public health official or law enforcement official may seek a warrant from the appropriate court to enable him or her to enter private property in order to inspect, care for, or impound neglected or abused animals. All requests for such warrants shall be accompanied by an affidavit stating the probable cause to believe a violation of sections [578.005 to 578.023](#) has occurred.

The proposed amendments to Chapter 6 will align the City of Raytown Municipal Code with state statute.

**RECOMMENDED MOTION**

Approve the Ordinance.

**PREVIOUS ACTION**

**COMMISSION/COMMITTEE REVIEW**

**FINANCIAL IMPACT**

Contractor:



Amount of Request/Contract:	
Amount Budgeted:	
Funding Source/Account #:	

**REVIEWED BY**

Jennifer Baird Teresa Henry
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**LIST OF REFERENCE DOCUMENTS ATTACHED**

1. Ord Chapter 6 Text Amendments
2. Ord Chapter 6 Text Amendments-Exhibit A

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

Document	Attached	If not attached, explain
Secretary of State:		
Certificate of Insurance:		
E-Verify Affidavits:		
E-Verify proof of enrollment:		
Bond:		
IRS Form W-9:		
Bid/RFP/RFQ: (submit all)		
Bid/RFP/RFQ Tabulation:		
Bid Waiver: Sole source or less than three bids		
Contractor address and email:		
Project Exemption Certificate needed:		
Other:		

**AN ORDINANCE AMENDING CHAPTER 6-ANIMALS, ARTICLE III, CARE AND CONTROL REGULATIONS, DIVISION 1-GENERALLY, SECTION 6-64 CRUELTY TO ANIMALS AND FOWL AND AMENDING DIVISION 3-NUISANCE ANIMALS, SECTION 6-131-PRIVATE PROPERTY RIGHTS OF THE RAYTOWN MUNICIPAL CODE**

**WHEREAS**, it is necessary from time to time to amend the Raytown Municipal Code;

**WHEREAS**, Ordinance No., 5239-07, as approved on July 3, 2007 and Ordinance No. 4225-96, as approved on December 17, 1996 need to be amended to be consistent with state statute.

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

**SECTION 1 – AMENDMENT.** Chapter 6-Animals, Article III, Care and Control Regulations, Division 1-Generally, Section 6-64, Cruelty to animals and fowl (k) is hereby amended as attached hereto as Exhibit “A” to the Raytown Municipal Code.

**SECTION 2 – AMENDMENT.** Chapter 6, Animals, Article III, Care and Control Regulations, Division 3-Nuisance Animals, Section 6-131, Private property rights (2) is hereby amended as attached hereto as Exhibit “A” to the Raytown Municipal Code.

**SECTION 3 – REPEAL OF ORDINANCES IN CONFLICT.** All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

**SECTION 4– SEVERABILITY CLAUSE.** The provisions of this ordinance are severable and if any provision hereof is declared invalid, unconstitutional or unenforceable, such determination shall not affect the validity of the remainder of this ordinance.

**SECTION 5 – EFFECTIVE DATE.** This ordinance shall be in full force and effect from and after the date of its passage and approval.

**BE IT REMEMBERED** that the above was read two times by heading only, **PASSED and ADOPTED** by a majority of the Board of Aldermen and **APPROVED** by the Mayor of the City of Raytown, Jackson County, Missouri, this \_\_\_ day of July, 2023.

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

ATTEST:

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

Approved as to Form:

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

# EXHIBIT A

## CODE OF ORDINANCES

### Chapter 6 - ANIMALS

#### ARTICLE III. CARE AND CONTROL REGULATIONS

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### **ARTICLE III. CARE AND CONTROL REGULATIONS**

#### *DIVISION 1. GENERALLY*

##### **Sec. 6-64. Cruelty to animals and fowl.**

- (a) No owner or keeper of an animal shall fail to provide the animal with adequate care, adequate food, adequate health care, adequate shelter, and adequate water. Any owner, keeper or harbinger of an animal in this city by the act of owning, keeping or harboring such animal does thereby authorize the director, any animal control officer, and any police officer to enter the yard where such animal is kept, if the director reasonably believes that the animal is kept in an unlawful, cruel, or inhumane manner, and to examine such animal and to seize and impound such animal at the municipal animal shelter when, in said examiner's opinion, it is being kept in an unlawful, cruel, or inhumane manner.
- (b) No person shall beat, cruelly ill treat, torment, overload, overwork, or otherwise abuse an animal.
- (c) No person shall:
  - (1) Own, possess, keep, or train any dog, with the intent that such dog shall be engaged in an exhibition of fighting with another dog;
  - (2) For amusement or gain, cause any dog to fight with another dog, or cause any dogs to injure each other;
  - (3) Permit any act as described in subsection (c)(1) or (2) of this section to be done on any premises under the person's charge or control, or aid or abet any such act; or
  - (4) Knowingly be present, as a spectator, at any place, building, or structure where preparations are being made for an exhibition of the fighting of dogs, with the intent to be present at such preparations, or knowingly be present at such exhibition or at any other fighting or injuring as described in subsection (c)(2) of this section, with the intent to be present at such exhibition, fighting, or injuring;
- (d) No person shall cause, instigate or permit any dogfight, cockfight or other combat between animals or between animals and humans. Any animal so used shall be seized and impounded. Nor shall any person attend such unlawful exhibition or be umpire or judge at such.
- (e) No person shall willfully administer any poison to any domesticated animal or shall willfully expose any poisonous substance where the same may be likely to be eaten by any domesticated animal.
- (f) The operator of a motor vehicle which strikes any animal shall as soon as possible, report the accident to the animal control officer.
- (g) Vendors of such fowl younger than eight weeks of age shall provide and operate brooders or other heating devices as may be necessary to maintain the fowl in good health, and shall keep adequate food and water available to the fowl.
- (h) No person shall offer to give, or give away any live animal or fowl as a prize or business inducement.
- (i) Whenever any animal is found confined in a motor vehicle under weather conditions that endanger its life as determined by the director, the director or the director's designee is hereby authorized, with assistance from the police department, to enter such vehicle and rescue such animal and thereafter impound it. A prominent

written notice shall be left on or in the vehicle advising that the animal has been removed under the authority of this section and impounded.

- (j) No person shall tether, confine or restrain any animal in such a way as to permit said animal to become frequently entangled in such tether, or to render said animal incapable of accessing adequate care, adequate food, adequate health care, adequate shelter, and adequate water.
- (k) **Any duly authorized animal control officer or law enforcement official may seek a warrant from the appropriate court, which shall include the municipal court, to enable him to enter private property ~~excluding structures~~, in order to inspect, care for, or impound neglected or abused animals.**
  - (1) All requests for such warrants shall be accompanied by an affidavit stating the probable cause to believe an animal is being neglected or abused. A person acting under the authority of a warrant shall:
    - a. Be given a disposition hearing before the court through which the warrant was issued, within 30 days of the filing of the request for the purpose of granting immediate disposition of the animals impounded;
    - b. Place impounded animals in the care or custody of a veterinarian, the appropriate animal control authority, or an animal shelter. If no appropriate veterinarian, animal control authority, or animal shelter is available; the animal shall not be impounded unless it is diseased or disabled beyond recovery for any useful purpose;
    - c. Humanely kill any animal impounded if it is determined by a licensed veterinarian that the animal is diseased or disabled beyond recovery for any useful purpose;
    - d. Not be liable for any necessary damage to property while acting under such warrant.
  - (2) The owner or custodian or any person claiming an interest in any animal that has been impounded because of neglect or abuse may prevent disposition of the animal by posting bond or security in an amount sufficient to provide for the animal's care and keeping for at least 30 days, inclusive of the date on which the animal was taken into custody. Notwithstanding the fact that bond may be posted pursuant to this subsection, the authority having custody of the animal may humanely dispose of the animal at the end of the time for which expenses are covered by the bond or security, unless there is a court order prohibiting such disposition. Such order shall provide for a bond or other security in the amount necessary to protect the authority having custody of the animal from any cost of the care, keeping or disposal of the animal. The authority taking custody of an animal shall give notice of the provisions of this section by posting a copy of this section at the place where the animal was taken into custody or by delivering it to a person residing on the property.
  - (3) The owner or custodian of any animal humanely killed pursuant to this section shall not be entitled to recover any damages related to nor the actual value of the animal if the animal was found by a licensed veterinarian to be diseased or disabled, or if the owner or custodian failed to post bond or security for the care, keeping and disposition of the animal after being notified of impoundment.

*DIVISION 3. NUISANCE ANIMALS*

**Sec. 6-131. Private property rights.**

- (a) **When an animal is a public nuisance constituting a clear and present danger, the director, animal control officers, and police officers are authorized to enter without warrant upon private property ~~(excluding buildings)~~ to seize such animal to abate the public nuisance.**
- (b) By the authority of this section, when it is the belief of the director, an animal control officer, or a police officer, that an animal has been cruelly mistreated in violation of this chapter or is suffering, the animal may be seized from the property of its owner or keeper to abate the mistreatment or the suffering of that animal and it may be confined at an animal shelter for disposition under the terms of this chapter.
- (c) Any animal that has possibly exposed a person to rabies through a bite wound or other tissue invasion and that is found on the property of the owner or keeper may be removed from that property by the director, an animal control officer, or police officer if such owner or keeper is not available, willing and able to surrender the animal for the observation required by this chapter.

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

---

**DATE SUBMITTED:** 07/13/2023

**MEETING DATE:** July 18, 2023

**SUBMITTED BY:**

**DEPARTMENT:** Administration

**Document Type:** Ordinance

**SUBJECT/REQUEST**

Adopt the Ordinance.

**BACKGROUND/JUSTIFICATION**

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.**

**RECOMMENDED MOTION**

Approve the Ordinance.

**PREVIOUS ACTION**

**COMMISSION/COMMITTEE REVIEW**

**FINANCIAL IMPACT**

Contractor:	
Amount of Request/Contract:	

Amount Budgeted:	
Funding Source/Account #:	

**REVIEWED BY**

Jennifer Baird Teresa Henry
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**LIST OF REFERENCE DOCUMENTS ATTACHED**

1. Ord Financial Disclosure July 2023
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**SUPPORTING DOCUMENTS  
 (FOR CONTRACT ITEMS ONLY)**

Document	Attached	If not attached, explain
Secretary of State:		
Certificate of Insurance:		
E-Verify Affidavits:		
E-Verify proof of enrollment:		
Bond:		
IRS Form W-9:		
Bid/RFP/RFQ: (submit all)		
Bid/RFP/RFQ Tabulation:		
Bid Waiver: Sole source or less than three bids		
Contractor address and email:		
Project Exemption Certificate needed:		
Other:		

**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 no 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, 2023.

**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 \_\_\_\_ day of August, 2023.

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

ATTEST:

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

Approved as to Form:

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

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

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DATE SUBMITTED: 07/13/2023

MEETING DATE: July 18, 2023

SUBMITTED BY:

DEPARTMENT: Administration

Document Type: Resolution

**SUBJECT/REQUEST**

**Approval of a resolution authorizing the acceptance of the donation of a vehicle package, consisting of a Utility Terrain Vehicle (UTV), upfitting equipment, and trailer.**

**BACKGROUND/JUSTIFICATION**

**Raytown Volunteers in Police Service, Inc. has offered a Utility Terrain Vehicle, upfitting equipment, and trailer to the City of Raytown, Missouri for use in Police Operations, including CERT (Community Emergency Response Team.) The vehicle package is offered as a donation in “as is” condition. Raytown Volunteers in Police Service, Inc. is not requesting payment or**

**services to be provided by the City of Raytown in exchange for the donated vehicle package.**

**This vehicle package will supplement and improve Police and CERT operations.**

**RECOMMENDED MOTION**

Approve the Resolution.

**PREVIOUS ACTION**

**COMMISSION/COMMITTEE REVIEW**

**FINANCIAL IMPACT**

Contractor:	
Amount of Request/Contract:	
Amount Budgeted:	
Funding Source/Account #:	

**REVIEWED BY**

Michael Graham  
Jennifer Baird  
Teresa Henry

**LIST OF REFERENCE DOCUMENTS ATTACHED**

1. Reso UTV Donation Acceptance
2. Reso UTV Donation Acceptance-Photos

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

Document	Attached	If not attached, explain
Secretary of State:		

Certificate of Insurance:		
E-Verify Affidavits:		
E-Verify proof of enrollment:		
Bond:		
IRS Form W-9:		
Bid/RFP/RFQ: (submit all)		
Bid/RFP/RFQ Tabulation:		
Bid Waiver: Sole source or less than three bids		
Contractor address and email:		
Project Exemption Certificate needed:		
Other:		

**A RESOLUTION AUTHORIZING AND APPROVING THE ACCEPTANCE OF A DONATION FROM THE RAYTOWN VOLUNTEERS IN POLICE SERVICE, INC.**

**WHEREAS**, the Raytown Volunteers and Police Services, Inc. desires to donate a Utility Terrain Vehicle, upfitting equipment, and trailer to the City of Raytown, Missouri for use in Police Operations; and

**WHEREAS**, the Board of Aldermen find it is in the best interest of the City to approve and accept to the donation from the Raytown Volunteers in Police Service, Inc;

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

**THAT** the donation from Raytown Volunteers and Police Services, Inc. of a Utility Terrain Vehicle, upfitting equipment, and trailer to the City of Raytown, Missouri for use in Police Operations 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 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 18<sup>th</sup> day of July, 2023.

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

ATTEST:

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

Approved as to Form:

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







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

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**DATE SUBMITTED:** 07/10/2023

**MEETING DATE:** July 18, 2023

**SUBMITTED BY:**

**DEPARTMENT:** Community Development

**Document Type:** Resolution Agreement/Contract

**SUBJECT/REQUEST**

Board of Aldermen approval for the continuation of and existing agreement with MO Turf for nuisance abatement services and approving expenditures in excess of \$50,000.00 but within budgeted amounts for fiscal year 2022-2023.

**BACKGROUND/JUSTIFICATION**

The Community Development Department requested bids from qualified firms interested in providing nuisance abatement services and MO Turf was the only firm to submit a bid. The agreement is for a two (2) year period with the City having the option to extend the contract for additional two (2) year terms thereafter. The Community Development budget for the current fiscal year is intended to pay for the costs of abating trash, mowing tall grass and weeds, boarding up abandoned properties, and removing stagnant water.

The costs relating to these abatement services will be billed to the City each month by MO Turf in accordance with the Agreement. Any abatement fees and costs are passed on to the property owner.

**RECOMMENDED MOTION**

Staff recommends approval of the agreement with MO Turf.

**PREVIOUS ACTION**

**COMMISSION/COMMITTEE REVIEW**

**FINANCIAL IMPACT**

Contractor:	
Amount of Request/Contract:	
Amount Budgeted:	
Funding Source/Account #:	

**REVIEWED BY**

Michael Graham Jennifer Baird Damon Hodges Teresa Henry
--

**LIST OF REFERENCE DOCUMENTS ATTACHED**

- |   |
|---|
| 1. Reso MO Turf Nuisance Abatement Services Agreement 2022-2023<br>2. Reso MO Turf Nuisance Abatement Services Agreement -Agreement 2021-2023<br>3. Reso MO Turf Nuisance Abatement Services Agreement 2022-2023-MO Turf Contract Extension |
|---|

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

Document	Attached	If not attached, explain
Secretary of State:		
Certificate of Insurance:		
E-Verify Affidavits:		
E-Verify proof of enrollment:		
Bond:		
IRS Form W-9:		
Bid/RFP/RFQ: (submit all)		
Bid/RFP/RFQ Tabulation:		
Bid Waiver: Sole source or less than three bids		
Contractor address and email:		
Project Exemption Certificate needed:		
Other:		

**A RESOLUTION AUTHORIZING AND APPROVING THE CONTINUATION OF AN AGREEMENT WITH MO TURF FOR NUISANCE ABATEMENT SERVICES IN EXCESS OF \$50,000.00 BUT WITHIN BUDGETED AMOUNTS FOR FISCAL YEAR 2022-2023**

**WHEREAS**, in 2021 the City of Raytown issued an invitation to bid for the provision of nuisance abatement services and the City received one (1) response to the invitation which was submitted by MO Turf; and

**WHEREAS**, on May 17, 2021, the City entered into an agreement with MO Turf for a two-year term to provide nuisance abatement services with the City having the option to extend the contract for an additional term thereafter; and

**WHEREAS**, the City desires to continue the current agreement with MO Turf and anticipates that during this year of the existing contract the City will spend in excess of \$50,000.00 on nuisance abatement services associated with Neighborhood Services; and

**WHEREAS**, the purchasing policy adopted by the City of Raytown requires that any expenditure of funds with a single vendor in excess of \$50,000.00 annually be approved by the Board of Aldermen; and

**WHEREAS**, the Board of Aldermen find it is in the best interest of the City to authorize and approve the continuation of the current agreement with MO Turf for the provision of nuisance abatement services in excess of \$50,000.00 but within budgeted amounts for fiscal year 2022-2023.

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

**THAT** continuation of the current Agreement by and between the City of Raytown and MO Turf for the provision of nuisance abatement services within the City in excess of \$50,000.00 but within budgeted amounts, attached hereto, is hereby authorized and approved; and

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

**PASSED AND ADOPTED** by the Board of Aldermen and **APPROVED** by the Mayor of the City of Raytown, Missouri, the 18<sup>th</sup> day of July, 2023.

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

ATTEST:

Approved as to Form:

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

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

**CONTRACT FOR**  
**NUISANCE ABATEMENT SERVICES**

**THIS AGREEMENT** made and entered into this 17 day of MAY, 2021 by and between the city of Raytown, a Missouri municipal corporation, hereinafter referred to as the "City" and MO TURF CARE, hereinafter referred to as the "Contractor".

**WHEREAS**, the accomplishment of the work and services described in this contract is necessary and essential to the operation of the City; and

**WHEREAS**, the City desires to engage the Contractor to render services as described in this contract, and the Contractor is willing to perform such services:

**NOW, THEREFORE**, in consideration of the promises and covenants hereinafter contained, the parties hereto hereby agree as follows:

**ARTICLE I - DESCRIPTION OF PROJECT**

The Contractor shall mow residential and commercial properties; remove overgrown vegetation and brush from residential and commercial property; remove junk, trash, and debris from residential and commercial properties; board up abandoned properties; and remove standing water from swimming pools and rank ponds as directed by the city of Raytown Community Development.

**ARTICLE II - CONTRACTOR'S SCOPE OF SERVICES**

A. The Contractor shall perform services relevant to the contract in accordance with the terms and conditions set forth herein, and as provided in Request for Bids, attached here to as Exhibit A, and incorporated by reference herein.

B. The Contractor hereby agrees that, immediately upon the execution of this contract and upon receipt of notification by the City, the Contractor will enter upon the duties herein prescribed. The City is not liable and will not pay the Contractor for any services rendered before written authorization is received by the Contractor from the City.

C. The Contractor, when called to perform under this Agreement, understands and/or agrees that:

- 1) Residential property may be fenced with a thirty-size (36) inch gate opening.
- 2) Commercial property may be large fields with grass up to four (4) feet tall.
- 3) All grass shall be cut to a height not to exceed three (3) inches, except vacant lots or open fields, which shall be to a height not to exceed four (4) inches.

- 4) All vegetation on the property, including on any area between the property line and the curb or street pavement line including any adjacent ditch area or right-of-way, whether improved or unimproved, must be cut.
- 5) Vegetation in a ditch must be cut as low as possible.
- 6) Trimming shall be done around any structure on the property including, but not limited to, trees, poles, shrub beds, walkways, & lawn statuary. Special care shall be taken when trimming around trees so as to not inflict damage to the tree bark, limbs, or trunk. Trees will be inspected by the city representative for damages caused by the Contractor. Any damages found shall be documented by the City and a statement provided to the Contractor. The Contractor agrees to repair or replace, at its own expense, any damages to trees or other lawn items.
- 7) Grass clippings and large clumps of cut vegetation shall be removed from all residential and commercial property. However, raking is not required if Contractor uses a high quality mulching mower. Grass clippings may not be thrown into city streets or drainage ways.
- 8) Mowing in residential areas shall be completed only between the hours of 7:00 AM and 7:00 PM.
- 9) The Contractor shall remove and/or trim overgrown vegetation such as vines, tall grass, ground cover, brush, etc. on residential or commercial property.
- 10) The Contractor shall remove (load and transport) junk, trash, and debris on residential or commercial property. Contractor must dispose of all junk, trash, and debris at an off-site location intended for such material.
- 11) The Contractor shall install and/or repair by "boarding up" abandoned buildings to prevent entry.
- 12) The Contractor shall remove standing water in abandoned swimming pools or rank ponds.

D. Contractor shall be able to receive and acknowledge work orders via fax or e-mail. Contractor shall limit the services rendered to those specified in the work order issued by Community Development. Contractor shall complete work assigned by the City within three calendar days of work order being issued. It is the responsibility of the Contractor to notify the Community Development if the work order cannot be completed in consecutive days due to equipment failure, scope of work or lack of crew. Failure to comply with required response time can be grounds for termination of the contract. If mowing is interrupted by inclement weather, the Contractor shall give top priority to completing the job at the earliest possible date.

E. The Contractor agrees to employ, train, and supervise adequate personnel with appropriate qualifications and experience to provide the services under this Agreement. The Contractor will observe established standards of safety and shall take all necessary safety precautions to protect the public, Contractor's employees, and city employees and facilities from injury or damage. The Contractor shall immediately notify the City of any accident or incidents which occur as a result of the Contractor's activities on the premises.

F. The Contractor shall be courteous and tactful in contact or communication with the public; the Contractor will not tolerate any type of workplace violence committed by or against its employees. The Contractor will prohibit its employees from making threats, carrying concealed weapons, or engaging in violent activities, in connection with the services provided under this Agreement.

G. Upon notice from the City that services rendered under this Agreement did not correctly or sufficiently abate a nuisance, the Contractor agrees to return to the designated sight within 24 hours of notification by the City and correct the matter to the City's satisfaction.

### **ARTICLE III - MODIFICATION**

All modifications to this contract must be in writing and signed by the parties hereto.

### **ARTICLE IV - CONTRACTOR'S FEE**

The Contractor shall, upon completion of a work order, promptly submit an invoice for payment to the City of Raytown, Community Development Department, 10000 East 59th Street, Raytown, MO 64133. Invoices may be emailed, no more than 7 days after completion of the work order, to [MicheleA@Raytown.mo.us](mailto:MicheleA@Raytown.mo.us) and [DebG@Raytown.mo.us](mailto:DebG@Raytown.mo.us). Each invoice shall include the following information:

- A. Work Order Number
- B. Date Work Order Issued
- C. Date Work Order Started
- D. Date Work Order Completed
- E. Type of Service(s) Rendered
- F. Itemized Cost per Type of Service Provided and Unit Price
- G. Before and After Photos of Services Provided (time and date stamped)
- H. Copy of Receipts for Disposal of Trash and/or Debris (if applicable)

Contractor must take before and after photographs of all property that 1) clearly identify the property; 2) clearly show the nuisance to be abated; 3) be signed and dated by the Contractor; and 3) be of a quality sufficient to be used as evidence in municipal court. The

photographs should accompany the Contractor's invoice for work completed and will become property of the City.

The City is exempt from State and Local Sales taxes. All transactions resulting from an executed agreement shall be deemed to have been accomplished within the State of Missouri.

#### **ARTICLE V - COMPLIANCE WITH LAW**

The Contractor agrees to comply with all federal, state, and local laws and regulations in the performance of the contract. The Contractor shall maintain an Occupational License issued by City of Raytown during the term of the contract.

#### **ARTICLE VI - TERMINATION**

A. **Termination Without Cause** – This contract may be terminated by either party upon thirty (30) days' written notice to the other party; but if any work or services hereunder is in progress, but not completed as of the notice of termination, then the contract may be extended upon written approval of the City until the work and/or services are completed and accepted by the City.

B. **City Termination For Cause** – When the City believes the Contractor has failed or refused to perform in accordance with the terms and conditions of this Agreement it may provide notice of the breach providing no less than fourteen (14) days' written notice and opportunity to cure the breach. In the event the Contractor fails to remedy the breach within the fourteen (14) day period, the City has the option to terminate the Agreement for cause. When terminated for cause, compensation for services rendered by the Contractor up to the date of termination shall be offset by the City's reasonable cost to mitigate or correct the effects of such termination.

C. **City Termination For Convenience** – The City may terminate the Agreement without notice. When terminated for convenience the City shall negotiate reasonable termination costs.

D. **Non-Appropriation** – When the governing body declines to appropriate funds to support continuation of the contract in any fiscal year of the Agreement or funding is not available at any time during the project and without prejudice on the City, the Agreement will be terminated by delivery to the Contractor of fourteen (14) days' written notice prior to the expiration of funding.

#### **ARTICLE VII - ASSIGNMENT**

This contract shall not be assigned except with the written consent of the City, and if so, assigned shall extend to and be binding upon the successors and assigns of the parties hereto.

**ARTICLE VIII - DISCLOSURE**

The Contractor hereby affirms that neither it nor its officers, agents or employees has made or agreed to make any valuable gift, whether in the form of service, loan, thing, or promise, to any person, or any of the person’s immediate family, having the duty to recommend, the right to vote upon, or any other direct influence on the selection of Contractors to provide services to the City, within two years preceding the execution of this contract.

**ARTICLE IX - INDEMNITY**

The Contractor agrees to indemnify and hold harmless the City, its officers, agents, and employees, from and against all suites, actions, attorney fees, costs, expenses or claims of any character brought because of any injury or damage received or sustained by any person, persons, or property arising out of or resulting from any acts, error, or omission of the Contractor or its agents or employees. The indemnity required hereunder shall not be limited by reason of the specification of any particular insurance coverage in this contract.

**ARTICLE X - INSURANCE**

The Contractor agrees to procure and maintain at its expense insurance in the kinds and amounts hereinafter provided with insurance companies authorized to do business in the State of Missouri, covering all operations under this contract, whether performed by it or its agents. Before commencing work, the Contractor shall furnish to the City a certificate or certificates in a form satisfactory to the City showing that it has complied with this paragraph, naming the City as an additional insured on said policies. All certificates shall provide that the policy shall not be changed or canceled until at least thirty (30) days prior written notice shall have been given to the City. The firm shall provide evidence to the City that subconsultants, if any, shall maintain comprehensive general liability, automobile liability, workers’ compensation, and professional liability insurance for not less than the amounts outlined for the submitting firm. Kinds and amounts of insurance required are as follows:

- A. Workmen’s Compensation Insurance. Workmen’s Compensation Insurance for Contractor’s employees in accordance with the provisions of the Workmen’s Compensation Act of the State of Missouri.
- B. Liability Insurance. .
  - a. Professional Liability – Professional Liability, or Errors and Omission Insurance protection in the minimum amount of \$1,000,000.00 per claim and annual aggregate.
  - b. Commercial General Liability –
    - i. Each Occurrence..... \$1,000,000.00



- ii. Personal and Advertising Injury.....\$1,000,000.00
- iii. Products-Completed/Operations Aggregate..... \$1,000,000.00
- iv. General Aggregate..... \$2,000,000.00
- v. Policy must include the following conditions:
  - 1. Contractual Liability
  - 2. Products/Completed Operations
  - 3. Personnel/Advertising Injury
  - 4. Independent Contractors
- vi. Additional Insured: City of Raytown, Missouri

**ARTICLE XI - DISCRIMINATION PROHIBITED**

In performing the services required hereunder, the Contractor shall not discriminate against any person on the basis of race, color, religion, sex, national origin or ancestry, age, disability, or any other basis protected by state, federal or local law. The Contractor agrees to comply with applicable immigration laws, including the Immigration Reform & Control Act of 1990.

**ARTICLE XII - ADMINISTRATION OF AGREEMENT**

The City Administrator or his authorized representative shall administer this contract for the City.

**ARTICLE XIII - TERM**

The Agreement shall be for a period of two (2) years from date of award.

The Agreement may be extended, by mutual written modification of the Agreement, for additional terms. The City will notify the vendor, in writing, no later than thirty (30) days prior to expiration of the Agreement as to its desire for extension. Any request by the vendor for consideration of a price adjustment must be made to the City at the time of renewal and must only be based on increased cost to the vendor to provide this specific service called for in the solicitation. Verification of these increased costs shall be furnished to the City upon request. Any upward price adjustment approved by the City shall impose upon the vendor the requirement to advise and extend to the City price reductions when costs similarly decrease.

**ARTICLE XIV – NOTICES**

Any notice required or permitted to be given to either party under this Agreement (other than notice of work orders under Article II(D)) shall be sufficient if in writing and sent by

certified mail, return receipt requested to the following (should an email address be listed below, the Party requests a courtesy copy be emailed as well, but the official and binding notice remains by certified mail, return receipt requested as set out herein):

City:

City of Raytown, Missouri  
10000 E 59th St  
Raytown, MO 64133  
Attn. Community Development Department  
MicheleA@Raytown.mo.us  
DebG@Raytown.mo.us

Contractor:

MO TURF CARE  
1609 N Howard DR  
Independence, MO 64050

**ARTICLE XV – GOVERNING LAW.**

This Agreement shall be subject to and governed by the laws of the State of Missouri as to all issues, including but not limited to the interpretation, validity, and effect of this Agreement, without regard to the place of execution, place of performance or other consideration.

**ARTICLE XVI – VENUE AND JURISDICTION**

The 16th Circuit Court of Jackson County, Missouri at Independence, shall have exclusive venue and jurisdiction over any dispute which arises under this Agreement, and each of the Parties hereby submits and consents to the court's exercise of jurisdiction.

**ARTICLE XVII – INVALID PROVISIONS**

If any provision(s) of this Agreement are deemed invalid or unenforceable, those invalid or unenforceable provisions shall not affect the other provisions and the Agreement shall be construed as if the invalid or unenforceable provisions were omitted.

**ARTICLE XVIII – ENTIRE UNDERSTANDING**

This Agreement, together with its Exhibit A, embodies the entire understanding of the Parties with respect to the subject matter and merges with and supersedes all prior discussions, agreements, commitments, or understandings of every kind and nature relating thereto, whether oral or written, between City and Contractor.

IN WITNESS WHEREOF, the parties hereto have executed this contract to bind themselves, their partners, as successors, and legal representative of the day and year first above written.


City of Raytown, Missouri

MO TURF CARE - Contractor

  
Damon Hodges, City Administrator

  
By: Brian Monaco, Owner

Attest:

  
Teresa Henry, City Clerk

Approved as to Form:

  
Jennifer Baird, City Attorney

**ADDENDUM TO  
CONTRACT FOR NUISANCE ABATEMENT SERVICES**

This **ADDENDUM**, made and entered into this 29<sup>th</sup> day of June, 2023, by and between the CITY OF RAYTOWN, MISSOURI, a Missouri municipal corporation, hereinafter referred to as "City," and MO TURF CARE, hereinafter referred to as "Contractor."

**WHEREAS**, the City and Contractor entered into an Agreement on May 17, 2021 for nuisance abatement services (the "Agreement"); and

**WHEREAS**, the Agreement term expired on May 17, 2023; however, the Parties have continued to operate under the terms of the Agreement as if the term had not expired; and

**WHEREAS**, the City and Contractor mutually desire to extend the Agreement for the benefit of both parties.

**NOW THEREFORE**, City and Contractor, for and in consideration of the covenants contained herein, and for other good and valuable consideration, do hereby agree to the following:

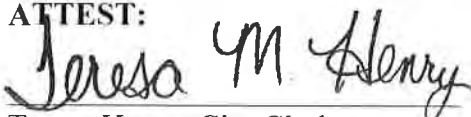
1. By execution of this Addendum the Agreement shall be extended to November 1, 2023.
2. All other terms of the Agreement, which are hereby incorporated by reference, shall remain in effect during the term of the Addendum.
3. This Addendum shall be interpreted according to the laws of the State of Missouri.
4. This Addendum shall be binding upon the parties as well as any assigns and successors in interest.

**IN WITNESS WHEREOF**, the parties hereto have executed this Addendum the day and year first written above.

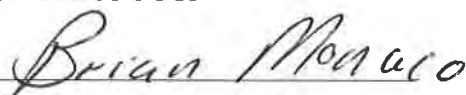
**CITY**

  
Damon Hodges, City Administrator

**ATTEST:**

  
Teresa Henry, City Clerk

**CONTRACTOR**

  
By: Brian Monaco  
Title: Owner

  
By: \_\_\_\_\_