



AGENDA

Raymore City Council Regular Meeting
City Hall – 100 Municipal Circle
Monday, November 10, 2025
6:00 PM

1. Call to Order

2. Roll Call

3. Pledge of Allegiance

4. Presentations / Awards

5. Personal Appearances

6. Staff Reports

- A. Development Services
- B. Court
- C. Police/Emergency Management

7. Committee Reports

8. Consent Agenda

The items on the Consent Agenda are approved by a single action of the City Council. If any Councilmember would like to have an item removed from the Consent Agenda and considered separately, they may so request.

- A. City Council Meeting Minutes, October, 27, 2025

9. Unfinished Business

- A. Amendment of Chapter 130 Code of Ordinances - Municipal Court (pg 19)

Reference:

Bill 3991

Redline Changes

Bill 3991 seeks to amend Chapter 130 of the Raymore Code of Ordinances pursuant to the results of a recent Office of State Court Administrator

audit. The amendments will remove certain court costs that have been disallowed either through statute or case law, including mileage charges, costs for jailing defendants, and costs associated with service of summons. In addition, the Bill seeks to add provisions for a court clerk education fee and a court-appointed attorney fund.

- City Council, 10/27/2025: Approval 7-0

B. Raymore Commerce Center South 1st Final Plat, Lot 1 (pg 30)

Reference:

Bill 3997
Final Plat Staff Report
Final Plat Drawing

VanTrust Real Estate, developer of the Raymore Commerce Center South development, is requesting final plat approval for the first plat of Raymore Commerce Center South, located south of 195th Street. The request includes one lot and three common area tracts for private roads and stormwater detention facilities.

- City Council, 10/27/2025: Approval 7-0
- Planning and Zoning Commission, 10/07/2025: Approval 7-0

10. New Business

A. Award of Contract - Activity Center Audio/Video Systems Installation (pg 42)

Reference:

Bill 3998
Contract

This contract is for the installation and configuration of audio/video systems in the multi-purpose rooms at the Raymore Activity Center.

- No previous action on this item

B. Household Hazardous Waste Agreement with MARC Solid Waste Management District (pg 87)

Reference:

Bill 3999

Letter for 2026 HHW Program

Raymore 2026

This is the 2026 Agreement for Household Hazardous Waste disposal with the MARC Solid Waste Management District.

- No previous action on this item

C. Award of Contract - Edgewater 3rd Road Repairs (pg 95)

Reference:

Bill 4000

Contract

This project will repair damaged portions of the road in the area of Edgewater 3rd Plat in the Creekmoor Subdivision.

- No previous action on this item

D. Tree Board: Amendment to Chapter 260, Tree Maintenance and Care (pg 140)

Reference:

Bill 3994

Chapter 260 - Tree Board changes - redline

An amendment to Chapter 260 of the Raymore Municipal Code that establishes the City Tree Board as a sub-committee of the Raymore Parks and Recreation Board.

- Parks and Recreation Board, 10/28/2025: Approval 8-0

E. Award of Contract - Recreation Park Baseball Light Plans (pg 149)

Reference:

Bill 3995

Contract

Electrical Service & Power Distribution Upgrades

This project is to provide professional engineering services for the design of electrical service and power distribution system upgrades at Recreation Park. The scope includes the design of electrical power upgrades to four (4) baseball fields located within the park.

- Parks and Recreation Board, 10/28/2025: Approval 8-0

F. Award of Contract - Spirit of America Fireworks Display (pg 193)

Reference:

Bill 3996

Contract

This is a recommendation for the award of contract for the annual Spirit of America fireworks display, to be held on Friday, July 3, 2026, at Recreation Park.

- Parks and Recreation Board, 10/28/2025, Approval 8-0

11. Public Comments

Please identify yourself for the record and keep comments to a maximum of five minutes.

12. Mayor/Council Communication

13. Adjournment

MISCELLANEOUS

City Council Work Session notes, 11/03/2025

EXECUTIVE SESSION (CLOSED MEETING)

The Raymore City Council may enter an executive session before or during this meeting, if such action is approved by a majority of Council present, with a quorum, to discuss:

- Litigation matters as authorized by § 610.021 (1),
- Real Estate acquisition matters as authorized by § 610.021 (2),
- Personnel matters as authorized by § 610.021 (3),
- Other matters as authorized by § 610.021 (4-21) as may be applicable.

Any person requiring special accommodation (i.e., qualified interpreter, large print, hearing assistance) in order to attend this meeting, please notify this office at (816) 331-3324 no later than forty eight (48) hours prior to the scheduled commencement of the meeting.

Hearing aids are available for this meeting for the hearing impaired. Inquire with the City Clerk, who sits immediately left of the podium as one faces the dais.

MONTHLY DEPARTMENT REPORT OCTOBER 2025

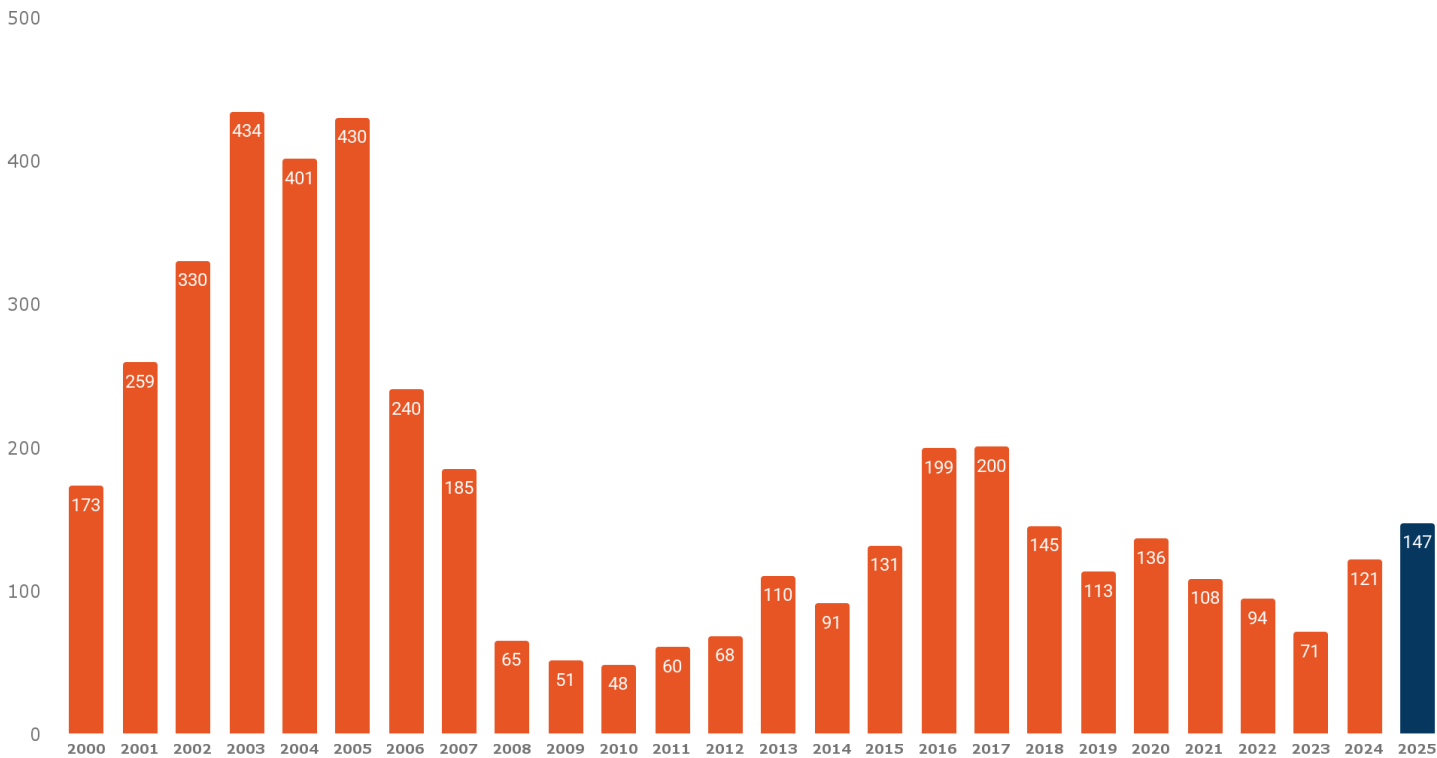
BUILDING PERMIT & INSPECTION ACTIVITY -

TYPE OF PERMIT	OCT 2025	2025 YTD	2024 YTD	2024 TOTAL
Detached Single-Family Residential	23	147	88	121
Attached Single-Family Residential	0	0	80	80
Multi-Family Residential (apartment)	0	0	13	13
Miscellaneous Residential (deck; roof)	81	669	627	733
Commercial - New, Additions, Alterations	2	23	34	35
Sign Permits	1	50	55	70
BUILDING INSPECTIONS	OCT 2025	2025 YTD	2024 YTD	2024 TOTAL
Total No. of Inspections	485	4,288	4,070	4,871
Residential Inspections	275	2,996	2,594	3,107
Commercial Inspections	210	1,292	4,070	1,764
INVESTMENT	OCT 2025	2025 YTD	2024 YTD	2024 TOTAL
Total Residential Permit Valuation	\$7,838,220	\$51,553,400.00	\$47,737,130.00	\$59,015,960
Total Commercial Permit Valuation	\$87,000	\$63,951,415.00	\$35,506,341.00	\$38,506,341

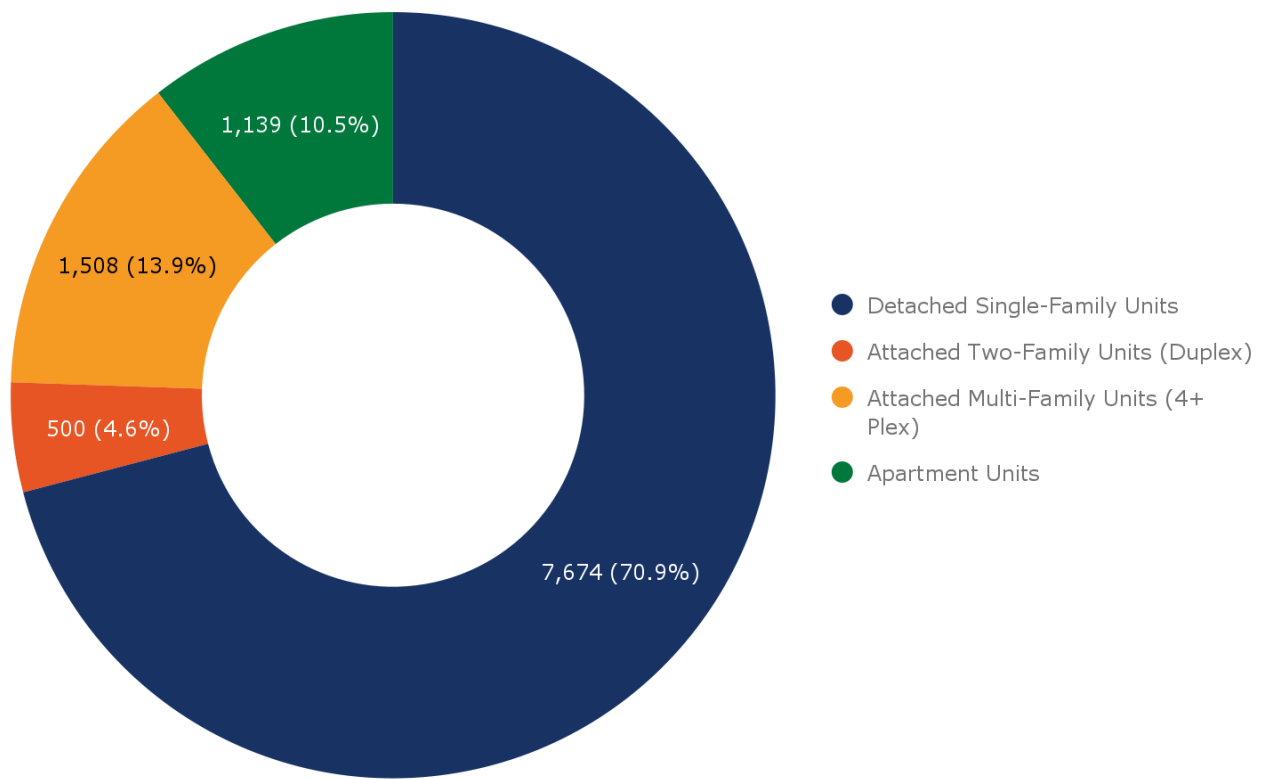
BUILDING CONSTRUCTION ACTIVITY -

- 23 new single-family home permits were issued in the Madison Valley, Wood Creek of the Good Ranch, Eastbrooke and Cunningham at Creekmoor neighborhoods.
- Building construction continues at the Raymore Commerce Center South Development at Building 5.
- Property and building improvements were permitted for the Pine Street Center shopping center, including new roof repairs for the building located at 402 W. Pine Street.

Single Family Housing Permit Trends 2000-2025



Existing Housing Unit Inventory



CODE ENFORCEMENT ACTIVITY -

CODE ENFORCEMENT	OCT 2025	2025 YTD	2024 YTD	2024 TOTAL
Code Enforcement Cases Opened	63	671	681	764
<i>Notices Mailed</i>				
-Tall Grass/Weeds	6	198	156	160
- Inoperable Vehicles	22	169	228	257
- Junk/Trash/Debris in Yard	13	102	111	127
- Object placed in right-of-way	0	13	10	11
- Parking of vehicles in front yard	11	76	38	41
- Exterior home maintenance	6	45	74	83
- Other (trash at curb early; signs; etc)	0	10	0	0
Properties mowed by City Contractor	5	57	56	56
Abatement of violations (silt fence repaired; trees removed; stagnant pools emptied; debris removed)	2	20	3	5
Signs in right-of-way removed	42	652	530	670
Violations abated by Code Officer	3	36	42	48
Citations Issued	16	130	-	-

ACTIONS OF BOARDS, COMMISSIONS & CITY COUNCIL - OCTOBER

OCTOBER 7, 2025 PLANNING AND ZONING COMMISSION -

- Raymore Commerce Center South 1st Final Plat, recommended approval

OCTOBER 8 , 2025 BOARD OF ZONING ADJUSTMENT -

- 403 W. Walnut Variance of Use (public hearing), approved

OCTOBER 13, 2025 CITY COUNCIL -

- 1st Reading - 1405 Lakepoint Cove Easement Vacation, approved

OCTOBER 21, 2025 PLANNING AND ZONING COMMISSION -

- Meeting canceled

OCTOBER 27, 2025 CITY COUNCIL -

- 1st Reading - Raymore Commerce Center South 1st Final Plat, approved

TENTATIVE UPCOMING MEETINGS - NOVEMBER

NOVEMBER 4, 2025 PLANNING AND ZONING COMMISSION -

- 1012 S. Madison Street Rezoning, A to RE (public hearing)

NOVEMBER 10, 2025 CITY COUNCIL -

- 2nd Reading - Raymore Commerce Center South 1st Final Plat

NOVEMBER 18, 2025 PLANNING AND ZONING COMMISSION -

- Good Ranch Tract 12 Rezoning A to BP-P (public hearing)

NOVEMBER 24, 2025 CITY COUNCIL -

- 1st Reading - 1012 S. Madison Street Rezoning, A to RE (public hearing)

SEPTEMBER DEPARTMENT ACTIVITY & EVENTS -

- Senior Planner Dave McCumber attended a UMKC Urban Planning + Design Alumni networking event.
- Development Services staff attended the monthly South KC Planners meeting with various planning departments in the surrounding area, hosted this month by Belton, MO.
- Economic Development Director Jordan Lea attended the Missouri Economic Development Council's membership committee and public policy committee meeting.
- Economic Development Director Jordan Lea attended the International Economic Development Council's women in economic development meeting.
- Economic Development Director Jordan Lea attended the Kansas City Area Transit Authority's MovingKC: Regional Mobility Summit.
- Director David Gress and Senior Planner Dave McCumber met with the City Council at their Oct. 6 work session meeting to review proposed development standards for residential housing in the city.
- The Planning and Zoning Commission met on Tuesday, Oct. 7 and reviewed a final plat application for the Raymore Commerce Center South project, located south of 195th Street.
- Director David Gress attended the Raymore-Peculiar School District's Citizens Advisory Committee to discuss information on residential development within the city.

- Development Services staff attended the Raymore Chamber of Commerce monthly Coffee & Conversation, hosted by Raymore's [Sunrise Nursing & Memory Care](#).
- Economic Development Director Jordan Lea attended the Raymore Chamber of Commerce marketing and sponsorship task force meeting.
- Economic Development Director Jordan Lea attended the International Economic Development Council's women in development mentorship committee meeting.
- Economic Development Director Jordan Lea attended the Missouri Economic Development Finance Association's annual conference.
- The Planning and Zoning Commission meeting scheduled for Tuesday, Oct. 21, was cancelled.
- Staff received an application for rezoning for the property located at 1012 S. Madison Street, Raymore, MO 64083. The property owner is requesting to rezone their property from an "R-1 Single Family Residential" zoning designation to an "RE Rural Estate" zoning designation. **A Good Neighbor meeting was held for the project at 4 p.m. on Wednesday, Oct. 29, 2025, at City Hall.** The Planning and Zoning Commission will review this request at the Oct. 4 meeting.
- Economic Development Director Jordan Lea attended the Heartland Certified Public Manager annual conference.
- Economic Development Director Jordan Lea attended the monthly Workforce YOU partner and transportation meetings.
- Development Services Director David Gress and Economic Development Director Jordan Lea presented to the Raymore Civic Leadership class.
- Development Services staff attended a ribbon cutting celebration for the renovation of [Jane Redmond's Edward Jones Financial Advising Office](#) in Raymore, located at 311 Municipal Circle.
- GIS Coordinator Thomas Ehlinger met with Public Works Operations and Engineering staff to review GIS data and mapping applications that support the City's engineering work.
- Economic Development Director Jordan Lea attended the Workforce YOU Transportation Mixer.
- Development Services staff held a Good Neighbor meeting for a proposed rezoning of the property located at 1012 S. Madison Street. The property owner has requested a rezoning of the property from its current R-1 Single Family designation to a proposed RE Rural Estate designation. **The Planning and Zoning Commission will hold a public hearing on the request at their November 4, 2025 meeting.**
- Development Services staff will hold a **Builder & Developer Open House meeting on Wednesday, Nov. 5, from 3-5 p.m.** at Raymore City Hall. Staff will be seeking feedback on recently discussed residential design standards for new residential development.

- Development Services staff will hold a **Good Neighbor Meeting on Wednesday, Nov. 5, at 6 p.m.** at Raymore City Hall for a proposed rezoning of approximately 60 acres of land located on the east side of Dean Avenue, directly east of the property at 1200 S. Dean Avenue, generally identified as Tract 12 of the Good Ranch. The applicant is requesting to rezone the property from its current A Agricultural zoning designation to a BP-P Business Park Planned zoning designation. For more information about the meeting, contact Senior Planner Dave McCumber at dmccumber@raymore.com.
- Economic Development Director Jordan Lea attended the Missouri Economic Development Council board meeting.
- Mayor Turnbow, Development Services Director David Gress, Finance Director Elisa Williams, Sarah Granath and Economic Development Director Jordan Lea attended the Kansas City Area Development Council's annual meeting.



MUNICIPAL DIVISION SUMMARY REPORTING FORM

Refer to instructions for directions and term definitions. Complete a report each month even if there has not been any court activity.

<u>I. COURT INFORMATION</u>		Municipality: Raymore Municipal		Reporting Period: Oct 1, 2025 - Oct 31, 2025	
Mailing Address: 100 MUNICIPAL CIRCLE, RAYMORE, MO 64083					
Physical Address: 100 MUNICIPAL CIRCLE, RAYMORE, MO 64083				County: Cass County	
Telephone Number: (816)3311712		Fax Number:			
Prepared by: Angela Davis		E-mail Address:			
Municipal Judge:					
<u>II. MONTHLY CASELOAD INFORMATION</u>				Alcohol & Drug Related Traffic	Other Traffic
A. Cases (citations/informations) pending at start of month				68	1,566
B. Cases (citations/informations) filed				2	139
C. Cases (citations/informations) disposed					
1. jury trial (Springfield, Jefferson County, and St. Louis County only)				0	0
2. court/bench trial - GUILTY				0	3
3. court/bench trial - NOT GUILTY				0	1
4. plea of GUILTY in court				2	130
5. Violations Bureau Citations (i.e. written plea of guilty) and bond forfeiture by court order (as payment of fines/costs)				0	55
6. dismissed by court				0	26
7. <i>nolle prosequi</i>				0	5
8. certified for jury trial (not heard in Municipal Division)				0	0
9. TOTAL CASE DISPOSITIONS				2	220
D. Cases (citations/informations) pending at end of month [pending caseload = (A+B)-C9]				68	1,485
E. Trial de Novo and/or appeal applications filed				0	0
<u>III. WARRANT INFORMATION (pre- & post-disposition)</u>				<u>IV. PARKING TICKETS</u>	
1. # Issued during reporting period		45		1. # Issued during period	
2. # Served/withdrawn during reporting period		69		☐ Court staff does not process parking tickets	
3. # Outstanding at end of reporting period		1,349			

MUNICIPAL DIVISION SUMMARY REPORTING FORM

COURT INFORMATION	Municipality: Raymore Municipal	Reporting Period: Oct 1, 2025 - Oct 31, 2025
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V. DISBURSEMENTS			
Excess Revenue (minor traffic and municipal ordinance violations, subject to the excess revenue percentage limitation)		Other Disbursements: Enter below additional surcharges and/or fees not listed above. Designate if subject to the excess revenue percentage limitation. Examples include, but are not limited to, arrest costs and witness fees.	
Fines - Excess Revenue	\$14,711.50	Court Automation	\$1,319.19
Clerk Fee - Excess Revenue	\$1,517.45	Law Enf Arrest-Local	\$200.00
Crime Victims Compensation (CVC) Fund surcharge - Paid to City/Excess Revenue	\$46.78	Total Other Disbursements	
Bond forfeitures (paid to city) - Excess Revenue	\$75.00	Total Disbursements of Costs, Fees, Surcharges and Bonds Forfeited	
Total Excess Revenue	\$16,350.73	Bond Refunds	
Other Revenue (non-minor traffic and ordinance violations, not subject to the excess revenue percentage limitation)		Total Disbursements	
Fines - Other	\$10,664.50		
Clerk Fee - Other	\$744.00		
Judicial Education Fund (JEF) ☐ Court does not retain funds for JEF	\$0.00		
Peace Officer Standards and Training (POST) Commission surcharge	\$188.46		
Crime Victims Compensation (CVC) Fund surcharge - Paid to State	\$1,343.68		
Crime Victims Compensation (CVC) Fund surcharge - Paid to City/Other	\$22.94		
Law Enforcement Training (LET) Fund surcharge	\$374.00		
Domestic Violence Shelter surcharge	\$748.00		
Inmate Prisoner Detainee Security Fund surcharge	\$374.00		
Restitution	\$0.00		
Parking ticket revenue (including penalties)	\$0.00		
Bond forfeitures (paid to city) - Other	\$50.00		
Total Other Revenue	\$14,509.58		

THE RAYMORE CITY COUNCIL MET IN REGULAR SESSION ON MONDAY, OCTOBER 27, 2025, IN COUNCIL CHAMBERS AT 100 MUNICIPAL CIRCLE, RAYMORE, MISSOURI. MEMBERS PRESENT: MAYOR TURNBOW, COUNCILMEMBERS ABDELGAWAD, BAKER, BARBER, BURKE III, ENGERT, HOLMAN, AND MILLS. ALSO PRESENT: CITY MANAGER JIM FEUERBORN, CITY ATTORNEY JONATHAN ZERR, AND CITY CLERK ERICA HILL.

1. Call to Order

Mayor Turnbow called the meeting to order at 6:00 p.m.

2. Roll Call

City Clerk Erica Hill called roll; quorum present to conduct business. Councilmember Circo was absent.

3. Pledge of Allegiance

4. Presentation/Awards

Mayor Turnbow presented certificates to the 2025 Civic Leadership Academy participants.

5. Personal Appearances

6. Staff Reports

Public Works Director Trent Salsbury and Parks and Recreation Director Nathan Musteen reviewed their staff reports included in the Council packet.

City Manager Jim Feuerborn reviewed items for the November 3 work session.

7. Committee Reports

8. Consent Agenda

A. City Council Regular Meeting minutes, October 13, 2025

B. Board of Adjustment Appointments

- 1. Resolution 25-48: Appointment of Adam Peden to the Board of Adjustment**
- 2. Resolution 25-49: Appointment of Kara Elgin to the Board of Adjustment**

MOTION: By Councilmember Abdelgawad, second by Councilmember Holman to approve the Consent Agenda as presented.

DISCUSSION: None

VOTE:	Councilmember Abdelgawad	Aye
	Councilmember Baker	Aye
	Councilmember Barber	Aye
	Councilmember Burke III	Aye
	Councilmember Circo	Absent
	Councilmember Engert	Aye
	Councilmember Holman	Aye
	Councilmember Mills	Aye

9. Unfinished Business

A. Adoption of the FY 2026 City Budget

BILL 3989: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, APPROVING THE FISCAL YEAR 2026 BUDGET."

City Clerk Erica Hill conducted the second reading of Bill 3989 by title only.

Finance Director Elisa Williams reviewed the amendments made to the budget at the October 13, 2025 Council meeting:

1. Allocating \$1,400,000 from the General Fund Available Balance to be transferred to the Transportation Fund (36) for street preservation and curb and sidewalk repair.
2. Allocating \$40,000 from the General Fund Available Balance for enhanced entertainment at the amphitheater in consideration of the 250th anniversary and World Cup celebration summer.
3. Allocating \$3,500 from the General Fund Available Balance for holiday lighting at the Raymore Activity Center.
4. Allocating \$4,700 from the General Fund Available Balance for the purchase of two pitching mounds and one pitching machine for the Recreation Department.
5. Allocating \$8,000 from the General Fund Available Balance for the purchase of two sets of rolling bleachers for the Raymore Activity Center.
6. Allocating \$18,000 from the General Fund Available Balance for the replacement of the drone for the police department.
7. Allocating \$8,500 from the General Fund Available Balance and \$8,500 from the Enterprise Fund Available Balance for the purchase of trench and manhole worker safety equipment.
8. Allocating \$15,000 from the Enterprise Fund Available Balance for the purchase of a payment kiosk for the finance department.

MOTION: By Councilmember Abdelgawad, second by Councilmember Holman to approve the second reading of Bill 3989 by title only as amended at the October 13, 2025 City Council meeting.

DISCUSSION: None

ROLL CALL VOTE:	Councilmember Abdelgawad	Aye
	Councilmember Baker	Aye
	Councilmember Barber	Aye
	Councilmember Burke III	Aye
	Councilmember Circo	Absent
	Councilmember Engert	Aye
	Councilmember Holman	Aye
	Councilmember Mills	Aye

Mayor Turnbow announced the motion carried and declared Bill 3989 as **Raymore City Ordinance 2025-056.**

B. Budget Amendment FY 2025 Operating Adjustments

BILL 3990: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AMENDING THE FISCAL YEAR 2025 OPERATING BUDGET."

City Clerk Erica Hill conducted the second reading of Bill 3990 by title only.

MOTION: By Councilmember Abdelgawad, second by Councilmember Holman to approve the second reading of Bill 3990 by title only.

DISCUSSION: None

VOTE:	Councilmember Abdelgawad	Aye
	Councilmember Baker	Aye
	Councilmember Barber	Aye
	Councilmember Burke III	Aye
	Councilmember Circo	Absent
	Councilmember Engert	Aye
	Councilmember Holman	Aye
	Councilmember Mills	Aye

Mayor Turnbow announced the motion carried and declared Bill 3990 as **Raymore City Ordinance 2025-057.**

10. New Business

A. Amendment of Chapter 130 Code of Ordinances - Municipal Court

BILL 3991: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AMENDING PROVISIONS OF CHAPTER 130 OF THE RAYMORE CODE OF ORDINANCES TO ADJUST THE OPERATION, MANAGEMENT, AND ALLOWABLE FEES OF THE MUNICIPAL COURT."

City Clerk Erica Hill conducted the first reading of Bill 3991 by title only.

City Attorney Jonathan Zerr reviewed the staff report included in the council packet. Recently, the Office of State Courts Administrator (OSCA) Municipal Review Unit conducted a review of the Raymore Municipal Court policies, procedures, operations, and administration. The review included a determination as to compliance with Supreme Court Rules, Court Operating Rules, Missouri State Statutes, and state and local reporting requirements. The results of the report identified corrective actions required as to the current Raymore Code of Ordinances. Bill 3991 seeks to amend Chapter 130 of the Code to address the corrective actions identified by OSCA and bring the Municipal Court into compliance with all applicable regulatory obligations.

City Manager Jim Feuerborn added that this requirement is from an initial audit by OSCA. Another review was recently completed; upon receipt of that report, more amendments could be coming forward.

MOTION: By Councilmember Abdelgawad, second by Councilmember Holman to approve the first reading of Bill 3991 by title only.

DISCUSSION: None

VOTE:	Councilmember Abdelgawad	Aye
	Councilmember Baker	Aye
	Councilmember Barber	Aye
	Councilmember Burke III	Aye
	Councilmember Circo	Absent
	Councilmember Engert	Aye
	Councilmember Holman	Aye
	Councilmember Mills	Aye

B. Raymore Commerce Center South 1st Final Plat, Lot 1

BILL 3997: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, APPROVING THE RAYMORE COMMERCE CENTER SOUTH 1ST FINAL PLAT, A SUBDIVISION OF LAND IN RAYMORE, CASS COUNTY, MISSOURI."

City Clerk Erica Hill conducted the first reading of Bill 3997 by title only.

Development Services Director David Gress reviewed the staff report included in the council packet. VanTrust Real Estate, developer of the Raymore Commerce Center South development, is requesting final plat approval for the first plat of Raymore Commerce Center South, located south of 195th Street. The request includes one 53-acre lot and three common area tracts for private roads and stormwater detention facilities. At their October 7, 2025 meeting, the Planning and Zoning Commission voted 7-0 to recommend approval of the request to the City Council.

MOTION: By Councilmember Abdelgawad, second by Councilmember Holman to approve the first reading of Bill 3997 by title only.

DISCUSSION: None

VOTE:	Councilmember Abdelgawad	Aye
	Councilmember Baker	Aye
	Councilmember Barber	Aye
	Councilmember Burke III	Aye
	Councilmember Circo	Absent
	Councilmember Engert	Aye
	Councilmember Holman	Aye
	Councilmember Mills	Aye

11. Public Comment

12. Mayor/Council Communication

Mayor Turnbow and Councilmembers congratulated and thanked the Civic Leadership Academy graduates and thanked staff for putting the program together, congratulated Community Engagement Coordinator Alex Garcia on receiving the Part 107 Certification from the FAA, and thanked the volunteers appointed to the Board of Adjustment.

13. Adjournment

MOTION: By Councilmember Abdelgawad, second by Councilmember Holman to adjourn.

VOTE:	Councilmember Abdelgawad	Aye
	Councilmember Baker	Aye
	Councilmember Barber	Aye
	Councilmember Burke III	Aye
	Councilmember Circo	Absent
	Councilmember Engert	Aye
	Councilmember Holman	Aye
	Councilmember Mills	Aye

The regular meeting of the Raymore City Council adjourned at 6:24 p.m.

Respectfully submitted,

Erica Hill
City Clerk



CITY OF RAYMORE
AGENDA ITEM INFORMATION FORM

DATE: 10/27/2025

SUBMITTED BY: Jonathan Zerr

DEPARTMENT: Legal

ITEM CATEGORY: Ordinance

TITLE / ISSUE / REQUEST

Amendment of Chapter 130 Code of Ordinances - Municipal Court (pg 19)

STRATEGIC PLAN GOAL / STRATEGY

Goal 4.1.3 Continuously improve the City's governance processes

FINANCIAL IMPACT

Award To:

Amount of Request/Contract:

Amount Budgeted:

Funding Source/Account:

PROJECT TIMELINE

Estimated Start Date

Estimated End Date

STAFF RECOMMENDATION:

Approval

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission:

Date:

Action/Vote:

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Bill 3991
2. Redline Changes

BACKGROUND / JUSTIFICATION

Recently, the Office of State Courts Administrator (OSCA) Municipal Review Unit conducted a review of the Raymore Municipal Court policies, procedures, operations, and administration. The review included a determination as to compliance with Supreme Court Rules, Court Operating Rules, Missouri State Statutes, and state and local reporting requirements. The results of the report identified corrective actions required as to the

current Raymore Code of Ordinances (the "Code").

Bill 3991 seeks to amend Chapter 130 of the Code to address the corrective actions identified by OSCA and bring the Municipal Court into compliance with all applicable regulatory obligations. Bill 3991 will have the following impacts on current code provisions:

(a) Section 130.220 and 130.300 of the Code will be amended to remove the costs of confinement for any prisoner from the allowable court costs, and

(b) Section 130.300 of the Code will be amended to remove costs for issuance of warrants, a commitment, a summons, and mileage for service of the same from the allowable court costs, and

(c) Section 130.300 of the Code will be further amended to include a Clerk Fee (as requested by Judge Ross Nigro and as authorized by Section 479.250 of the Revised Statutes of Missouri, as amended ("RSMo")). The Clerk Fee would be allocated and divided according to the instructions from the Municipal Judge between a judicial education fund for court personnel training, and an appointed counsel fund for reasonable attorneys' fees incurred by court-appointed legal counsel.

"AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AMENDING PROVISIONS OF CHAPTER 130 OF THE RAYMORE CODE OF ORDINANCES TO ADJUST THE OPERATION, MANAGEMENT, AND ALLOWABLE FEES OF THE MUNICIPAL COURT."

WHEREAS, the City Council of the City of Raymore, Missouri, has adopted Chapter 130 of the Raymore Code of Ordinances authorizing and directing the operation of a Municipal Court as a Division of the 17th Circuit Court of Cass County, Missouri; and,

WHEREAS, the Clerk and Judge of the Municipal Division operating in Raymore participate in an annual review of court management, fees, and procedures with representatives of the Office of the State Court Administrator to ensure legal compliance with all laws, policies, and adopted practices of the State courts system; and,

WHEREAS, a recent review determined that Chapter 130 of the Raymore Code of Ordinances requires an amendment so as to be compliant with law, policy and practice in the areas of jailing defendants, and the imposition of court costs for issuance of warrants, summons, mileage, judicial education funds, and appointed counsel funds.

NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF RAYMORE, MISSOURI, AS FOLLOWS:

Section 1. Section 130.220 - Jailing Of Defendants of the Raymore Code of Ordinances is hereby repealed in its entirety and re-enacted as follows:

Section 130.220. Jailing Of Defendants.

If, in the opinion of the Municipal Judge, the City has no suitable and safe place of confinement, the Municipal Judge may commit the defendant to the County Jail or other authorized place of confinement, and it shall be the duty of the Chief Law Enforcement Officer, if space for the prisoner is available in the County Jail or other authorized place of confinement, upon receipt of a Warrant of Commitment from the Judge to receive and safely keep such prisoner until discharged by due process of law. The Municipality shall pay the board of such prisoner at the same rate as may be allowed to such entity for the keeping of such prisoner in their custody.

Section 2. Section 130.300 - Court Costs of the Raymore Code of Ordinances is hereby repealed in its entirety and re-enacted as follows:

Section 130.300. Court Costs.

A. In addition to any fine that may be imposed by the Municipal Judge there shall be assessed as costs in all cases the following, except when the case is dismissed, the defendant is found not guilty, or the defendant is found to be indigent:

1. Cost of Court in the amount approved by the Governing Body and listed in the Schedule of Fees and Charges maintained in the Finance Department.

2. Costs for the training of Police Officers in the amount approved by the Governing Body and listed in the Schedule of Fees and Charges maintained in the Finance Department.

3. An additional sum approved by the Governing Body and listed in the Schedule of Fees and Charges maintained in the Finance Department for Crime Victims Compensation Fund shall be assessed and all sums collected pursuant to this Subsection shall be distributed as follows:

a. Ninety-five percent (95%) of such fees shall be paid to the Director of Revenue of the State of Missouri for deposit to the Crime Victims Compensation Fund and the Services to Victims Fund as provided in Section 595.045 RSMo.

b. Five percent (5%) shall be paid to the City.

4. The Municipal Court Judge shall assess an additional Domestic Violence Shelter surcharge in an amount in compliance with Section 488.607 RSMo., and as approved by the Governing Body and listed in the Schedule of Fees and Charges maintained in the Finance Department for each case filed for violation of Municipal ordinances. The Court Administrator shall collect the additional Court costs and promptly disburse them no less often than monthly to the City. The City shall use the proceeds of these additional Court costs only for the purpose of providing operating expenses for shelters for victims of domestic violence that are qualified under State law to receive the proceeds of these additional costs.

5. Cost for the Peace Officer Standards and Training Commission Fund shall be in an amount as approved by the Governing Body and listed in the Schedule of Fees and Charges maintained in the Finance Department. Such fees collected shall be deposited into the Peace Officer Standards and Training Commission Fund to be used Statewide for training Law Enforcement Officers. Such payments should be made by check

payable to the "Treasurer State of Missouri" and mailed each month to:

Budget Director
Department of Public Safety
P.O. Box 749
Jefferson City, MO 65102

6. A fee to be paid into the Inmate Prisoner Detainee Prisoner Security Fund in the amount approved by the Governing Body and listed in the Schedule of Fees and Charges maintained in the Finance Department for the purposes authorized by Section 488.5026 RSMo.

7. Reimbursement of certain costs of arrest.

a. Upon a plea or a finding of guilt for an offense of violating the provisions of an ordinance of the City involving alcohol- or drug-related traffic offenses, the Court may, in addition to imposition of any penalties provided by law, order the convicted person to reimburse the Police Department for the costs associated with such arrest.

b. Such costs hereby authorized shall include the reasonable cost of making the arrest, including the cost of any chemical test made as authorized or required by law or ordinance to determine the alcohol or drug content of the person's blood, and the costs of processing, charging, booking and holding such person in custody.

c. The Chief of Police shall establish a schedule of such costs hereby authorized and shall submit the same to the Municipal Judge. However, the Court may order the costs reduced if it determines that the costs are excessive.

d. These costs shall be calculated as additional costs by the Municipal Court and shall be collected by the court in the same manner as other costs and fees are collected and remitted to the City.

e. Upon receipt of such additional costs authorized by this Section, the City shall retain such costs in a separate fund to be known as the "DWI/Drug Offense Cost Reimbursement Fund." Monies with such fund shall be appropriated to the Police Department in amounts equal to those costs so collected and shall be used by such Department specifically to enhance and support the

enforcement and prosecution of alcohol- and drug-related traffic laws within the City.

8. Statewide Court Automation Fund. In addition to the other costs authorized by this Section, there shall be assessed a state court automation surcharge in the amount authorized by Section 476.056 RSMo., in every proceeding filed in the municipal division for violation of an ordinance. Such surcharge shall also be assessed in cases in which pleas of guilty are processed by the Violations Bureau. No such surcharge shall be collected when the proceeding or defendant has been dismissed by the Court, when costs are waived or when costs are paid to the City. Such surcharge shall be collected by the municipal court and transmitted monthly to the Missouri Director of Revenue to the credit of the Missouri Statewide Automation Fund as provided in Section 488.012.3(5) and Section 488.027.2, RSMo.

9. Clerk Fee. In addition to other costs authorized by this Section, there shall be assessed a \$12.00 clerk fee pursuant to Section 479.260 RSMo, and as authorized by Section 488.012.3(6) RSMo. Funds shall be paid to the City Treasury.

a. For judicial education fund. Pursuant to Section 479.260, the Municipal Judge may establish, by judicial order, a judicial education fund to provide for continuing education and certification of municipal judges, and the judicial education and training of the court administrator and clerks of the municipal division. If the fund has been established, the municipal division withholds \$1.00 from "all fees collected" on each case, and deposits it in the judicial education fund administered by the municipal division. The judicial education fund is not an additional fee, but it allows for an allocation of \$1.00 to be taken from the \$12.00 clerk fee.

b. For appointed counsel fund. Pursuant to Section 479.260 RSMo, the Municipal Judge may establish an appointed counsel fund to be funded by the same \$1.00 referenced in the judicial education fund with the allocation between the two funds being determined by the court. The appointed counsel fund shall only be used to pay court-approved reasonable fees for attorneys for indigent defendants who cannot pay for legal representation and are required to have appointed counsel by supreme court rules or the law. Any fund balance that exceeds \$5,000.00 shall be paid over to the City Treasury.

Section 3. Effective Date. The effective date of approval of this Ordinance shall be coincidental with the Mayor's signature and attestation by the City Clerk.

Section 4. Severability. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid, or unconstitutional by any court of competent jurisdiction, such portion shall be deemed as separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

DULY READ THE FIRST TIME THIS 27TH DAY OF OCTOBER, 2025.

BE IT REMEMBERED THAT THE ABOVE ORDINANCE WAS APPROVED AND ADOPTED THIS 10TH DAY OF NOVEMBER, 2025, BY THE FOLLOWING VOTE:

Councilmember Abdelgawad
Councilmember Baker
Councilmember Barber
Councilmember Burke III
Councilmember Circo
Councilmember Engert
Councilmember Holman
Councilmember Mills

ATTEST:

APPROVE:

Erica Hill, City Clerk

Kristofer P. Turnbow, Mayor

Date of Signature

BILL 3991 REDLINE CHANGES

Section 130.220. Jailing Of Defendants.

If, in the opinion of the Municipal Judge, the City has no suitable and safe place of confinement, the Municipal Judge may commit the defendant to the County Jail or other authorized place of confinement, and it shall be the duty of the Chief Law Enforcement Officer, if space for the prisoner is available in the County Jail or other authorized place of confinement, upon receipt of a Warrant of Commitment from the Judge to receive and safely keep such prisoner until discharged by due process of law. The Municipality shall pay the board of such prisoner at the same rate as may be allowed to such entity for the keeping of such prisoner in their custody. ~~The same shall be taxed as cost.~~

Corrective Action Required by OSCA – SC97604 State of Missouri v. George Richey, AND SC97630, State of Missouri v. John B. Wright, which held that “board bills” are not to be taxed as court costs.

Section 130.300. Court Costs.

A. In addition to any fine that may be imposed by the Municipal Judge there shall be assessed as costs in all cases the following, except when the case is dismissed, the defendant is found not guilty, or the defendant is found to be indigent:

1. Cost of Court in the amount approved by the Governing Body and listed in the Schedule of Fees and Charges maintained in the Finance Department.

2. Costs for the training of Police Officers in the amount approved by the Governing Body and listed in the Schedule of Fees and Charges maintained in the Finance Department.

~~3. Other costs, such as for the issuance of a warrant, a commitment, or a summons, as provided before the Associate Circuit Judge in criminal prosecutions.~~

~~4. Actual costs assessed against the City by the owner of any jail for confinement in said Jail.~~

~~5.~~3. An additional sum approved by the Governing Body and listed in the Schedule of Fees and Charges maintained in the Finance Department for Crime Victims Compensation Fund shall be assessed and all sums collected pursuant to this Subsection shall be distributed as follows:

a. Ninety-five percent (95%) of such fees shall be paid to the Director of Revenue of the State of Missouri for deposit to the Crime Victims Compensation Fund and the Services to Victims Fund as provided in Section 595.045 RSMo.

b. Five percent (5%) shall be paid to the City.

~~6. Mileage, in the same amount as provided to the Sheriff in criminal violations, for each mile and fraction thereof the officer must travel (both directions) in order to serve any warrant or commitment or order of this Court.~~

~~7.4.~~ The Municipal Court Judge shall assess an additional Domestic Violence Shelter surcharge in an amount in compliance with Section 488.607 RSMo., and as approved by the Governing Body and listed in the Schedule of Fees and Charges maintained in the Finance Department for each case filed for violation of Municipal ordinances. The Court Administrator shall collect the additional Court costs and promptly disburse them no less often than monthly to the City. The City shall use the proceeds of these additional Court costs only for the purpose of providing operating expenses for shelters for victims of domestic violence that are qualified under State law to receive the proceeds of these additional costs.

~~8.5.~~ Cost for the Peace Officer Standards and Training Commission Fund shall be in an amount as approved by the Governing Body and listed in the Schedule of Fees and Charges maintained in the Finance Department. Such fees collected shall be deposited into the Peace Officer Standards and Training Commission Fund to be used Statewide for training Law Enforcement Officers. Such payments should be made by check payable to the "Treasurer State of Missouri" and mailed each month to:

Budget Director
Department of Public Safety
P.O. Box 749
Jefferson City, MO 65102

~~9.6.~~ A fee to be paid into the Inmate Prisoner Detainee Prisoner Security Fund in the amount approved by the Governing Body and listed in the Schedule of Fees and Charges maintained in the Finance Department for the purposes authorized by Section 488.5026 RSMo.

~~10.7.~~ Reimbursement of certain costs of arrest.

a. Upon a plea or a finding of guilt for an offense of violating the provisions of an ordinance of the City involving alcohol- or drug-related traffic offenses, the Court may, in addition to imposition of any penalties provided by law, order the convicted person to reimburse the Police Department for the costs associated with such arrest.

b. Such costs hereby authorized shall include the reasonable cost of making the arrest, including the cost of any chemical test made as authorized or required by law or ordinance to determine the alcohol or drug content of the person's blood, and the costs of processing, charging, booking and holding such person in custody.

c. The Chief of Police shall establish a schedule of such costs hereby authorized and shall submit the same to the Municipal Judge. However, the Court may order the costs reduced if it determines that the costs are excessive.

d. These costs shall be calculated as additional costs by the Municipal Court and shall be collected by the court in the same manner as other costs and fees are collected and remitted to the City.

e. Upon receipt of such additional costs authorized by this Section, the City shall retain such costs in a separate fund to be known as the "DWI/Drug Offense Cost Reimbursement Fund." Monies with such fund shall be appropriated to the Police Department in amounts equal to those costs so collected and shall be used by such Department specifically to enhance and support the enforcement and prosecution of alcohol- and drug-related traffic laws within the City.

~~44~~8. Statewide Court Automation Fund. In addition to the other costs authorized by this Section, there shall be assessed a state court automation surcharge in the amount authorized by Section 476.056 RSMo., in every proceeding filed in the municipal division for violation of an ordinance. Such surcharge shall also be assessed in cases in which pleas of guilty are processed by the Violations Bureau. No such surcharge shall be collected when the proceeding or defendant has been dismissed by the Court, when costs are waived or when costs are paid to the City. Such surcharge shall be collected by the municipal court and transmitted monthly to the Missouri Director of Revenue to the credit of the Missouri Statewide Automation Fund as provided in Section 488.012.3(5) and Section 488.027.2, RSMo.

9. Clerk Fee. In addition to other costs authorized by this Section, there shall be assessed a \$12.00 clerk fee pursuant to Section 479.260 RSMo, and as authorized by Section 488.012.3(6) RSMo. Funds shall be paid to the City Treasury.

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Corrective Action Required by OSCA – SC97604 State of Missouri v. George Richey, AND SC97630, State of Missouri v. John B. Wright, which held that "board bills" are not to be taxed as court costs.

***It is suggested a review of ordinance 130.300(A)(3) and (6) be made with regard to current statutory authority and language. The OSCA bench card on municipal division court costs shall be used as a*

*reference. Section 479.260.1, 479.360(5), and 488.012, RSMo; COR 21.01. There is no statutory authorization for collection of costs for the issuance of a warrant, a commitment, a summons, or mileage.***

Addition of the Clerk Fee pursuant to request by Judge Nigro.



CITY OF RAYMORE
AGENDA ITEM INFORMATION FORM

DATE: 10/27/2025

SUBMITTED BY: David Gress

DEPARTMENT: Development Services

ITEM CATEGORY: Ordinance

TITLE / ISSUE / REQUEST

Raymore Commerce Center South 1st Final Plat, Lot 1 (pg 30)

STRATEGIC PLAN GOAL / STRATEGY

3.1 Create a healthy and sustainable economy

FINANCIAL IMPACT

Award To:

Amount of Request/Contract:

Amount Budgeted:

Funding Source/Account:

PROJECT TIMELINE

Estimated Start Date

Estimated End Date

STAFF RECOMMENDATION:

Approval

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission: Planning and Zoning Commission

Date: October 7, 2025

Action/Vote: Approval, 7-0

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Bill 3997
2. Final Plat Staff Report
3. Final Plat Drawing

BACKGROUND / JUSTIFICATION

VanTrust Real Estate, developer of the Raymore Commerce Center South development, is requesting final plat approval for the first plat of Raymore Commerce Center South, located south of 195th Street. The request includes one 53-acre lot, and three common area tracts for private roads and stormwater detention facilities.

The Planning and Zoning Commission, at their October 7, 2025 meeting, voted 7-0 to recommend approval of the request to the City Council.

The final plat is a ministerial request in accordance with the project's MOU, dated July 25, 2022.

"AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, APPROVING THE RAYMORE COMMERCE CENTER SOUTH 1ST FINAL PLAT, A SUBDIVISION OF LAND IN RAYMORE, CASS COUNTY, MISSOURI."

WHEREAS, the Planning and Zoning Commission met and reviewed this request and submits a recommendation of approval on the application to the City Council of the City of Raymore, Missouri; and,

WHEREAS, the City Council of the City of Raymore, Missouri, in accordance with the provisions of the Raymore Unified Development Code, has held a meeting to approve the dedication to the public use of any street or ground shown upon the plat; and,

WHEREAS, the City Council of the City of Raymore, Missouri, finds and declares that the provisions contained and enacted are in pursuance of and for the purpose of securing and promoting the public safety, health, and general welfare of persons in the City of Raymore in their use of public rights-of-ways.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF RAYMORE, MISSOURI, AS FOLLOWS:

Section 1. The City Council makes its findings of fact as contained in the staff report and accepts the recommendation of the Planning and Zoning Commission.

Section 2. That the subdivision known as Raymore Commerce Center South, First Plat is approved for the tract of land described below:

All that part of Tract A, 195th Street, First Plat, a platted subdivision, together with all that part of the unplatted North half of Section 32, Township 46 North, Range 32 West, all lying in the City of Raymore, Cass County, Missouri, more particularly described by Patrick Ethan Ward, Missouri PLS-2005000071 of Olsson, LC-366 on March 26, 2025, as follows:

COMMENCING at the Northeast corner of the Northeast Quarter of said Section 32; thence North 86 degrees 58 minutes 48 seconds West, on the North line of said Northeast Quarter, a distance of 702.14 feet to a point; thence South 03 degrees 01 minute 12 seconds West, departing said North line, a distance of 52.00 feet to a point on the South right of way line of 195th Street, as now established, the POINT OF BEGINNING; thence South 3 degrees 11 minutes 26 seconds West, departing said South right of way line, a distance of 465.42 feet to a point on a tangent curve; thence in a Southerly direction on a curve to the right, having a radius of 40.00 feet, through a central angle of 3 degrees 48 minutes 51 seconds, an arc distance of 2.66 feet to a point on a tangent line; thence South 7 degrees 00 minutes 17 seconds West a distance of 147.67 feet to a point on a tangent curve; thence in a Southerly direction on a curve to the left, having a radius of 40.00 feet, through a central angle of 3 degrees 48 minutes 51 seconds, an arc distance of 2.66 feet to a point on a tangent line; thence South 3 degrees 11 minutes 26 seconds West a distance of 809.53 feet to a point; thence North 86 degrees 58 minutes 48 seconds West a distance of 2031.02 feet to a point on a non-tangent curve; thence in a Southwesterly direction, on a curve to the left whose initial tangent bears South 61 degrees 15 minutes 36 seconds West, having a radius of 50.00 feet, through a central angle of 42 degrees 22 minutes 23 seconds, an arc distance of 36.98 feet to a point on a reverse curve; thence in a Southwesterly direction, on a curve to the right, having a radius of 50.00 feet, through a central angle of 278 degrees 55 minutes 00 seconds, an arc distance of 243.40 feet to a point on a reverse curve; thence in an

Easterly direction, on a curve to the left, having a radius of 50.00 feet, through a central angle of 49 degrees 27 minutes 30 seconds, an arc distance of 43.16 feet to a point on a tangent line; thence North 68 degrees 20 minutes 43 seconds East a distance of 139.09 feet to a point on a tangent curve; thence in a Northerly direction, on a curve to the left, having a radius of 235.00 feet, through a central angle of 65 degrees 19 minutes 31 seconds, an arc distance of 267.93 feet to a point on a tangent line; thence North 3 degrees 01 minute 12 seconds East a distance of 692.24 feet to a point on a tangent curve; thence in a Northeasterly direction, on a curve to the right, having a radius of 265.00 feet, through a central angle of 21 degrees 50 minutes 36 seconds, an arc distance of 101.03 feet to a point on a tangent line; thence North 24 degrees 51 minutes 48 seconds East a distance of 233.22 feet to a point; thence North 18 degrees 23 minutes 12 seconds East a distance of 56.40 feet to a point; thence North 3 degrees 01 minute 12 seconds East a distance of 64.09 feet to a point on said South right of way line; thence South 86 degrees 58 minutes 48 seconds East, on said South right of way line a distance of 40.22 feet to a point; thence North 79 degrees 25 minutes 30 seconds East, on said South right of way line a distance of 51.05 feet to a point; thence South 86 degrees 58 minutes 48 seconds East, on said South right of way line a distance of 1237.00 feet to a point; thence South 80 degrees 07 minutes 25 seconds East, on said South right of way line a distance of 100.52 feet to a point; thence South 86 degrees 58 minutes 48 seconds East, on said South right of way line a distance of 241.69 feet to the POINT OF BEGINNING, containing 2,566,318 square feet or 58.9145 acres, more or less.

Section 3. Memorandum of Understanding. This Plat shall remain subject to the Memorandum of Understanding pertaining to the Raymore Commerce Center South development, dated July 25, 2022.

Section 4. Effective Date. The effective date of approval of this Ordinance shall be coincidental with the Mayor's signature and attestation by the City Clerk.

Section 5. Severability. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

DULY READ THE FIRST TIME THIS 27TH DAY OF OCTOBER, 2025.

BE IT REMEMBERED THAT THE ABOVE ORDINANCE WAS APPROVED AND ADOPTED THIS 10TH DAY OF NOVEMBER, 2025 BY THE FOLLOWING VOTE:

Councilmember Abdelgawad
Councilmember Baker
Councilmember Barber
Councilmember Burke III
Councilmember Circo
Councilmember Engert
Councilmember Holman
Councilmember Mills

ATTEST:

APPROVE:

Erica Hill, City Clerk

Kristofer P. Turnbow, Mayor

Date of Signature

RAYMORE COMMERCE CENTER SOUTH 1ST PLAT

APPLICANT

Property Owner: David Harrison | KCI
Raymore Building 5, LLC

Engineering/Arch. Firm Olsson Inc.

PROJECT LOCATION

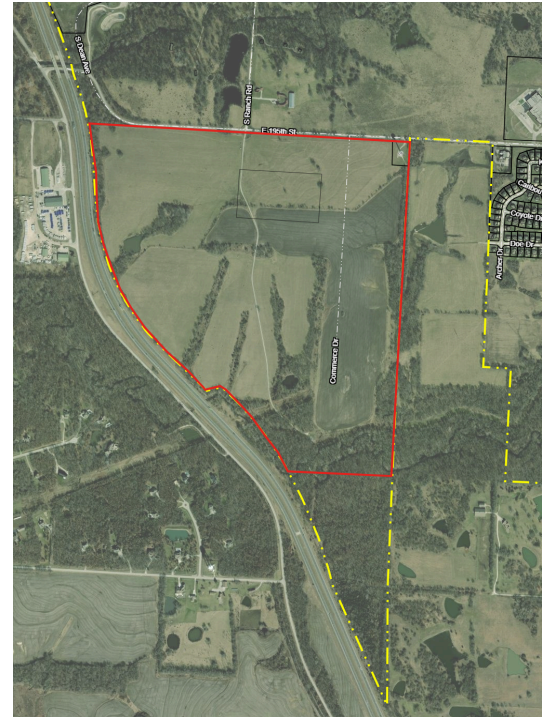
East of I-49 and South of
195th Street

REQUESTED ACTION

Final Plat Approval

PROJECT NARRATIVE

An application was filed requesting final plat approval of the Raymore Commerce Center South 1st final plat, including one (1) lot and three (3) tracts of land.



ZONING AND LAND USE SUMMARY

EXISTING ZONING

"PUD" Planned Unit Development

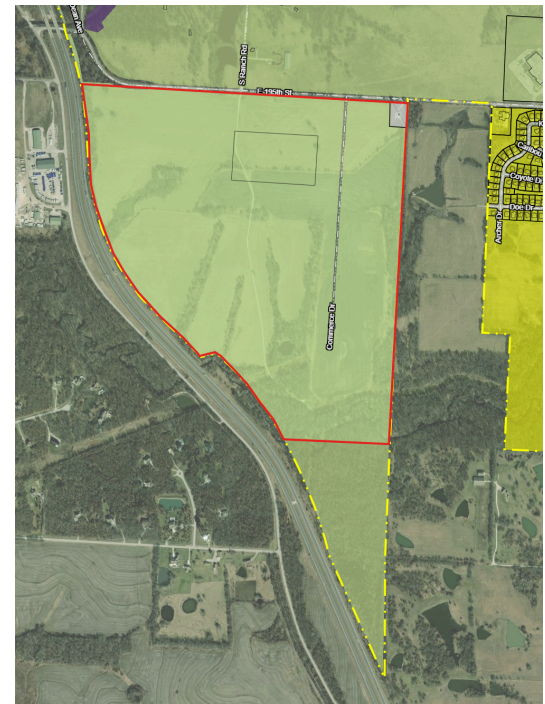
SURROUNDING ZONING & LAND USE

North: "A" Agricultural | Farming

South: "A" Agricultural | Undeveloped

East: Unincorporated Cass County | Undeveloped

West: Unincorporated Cass County | Transportation



SITE SIZE

NUMBER OF LOTS

NUMBER OF TRACTS

DENSITY

59.91 +/- Acres

1

3

N/A

PAST PLANNING ACTIONS

1. On May 17, 2022, the Planning and Zoning Commission recommended approval to rezone the subject property from "BP" Business Park to "PUD" Planned Unit Development, including the Preliminary Development Plan.
2. On July 25, 2022, the City Council voted to approve the "PUD" rezoning request and Preliminary Development Plan for the property.

DEVELOPMENT STANDARDS

The Bulk and Dimensional Standards for the existing and proposed zoning districts are as follows:

DIMENSIONAL STANDARD	MINIMUM REQUIREMENT
Lot Size	1 Acre
Lot Width	100-ft.
Lot Depth	100-ft.
Front-Yard Setback	20-ft.
Side-Yard Setback	10-ft.
Rear-Yard Setback (interior)	20-ft.
Rear-Yard Setback (exterior)	10-ft.
Building Height	80-ft. Max.
Building Coverage	50-ft. Max.

STAFF COMMENTS

PLANNING AND ZONING

- The property is located within the The Good Ranch Master Plan area.
- The proposed final plat has been reviewed with the approved Preliminary Development Plan and is in conformance.

- Streets within the development are private but are constructed to meet public standards.
- Per the project's Memorandum of Understanding (MOU), public sidewalks are required to be built along the private streets within the development and along the southside of 195th Street. The timing of these public improvements are aligned with each building's certificate of occupancy.

PUBLIC WORKS & ENGINEERING -

- A right turn lane has been constructed for eastbound traffic on 195th Street for vehicles turning onto Commerce Drive. This improvement is in conformance with the project's traffic study and approved MOU.

ALIGNMENT WITH RAYMORE BLUEPRINT 2045

Future Land Use Framework - The Future Land Use Map designates this property as appropriate for industrial development.

Major Street Plan - While no new public streets are being proposed with this final plat, 195th Street functions as a standard local collector. Sidewalks are to be built along 195th Street and the development's private street network. Improvements were made to 195th Street, as well as the extension of Dean Avenue South, in accordance with the Major Street Plan, to provide improved access to this area of the City.

FINDINGS OF FACT

Under Section 470.130 of the Unified Development Code, the Planning and Zoning Commission and City Council are directed concerning its actions in the deliberation of a final plat request, in that the Planning and Zoning Commission will recommend approval and the City Council will approve the final plat if it finds the final plat:

1. Is substantially the same as the approved preliminary plat.

The Raymore Commerce Center 1st Plat is in substantial conformance with the approved Preliminary Plat and MOU.

2. Complies with all conditions, restrictions and requirements of this Code and of all other applicable ordinances and design standards of the City.

This proposed final plat complies with all conditions, restrictions and requirements of the code and all other applicable ordinances and design standards of the City.

3. Complies with any condition that may have been attached to the approval of the preliminary plat.

The MOU requires that, as part of the construction of Commerce Drive, and its connection to 195th Street, the curb radii of the road at 195th Street be designed to discourage outbound traffic from turning right (east), and that signage be placed at the intersection indicating the limited turning movements. These conditions have been met.

PROJECT REVIEW SCHEDULE

COUNCIL, COMMISSION OR BOARD	ACTION	DATE
Planning and Zoning Commission	Review & Recommendation	10/07/2025
City Council	1st Reading	10/27/2025
City Council	2nd Reading	11/10/2025

STAFF RECOMMENDATIONS

Staff recommends that the Planning and Zoning Commission accept the proposed findings of fact and forward a recommendation of approval to the City Council regarding case 25033, Raymore Commerce Center South 1st Plat.

The recommendation for approval is subject to the following conditions:

- The final plat shall be signed and recorded with the Cass County Recorder of Deeds within one year of City Council approval or the approval of the plat shall be considered null and void.

- Prior to recording, all development fees shall be paid by the Developer.

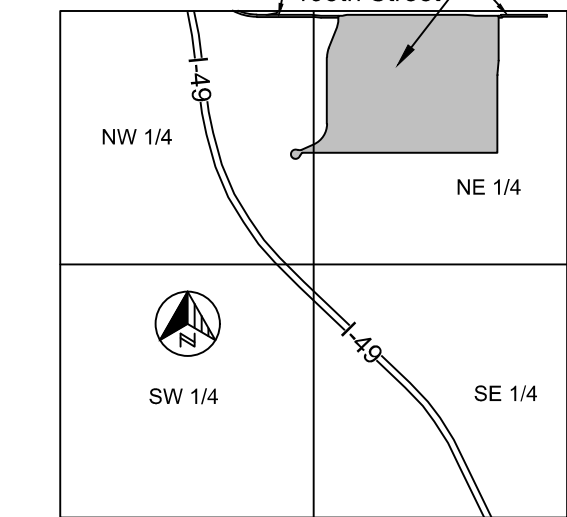
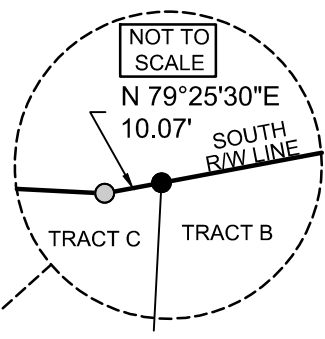
PLANNING & ZONING COMMISSION ACTION
10/7/2025

The Planning and Zoning Commission, at their October 7, 2025 meeting, voted 7-0 to accept the proposed findings of fact and forward a recommendation of approval to the City Council regarding case 25033, Raymore Commerce Center South 1st Plat, subject to the conditions as outlined by staff.

PROJECT ATTACHMENTS

1. Final Plat Drawings
2. Site Photos
3. Development Agreement

ALL THAT PART OF TRACT A, 195TH STREET, FIRST PLAT, A PLATTED SUBDIVISION, TOGETHER WITH ALL THAT PART OF THE UNPLATTED NORTH HALF OF SECTION 32, TOWNSHIP 46 NORTH, RANGE 32 WEST, ALL LYING IN THE CITY OF RAYMORE, CASS COUNTY, MISSOURI



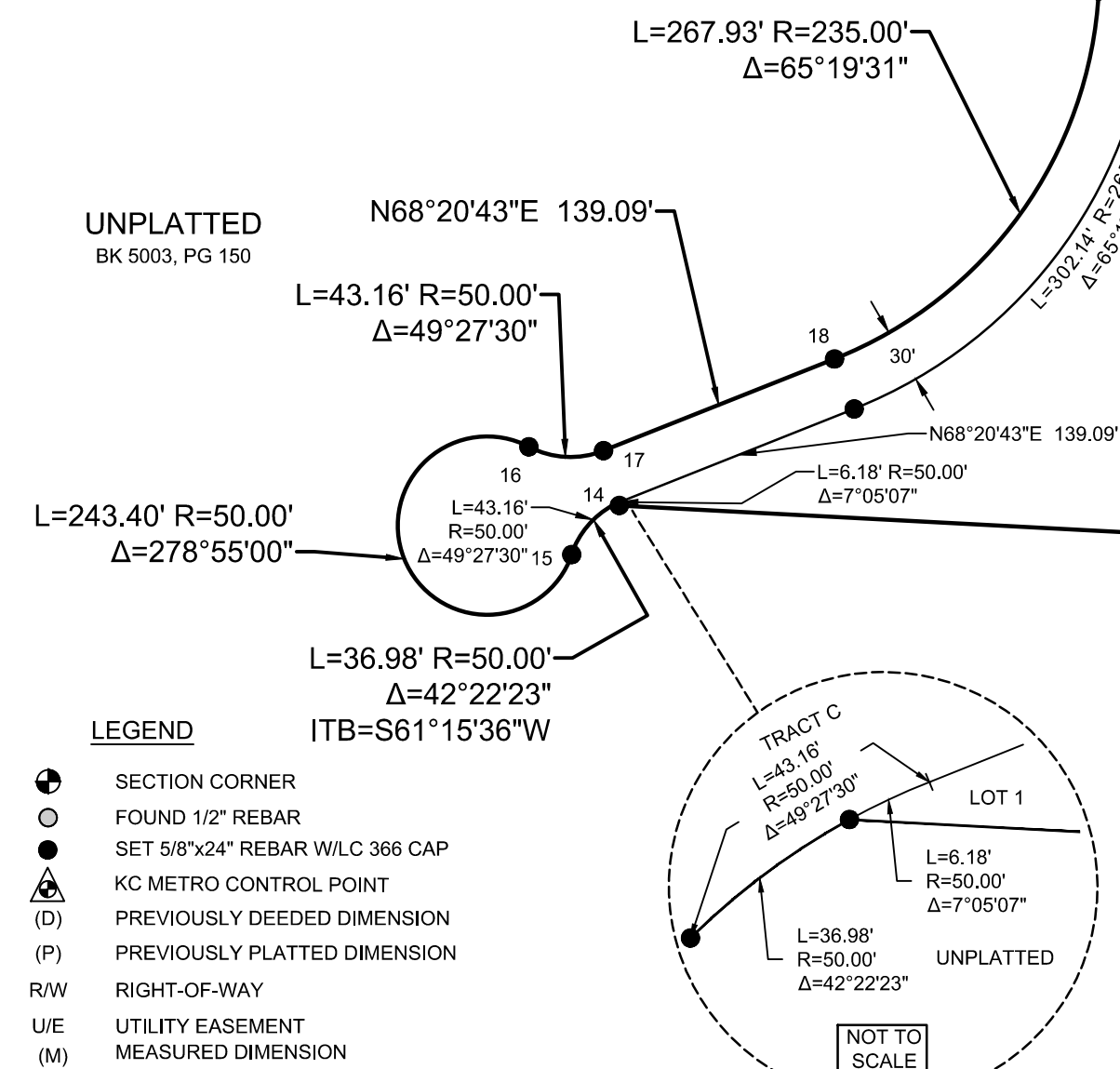
I HEREBY CERTIFY THAT THE WITHIN PLAT OF "RAYMORE
COMMERCE CENTER SOUTH, FIRST PLAT", A
SUBDIVISION, IS BASED ON AN ACTUAL SURVEY MADE
BY ME, UNDER THE DIRECT SUPERVISION AND
SUPERVISORY CONTROL OF THE CURTIS L. RAYMOND
SURVEYING MEETINGS, INC. THE CURTIS L. RAYMOND
STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AS
ESTABLISHED BY THE MISSOURI BOARD FOR
ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND
SURVEYORS IN DIVISION 2030 - CHAPTER 16 (20 CSR
203.016) FURTHER CERTIFY THAT THE BEARING
AND DISTANCE OF THE CORNER MONUMENTS SHOWN
ON THIS PLAT ARE BASED ON THE STATE PLANE
COORDINATE SYSTEM OF MISSOURI, WESTERN ZONE OF
THE NORTH AMERICAN DATUM OF 1983; THAT THE
SUBDIVISION CORNER MONUMENTS AND SURVEY
BOUNDARY CORNER MONUMENTS WERE EITHER FOUND
OR RECOVERED BY ME OR MY EMPLOYEES, AND THAT
THE CORNER MONUMENTS AND SURVEY BOUNDARY
LOTS AND STREET CENTER LINES HAVE BEEN MARKED
WITH PERMANENT MONUMENTATION AS INDICATED ON
THIS PLAT; THAT I HAVE COMPLIED WITH ALL STATE AND
CASS COUNTY STATUTES, ORDINANCES, AND
REGULATIONS GOVERNING THE PRACTICE OF
SURVEYING AND THE PRACTICE OF PROFESSIONS
TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND
BELIEF.

PATRICK ETHAN WARD, MO PLS NO. 2005000071
OLSSON, INC. LC-366
PWARD@OLSSON.COM

PROPERTY CORNER COORDINATES MISSOURI STATE PLANE (M)		
Point #	Northing	Easting
1	288758.11(M)	851257.03(M)
2	288757.47(M)	851269.27(M)
3	288758.03(M)	851272.28(M)
4	288760.32(M)	851284.56(M)
5	288747.82(M)	851521.55(M)
6	288740.46(M)	851661.08(M)
7	288735.20(M)	851691.26(M)
8	288731.32(M)	851764.83(M)
9	288589.68(M)	851756.93(M)
10	288588.87(M)	851756.86(M)
11	288544.20(M)	851751.37(M)
12	288543.39(M)	851751.30(M)
13	288297.03(M)	851737.57(M)
14	288329.59(M)	851120.39(M)
15	288321.21(M)	851112.28(M)
16	288339.63(M)	851104.97(M)
17	288338.94(M)	851117.70(M)
18	288354.59(M)	851157.10(M)
19	288417.39(M)	851202.20(M)
20	288628.09(M)	851213.31(M)
21	288657.80(M)	851220.69(M)
22	288722.29(M)	851250.57(M)
23	288738.60(M)	851256.00(M)

AREA SUMMARY TABLE		
LOT 1	2,312,722 Sq. Ft.	53.0928 acres
TRACT B	144,477 Sq. Ft.	3.3167 acres
TRACT C	60,874 Sq. Ft.	1.3975 acres
TRACT D	48,245 Sq. Ft.	1.1075 acres
TOTAL	2,566,318 Sq. Ft.	58.9145 acres

LOT 1
2,312,722 Sq. Ft./53.0928 acres, more or less.



Prepared For/Property Owner:
City of Raymore
100 Municipal Circle
Raymore, MO 64083

Prepared By:
Olsson, Inc.
7301 West 133rd Street, Suite 200
Overland Park, KS 66213
Phone: (913) 381-1170
Fax: (913) 381-1174

drawn by: _____ EDV designed by: _____ PEW project no.: _____ 021-05673 date: _____ 03.29.2025 2025			
Final Plat RAYMORE COMMERCE CENTER SOUTH, FIRST PLAT ALL THAT PART OF TRACT A, 196TH STREET FIRST PLAT, A PLATTED SUBDIVISION TOGETHER WITH ALL THAT PART OF THE UNPLATTED NORTH HALF OF SECTION 37, TOWNSHIP 48 NORTH, RANGE 32 WEST, ALL LYING IN THE CITY OF RAYMORE, CASS COUNTY, MISSOURI	CITY OF RAYMORE, CASS COUNTY, MISSOURI		
REV. NO.	DATE	DESCRIPTION	BY
1	03.17.2025	REVISED PER CLIENT COMMENTS	CRS
2	03.26.2025	REVISED PER CLIENT COMMENTS	EDV
3	03.29.2025	CHANGE OWNERSHIP	CRS
4	08.26.2025	REVISED PER CLIENT COMMENTS	CRS
5	09.26.2025	REVISED PER CITY COMMENTS	CRS
		REVISIONS	



CITY OF RAYMORE
AGENDA ITEM INFORMATION FORM

DATE: 11/10/2025

SUBMITTED BY: Luke Swetnam

DEPARTMENT: Integrated Technology
Systems

ITEM CATEGORY: Ordinance

TITLE / ISSUE / REQUEST

Award of Contract - Activity Center Audio/Video Systems Installation (pg 42)

STRATEGIC PLAN GOAL / STRATEGY

7.2 Develop and maintain parks and facilities that sustain a diverse variety of recreational opportunities for the enjoyment of all residents.

FINANCIAL IMPACT

Award To: TSI Global Companies, LLC
Amount of Request/Contract: \$19,830.95
Amount Budgeted:
Funding Source/Account: 47-38-8440-0000 Project #396-501

PROJECT TIMELINE

Estimated Start Date
12/1/2025

Estimated End Date
1/30/2026

STAFF RECOMMENDATION:

Approval

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission:
Date:
Action/Vote:

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Bill 3998
2. Contract

BACKGROUND / JUSTIFICATION

In September of 2025, the City of Raymore issued a Request for Proposal inviting qualified vendors to submit proposals for the installation and configuration of high-quality

audio/video systems for the two multipurpose rooms located at the Raymore Activity Center.

Based on the evaluation process, TSI Global Companies, LLC was determined to have submitted the most qualified and lowest-cost proposal.

This project involves installing multiple televisions and speakers in the multipurpose rooms of the Raymore Activity Center. Supporting systems will be installed to enable split/combined room capability, allowing seamless synchronization of audio/video when the room is in a combined state and separation of audio/video when the room is in a split state. This capability will allow the audio-video in both rooms to be utilized simultaneously for different purposes or combined into a single space for larger events.

The project includes installing acoustic paneling to reduce echo and improve the overall sound quality of the rooms.

Staff recommends award of contract to TSI Global Companies, LLC.

"AN ORDINANCE OF THE CITY OF RAYMORE MISSOURI, AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH TSI GLOBAL COMPANIES, LLC FOR THE PURCHASE AND INSTALLATION OF AN AV SYSTEM FOR THE MULTIPURPOSE ROOMS LOCATED AT THE RAYMORE ACTIVITY CENTER IN THE AMOUNT OF \$19,830.95 AND AUTHORIZING THE CITY MANAGER TO APPROVE CHANGE ORDERS WITHIN ESTABLISHED BUDGET CONSTRAINTS."

WHEREAS, in accordance with the City of Raymore Purchasing policy, City staff issued Request for Proposal 25-395-701 calling for the purchase and installation of an AV system for the multipurpose rooms located at the Raymore Activity Center; and,

WHEREAS, City staff recommends the purchase and installation by TSI Global Companies, LLC,

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF RAYMORE, MISSOURI, AS FOLLOWS:

Section 1. The City Manager is hereby directed and authorized to enter into an agreement with TSI Global Companies, LLC for the purchase and installation of the AV production system for the Raymore Activity Center multipurpose rooms.

Section 2. This Ordinance shall become effective on and after the date of passage and approval.

Section 3. Effective Date. The effective date of approval of this Ordinance shall be coincidental with the Mayor's signature and attestation by the City Clerk.

Section 4. Severability. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

DULY READ THE FIRST TIME THIS 10TH DAY OF NOVEMBER, 2025.

BE IT REMEMBERED THAT THE ABOVE ORDINANCE WAS APPROVED AND ADOPTED THIS 24TH DAY OF NOVEMBER, 2025, BY THE FOLLOWING VOTE:

Councilmember Abdelgawad
Councilmember Baker
Councilmember Barber
Councilmember Burke III
Councilmember Circo
Councilmember Engert
Councilmember Holman
Councilmember Mills

ATTEST:

APPROVE:

Erica Hill, City Clerk

Kristofer P. Turnbow, Mayor

Date of Signature



CITY OF RAYMORE
CONTRACT FOR SERVICES

Raymore Activity Center Audio Video

This Contract for Raymore Activity Center Audio/Video, hereafter referred to as the **Contract** is made this 24th day of November, 2025, between TSI Global Companies, LLC an entity organized and existing under the laws of the State of Kansas, with its principal office located at 1365 N Winchester St. Olathe, Kansas 66061 hereafter referred to as the **Contractor**, and The City of Raymore, Missouri, a Charter City organized and existing under the laws of the State of Missouri, with its principal office located at 100 Municipal Circle, Raymore, Missouri, hereafter referred to as the **City**.

This contract and applicable attachments represent the entire understanding and agreement between the parties and no oral, implied, alterations or variations to the contract will be binding on the parties, except to the extent that they are in writing and signed by the parties hereto. This contract shall be binding upon the heirs, successors, administrators, executors and assigns of the parties hereto. In the event there are any inconsistencies in the provisions of this contract and those contained in the proposal they will be resolved in accordance with the terms of this contract.

This contract is effective as of November 24, 2025 and coincidental with the City Manager's signature and attestation by the City Clerk and shall remain in effect as described within the attachments.

ARTICLE I
THE WORK

Contractor agrees to perform all work and provide all materials as specified in Request for Proposal 25-396-701 and the General Terms and Conditions in Appendix B, commonly referred to as Contract Terms and Conditions and according to Contract Agreement set forth here. Contractor agrees to provide all labor, materials, tools, permits, and/or professional services and perform the contracted work in accordance with all specifications, terms and conditions as set forth within the proposal documents, including bonding, insurance, prevailing wage requirements, and termination clauses as needed or required. The work as

specified in Appendix A may commence upon the signing of this contract and scheduling and approval of the City.

ARTICLE II TIME OF COMMENCEMENT AND COMPLETION

The work shall take a maximum of 60 calendar days. The date of substantial completion shall be that date when the project or portions of the project are officially accepted by the Owner through formal action of the City Council for utilization of the project for its intended purpose. The City shall be the sole determiner as to the fulfillment of the work as described.

ARTICLE III CONTRACT SUM AND PAYMENT

The Contractor agrees to perform all work described in the Contract Documents in the amount of \$19,830.95.

The City agrees to pay the Contractor as outlined in the Contract Documents and subject to deductions provided for in Articles IV and VI.

The City Manager has the authority for change orders.

ARTICLE IV CONTRACT PAYMENTS

The City agrees to pay the Contractor for the completed work as follows: 95% of contract shall be paid within thirty (30) days of substantial completion of each section of this proposal – inspection and remediation, walk-through and acceptance by the City; a 5% retainage will be held until acceptance of the project by the Raymore City Council, at which time final payment will be made. Any monies not paid to the Contractor when due will bear interest at the rate of one and one-half percent (1 -1/2 %) per month, from the date such payment is due. However, if any portion of the work remains to be completed or corrected at the time payment is due, the City may retain sufficient funds to cover the City Engineer's estimated value of the work not completed or twenty percent (20%) of the contract amount, whichever is greater, exempt from interest, to be paid when such listed items are corrected or completed.

The City will be the sole judge as to the sufficiency of the work performed.

The Contractor agrees that the City may withhold any and all payment for damage or destruction, blatant or otherwise, incurred to the City's property caused by poor performance or defective equipment or materials or personnel employed or utilized by the Contractor. Additionally, it is agreed the Contractor shall also be liable to the City for replacement of materials or services occasioned by such breach.

Payment shall be made upon receipt of invoices presented in duplicate as outlined in Appendix B. All pay requests will be paid by ACH instead of by check. An ACH form will be provided upon contract.

Third party payment agreements will not be accepted by the City.

In the event that the Missouri Department of Labor and Industrial Relations has determined that a violation of Section 292.675, RSMo, has occurred and that a penalty as described in Section XII shall be assessed, the City shall withhold and retain all sums and amounts due and owing when making payments to Contractor under this Contract.

ARTICLE V INSURANCE REQUIREMENTS

Insurance shall be provided as outlined in the General Terms and Conditions Appendix B to the Contract.

ARTICLE VI DAMAGES/DELAYS/DEFECTS

The City will not sustain monetary damage if the whole or any part of this contract is delayed through the failure of the Contractor and/or his sureties to perform any part or the whole of this contract. Thus, if at any time the Contractor refuses or neglects to supply sufficiently skilled workmen or proper materials, or fails in any respect to execute the contract, including extras, with the utmost diligence, the City may take steps deemed advisable to promptly secure the necessary labor, tools, materials, equipment, services, etc., by contract or otherwise, to complete whatever portion of the contracted work which is causing delay or is not being performed in a workmanlike manner.

Contractor and/or their sureties will be liable to the City for any cost for labor, tools, materials, equipment, services, delays, or claims incurred by the City to finish the work.

Contractor will store, contain, or remove all debris, materials, tools, equipment and vehicles at the end of each day so that no hazardous or dangerous situations are created by the Contractor within the work location and surrounding area.

Contractor will promptly and within 7 days of receiving notice thereof repair all damage to public and private property caused by their agents or employees. Should damages not be promptly repaired within 7 days of receiving notice thereof, the City will authorize the hiring of another Contractor or vendor with the necessary and applicable qualifications to do the repairs. The original Contractor agrees to promptly pay for the services of any such Contractor or vendor hired to do such repairs within 10 days of completion of the repairs.

Contractor shall immediately report, to the City, or a duly authorized representative, any accident whatsoever arising out of the performance of this contract, especially those resulting in death, serious injury or property damage. Contractor must provide full details and statements from any witnesses.

If the Contractor shall fail to complete the work within the contract time, or an extension of time granted by the City, the Contractor will pay to the City the amount for liquidated damages as specified in the schedule below for each calendar day that the Contractor shall be in default after the time stipulated in this contract document. The amount specified in the schedule is agreed upon, not as a penalty, but as liquidated damages for the loss to the City of Raymore and the public of the use of the facility as designated. This amount will be deducted from any money due to the Contractor. The Contractor and Contractor's surety will be liable for all liquidated damages.

SCHEDULE OF LIQUIDATED DAMAGES		
Original Contract Amount		Charge Per Calendar Day (\$)
From More Than (\$)	To and Including (\$)	
0	50,000	150
50,001	100,000	250
100,001	500,000	500
500,001	1,000,000	1,000
1,000,001	2,000,000	1,500
2,000,001	5,000,000	2,000
5,000,001	10,000,000	2,500
10,000,001	And above	3,000

ARTICLE VII RESPONSIBILITIES

The City shall provide all information or services under their control with reasonable promptness and designate the City Manager, or their designee (in writing) to render decisions on behalf of the City and on whose actions and approvals the Contractor may rely.

The Contractor's responsibilities and obligations under this agreement are accepted subject to strikes, outside labor troubles (including strikes or labor troubles affecting vendors or suppliers of Contractor), accidents, transportation delays, floods, fires, or other acts of God, and any other causes of like or different character beyond the control of Contractor. Impossibility of performance (but not simply frustration of performance) by reason of any legislative, executive, or judicial act of any governmental authority shall excuse performance of or delay in performance of this agreement. The City and the Contractor shall agree upon such any delay or cancellation of performance and execute an agreement in writing documenting the excuse of performance or delay in performance of this agreement.

Contractor agrees to provide all materials, labor, tools, and equipment necessary to perform and complete the contract as specified.

All equipment will be of such a type and in such condition so as not to cause any damage to City property or the community at large. All equipment used within the jurisdictional boundaries of the City will meet the minimum requirements of OSHA (Occupational Safety Health Administration) and related federal, state, county, and city agencies and regulations, including but not limited to EPA (Environmental Protection Agency) and the NESHAPS (National Emission Standards for Hazardous Air Pollution). All material will be of a type and quality acceptable to the City, and which will not cause injury to property or persons.

Contractor will supervise and direct the work performed, and shall be responsible for their employees. Contractor will also supervise and direct the work performed by subcontractors and their employees and be responsible for the work performed by subcontractors hired by the Contractor. Contractor shall not assign its responsibilities to any subcontractor without the prior written agreement of the City which may be granted at the sole discretion of the City.

Contractor agrees to obtain and maintain, during the term of this contract, the necessary licenses and permits required by federal, state, county and municipal governments to perform the services as required by this contract. Contractor shall bear the cost of any permits which he is obligated to secure. Contractor will also ensure any subcontractors hired will obtain the necessary licenses and permits as required.

Contractor agrees to comply with all applicable federal, state, county and municipal laws and regulations, including, but not limited to, affirmative action, equal employment, fair labor standards and all applicable provisions of the Occupational Safety and Health Act of 1970, as amended. Contractor agrees to ensure subcontractors and their employees comply with all applicable laws and regulations aforementioned.

Contractor also agrees to be, at all times, in full compliance with any and all applicable federal, state and local laws and regulations as they may change from time to time.

Contract is subject to the State of Missouri Prevailing Wage Laws (Cass County Annual Wage 32) if the project is over \$75,000. The contractor shall include the provisions of this clause in all subcontracts for work to be performed by subcontractors under this contract so that provisions of this clause are binding upon subcontractors.

ARTICLE VIII CANCELLATION AND/OR TERMINATION OF AGREEMENT

With Cause – If Contractor fails to perform his duties as specified in this contract, the City through its appointed representative, shall notify the Contractor to correct

any default under the terms of this contract. Such notification may be made in writing, and delivered via regular, certified facsimile or email. If the Contractor fails to correct any default after notification of such default, the City shall have the right to immediately terminate this agreement by giving the Contractor ten (10) days written notice, and delivered via regular, certified facsimile or email. If the Contractor fails to correct any default(s) after notification of such default(s) are of such that they endanger the health, safety and/or welfare of the residents of Raymore, City may terminate this contract immediately and retain the services of an alternative contractor to perform the services for which Contractor may be held liable for such costs.

Without Cause – The City may cancel or terminate this agreement at any time without cause by providing sixty (60) days written notice, by certified mail, facsimile or email to the Contractor.

In the event this agreement is terminated, the City may hold as retainer the amount needed to complete the work in accordance with the bid specifications. Any contract cancellation notice shall not relieve the Contractor of the obligation to deliver and/or perform on all outstanding requirements of this contract and orders issued prior to the effective date of cancellation.

No payment made under this Contract shall be proof of satisfactory performance of the Contract, either wholly or in part, and no payment shall be construed as an acceptance of deficient or unsatisfactory services.

ARTICLE IX ARBITRATION

In case of a dispute, the Contractor and the City may each agree to appoint a representative, who, together, shall select a third party attorney in good standing and licensed to practice law in Missouri, to arbitrate the issue. Resolution of the issue will be binding upon both parties.

ARTICLE X WARRANTY

Contractor warrants that all workmanship shall be of good quality, in conformance with bid specifications and guarantee all materials, equipment furnished, and work performed for a period of two (2) years from the date of substantial completion as noted in the 2019 City of Raymore "Standard Contract Documents and Technical Specification & Design Criteria for Utility and Street Construction."

Contractor shall, within ten (10) days of written notice from the City, correct any work found to be defective, incorrect or not in accordance with the bid specifications.

ARTICLE XI REQUIRED SAFETY TRAINING

- A. Awarded contractors and their subcontractors must provide a 10-hour OSHA construction safety program, or a similar program approved by the Department of Labor and Industrial Relations, for their on-site employees who have not previously completed such safety training and are directly engaged in public improvement construction;
- B. Awarded contractors and their subcontractors must require all on-site employees to complete this ten-hour program within 60 days of beginning construction work if they have not previously completed the program and have documentation of doing so. On site employees who cannot provide proper documentation of completion of required safety training when requested will be given 20 days to produce the documentation before being removed from the project and before their employers will be subject to penalties. Provide any completed certificates prior to project start.

ARTICLE XII
NOTICE OF PENALTIES FOR FAILURE
TO PROVIDE SAFETY TRAINING

- A. Pursuant to Section 292.675, RSMo, Contractor shall forfeit to City as a penalty two thousand five hundred dollars (\$2,500.00), plus one hundred dollars (\$100.00) for each on-site employee employed by Contractor or its Subcontractor, for each calendar day, or portion thereof, such on-site employee is employed without the construction safety training required in Section XI above.
- B. The penalty described in Subsection "A" of this Section shall not begin to accrue until the time periods described in Sections XI "B" above have elapsed.
- C. Violations of Section XI above and imposition of the penalty described in this Section shall be investigated and determined by the Missouri Department of Labor and Industrial Relations.

ARTICLE XIII
AFFIDAVIT of WORK AUTHORIZATION

Pursuant to 285.530 RSMo, the bidder must affirm its enrollment and participation in a federal work authorization program with respect to the employees proposed to work in connection with the services requested herein by:

- * submitting the attached AFFIDAVIT OF WORK AUTHORIZATION and
 - * providing documentation affirming the bidder's enrollment and participation in a federal work authorization program (see below) with respect to the employees proposed to work in connection with the services requested herein.

E-Verify is an example of a federal work authorization program. Acceptable enrollment and participation documentation consists of the following two pages of the E-Verify Memorandum of Understanding (MOU): 1) a valid, completed copy of the first page identifying the bidder and 2) a valid copy of the signature page completed and signed by the bidder, the Social Security Administration, and the Department of Homeland Security – Verification Division.

ARTICLE XIV
ENTIRE AGREEMENT

The parties agree that this constitutes the entire agreement and there are no further items or provisions, either oral or otherwise. Buyer agrees that it has not relied upon any representations of the Contractor as to prospective performance of the goods, but has relied upon its own inspection and investigation of the subject matter.

The parties have executed this agreement at The City of Raymore the day and year first above written.

IN WITNESS WHEREOF, the parties hereunto have executed two (2) counterparts of this agreement the day and year first written above.

THE CITY OF RAYMORE, MISSOURI

By: _____
Jim Feuerborn, City Manager

Attest: _____
Erica Hill, City Clerk

(CITY SEAL)

TSI GLOBAL COMPANIES, LLC

By:  _____

Title: _____
President

Attest:  _____

(SEAL)

APPENDIX A
SCOPE OF SERVICES AND SPECIAL PROVISIONS

Raymore Activity Center Audio/Video

SCOPE OF SERVICES:

I. GENERAL

The City of Raymore invites qualified vendors to submit responses to this request for proposal for the installation and configuration of high-quality Audio/Video systems in two multi-purpose rooms at the Raymore Activity Center, 1011 S Madison Street, 64083

The project includes the installation of ceiling-mounted speakers, HDMI wall inputs, and TVs in each room, with system configuration enabling operation as two separate rooms or as a combined single space. The estimated start date for this project is November 2025.

II. SCOPE OF WORK

The City is seeking a qualified vendor to provide and install a complete Audio/Video solution for two adjoining rooms with the following core functions:

- Independent and combined room audio/video capability.
- Bluetooth audio receivers in each room, enabling guests to pair devices to either room independently or both rooms combined.
- Ceiling speakers optimized for echo-prone environments, or provision of additional sound-dampening solutions.
- Volume control mixers in each room with mute functionality.
- HDMI, Fiber HDMI, and HDBaseT cabling installation for TV and audio/video inputs.
- Wall-mounted HDMI input plates in each room.
- TV mounts and TVs installed in each room.

The proposal shall include:

- Complete list of all labor, materials, and equipment.
- Testing and adjustments after installation.
- Training for City staff on system operation.
- Support for manufacturer warranties and provision of post-installation service labor rates.
- All operating manuals for installed equipment.

III. EQUIPMENT AND CONFIGURATION

Equipment list (based on prior quote) Base Bid

- (2) Wall-mounted Bluetooth receivers – RDL D-BT1A
- (2) Remote-controlled mixers – RDL FP-TPX3A
- (2) Remote controls with mute – RDL D-RC3MC
- (4) 24 VDC power supplies – RDL PS-24AS
- (2) Custom panel labeling – RDL ZCST-LBL
- (2) Power amplifiers – RDL FP-PA20A
- (2) Additional power supplies – RDL PS-24KS
- (2) Line level DA – RDL ST-DA3
- (2) Unbalanced input TX – RDL TX-J2
- (2) Active TP sender – RDL TX-TPS1A
- (2) Ceiling speakers – JBL JBL/C65P/T or equivalent
- (2) HDMI DA – AV Pro AC-DA-12X2
- (2) Fiber HDMI cables – FSR 18172
- Cat cable runs (qty as required)
- 4K and 8' HDMI cables – C2G models or equivalent
- Audio cabling – West Penn or equivalent
- Plywood backing as needed for mounting
- Power distribution (power strips as required)
- Professional installation and configuration services
- (2) Large TV wall mounts – Chief LTM1U or equivalent
- (2) TV displays, 55-70inch

IV. ALTERNATE CONFIGURATIONS ACCEPTED

Vendors may propose enhanced systems or upgrades to improve performance, functionality, or aesthetics. Examples may include:

- Higher-grade ceiling speakers with improved dispersion and clarity for echo-prone environments.
- DSP-based audio processing for automatic room equalization.
- Alternate mounting
- Alternative cabling or connection methods for improved reliability.
- Alternative system mounting solutions for centralized AV equipment management.
- Alternative TV mounting solutions
- Alternative audio/video pairing/broadcast systems

All alternate bids should clearly identify the proposed changes, benefits, and any additional costs.

Alternates may or may not be accepted.

V. FUTURE SUPPORT

Vendors shall disclose their standard hourly rates for technical support, maintenance, and installation services for potential use in future projects with the City. These rates will be considered as part of the evaluation process and may be used for budgeting and planning purposes.

In addition, should the City require assistance from the selected vendor on general support matters after the completion of the project, the vendor is expected to provide a response within two (2) business days of the support request. This response time expectation applies to both warranty-related issues and billable service requests.

ADDITIONAL BIDDING INFORMATION

1. Project is tax exempt.

CITY OF RAYMORE, MISSOURI
RFP # 25-396-701

Appendix B
General Terms and Conditions

A. Procedures

The extent and character of the services to be performed by the Contractor shall be subject to the general control and approval of the IT Director or their authorized representative(s) in consultation with the Finance Director. The Contractor shall not comply with requests and/or orders issued by an unauthorized individual. The IT Director will designate their authorized representatives in writing. Both the City of Raymore and the Contractor must approve any changes to the contract in writing.

B. Contract Period

Award of this contract is anticipated prior to the end of October, 2025.

C. Insurance

The Bidder/Contractor shall procure, maintain, and provide proof of insurance coverage for injuries to persons and/or property damage as may arise from or in conjunction with, the work performed on behalf of the City of Raymore by the Bidder/Contractor, its agents, representatives, employees or subcontractors. The City of Raymore shall be named as an additional insured under such insurance contracts (except for Worker's Compensation coverage). All coverage for the City shall be written on a primary basis, without contribution from the City's coverage. A Certificate of Insurance will be required within ten calendar days from the date of receipt of the Notice of Award. All policies shall be issued on an occurrence form.

1. General Liability

Commercial General Liability including Product/Completed Operations. The completed operations coverage is to remain in force for three years following the project completion.

Minimum Limits - General Liability:

- \$1,000,000 Each Occurrence Limit
- \$ 100,000 Damage to Rented Premises
- \$ 5,000 Medical Expense Limit
- \$1,000,000 Personal and Advertising Injury
- \$2,000,000 General Aggregate Limit
- \$1,000,000 Products & Completed Operations

2. Excess/Umbrella Liability

\$5,000,000 Each Occurrence

\$5,000,000 Aggregate

3. Automobile Liability

Coverage sufficient to cover all vehicles owned, used, or hired by the Bidder/Contractor, its agents, representatives, employees or subcontractors.

Minimum Limits - Automobile Liability:

\$1,000,000 Combined Single Limit

\$5,000 Medical Expense Limit

4. Workers' Compensation

Limit as required by the Workers' Compensation Act of Missouri, Employers Liability, \$1,000,000 from a single carrier.

D. *Hold Harmless Clause*

The Bidder/Contractor shall, during the term of the contract including any warranty period, indemnify, defend, and hold harmless the City of Raymore, its officials, employees, agents, residents and representatives thereof from all suits, actions, or claims of any kind, including attorney's fees, brought on account of any personal injuries, damages, or violations of rights, sustained by any person or property in consequence of any neglect in safeguarding contract work or on account of any act or omission by the Contractor or his employees, or from any claims or amounts arising from violation of any law, bylaw, ordinance, regulation or decree. The Contractor agrees that this clause shall include claims involving infringement of patent or copyright.

E. *Exemption from Taxes*

The City of Raymore is exempt from state sales tax and federal excise tax. Tax exemption certificates indicating this tax exempt status will be furnished on request, and therefore the City shall not be charged taxes for materials or labor.

F. *Employment Discrimination by Contractors Prohibited/Wages/ Information*

During the performance of a contract, the Contractor shall agree that it will not discriminate against any employee or applicant for employment because of race, religion, color, sex, national origin, or disabilities, except where religion, sex or national origin is a bona fide occupational qualification reasonably necessary to the normal operation of the Contractor; that it will post in conspicuous places, available to employees and applicants for employment, notices setting forth nondiscrimination practices, and that it will state, in all solicitations or advertisements for employees placed by or on behalf of the Contractor, that it is an equal opportunity employer. Notices, advertisements and solicitations placed in accordance with federal law, rule or regulation shall be deemed sufficient to meet this requirement.

The Contractor will include the provisions of the foregoing paragraphs in every subcontract or purchase order so that the provisions will be binding upon each subcontractor or vendor used by the Contractor.

Contractor agrees to pay all employees involved in this contract the required wages as listed in the prevailing Wage Order 32 for Cass County, Missouri, USA.

G. *Invoicing and Payment*

The Contractor shall submit invoices, in duplicate, for services outlined above in the scope of services. **Certified payroll shall be submitted with each pay request or invoice if required.** All pay requests will be paid by ACH instead of by check. An ACH form will be provided upon contract.

Invoices shall be based on the following schedule:

At completion of work – 95% of the contract amount with 5% held for retainage – the 5% retainage will be held until acceptance of the project by the Raymore City council, at which time final payment will be made. Payment will be based on actual services rendered and actual costs. All such invoices will be paid within thirty (30) days by the City of Raymore unless any items thereon are questioned, in which event payment will be withheld pending verification of the amount claimed and the validity of the claim. The Bidder/Contractor shall provide complete cooperation during any such investigation.

Third party payment arrangements will not be accepted by the City.

H. *Cancellation*

The City of Raymore reserves the right to cancel and terminate this contract in part or in whole without penalty upon 30 days written notice to the Bidder/Contractor. Any contract cancellation notice shall not relieve the Bidder/Contractor of the obligation to deliver and/or perform on all outstanding orders issued prior to the effective date of cancellation.

I. *Contractual Disputes*

The Contractor shall give written notice to the City of Raymore of its intent to file a claim for money or other relief at the time of the occurrence or the beginning of the work upon which the claim is to be based.

The written claim shall be submitted to the City no later than sixty (60) days after final payment. If the claim is not disposed of by agreement, the City of Raymore shall reduce their decision to writing and mail or otherwise forward a copy thereof to the Contractor within thirty (30) days of receipt of the claim.

City decision shall be final unless the Contractor appeals within thirty (30) days by submitting a written letter of appeal to the Finance Director, or her designee. The Finance Director shall render a decision within sixty (60) days of receipt of the appeal.

J. *Severability*

In the event that any provision of this contract shall be adjudged or decreed to be invalid, such ruling shall not invalidate the entire Agreement but shall pertain only to the provision in question and the remaining provisions shall continue to be valid, binding and in full force and effect.

K. *Applicable Laws*

This contract shall be governed in all respects by federal and state laws. All work performed shall be in compliance with all applicable City of Raymore codes.

L. *Drug/Crime Free Work Place*

Contractor acknowledges and certifies that it understands that the following acts by the contractor, its employees, and/or agents performing services on City of Raymore property are prohibited:

1. The unlawful manufacture, distribution, dispensing, possession or use of alcohol or other drugs; and
2. Any impairment or incapacitation from the use of alcohol or other drugs (except the use of drugs for legitimate medical purposes).
3. Any crimes committed while on City property.

Contractor further acknowledges and certifies that it understands that a violation of these prohibitions constitutes a breach of contract and may result in default action being taken by the City of Raymore in addition to any criminal penalties that may result from such conduct.

M. *Inspection*

At the conclusion of each job order, the Bidder shall demonstrate to the Public Works Director or his authorized representative(s) of the City that the work is fully complete and in compliance with the scope of services. Any deficiencies shall be promptly and permanently corrected by the Bidder/Contractor at the Bidder's/Contractor's sole expense prior to final acceptance of work, and normal warranties shall be issued at point of final acceptance by the City of Raymore.

N. *No Escalation of Fees*

The pricing of services contained in the contract for the selected Contractor shall remain in effect for the duration of the contract. No escalation of fees will be allowed.

O. *Safety Training*

Bidders are informed that the Project is subject to the requirements of Section 292.675, RSMo, which requires all contractors or subcontractors doing work on the Project to provide, and require its on-site employees to complete, a ten (10) hour course in construction safety and health approved by the Occupational Safety and Health Administration ("OSHA") or a similar program approved by the Missouri Department of Labor and Industrial Relations which is at least as stringent as an approved OSHA program. All on-site employees of a contractor or subcontractor must have certification of successful completion of Required Safety Training within 60 days of project commencing. On-site employees must provide documentation that they have successfully completed the Required Safety Training *within the required time period*. If they cannot do so within 20 days of a request for such documentation, they must be removed from the project and their employers will be subject to penalties as described in the Act.

P. *Prevailing Wage Requirement (Public Projects under \$75,000 are excluded)*

The contract resulting from this solicitation is subject to the State of Missouri Prevailing Wage Law (Cass County Wage Order 32). The Contractor shall include the provisions of this clause in all subcontracts for work to be performed by subcontractors under this contract so that provisions of this clause are binding upon subcontractors.

Not less than the prevailing wage included must be paid to all workers performing work under the contract (section 290.250, RSMo).

The Contractor will forfeit a penalty to the contracting public body of \$100 per day (or portion of a day) for each worker that is paid less than the prevailing rate for any work done under the contract by the Contractor or by any Subcontractor (section 290.250, RSMo).

Q. *Permits/Certificates*

Contractor shall be responsible for obtaining all permits/certificates, and for incurring all expenses associated with those items, prior to proceeding with the scope of work and services described in this solicitation. Included in these permits will be the "Occupational License" required of all contractors and sub-contractors doing business within the City limits of Raymore. This permit can be obtained from the office of the City Clerk, 100 Municipal Circle, Raymore, Missouri, 64083.

Certificate copies must be submitted with the RFP, if the project utilizes any of the contractors listed herein; Class A & B Contractors, Electricians, Plumbers and Mechanical Contractors.

CLASS A & B Contractors, Electricians, Plumbers and Mechanical contractors who held a 2012 Raymore Occupational License, must provide proof of at least eight (8) continuing education credits (CEU) related to the trade for which the license was issued within the last year.

CLASS A & B Contractors, Electricians, Plumbers and Mechanical contractors who did not hold a 2012 Raymore Occupational License, must provide a certificate of competency with a passing grade (70% or higher) from a nationally recognized testing institution; OR possess a Contractor's License from a reciprocating city; OR provide proof of a Bachelor's degree in Structural Engineering, Architecture or Construction Science.

R. *Mobilization, Bonds and Insurance*

Mobilization, Bonds, and Insurance will be considered a lump sum item for payment.

Payment shall be made on the following schedule.

Percentage of Contract Completed	Percentage Mobilization Payment
5%	25%
10%	50%
25%	75%
50%	100%

S. *Bid Bond*

A bid bond or certified check from a surety or bank, acceptable to the City Clerk, in an amount equal to, or greater than, 5% of the maximum total bid price must accompany each proposal. Prior acceptability of the proposed surety or bank furnishing the bid security, before the bid date, is recommended. An unacceptable bid security may be cause for rejection of the proposal. No bidder may withdraw his bid for a period of thirty (60) days after the date of opening of bids.

T. *Performance Bond*

The Contractor shall within ten (10) days after the receipt of the notice of award furnish the City with a Performance Bond in penal sum equal to the amount of the contract price, conditioned upon the performance by the Contractor of all undertakings, covenants, terms, conditions and agreements of the contract documents, and upon the prompt payment by the Contractor to all persons supplying labor and materials in the prosecution of the work provided by the contract documents. Such bond shall be executed by the Contractor and a corporate bonding company licensed to transact such business in the State in which the work is to be performed. The expense of this bond shall be borne by the Contractor. If at any time a surety on any such bond is declared as bankrupt or loses its right to do business in the State of Missouri, the Contractor shall within ten (10) days after notice from the City to do so, substitute an acceptable bond in such form and sum and signed by such other surety or sureties as may be satisfactory to the City. The premiums on such bond shall be paid by the

Contractor. No further payments shall be deemed due nor shall be made until the new surety or sureties shall have furnished an acceptable bond to the City.

U. Payment Bond

The Contractor shall within ten (10) days after the receipt of the notice of award furnish the City with a Payment Bond in penal sum equal to the amount of the contract price, conditioned upon the prompt payment by the Contractor to all persons supplying labor and materials in the prosecution of the work provided by the contract documents. Such bond shall be executed by the Contractor and a corporate bonding company licensed to transact such business in the state in which the work is to be performed. The expense of this bond shall be borne by the Contractor. If at any time a surety on any such bond is declared as bankrupt or loses its right to do business in the State of Missouri, the Contractor shall within ten (10) days after notice from the City to do so, substitute an acceptable bond in such form and sum and signed by such other surety or sureties as may be satisfactory to the City. The premiums on such bond shall be paid by the Contractor. No further payments shall be deemed due nor shall be made until the new surety or sureties shall have furnished an acceptable bond to the City.

V. Maintenance Bond

Prior to acceptance of the project by the Raymore City Council, the Contractor shall furnish the Owner with a Maintenance Bond in penal sum equal to an amount of one half (50%) of the contract price and that shall remain in full force and effect for a period of two (2) years from the date of project acceptance by the Raymore City Council. The Maintenance Bond shall guarantee all materials and equipment furnished and work performed shall be free of defects due to faulty materials or workmanship and that the Contractor shall promptly make such corrections as may be necessary by reason of such defects including the repair of any damage to the parts of the system resulting from such defects. The Owner will give notice of observed defects with reasonable promptness. In the event that the Contractor should fail to make such repairs, adjustments, or other work that may be made necessary by such defects, the Owner may do so with all costs, including administration fees, going against the Maintenance Bond. Such bond shall be executed by the Contractor and a corporate bonding company licensed to transact such business in the state in which the work is to be performed. The expense of this bond shall be borne by the Contractor. If at any time a surety on any such bond is declared a bankrupt or loses its right to do business in the State of Missouri, the Contractor shall within ten (10) days after notice from the Owner to do so, substitute an acceptable bond in such form and sum and signed by such other surety or sureties as may be satisfactory to the Owner. The premiums on such bond shall be paid by the Contractor. No further payments shall be deemed due nor shall be made until the new surety or sureties shall have furnished an acceptable bond to the Owner.

W. Rejection of Bids

The City reserves the right to reject any and all bids, to waive technical defects in the bid, and to select the bid deemed most advantageous to the City.

X. Release of Information

Pursuant to 610.021 RSMo, all documents within a request for proposal will become an open record to the public upon a negotiated contract being executed. All documents within a request for bid become open record as soon as the bid is opened. Bidders and proposers should be aware that all documents within a submittal will become open records.

Y. American Products

Pursuant to RSMo 34.353 for Contracts over \$25,000 any manufactured goods or commodities used or supplied in the performance of the Contract or subcontract shall be manufactured or produced in the United States, unless determined to be exempt as provided in the statute.

1. Contractor agrees that any manufactured goods or commodities that are used or supplied in the performance of this Contract or any subcontract hereto shall be manufactured or produced in the United States, unless;
 - a. The manufactured good or commodity used or supplied involves an expenditure of less than twenty-five thousand dollars (\$25,000), or
 - b. The contractor shall provide evidence sufficient for the City to certify in writing that:
 - i. The specified products are not manufactured or produced in the United States in sufficient quantities to meet the agency's requirements, or
 - ii. The specified products cannot be manufactured or produced in the United States within the necessary time in sufficient quantities to meet the agency's requirements.
2. The written certification contemplated by Subsection 1(b) of this Section Y shall;
 - a. Specify the nature of the contract,
 - b. Specify the product being purchased or leased,
 - c. Specify the names and addresses of the United States manufacturers and producers contacted by the City or the project architect or engineer,
 - d. Provide an indication that such manufacturers or producers could not supply sufficient quantities or that the price of the products would increase the cost of the contract by more than ten (10) percent, and
 - e. Such other requirements as may be imposed by Section 34.353 of the revised Statutes of Missouri, as amended.
3. The written certification contemplated by Subsection 1(b) of this Section Y shall be maintained by the City for a period of at least three (3) years.

Z. Affidavit of Work Authorization and Documentation

Pursuant to Section 285.530 RSMo, the bidder must affirm its enrollment and participation in a federal work authorization program with respect to the employees proposed to work in connection with the services requested herein by

- * submitting the attached AFFIDAVIT OF WORK AUTHORIZATION and
- * providing documentation affirming the bidder's enrollment and

participation in a federal work authorization program (see below) with respect to the employees proposed to work in connection with the services requested herein.

E-Verify is an example of a federal work authorization program. Acceptable enrollment and participation documentation consists of the following two pages of the E-Verify Memorandum of Understanding (MOU): 1) a valid, completed copy of the first page identifying the bidder and 2) a valid copy of the signature page completed and signed by the bidder, the Social Security Administration, and the Department of Homeland Security – Verification Division.

PROPOSAL FORM A

RFP 25-396-701

PROPOSAL VALIDITY AND COMMITMENT TO SIGN AGREEMENTS

I (authorized agent) Steve Wood having authority to act on behalf of (Company name) TSI Global Companies, LLC do hereby acknowledge that (Company name) TSI Global Companies, LLC will be bound by all terms, costs, and conditions of this proposal for a period of 90 days from the date of submission; and commit to sign the Agreements.

FIRM NAME: TSI Global Companies, LLC

ADDRESS: 1365 N Winchester St.
Street

ADDRESS: Olath KS 66061
City State Zip

PHONE: 636-425-1351

E-MAIL: swood@tsi-global.com

DATE: 09/19/25
(Month-Day-Year)


Signature of Officer/Title President

DATE: _____
(Month-Day-Year)

Signature of Officer/Title

Indicate Minority Ownership Status of Bidder (for statistical purposes only):
Check One:

X MBE (Minority Owned Enterprise)
 WBE (Women Owned Enterprise)
 Small Business

PROPOSAL FORM B

RFP 25-396-701

CONTRACTOR DISCLOSURES

The Contractor submitting this RFP shall answer the following questions with regard to the past five (5) years. If any question is answered in the affirmative, the Firm shall submit an attachment, providing details concerning the matter in question, including applicable dates, locations, names of projects/project owners and circumstances.

1. Has the Firm been debarred, suspended or otherwise prohibited from doing business with any federal, state or local government agency, or private enterprise? Yes ____ No X
2. Has the Firm been denied prequalification, declared non-responsible, or otherwise declared ineligible to submit bids or proposals for work by any federal, state or local government agency, or private enterprise? Yes ____ No X
3. Has the Firm defaulted, been terminated for cause, or otherwise failed to complete any project that it was awarded? Yes ____ No X
4. Has the Firm been assessed or required to pay liquidated damages in connection with work performed on any project? Yes ____ No X
5. Has the Firm had any business or professional license, registration, certificate or certification suspended or revoked? Yes ____ No X
6. Have any liens been filed against the Firm as a result of its failure to pay subcontractors, suppliers, or workers? Yes ____ No X
7. Has the Firm been denied bonding or insurance coverage, or been discontinued by a surety or insurance company? Yes ____ No X
8. Has the Firm been found in violation of any laws, including but not limited to contracting or antitrust laws, tax or licensing laws, labor or employment laws, environmental, health or safety laws? Yes ____ No X

**With respect to workplace safety laws, this statement is limited to willful federal or state safety law violations.*

9. Has the Firm or its owners, officers, directors or managers been the subject of any criminal indictment or criminal investigation concerning any aspect of the Firm's business? Yes ____ No X
10. Has the Firm been the subject to any bankruptcy proceeding? Yes ____ No X

Legal Matters

1. Claims, Judgments, Lawsuits: Are there or have there been any claims, judgments, lawsuits or alternative dispute proceedings involving the Firm that involve potential damages of \$10,000 or more in the past 48 months?

_____ Yes X No If yes, provide details in an attachment.

2. Complaints, Charges, Investigations: Is the Firm currently or has the firm been the subject of any complaint, investigation or other legal action for alleged violations of law pending before any court or governmental agency within the past 48 months ?

_____ Yes X No If yes, provide details in an attachment.

Required Representations

In submitting this RFP, the Firm makes the following representations, which it understands are required as a condition of performing the Contract Work and receiving payment for the same.

1. The Firm will possess all applicable professional and business licenses required for performing work in Raymore, Missouri.
2. The Firm satisfies all bonding and insurance requirements as stipulated in the solicitation for this project.
3. The Firm and all subcontractors that are employed or that may be employed in the execution of the Contract Work shall be in full compliance with the City of Raymore requirements for Workers' Compensation Insurance.
4. If awarded the Contract Work, the Firm represents that it will not exceed its current bonding limitations when the Contract Work is combined with the total aggregate amount of all unfinished work for which the Contractor is responsible.
5. The Firm represents that it has no conflicts of interest with the City of Raymore if awarded the Contract Work, and that any potential conflicts of interest that may arise in the future will be disclosed immediately to the City.
6. The Firm represents the prices offered and other information submitted in connection with its proposal for the Contract Work was arrived at independently without consultation, communication, or agreement with any other offeror or competitor.

7. The Firm will ensure that employees and applicants for employment are not discriminated against because of their race, color, religion, sex or national origin.

PROPOSAL FORM C

RFP 25-396-701

EXPERIENCE / REFERENCES

To be eligible to respond to this RFP, every bidder must be in business for a minimum of one (1) year and must demonstrate that they, or the principals assigned to this Project, have successfully completed services, similar to those specified in the Scope of Service section of this RFP, to at least one customer with a project similar in size and complexity to the City of Raymore. *Please list any Municipalities that you have done work for in the past, not including the City of Raymore.

Please provide a minimum of five references where your firm has performed similar work to what is being requested in the RFP and within the past 36 months. Please include ONLY the following information:

- Company Name
- Mailing Address
- Contact Person/Email
- Telephone Number
- Project Name, Amount and Date completed

COMPANY NAME	City of Bridgeton
ADDRESS	12355 Natural Bridge Rd. Bridgeton, MO 63044
CONTACT PERSON	Tom Rickard
CONTACT EMAIL	trickard@bridgetonmo.gov
TELEPHONE NUMBER	314-373-3868
PROJECT, AMOUNT AND DATE COMPLETED	CCTV Government Center \$33,580 May 2, 2025

COMPANY NAME	City of Farmington
ADDRESS	Two Black Knight Dr. Farmington, MO 63640
CONTACT PERSON	Doug Stotler
CONTACT EMAIL	dstotler@farmington-mo.gov
TELEPHONE NUMBER	573-756-0900
PROJECT, AMOUNT AND DATE COMPLETED	Auditorium Audio System \$47,386 August 3, 2024

COMPANY NAME	City of Hazelwood
ADDRESS	415 Elm Grove Ln. Hazelwood, MO 63042
CONTACT PERSON	Officer Will Russ
CONTACT EMAIL	wdruss@hazelwoodmo.org
TELEPHONE NUMBER	314-513-5249
PROJECT, AMOUNT AND DATE COMPLETED	Police Department AV Upgrade \$35,635 January 3, 2023

COMPANY NAME	City of Wildwood
ADDRESS	16860 Main St. Wildwood, MO 63040
CONTACT PERSON	Thomas Lee
CONTACT EMAIL	tlee@cityofwildwood.com
TELEPHONE NUMBER	636-405-2020
PROJECT, AMOUNT AND DATE COMPLETED	Community Room Upgrade \$13,130 January 4, 2024

COMPANY NAME	City of St. Peters
ADDRESS	One St. Peters Center Blvd. St. Peters, MO 63376
CONTACT PERSON	Sean Yakel
CONTACT EMAIL	syahel@stpetersmo.net
TELEPHONE NUMBER	636-477-6601
PROJECT, AMOUNT AND DATE COMPLETED	Justice Center UPS Replacement \$31,850 March 1, 2023

State the number of Years in Business: 38

State the current number of personnel on staff: 166

PROPOSAL FORM D

RFP 25-396-701

Proposal of TSI Global Companies, LLC, organized and
(Company Name)
existing under the laws of the State of Missouri, doing business
as _____ (*) Limited Liability Corporation

To the City of Raymore, Missouri: In compliance with your Request for Proposal, Bidder hereby proposed and agrees to furnish all labor, tools, materials and supplies to successfully complete all requirements defined in City Project No. 25-396-701 –Raymore Activity Center Audio/Video.

This work is to be performed in strict accordance with the Plans and Specifications, including addendum number(s) 2, issued thereto, receipt of which is hereby acknowledged for the following unit prices.

By submission of this Bid, each Bidder certifies, and in the case of a joint bid, each party thereto certifies as to his own organization, that this Bid has been arrived at independently, without consultation, communication or agreement as to any matter relating to this Bid with any other Bidder or with any competitor.

The Bidder hereby agrees to commence work under this contract on or before the date specified in the *Notice to Proceed* and to fully complete the project in accordance with the completion dates specified in the Special Provisions.

Bidder further acknowledges that bidder is the official holder of the "Standard Contract Documents and Technical Specifications & Design Criteria for Utility and Street Construction, City of Raymore, Missouri."

(*) Insert "a corporation, a partnership, or an individual" as applicable.

CITY OF RAYMORE

100 Municipal Circle • Raymore, MO. 64083
Phone • 816-892-3045 • Fax • 816-892-3093



ADDENDUM NO. 1

RAC Audio Video Additions

Project #25-396-701

All plan holders are hereby notified and agree by signature below, that the proposal includes consideration of the following changes, amendments, and/or clarifications and costs associated with these changes and are included in the proposal.

Addendum No. 1 - Addition of Alternates to Scope & Revised Proposal Tab Form E

ANTICIPATED SCOPE OF SERVICES - addition to section

VI. ALTERNATES

- Item 1. (2) Line-in input for auxiliary audio (for combined and separated rooms)
- Item 2. Sound/Acoustic Paneling priced per square foot.

****REVISED PROPOSAL TAB****

BID PROPOSAL FORM E – Project No. 25-396-701

Raymore Activity Center Audio/Video

Base Bid

Bid Items	Units	Estimated Quantities	\$/Units	Total
Mobilization, Bonds and Insurance	LS	1	\$220	\$ 220
Wall-Mounted Bluetooth Receivers	ea	2	\$395	\$ 790
Remote-controlled mixers	ea	2	\$479	\$ 958
Remote controls with mute	ea	2	\$229	\$ 458
24 VDC power supplies	ea	4	\$34	\$ 136
Custom panel labeling	ea	2	\$65	\$ 130
Power amplifiers	ea	2	\$219	\$ 438
Additional power Supplies	ea	2	\$86	\$ 172
Line level DA	ea	2	\$205	\$ 410
Unbalanced input TX	ea	2	\$85	\$ 170
Active TP sender	ea	2	\$229	\$ 458
Ceiling speakers	ea	2	\$244.50	\$ 489
HDMI DA	ea	2	\$209	\$ 418
Fiber HDMI cables	ea	2	\$599	\$ 1,198
Cat cable runs	ea	as required	\$0.34/FT	\$ 170
4K and 8' HDMI cables	ea	as required	\$15	\$ 60
Audio cabling	ea	as required	\$0.40/FT	\$ 200
Plywood backing	ea	as required	\$60	\$ 120
Power distribution	ea	as required	\$12	\$ 48
Large TV Wall mounts	ea	2	\$399	\$ 798
TV Displays 55-70 inch	ea	2	\$529	\$ 1,058
Installation/configuration	LS		\$2,650	\$ 2,650
TOTAL BASE BID				\$ 11,549

Company Name Sound Products by TSI Global

Total Base Bid for Project Number: 25-396-701

\$ \$11,983 (Includes Installation, P&M and Shipping)

In the blank above insert numbers for the sum of the bid.

(\$ Eleven Thousand, Nine Hundred and Eighty Three)

In the blank above write out the sum of the bid.

ALTERNATE BID TAB

Bid Items	Units	Estimated Quantities	\$/Units	Total
Line -in input auxiliary audio	ea	2	\$106	\$ 212
Sound/Acoustic Paneling	sq ft	1,600**	\$11.37	\$ 4,550.95**
TOTAL ALTERNATES				\$ 4,946.95*

Installation Not Included in this Price

We estimate 400sq ft of coverage required

Total Alternate Bid for Project Number: 25-396-701

\$ \$7,847.95 (Includes Installation, P&M, and Shipping)

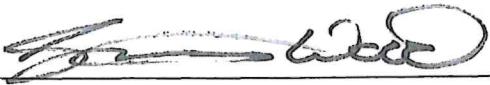
In the blank above insert numbers for the sum of the bid.

(\$ Seven Thousand, Eight Hundred and Forty Seven Dollars and Ninety Five Cents)

In the blank above write out the sum of the bid.

**BID PROPOSAL FORM E – RFP 25-396-701
CONTINUED**

Company Name Sound Products by TSI Global

By 
Authorized Person's Signature

Steve Wood President
Print or type name and title of signer

ADDENDA

Bidder acknowledges receipt of the following addendum:

Addendum No. 1

Addendum No. 2

Company Address 1365 N Winchester St.

Addendum No. _____

Olathe, KS 66061

Addendum No. _____

Addendum No. _____

Phone (913) 599-3666

Addendum No. _____

Fax (636) 425-1451

Email bcrabtree@tsi-global.com

Date 09/22/2025

I hereby certify that the above have been considered and associated costs have been included in this proposal.

Company Name: Sound Products by TSI Global

By: Ben Crabtree

Title: Sales Engineer

Address: 1365 N Winchester St

City, State, Zip: Olathe, KS 66061

Date: 09/22/2025 Phone: (503) 457-1623

Signature of Bidder: Ben Crabtree

ADDENDUM MUST BE SUBMITTED WITH BID

tel > 913 599 3666
fax > 913 599 4002
svc > 800 466 3666
web > www.soundproductsinc.com
loc > 1365 N Winchester St Olathe KS 66061



Raymore City Hall

RFP 25-396-701 Raymore Activity Center AV

Prepared for:
Raymore City Hall
Kim Quade
Kquade@raymore.com
(816)892-3045

Quote Information:
Quote # 003154
Version: 1
Delivery Date: 09/22/2025
Expiration Date: 09/09/2026

Prepared by:
Sound Products Inc. - Olathe
Ben Crabtree
5034571623
Fax 913 599 4002
bcrabtree@soundproductsinc.com

tel > 913 599 3666
 fax > 913 599 4002
 svc > 800 466 3666
 web > www.soundproductsinc.com
 loc > 1365 N Winchester St Olathe KS 66061



Base Bid

QTY	DESCRIPTION	PRICE	EXT. PRICE
1	P&P Bond Cost	\$220.00	\$220.00
2	Wall-Mounted Bluetooth® Audio Format-A Interface	\$395.00	\$790.00
2	Format-A Twisted Pair Remote Controlled Mixer	\$479.00	\$958.00
2	Remote Audio Mixing Control with Muting (Custom Labeled) (See Part # ZCST-LBL for setup charge)	\$229.00	\$458.00
4	24 Vdc Switching Power Supply, North American AC Plug, 500 mA, dc Plug	\$34.00	\$136.00
2	Setup Charge for Custom Labeled Products (Add 1 Part # ZCST-LBL for each custom part # ordered on the same purchase order, regardless of quantity)	\$65.00	\$130.00
2	Power Amplifier - 20 W 70 & 100 V Outputs	\$219.00	\$438.00
2	24 Vdc Switching Power Supply, North American AC Plug, 1 A, dc Plug	\$86.00	\$172.00
2	Line Level Distribution Amplifier - 1x3	\$205.00	\$410.00
2	Unbalanced Input Transformer	\$85.00	\$170.00
2	Active Single-Pair Sender - Twisted Pair Format-A - XLR mic input w phantom - Black	\$229.00	\$458.00
1	JBL Professional C65P/T Control Compact 5.25" Full-Range Satellite Pendant Speaker, Pair, Black	\$489.00	\$489.00
2	48Gbps 1x2 HDMI 2.1b Distribution Amplifier with Audio Extraction EDID Management	\$209.00	\$418.00
2	Large Fusion® Micro-Adjustable Tilt Wall Mount	\$399.00	\$798.00
4	12ft (3.7m) Core Series HDMI Cable 4K 60Hz 18Gbps	\$15.00	\$60.00
2	PRO E Series 4k Ultra HD LED Commercial Display 16/7 350 Nits	\$529.00	\$1,058.00
2	FSR Steel Reinforced HDMI Male to HDMI Male - Black AOC(70M or 230' Cable)	\$599.00	\$1,198.00
500	WestPenn 1P 18G STRD SHLD PLEN II	\$0.40	\$200.00
500	Wire 24Awg 4 Pr Us Cat6 Plenum	\$0.34	\$170.00
2	Plywood Backing	\$60.00	\$120.00
4	Power Strips	\$12.00	\$48.00

tel > 913 599 3666
 fax > 913 599 4002
 svc > 800 466 3666
 web > www.soundproductsinc.com
 loc > 1365 N Winchester St Olathe KS 66061



Base Bid

QTY	DESCRIPTION	PRICE	EXT. PRICE
1	Installation materials	\$259.00	\$259.00
1	Shipping	\$175.00	\$175.00
1	Installation	\$2,650.00	\$2,650.00
	Scope of Work:		
	Raymore Activity Center Audio/Video - Project No. 25-396-701		
	~Install Specified A/V System for Raymore Activity Center		
	~Install two Bluetooth and Volume Control Wall Plates		
	~Install RDL Power Amps		
	~Install JBL Pendant Speakers		
	~Install two 55" 4k, 16/7 Commercial Displays		
	~Install HDMI DA		
	~Rooms can be used individually or separately		
Subtotal:			\$11,983.00

Alternate - Acoustic Paneling & Line Input Wall Plates

QTY	DESCRIPTION	PRICE	EXT. PRICE
50	1.5" Thick- 2'x4' White AcoustiColor Direct Mount Ceiling Tiles- Does not come with adhesive for installation	\$77.00	\$3,850.00
3	4 Gallon Titebond Acoustical Adhesive- Covers up to 220 SF of Direct Mount Ceiling Tiles by Audimute	\$233.65	\$700.95
2	Passive Single-Pair Sender - Twisted Pair Format-A - Mini-Jack Input	\$106.00	\$212.00
1	Shipping (Acoustic Paneling is Expensive to Ship)	\$685.00	\$685.00

tel > 913 599 3666
fax > 913 599 4002
svc > 800 466 3666
web > www.soundproductsinc.com
loc > 1365 N Winchester St Olathe KS 66061



Alternate - Acoustic Paneling & Line Input Wall Plates

QTY	DESCRIPTION	PRICE	EXT. PRICE
1	Installation <i>Scope of Work:</i> Alternate Bid - Acoustic Treatment and Line-In/Aux Wall Plates ~Install 50 2'x4' White (or color of your choosing) Acoustic Panels on Walls, 25 in each room ~Install RDL Line-In/Aux Wall Plate, One in Each Room ~ <u>DRASTICALLY</u> reduce reverb and increase intelligibility ~Allows for remote stereo audio input in each room (retain ability to combine and separate room audio)	\$2,400.00	\$2,400.00
Subtotal:			\$7,847.95

tel > 913 599 3666
fax > 913 599 4002
svc > 800 466 3666
web > www.soundproductsinc.com
loc > 1365 N Winchester St Olathe KS 66061



RFP 25-396-701 Raymore Activity Center AV

Prepared for:

Raymore City Hall

100 Municipal Circle
Raymore, MO 64083
Kim Quade
(816)892-3045
Kquade@raymore.com

Quote Information:

Quote # 003154

Version: 1
Delivery Date: 09/22/2025
Expiration Date: 09/09/2026

Prepared by:

Sound Products Inc. - Olathe

Ben Crabtree
5034571623
Fax 913 599 4002
bcrabtree@soundproductsinc.com

Quote Summary

DESCRIPTION	AMOUNT
Base Bid	\$11,983.00
Alternate - Acoustic Paneling & Line Input Wall Plates	\$7,847.95
Total:	\$19,830.95

I ACCEPT THE TERMS AND CONDITIONS IN THE ATTACHED SOUND PRODUCTS PROPOSAL. BY CHECKING THE BOX BELOW, I ACKNOWLEDGE THAT I HAVE FULLY READ AND UNDERSTAND THE TERMS AND CONDITIONS IN THE ATTACHED PDF DOCUMENT. ALL THE TERMS AND CONDITIONS OF THIS AGREEMENT WITH SOUND PRODUCTS ARE SET FORTH IN THE ATTACHED PDF DOCUMENT, WHICH MAY INCLUDE MULTIPLE AGREEMENTS, SCHEDULES, ADDENDUMS, AMENDMENTS, SPECIFICATIONS, FORMS AND OTHER DOCUMENTS. BY CHECKING THE BOX BELOW, I AGREE TO THESE TERMS AND CONDITIONS ON BEHALF OF THE PERSON OR PARTY NAMED IN THE PROPOSAL AND REPRESENT THAT I HAVE THE POWER AND RIGHT TO OBLIGATE THE NAMED PERSON OR PARTY TO THIS AGREEMENT. TAXES, SHIPPING, HANDLING AND OTHER FEES MAY APPLY.

Sound Products Inc. - Olathe

Raymore City Hall

Signature: Ben Crabtree
Name: Ben Crabtree
Title: Sales Engineer
Date: 09/22/2025

Signature: _____
Name: Kim Quade
Date: _____

E - VERIFY AFFIDAVIT

(As required by Section 285.530,RSMo)

As used in this Affidavit, the following terms shall have the following meanings:

EMPLOYEE: Any person performing work or service of any kind or character for hire within the State of Missouri.

FEDERAL WORK AUTHORIZATION PROGRAM: Any of the electronic verification of work authorization programs operated by the United States Department of Homeland Security or an equivalent federal work authorization program operated by the United States Department of Homeland Security to verify information of newly hired employees, under the Immigration Reform and Control Act of 1986 (IRCA), P.L. 99-603.

KNOWINGLY: A person acts knowingly or with knowledge,

(a) with respect to the person's conduct or to attendant circumstances when the person is aware of the nature of the person's conduct or that those circumstances exist; or

(b) with respect to a result of the person's conduct when the person is aware that the person's conduct is practically certain to cause that result.

UNAUTHORIZED ALIEN: An alien who does not have the legal right or authorization under federal law to work in the United States, as defined in 8 U.S.C. 1324a(h)(3).

BEFORE ME, the undersigned authority personally appeared Steve Wood, who, being duly sworn, states on his oath or affirmation as follows:

Name/Contractor: Steve Wood - President

Company: TSI Global Companies, LLC

Address: 1365 N Winchester St. Olathe, KS 66061

- 1 I am of sound mind and capable of making this Affidavit, and am personally acquainted with the facts stated herein.
- 2 Contractor is enrolled in and participates in a federal work authorization program with respect to the employees working in connection with the following services contracted between Contractor and the City of Raymore: Project # 25-396-701.
- 3 Contractor does not knowingly employ any person who is an unauthorized alien in connection with the contracted services set forth above.

- 4 Attached hereto is documentation affirming Contractor's enrollment and participation in a federal work authorization program with respect to the employees working in connection with the contracted services.

TSI Global Companies, LLC

Company Name



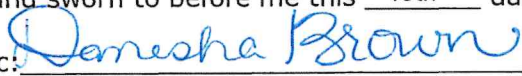
Signature

Name: Steve Wood

Title: President

STATE OF Missouri COUNTY OF Lincoln

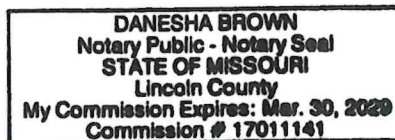
Subscribed and sworn to before me this 19th day of September, 2025.

Notary Public: 

My Commission Expires: 03/30/29 Commission # 17011141

PLEASE NOTE: Acceptable enrollment and participation documentation consists of the following 2 pages of the E-Verify Memorandum of Understanding:

- 1 A valid, completed copy of the first page identifying the Contractor; and
- 2 A valid copy of the signature page completed and signed by the Contractor, the Social Security Administration, and the Department of Homeland Security -Verification Division.





Company ID Number: 187597

**THE E-VERIFY
MEMORANDUM OF UNDERSTANDING
FOR EMPLOYERS**

**ARTICLE I
PURPOSE AND AUTHORITY**

The parties to this agreement are the Department of Homeland Security (DHS) and the TSI GLOBAL COMPANIES, LLC (Employer). The purpose of this agreement is to set forth terms and conditions which the Employer will follow while participating in E-Verify.

E-Verify is a program that electronically confirms an employee's eligibility to work in the United States after completion of Form I-9, Employment Eligibility Verification (Form I-9). This Memorandum of Understanding (MOU) explains certain features of the E-Verify program and describes specific responsibilities of the Employer, the Social Security Administration (SSA), and DHS.

Authority for the E-Verify program is found in Title IV, Subtitle A, of the Illegal Immigration Reform and Immigrant Responsibility Act of 1996 (IIRIRA), Pub. L. 104-208, 110 Stat. 3009, as amended (8 U.S.C. § 1324a note). The Federal Acquisition Regulation (FAR) Subpart 22.18, "Employment Eligibility Verification" and Executive Order 12989, as amended, provide authority for Federal contractors and subcontractors (Federal contractor) to use E-Verify to verify the employment eligibility of certain employees working on Federal contracts.

**ARTICLE II
RESPONSIBILITIES**

A. RESPONSIBILITIES OF THE EMPLOYER

1. The Employer agrees to display the following notices supplied by DHS in a prominent place that is clearly visible to prospective employees and all employees who are to be verified through the system:
 - a. Notice of E-Verify Participation
 - b. Notice of Right to Work
2. The Employer agrees to provide to the SSA and DHS the names, titles, addresses, and telephone numbers of the Employer representatives to be contacted about E-Verify. The Employer also agrees to keep such information current by providing updated information to SSA and DHS whenever the representatives' contact information changes.
3. The Employer agrees to grant E-Verify access only to current employees who need E-Verify access. Employers must promptly terminate an employee's E-Verify access if the employer is separated from the company or no longer needs access to E-Verify.



Company ID Number: 187597

Approved by:

Employer TSI GLOBAL COMPANIES, LLC	
Name (Please Type or Print) Bonnie G Lynn	Title
Signature Electronically Signed	Date 02/04/2009
Department of Homeland Security – Verification Division	
Name (Please Type or Print) USCIS Verification Division	Title
Signature Electronically Signed	Date 02/04/2009



CITY OF RAYMORE
AGENDA ITEM INFORMATION FORM

DATE: 11/10/2025

SUBMITTED BY: Trent Salsbury

DEPARTMENT: Engineering

ITEM CATEGORY: Ordinance

TITLE / ISSUE / REQUEST

Household Hazardous Waste Agreement with MARC Solid Waste Management District (pg 87)

STRATEGIC PLAN GOAL / STRATEGY

7.6 Identify programs or services that promote waste reduction or diversion and reduce the City's impact on regional landfills

FINANCIAL IMPACT

Award To:

Amount of Request/Contract: \$29,596.68

Amount Budgeted: \$31,000.00

Funding Source/Account: 01-06-7320-0000

PROJECT TIMELINE

Estimated Start Date
1/1/2026

Estimated End Date
12/31/2026

STAFF RECOMMENDATION:

Approval

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission:

Date:

Action/Vote:

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Bill 3999
2. Letter for 2026 HHW Program
3. Raymore 2026

BACKGROUND / JUSTIFICATION

The City participates on an annual basis in the Mid-America Regional Council (MARC) Solid Waste Management District Household Hazardous Waste (HHW) program. This program allows Raymore residents to participate in several HHW drop off events held throughout the metropolitan area including an event that alternates between Raymore and Belton. Residents also have access to permanent HHW drop off locations throughout the metropolitan area that can be used year-round. The budget for this service is \$31,000.00 and this year's agreement is \$29,596.68. MARC calculates the annual fee for this service based on a per capita rate of \$1.14 multiplied by the 2024 Census' estimated population for our community (25,962).

"AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, APPROVING AN AGREEMENT WITH THE MID-AMERICA REGIONAL COUNCIL SOLID WASTE MANAGEMENT DISTRICT, RELATING TO THE REGIONAL HOUSEHOLD HAZARDOUS WASTE PROGRAM."

WHEREAS, this Agreement is entered into pursuant to RSMo 70.210; and,

WHEREAS, Cass, Clay, Jackson, Platte, and Ray counties and the City of Kansas City, Missouri, have formed the Mid-America Regional Council Solid Waste Management District (SWMD) pursuant to Section 260.300 through 260.345 of the Revised Statutes of Missouri (1986 & Cum. Supp. 1990) and the members of the SWMD include most cities within member counties; and,

WHEREAS, the City of Raymore, Missouri, (sometimes referred to in this Agreement as the "Participating Member") intends to participate in the regional Household Hazardous Waste (HHW) Collection Program.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF RAYMORE, MISSOURI, AS FOLLOWS:

Section 1. The Mayor, City Manager, and City Clerk are hereby authorized to execute an agreement (Exhibit A) with SWMD providing for the participation in the regional HHW program.

Section 2. Effective Date. The effective date of approval of this Ordinance shall be coincidental with the Mayor's signature and attestation by the City Clerk.

Section 3. Severability. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

DULY READ THE FIRST TIME THIS 10TH DAY OF NOVEMBER, 2025.

BE IT REMEMBERED THAT THE ABOVE ORDINANCE WAS APPROVED AND ADOPTED THIS 24TH DAY OF NOVEMBER, 2025, BY THE FOLLOWING VOTE:

Councilmember Abdelgawad
Councilmember Baker
Councilmember Barber
Councilmember Burke III
Councilmember Circo
Councilmember Engert
Councilmember Holman
Councilmember Mills

ATTEST:

APPROVE:

Erica Hill, City Clerk

Kristofer P. Turnbow, Mayor

Date of Signature

October 7, 2025

**MARC Solid Waste
Management District**

Serving local governments in
Cass, Clay, Jackson, Platte and
Ray Counties and working
cooperatively with Johnson,
Leavenworth, Miami and
Wyandotte Counties

Executive Board

Appointed:

Louis Cummings
City of Kansas City

Bob Huston
Cass County

Donna Koontz
Clay County

Kourie Hunter (interim)
Jackson County

Daniel Erickson
Platte County

Ken Keller
Ray County

Elected:

David Pavlich
City of Kearney

Doug Wylie, Chair
City of Parkville

Zan McKinney
City of Independence

Chris Bussen
City of Lee's Summit

Mike Larson, Vice Chair
City of Sugar Creek

Trent Salsbury
City of Raymore

Mike Mallon
City of Blue Springs

Lauran Kurtz
City of Lake Lotawana

Ex Officio:

Dianna Bryant
Secretary/Treasurer

Re: 2026 Regional Household Hazardous Waste (HHW) Program

Got old paint? Unsure how to properly dispose of pesticides? Since 1997 the Regional Household Hazardous Waste Collection Program has offered residents the opportunity to safely dispose of household hazardous products that shouldn't be thrown away in the trash.

Membership in the program provides residents year-round access to collection facilities in Kansas City and Lee's Summit, and to multiple collection events.

Materials accepted for safe disposal include paint and paint-related products, automotive fluids, batteries, lawn and garden chemicals, housecleaners, fluorescent bulbs, and other items such as nail polish, bug spray and oven cleaners.

The 2026 program fee is \$1.14 per capita and is applied to 2024 population estimates. The cost for your community is included with the agreement attached. The MARC Solid Waste Management District also supports the program with Plan Implementation funds. The district collaborates with the cities of Kansas City, Mo and Lee's Summit to make this program possible.

If you are interested in providing this service to your residents in 2026, please sign and return the agreement by **Friday, December 12, 2025**. After both parties have signed the agreement, you will receive an invoice.

District staff are available to answer any questions and can attend a city council or county commissioner's meeting to provide more information. Please contact Nadja Karpilow at (816) 701-8226 or karpilow@marc.org.

We look forward to serving your community.

Sincerely,



Doug Wylie
Chair, MARC Solid Waste Management District



2026

**Intergovernmental Agreement between the
MARC Solid Waste Management District and
Raymore, Missouri relating to the
Regional Household Hazardous Waste Collection Program**

This Agreement is entered into pursuant to Missouri Revised Statutes Section 70.210 *et seq.*

Whereas, Cass, Clay, Jackson, Platte, and Ray Counties and the City of Kansas City have formed the MARC Solid Waste Management District (SWMD) pursuant to Sections 260.300 through 260.345 of the Revised Statutes of Missouri (1986 & Cum. Supp. 1990) and the members of the SWMD include most cities within the member counties; and

Whereas the City of Kansas City, Missouri (Kansas City) operates a permanent Household Hazardous Waste facility located at 4707 Deramus, Kansas City, Missouri, and operates outreach sites for collection of Household Hazardous Waste (HHW) at various locations and on various dates; and

Whereas, the City of Lee's Summit, Missouri operates a permanent Household Hazardous Waste Facility located at 2101 SE Hamblen Road, Lee's Summit; and

Whereas, Kansas City and Lee's Summit have made these HHW collection facilities available for use by members of the SWMD and the SWMD, Kansas City and Lee's Summit have agreed to create a regional household hazardous waste program for the benefit of all members of the SWMD; and

Whereas Raymore, Missouri (sometimes referred to in this Agreement as the "Participating Member") intends to participate in the Regional HHW Collection Program;

Therefore, the SWMD and the Participating Member agree that participation in the Regional HHW Collection Program shall be on the following terms and conditions:

I *Definitions*

Household Hazardous Waste (HHW) shall mean waste that would be classified as hazardous waste by 40 CFR 261.20 through 261.35 but that is exempt under 40 CFR 261.4 (b) (1) (made applicable in Missouri by 10 CSR 25-4.261) because it is generated by households. Examples include paint products, household cleaners, automotive fluids, pesticides, batteries, and similar materials. A determination of whether any material meets this definition shall be made by Kansas City.

II *Effective Date*

Raymore, Missouri agrees to participate in the Regional HHW Collection Program for a one-year period beginning on **January 1, 2026**.

III *Termination*

A. Budget Limitations. This Agreement and all obligations of the Participating Member and the SWMD arising therefrom shall be subject to any limitation imposed by budget law. The parties represent that they have within their respective budgets sufficient funds to discharge the obligations and duties assumed and sufficient funds for the purpose of maintaining this Agreement. This Agreement shall be deemed to terminate by operation of law on the date of expiration of funding.

B. Termination of regional program. If the regional household hazardous waste program is terminated prior to the expiration of this Agreement, the SWMD shall refund the amount paid by the participating member, less the cost of services provided prior to termination of the regional program. The cost of services shall be assessed at seventy-five dollars (\$75.00) for each vehicle belonging to a resident of the participating

member that has been served prior to the termination of the program, not to exceed the amount paid by the participating member.

C. Each participating member will be required to notify the SWMD, Kansas City and Lee's Summit in writing of its intention to renew the annual agreement for the following year no later than December 15. In the event that notification is not provided in advance or the final decision is made to not rejoin the program for the upcoming year, the participating member is responsible for any costs incurred by Kansas City and/or Lee's Summit to serve residents after December 31. Kansas City and SWMD reserve the right to invoice the member city or county for any waste disposal costs incurred as a result of late notification.

IV Duties of Participating Member

A. **Fees.** **Raymore, Missouri** agrees to pay the sum of **\$29,596.68** to participate in the 2026 Regional HHW Collection Program for the period from January 1 to December 31. The program participation fee is based on a per capita rate of \$1.14 applied to 2024 Population Estimate figures as shown in Attachment One. At least one-half of this amount shall be paid within thirty (30) days upon receiving the district invoice. Payment of any remaining balance shall be paid within the following six months.

B. **Payment.** The Participating Member shall be obligated for payment of the amount shown in Paragraph IV(A) irrespective of the participation of its citizens, or of any actual expenses incurred by the SWMD, Kansas City, or Lee's Summit attributable to the Participating Member, except in the event of termination of the regional program, as reflected in III(B) above. Payment by the Participating Member of the agreed upon amount shall not be contingent upon renewal of this Agreement or renewal of the Agreement between the SWMD and Kansas City or Lee's Summit.

Annual Renewal. The agreement between the SWMD and the Participating Member will be subject to renewal each year. To assure community information is included in the printed promotional material, agreements will be due no later than February 1, 2026. No pro ration of fees is applicable under this agreement.

C. **Contact Person.** The Participating Member agrees to notify the SWMD and Kansas City, on or before the date of this Agreement, of the name of an individual who will serve as its contact person with respect to the Regional HHW Collection Program.

V Services Provided by the SWMD

A. **Permanent Collection Facilities.** HHW collection services shall be provided by Kansas City and Lee's Summit pursuant to agreements entered into between the SWMD and Kansas City, and the SWMD and Lee's Summit. Pursuant to those agreements, residents of the Participating Member may deliver HHW, by appointment, if required, and during normal hours of operation, to the Kansas City permanent HHW facility and to the Lee's Summit permanent HHW facility.

B. **Outreach Collections.** Pursuant to the agreement between the SWMD and Kansas City, Kansas City has also agreed to provide contractor services for the collection of HHW at outreach collection sites throughout the SWMD area. Residents of the Participating Member will be able to deliver HHW to outreach collection sites, the dates and locations of which will be negotiated by the SWMD and Kansas City. If, at the request of a Participating Member, an outreach collection is held within its boundaries, the Participating Member agrees that Kansas City or the contractor shall have overall control of the collection activities but the Participating Member shall provide the following:

- adequate and safe sites with unobstructed public access;
- access to restroom facilities and drinking water
- adequate publicity of the date and location of the mobile collection;

- a means for the collection, removal and disposal of any wastes that do not meet the definition of hazardous waste;
- volunteers or workers to conduct traffic control, survey participating residents, stack latex paint and automotive batteries, and assist with non-hazardous waste removal and bulking of motor oil;
- means of limiting the vehicles to a number negotiated by Kansas City and the SWMD (estimated to be either 200, 300, or 400 vehicles per outreach collection);
- a forklift and forklift operator available at the opening and closing of the event; and
- access to residents of any city or county that is also a participating member.

VI Reports

The SWMD will provide to the Participating Member quarterly reports on the operations of the Kansas City and Lee's Summit permanent facilities and on the operations of the outreach collections, based on information provided to the SWMD by Kansas City and Lee's Summit. The quarterly reports shall include the following information:

- Total number vehicles using each facility (permanent or mobile) on a quarterly basis;
- Number of vehicles from each participating member using the facility;
- An end-of-the-year summary report including waste composition and disposition.
- Each program year the district will provide brochures which include facility hours of operation, mobile event schedule, and contact information

VII Insurance

A. *Insurance.* The SWMD agrees that, pursuant to the terms of its Agreement with Kansas City, Kansas City shall maintain liability insurance related to the outreach collection sites under which the community where the site is located shall be named as an additional insured.

VIII Legal Jurisdiction

Nothing in this Agreement shall be construed as either limiting or extending the legal jurisdiction of the parties.

MARC Solid Waste Management District:

Participating Member:

_____ Date: _____

_____ Date: _____

Doug Wylie, Chair

Print Name

Print Title



CITY OF RAYMORE
AGENDA ITEM INFORMATION FORM

DATE: 11/10/2025

SUBMITTED BY: Trent Salsbury

DEPARTMENT: Engineering

ITEM CATEGORY: Ordinance

TITLE / ISSUE / REQUEST

Award of Contract - Edgewater 3rd Road Repairs (pg 95)

STRATEGIC PLAN GOAL / STRATEGY

6.2 Ensure capital planning efforts align with the growth and maintenance needs of the community.

FINANCIAL IMPACT

Award To:	Wil-Pav Inc.
Amount of Request/Contract:	\$593,665.50
Amount Budgeted:	\$615,000.00
Funding Source/Account:	Fund 36

PROJECT TIMELINE

Estimated Start Date
12/1/2025

Estimated End Date
3/31/2026

STAFF RECOMMENDATION:

Approval

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission:
Date:
Action/Vote:

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Bill 4000
2. Contract

BACKGROUND / JUSTIFICATION

This project will repair approximately 3,300 square yards of road in the Edgewater 3rd Plat area. The replacement of select areas of curb and installation of underdrain underneath the curb will be included in this project.

The City received the following bids on October 14, 2025:

Wil-Pav	\$593,665.50
Terry Snell Construction	\$633,000.00
Linaweaver Construction	\$650,518.50
Phoenix Concrete LLC	\$763,770.80
J.M. Fahey Construction	\$940,205.75

Wil-Pav was determined to be the lowest and best bidder.

Staff recommends the contract for the Edgewater 3rd Road Repairs Project be awarded to Wil-Pav in the amount of \$593,665.50.

BILL 4000

ORDINANCE

"AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH WIL-PAV INC. FOR THE FULL-DEPTH RECONSTRUCTION OF MULTIPLE SEGMENTS OF LAKECREST CIRCLE, LAKERIDGE LANE, AND VISTA COVE, CITY PROJECT NUMBER 25-476 IN THE AMOUNT OF \$593,665.50 AND AUTHORIZING THE CITY MANAGER TO APPROVE CHANGE ORDERS WITHIN ESTABLISHED BUDGET CONSTRAINTS."

WHEREAS, this project is included in the FY 2025 Capital Budget; and,

WHEREAS, bids for this project were received on October 14, 2025; and,

WHEREAS Wil-Pav Inc. has been determined to be the lowest and best bidder.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF RAYMORE, MISSOURI, AS FOLLOWS:

Section 1. The City Manager is directed to enter into a contract in the amount of \$593,665.50 with Wil-Pav Inc. for the Edgewater 3rd Road Repairs Project, attached as Exhibit A.

Section 2. The City Manager is authorized to approve change orders for this project within established budget constraints.

Section 3. Effective Date. The effective date of approval of this Ordinance shall be coincidental with the Mayor's signature and attestation by the City Clerk.

Section 4. Severability. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

DULY READ THE FIRST TIME THIS 10TH DAY OF NOVEMBER, 2025.

BE IT REMEMBERED THAT THE ABOVE ORDINANCE WAS APPROVED AND ADOPTED THIS 24TH DAY OF NOVEMBER, 2025, BY THE FOLLOWING VOTE:

Councilmember Abdelgawad
Councilmember Baker
Councilmember Barber
Councilmember Burke III
Councilmember Circo
Councilmember Engert
Councilmember Holman
Councilmember Mills

ATTEST:

APPROVE:

Erica Hill, City Clerk

Kristofer P. Turnbow, Mayor

Date of Signature



CITY OF RAYMORE
CONTRACT FOR SERVICES

EDGEWATER 3RD ROAD REPAIRS

This Contract for Edgewater 3rd Road Repairs, hereafter referred to as the **Contract** is made this 30th day of October, 2025, between Wil-Pav Inc., an entity organized and existing under the laws of the State of Missouri, with its principal office located at 12900 E. Kentucky, Sugar Creek, MO 64050, hereafter referred to as the **Contractor**, and The City of Raymore, Missouri, a Charter City organized and existing under the laws of the State of Missouri, with its principal office located at 100 Municipal Circle, Raymore, Missouri, hereafter referred to as the **City**.

This contract and applicable attachments represent the entire understanding and agreement between the parties and no oral, implied, alterations or variations to the contract will be binding on the parties, except to the extent that they are in writing and signed by the parties hereto. This contract shall be binding upon the heirs, successors, administrators, executors and assigns of the parties hereto. In the event there are any inconsistencies in the provisions of this contract and those contained in the proposal they will be resolved in accordance with the terms of this contract.

This contract is effective as of October 30, 2025 and coincidental with the City Manager's signature and attestation by the City Clerk and shall remain in effect as described within the attachments.

ARTICLE I
THE WORK

Contractor agrees to perform all work and provide all materials as specified in Request for Proposal 25-476-201 and the General Terms and Conditions in Appendix B, commonly referred to as Contract Terms and Conditions and according to Contract Agreement set forth here. Contractor agrees to provide all labor, materials, tools, permits, and/or professional services and perform the contracted work in accordance with all specifications, terms and conditions as set forth within the proposal documents, including bonding, insurance, prevailing wage requirements, and termination clauses as needed or required. The work as

specified in Appendix A may commence upon the signing of this contract and scheduling and approval of the City.

ARTICLE II TIME OF COMMENCEMENT AND COMPLETION

The work shall take a maximum of 100 calendar days. The date of substantial completion shall be that date when the project or portions of the project are officially accepted by the Owner through formal action of the City Council for utilization of the project for its intended purpose. The City shall be the sole determiner as to the fulfillment of the work as described.

ARTICLE III CONTRACT SUM AND PAYMENT

The Contractor agrees to perform all work described in the Contract Documents in the amount of \$593,665.50.

The City agrees to pay the Contractor as outlined in the Contract Documents and subject to deductions provided for in Articles IV and VI.

The City Manager has the authority for change orders.

ARTICLE IV CONTRACT PAYMENTS

The City agrees to pay the Contractor for the completed work as follows: 95% of contract shall be paid within thirty (30) days of substantial completion of each section of this proposal – inspection and remediation, walk-through and acceptance by the City; a 5% retainage will be held until acceptance of the project by the Raymore City Council, at which time final payment will be made. Any monies not paid to the Contractor when due will bear interest at the rate of one and one-half percent (1 -1/2 %) per month, from the date such payment is due. However, if any portion of the work remains to be completed or corrected at the time payment is due, the City may retain sufficient funds to cover the City Engineer's estimated value of the work not completed or twenty percent (20%) of the contract amount, whichever is greater, exempt from interest, to be paid when such listed items are corrected or completed.

The City will be the sole judge as to the sufficiency of the work performed.

The Contractor agrees that the City may withhold any and all payment for damage or destruction, blatant or otherwise, incurred to the City's property caused by poor performance or defective equipment or materials or personnel employed or utilized by the Contractor. Additionally, it is agreed the Contractor shall also be liable to the City for replacement of materials or services occasioned by such breach.

Payment shall be made upon receipt of invoices presented in duplicate as outlined in Appendix B. All pay requests will be paid by ACH instead of by check. An ACH form will be provided upon contract.

Third party payment agreements will not be accepted by the City.

In the event that the Missouri Department of Labor and Industrial Relations has determined that a violation of Section 292.675, RSMo, has occurred and that a penalty as described in Section XII shall be assessed, the City shall withhold and retain all sums and amounts due and owing when making payments to Contractor under this Contract.

ARTICLE V INSURANCE REQUIREMENTS

Insurance shall be provided as outlined in the General Terms and Conditions Appendix B to the Contract.

ARTICLE VI DAMAGES/DELAYS/DEFECTS

The City will not sustain monetary damage if the whole or any part of this contract is delayed through the failure of the Contractor and/or his sureties to perform any part or the whole of this contract. Thus, if at any time the Contractor refuses or neglects to supply sufficiently skilled workmen or proper materials, or fails in any respect to execute the contract, including extras, with the utmost diligence, the City may take steps deemed advisable to promptly secure the necessary labor, tools, materials, equipment, services, etc., by contract or otherwise, to complete whatever portion of the contracted work which is causing delay or is not being performed in a workmanlike manner.

Contractor and/or their sureties will be liable to the City for any cost for labor, tools, materials, equipment, services, delays, or claims incurred by the City to finish the work.

Contractor will store, contain, or remove all debris, materials, tools, equipment and vehicles at the end of each day so that no hazardous or dangerous situations are created by the Contractor within the work location and surrounding area.

Contractor will promptly and within 7 days of receiving notice thereof repair all damage to public and private property caused by their agents or employees. Should damages not be promptly repaired within 7 days of receiving notice thereof, the City will authorize the hiring of another Contractor or vendor with the necessary and applicable qualifications to do the repairs. The original Contractor agrees to promptly pay for the services of any such Contractor or vendor hired to do such repairs within 10 days of completion of the repairs.

Contractor shall immediately report, to the City, or a duly authorized representative, any accident whatsoever arising out of the performance of this contract, especially those resulting in death, serious injury or property damage. Contractor must provide full details and statements from any witnesses.

If the Contractor shall fail to complete the work within the contract time, or an extension of time granted by the City, the Contractor will pay to the City the amount for liquidated damages as specified in the schedule below for each calendar day that the Contractor shall be in default after the time stipulated in this contract document. The amount specified in the schedule is agreed upon, not as a penalty, but as liquidated damages for the loss to the City of Raymore and the public of the use of the facility as designated. This amount will be deducted from any money due to the Contractor. The Contractor and Contractor's surety will be liable for all liquidated damages.

SCHEDULE OF LIQUIDATED DAMAGES		
Original Contract Amount		Charge Per Calendar Day (\$)
From More Than (\$)	To and Including (\$)	
0	50,000	150
50,001	100,000	250
100,001	500,000	500
500,001	1,000,000	1,000
1,000,001	2,000,000	1,500
2,000,001	5,000,000	2,000
5,000,001	10,000,000	2,500
10,000,001	And above	3,000

ARTICLE VII RESPONSIBILITIES

The City shall provide all information or services under their control with reasonable promptness and designate the City Manager, or their designee (in writing) to render decisions on behalf of the City and on whose actions and approvals the Contractor may rely.

The Contractor's responsibilities and obligations under this agreement are accepted subject to strikes, outside labor troubles (including strikes or labor troubles affecting vendors or suppliers of Contractor), accidents, transportation delays, floods, fires, or other acts of God, and any other causes of like or different character beyond the control of Contractor. Impossibility of performance (but not simply frustration of performance) by reason of any legislative, executive, or judicial act of any governmental authority shall excuse performance of or delay in performance of this agreement. The City and the Contractor shall agree upon such any delay or cancellation of performance and execute an agreement in writing documenting the excuse of performance or delay in performance of this agreement.

Contractor agrees to provide all materials, labor, tools, and equipment necessary to perform and complete the contract as specified.

All equipment will be of such a type and in such condition so as not to cause any damage to City property or the community at large. All equipment used within the jurisdictional boundaries of the City will meet the minimum requirements of OSHA (Occupational Safety Health Administration) and related federal, state, county, and city agencies and regulations, including but not limited to EPA (Environmental Protection Agency) and the NESHAPS (National Emission Standards for Hazardous Air Pollution). All material will be of a type and quality acceptable to the City, and which will not cause injury to property or persons.

Contractor will supervise and direct the work performed, and shall be responsible for their employees. Contractor will also supervise and direct the work performed by subcontractors and their employees and be responsible for the work performed by subcontractors hired by the Contractor. Contractor shall not assign its responsibilities to any subcontractor without the prior written agreement of the City which may be granted at the sole discretion of the City.

Contractor agrees to obtain and maintain, during the term of this contract, the necessary licenses and permits required by federal, state, county and municipal governments to perform the services as required by this contract. Contractor shall bear the cost of any permits which he is obligated to secure. Contractor will also ensure any subcontractors hired will obtain the necessary licenses and permits as required.

Contractor agrees to comply with all applicable federal, state, county and municipal laws and regulations, including, but not limited to, affirmative action, equal employment, fair labor standards and all applicable provisions of the Occupational Safety and Health Act of 1970, as amended. Contractor agrees to ensure subcontractors and their employees comply with all applicable laws and regulations aforementioned.

Contractor also agrees to be, at all times, in full compliance with any and all applicable federal, state and local laws and regulations as they may change from time to time.

Contract is subject to the State of Missouri Prevailing Wage Laws (Cass County Annual Wage 32) if the project is over \$75,000. The contractor shall include the provisions of this clause in all subcontracts for work to be performed by subcontractors under this contract so that provisions of this clause are binding upon subcontractors.

ARTICLE VIII CANCELLATION AND/OR TERMINATION OF AGREEMENT

With Cause – If Contractor fails to perform his duties as specified in this contract, the City through its appointed representative, shall notify the Contractor to correct

any default under the terms of this contract. Such notification may be made in writing, and delivered via regular, certified facsimile or email. If the Contractor fails to correct any default after notification of such default, the City shall have the right to immediately terminate this agreement by giving the Contractor ten (10) days written notice, and delivered via regular, certified facsimile or email. If the Contractor fails to correct any default(s) after notification of such default(s) are of such that they endanger the health, safety and/or welfare of the residents of Raymore, City may terminate this contract immediately and retain the services of an alternative contractor to perform the services for which Contractor may be held liable for such costs.

Without Cause – The City may cancel or terminate this agreement at any time without cause by providing sixty (60) days written notice, by certified mail, facsimile or email to the Contractor.

In the event this agreement is terminated, the City may hold as retainer the amount needed to complete the work in accordance with the bid specifications. Any contract cancellation notice shall not relieve the Contractor of the obligation to deliver and/or perform on all outstanding requirements of this contract and orders issued prior to the effective date of cancellation.

No payment made under this Contract shall be proof of satisfactory performance of the Contract, either wholly or in part, and no payment shall be construed as an acceptance of deficient or unsatisfactory services.

ARTICLE IX ARBITRATION

In case of a dispute, the Contractor and the City may each agree to appoint a representative, who, together, shall select a third party attorney in good standing and licensed to practice law in Missouri, to arbitrate the issue. Resolution of the issue will be binding upon both parties.

ARTICLE X WARRANTY

Contractor warrants that all workmanship shall be of good quality, in conformance with bid specifications and guarantee all materials, equipment furnished, and work performed for a period of two (2) years from the date of substantial completion as noted in the 2019 City of Raymore "Standard Contract Documents and Technical Specification & Design Criteria for Utility and Street Construction."

Contractor shall, within ten (10) days of written notice from the City, correct any work found to be defective, incorrect or not in accordance with the bid specifications.

ARTICLE XI
REQUIRED SAFETY TRAINING

- A. Awarded contractors and their subcontractors must provide a 10-hour OSHA construction safety program, or a similar program approved by the Department of Labor and Industrial Relations, for their on-site employees who have not previously completed such safety training and are directly engaged in public improvement construction;
- B. Awarded contractors and their subcontractors must require all on-site employees to complete this ten-hour program within 60 days of beginning construction work if they have not previously completed the program and have documentation of doing so. On site employees who cannot provide proper documentation of completion of required safety training when requested will be given 20 days to produce the documentation before being removed from the project and before their employers will be subject to penalties. Provide any completed certificates prior to project start.

ARTICLE XII
NOTICE OF PENALTIES FOR FAILURE
TO PROVIDE SAFETY TRAINING

- A. Pursuant to Section 292.675, RSMo, Contractor shall forfeit to City as a penalty two thousand five hundred dollars (\$2,500.00), plus one hundred dollars (\$100.00) for each on-site employee employed by Contractor or its Subcontractor, for each calendar day, or portion thereof, such on-site employee is employed without the construction safety training required in Section XI above.
- B. The penalty described in Subsection "A" of this Section shall not begin to accrue until the time periods described in Sections XI "B" above have elapsed.
- C. Violations of Section XI above and imposition of the penalty described in this Section shall be investigated and determined by the Missouri Department of Labor and Industrial Relations.

ARTICLE XIII
AFFIDAVIT of WORK AUTHORIZATION

Pursuant to 285.530 RSMo, the bidder must affirm its enrollment and participation in a federal work authorization program with respect to the employees proposed to work in connection with the services requested herein by:

- * submitting the attached AFFIDAVIT OF WORK AUTHORIZATION and
 - * providing documentation affirming the bidder's enrollment and participation in a federal work authorization program (see below) with

respect to the employees proposed to work in connection with the services requested herein.

E-Verify is an example of a federal work authorization program. Acceptable enrollment and participation documentation consists of the following two pages of the E-Verify Memorandum of Understanding (MOU): 1) a valid, completed copy of the first page identifying the bidder and 2) a valid copy of the signature page completed and signed by the bidder, the Social Security Administration, and the Department of Homeland Security – Verification Division.

ARTICLE XIV
ENTIRE AGREEMENT

The parties agree that this constitutes the entire agreement and there are no further items or provisions, either oral or otherwise. Buyer agrees that it has not relied upon any representations of the Contractor as to prospective performance of the goods, but has relied upon its own inspection and investigation of the subject matter.

The parties have executed this agreement at The City of Raymore the day and year first above written.

IN WITNESS WHEREOF, the parties hereunto have executed two (2) counterparts of this agreement the day and year first written above.

THE CITY OF RAYMORE, MISSOURI

By:

Jim Feuerborn, City Manager

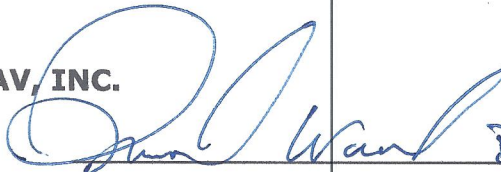
Attest:

Erica Hill, City Clerk

(CITY SEAL)

WIL-PAV, INC.

By:

 DANIEL WARD

Title:

Project Manager

Attest:

Kyrat B. Shumpr

(SEAL)



APPENDIX A
SCOPE OF SERVICES AND SPECIAL PROVISIONS

Edgewater 3rd Road Repairs

ANTICIPATED SCOPE OF SERVICES:

The work under this contract consists of the full-depth reconstruction of multiple segments of Lakecrest Circle, Lakeridge Ln and Vista Cove. Work includes a 12 inch removal of existing material, compaction of subgrade, installation of base rock where necessary (determined by the City), underdrain installation, geogrid placement, 6 inches of aggregate base course, curb and gutter replacement and construction of new 6 inch thick concrete pavement.

- **1. Concrete Pavement:** Construct new 6 inch thick concrete road which includes all necessary cuts, joints sealant and cure inline with the City of Raymore's standards. KCM MB 4K concrete required
- **2. Curb and Gutter (CG2):** Install roll back curb to match what is currently being used. All joints, cuts, cure and finish shall be in compliance with the City of Raymore's standards. KCM MB 4K concrete required
- **3. Underdrain:** Install 6 inch sleeved perforated underdrain pipe in a trench that is lined with fabric, clean rock bedding and cover. This is to be installed under the curb, below the road profile. This item will also include outlet connections.
- **4. Geogrid:** Install approved geogrid, geogrid shall be extended to 1 foot beyond back of curb or to outer edge of excavated area, whichever is less.
- **5. 3-5 inch Base Rock:** Excavate and remove any subgrade materials that cannot be properly compacted. Install 3-5 inch base rock in designated areas requiring additional stabilization to achieve a stable foundation.
- **6. 6 inch Aggregate Placement:** Remove and dispose of (at an approved location) 12 inches of existing pavement and subgrade in designated areas. Install 3-5 inch base rock in soft areas that will not meet compaction. Place and compact 6 inches of MoDot Type 5 aggregate. Maintain traffic control throughout the project with advance notice to residents.
- **7. ADA Ramps:** Shall be constructed in accordance with the City of Raymore and APWA standards.

1. SPECIFICATIONS WHICH APPLY

The Supplementary Conditions define the Project; establish the standards by which the work will be performed and further clarify those standards for the specific locations involved. These Supplementary Conditions supersede all other provisions of the documents wherein there is a conflicting statement. The performance of the work, the material requirements, the basis of measurement and the basis of payment for the various portions of the work shall be in accordance with the appropriate sections of the Kansas City Chapter of the APWA "Standard Specifications and Design Criteria" current edition, except as altered or modified by these supplementary conditions, and the contract document entitled, "Standard Contract Documents and Technical Specifications & Design Criteria for Utility and Street Construction, City of Raymore, Missouri, latest edition. This document shall be considered Supplementary Conditions for the purpose of Section 1.39 of the Kansas City Chapter of the APWA "Standard Specifications and Design Criteria" and shall take precedence for construction. All equipment and material not covered by APWA, the City's Technical Specifications or MODOT's Standard Specifications for Highway Construction Manual are included following this sheet. *Where the standards are in conflict, the more stringent criteria shall apply.*

2. PROJECT AWARD

Award of this project will be based upon the sum of the bid schedules. The Contractor however, shall take special consideration of the "Information for Bidders" section of the project contract documents; in particular, Evaluation of Bids in submitting their unit prices.

The City of Raymore preserves the right to increase, reduce or delete any bid items after award of the contract. No adjustments will be made to the unit prices bid on the contract for any items because of increase, reduction or deletion.

3. PROJECT COMPLETION AND SCHEDULE

The Contractor shall complete all work within **100 calendar days** of the issuance of the Notice to Proceed. If work is suspended for winter shutdown, the contract time will be paused during the period of suspension as approved by the City. Prior to shutdown, the Contractor shall secure the site, provide temporary surfacing or traffic control measures as directed, and ensure the

work area is left in a safe, serviceable condition. Temporary surfacing and traffic control will need to be checked weekly by the contractor, while fixing any issues. Work shall resume promptly upon issuance of approval to restart, and the remaining contract time shall recommence.

4. ENGINEER

The City of Raymore Public Works Director or his/her designee shall be the Engineer for this project.

5. GENERAL CONDITIONS

The General Conditions shall be modified as follows. All provisions of the General Conditions which are not so modified or supplemented shall remain in full force and effect.

6. SPECIAL CONDITIONS

- *Mobilization, Bonds and Insurance, Pre-Construction Photos:* The lump sum price shall include all costs for mobilization, demobilization, performance, payment bonds, preconstruction photos and required insurance. The City of Raymore will only pay for these items one time. Any additional mobilizations will be at the expense of the contractor. Please see Appendix B General Terms and Conditions for additional information. Pre-Construction photos, contractor shall take pre construction photographs of all work locations, including pavement, curb and driveway intersections. Photographs shall be submitted to the City prior to removal operations.
- *Concrete Pavement:* The unit price shall be made per square yard for the installation of 6 inch thick Portland cement concrete pavement. The pavement shall be constructed using KCMMB 4K mix in full compliance with City of Raymore standards. Work includes all jointing, finishing, curing, and protection of the pavement. Subsidiary to this item is expansion joint and dowels. Concrete pavement shall be jointed in 12 feet by 12 feet squares. Placement and construction shall conform to Section 3001 of the City of Raymore Specifications. All material and field testing shall be performed in accordance with Section 4000 of the City of Raymore Specifications. **If concrete is not being placed by a machine, the contractor will be required to vibrate all concrete.**
- *Curb & Gutter (CG-2):* The unit price shall be for the linear feet of curb and gutter replaced. Work shall include existing material removal, doweling into existing curb, expansion materials, sawing construction

joints, installation of new curb and protection during curing. Concrete shall be KCMMB 4k. Curb backfill shall be completed within 10 days of installation. The contractor shall repair at no additional cost any items damaged during construction. The contractor shall use three #5 smooth dowels when connecting into existing concrete. One end of each section of curb replacement shall also use $\frac{3}{4}$ inch expansion joint material with three greased and capped #5 smooth dowels. See the City's Technical Specifications for additional information regarding expansion joints and dowels. All material and field testing shall be in accordance with the City of Raymore's Specifications section 4000. **If the curb is not being installed by a machine, concrete will need to be vibrated at time of placement for proper compaction.** Any areas that are honeycombed on the back of the curb will need to be grouted smooth.

- Underdrain: The unit price shall be for the linear foot of 6 inch perforated underdrain pipe installed beneath the curb, including all fittings, filter fabric, filter sock and connections to curb inlets. This pipe shall be installed below the road profile, under the curb. All trench excavation, bedding and backfill are subsidiary to this item.
- Geogrid: The unit price shall be for the square yards of approved geogrid installed per manufacturer's specifications, extending 1 foot beyond the back of curb or to outer edge of excavated area (whichever is less) but shall always cover the entire excavated area under road and curb. All preparation, overlap and anchoring are subsidiary to this item.
- 3-5 inch Base Rock: Excavate and remove unsuitable or unstable subgrade materials that cannot achieve required compaction and properly dispose of the material at an approved facility. Furnish, place and compact 3–5 inch base rock in soft or unstable areas as needed, to provide stabilization beneath the roadway or curb. Areas to be defined and approved by the City prior to work being completed.

- 6 inch Aggregate Placement (Includes Aggregate base, Excavation and Subgrade Compaction): The unit price named in the bid shall be for the square yards of existing pavement and subgrade removed to a depth of 12 inches. The unit price shall cover all costs associated with excavation, hauling and disposal of material to an approved facility. Removal locations may vary in size and quantity. All required traffic control measures and signage for the project shall be subsidiary to this bid item. This item includes adding rock ramps for vehicles to leave and return from their residence. Weather permitting, replacement work shall commence within 48 hours of removal. The contractor shall repair, at no additional cost, any items damaged during construction, including but not limited to sprinkler systems, gas services and driveways.
 - 6 inch Aggregate Base Rock- Placement of 6 inches of MoDot Type 5 aggregate in areas of construction under all curb and pavement shall be subsidiary to the excavation and removal item. This includes furnishing, placing and compacting the aggregate to meet density requirements. All testing and proof roll shall be in accordance with the City of Raymore standard specifications section 4000.
 - Subgrade Compaction- All subgrade preparation and compaction necessary to meet the City's required density prior and after the installation of base rock or aggregate placement shall be subsidiary to this item. No separate payment will be made.
- ADA Ramps: The unit price shall be for each ADA ramp installed, including demolition, disposal, formwork, doweling, expansion joints, aggregate, truncated dome pads and concrete placement. Ramps shall be 6 inches thick without reinforcement and constructed with City details and APWA standards. The ramp and curb shall not be poured monolithically. Site restoration is subsidiary to this item. KCM MB 4K required.
- Site Restoration: Site Restoration shall be considered subsidiary to all bid items. The contractor shall follow APWA specifications section 2400 for Type A seed. Topsoil shall be used as fill material. Topsoil shall be defined as: fertile, friable and loamy soil of uniform quality, without admixture of subsoil material, and shall be free from material such as hard clods, stiff clay, hardpan, partially disintegrated stone, pebbles larger than one inch in diameter, and other impurities. Topsoil shall be relatively free from grass, roots, weeds, and other objectionable plant material or vegetative debris undesirable or harmful to plant life or which will prevent the formation of suitable seedbed. **Acceptance of this project and release of final payment will not occur until vegetation is established.**

- *Working Hours:* No work shall start before 7:00 A.M. including maintenance of equipment. ALL streets will be open to traffic no later than 4:00 p.m. unless expressly authorized in writing by the City Engineer. The City Engineer shall approve all work to be performed on Saturday, Sunday and on any holidays. All requests for doing such work shall be given 48 hours in advance.
- *Traffic Control and Traffic Routing and Signage:* The contractor shall furnish, install and maintain all traffic control devices, signs, barricades and flaggers. Prior to construction, the contractor must submit to the city a Traffic Control Plan meeting the requirements of the Manual on Uniform Traffic Control Devices. This plan shall also detail residents' travel path to and from their homes. If access is restricted, the contractor shall coordinate with Fire/Police personnel in case of an emergency.
- *Construction Schedule:* After being awarded the contract, the Contractor shall immediately prepare and submit for approval by the City, a construction schedule that will insure completion of the project within the contract time. The schedule shall be submitted to the Engineer within ten (10) calendar days after issuance of the notice of award. The Contractor will notify the City immediately of any significant changes in the submitted schedule of work.
- *Weather Limitations:* Concrete placement shall comply with the latest ACI 305R. No concrete shall be placed when the air temperature is below 27 degrees and falling. Concrete may be placed between 27 degrees and 40 degrees fahrenheit with approved cold weather protection methods per ACI 306R. Hot weather placement precautions shall be implemented when ambient temperatures exceed 90 degrees, including temperature control of materials, windbreaks and curing protection.
- *Concrete Testing:* Temperature, slump, air content and cylinders shall be taken on the first working day of every week. Four cylinders shall be cast and tested at 7 and 28 day intervals. Two cylinders will be held back for additional testing if required. A KCM MB 4K concrete mix shall be used on all exposed concrete. A concrete mix design shall be submitted prior to placing concrete. All concrete testing shall be subsidiary to the bid items in this project, contractor shall use an independent testing lab to perform the tests.

7. ADDITIONAL REQUIREMENTS

- *Notification:* Contractor shall place door hangers on the doors of affected property owners 48 hours in advance of the removal operations. The City will provide door hangers.
- *Utilities:* Regardless of what utilities are shown in the bidding documents and utility locations listed, the bidder shall contact each area utility to determine the presence and location of the utility lines. The bidder shall determine and shall assume the risk as to whether utilities that are to be relocated by the utility company have in fact been relocated and if not, when the utility company anticipates the relocation shall be completed. The bidder shall independently determine the reliability of the information received from the utility companies and shall make the determination as to the sequence and timing of utility relocations in determining a bid.

8. PROTECTION OF PUBLIC & PRIVATE PROPERTY

- *Missouri One Call:* Before starting work, the Contractor shall notify all utilities involved, and shall request them for cooperation in locating lines in advance of the work. The Contractor shall make reasonable effort to avoid breaking utility lines. The utility shall be notified immediately should a break occur in a line during construction under this contract. Any lines so broken by the contractor shall be repaired according to the utility company's standards at the expense of the Contractor.
- *Pavement Protection:* Wherever the work is along existing pavement, which is to be retained, traction equipment with lugs will not be permitted. The Contractor shall use utmost care not to damage or destroy any existing pavement. Any pavement damaged or destroyed due to the operations of the Contractor, which is not within the contract limits shall be replaced.
- *Damages:* The Contractor will exercise care to prevent damage to existing roadways, highways, ditches, shoulders, structures, trees, and underground utilities adjacent to the construction site. The Contractor shall be held responsible for all damage to roads, highways, shoulders, ditches, bridges, culverts, trees, and other property, caused by him or his subcontractors in transporting materials to or from the site of work,

regardless of location of such damage, and shall pay for or replace such damaged property to the satisfaction of the Owner of such property.

9. MEASUREMENT AND PAYMENT

It is the intent of the proposal that the total bid, as submitted, shall cover all work shown on the contract drawings and required by the specifications and other contract documents. All costs in connection with the work, including furnishing of all the materials, equipment, supplies, and appurtenances, providing all construction plant equipment and tools, and performing all necessary labor to fully complete the work, shall be included in the unit and lump sum prices named in the bid. No item or work that is required by the contract documents for the proper and successful completion of the contract will be paid for outside of or in addition to the prices submitted in the bid. All work not specially set forth in the proposal as a pay item shall be considered a subsidiary obligation of the Contractor and all costs in connection therewith shall be included in the prices named in the bid.

10. ADDITIONAL INFORMATION

10.1 Project is tax exempt.

CITY OF RAYMORE, MISSOURI
RFP # 25-476-201

Appendix B
General Terms and Conditions

A. Procedures

The extent and character of the services to be performed by the Contractor shall be subject to the general control and approval of the Public Works Director or their authorized representative(s) in consultation with the Finance Director. The Contractor shall not comply with requests and/or orders issued by an unauthorized individual. The Public Works Director will designate their authorized representatives in writing. Both the City of Raymore and the Contractor must approve any changes to the contract in writing.

B. Contract Period

Award of this contract is anticipated prior to the end of November, 2025.

C. Insurance

The Bidder/Contractor shall procure, maintain, and provide proof of insurance coverage for injuries to persons and/or property damage as may arise from or in conjunction with, the work performed on behalf of the City of Raymore by the Bidder/Contractor, its agents, representatives, employees or subcontractors. The City of Raymore shall be named as an additional insured under such insurance contracts (except for Worker's Compensation coverage). All coverage for the City shall be written on a primary basis, without contribution from the City's coverage. A Certificate of Insurance will be required within ten calendar days from the date of receipt of the Notice of Award. All policies shall be issued on an occurrence form.

1. General Liability

Commercial General Liability including Product/Completed Operations. The completed operations coverage is to remain in force for three years following the project completion.

Minimum Limits - General Liability:

- \$1,000,000 Each Occurrence Limit
- \$ 100,000 Damage to Rented Premises
- \$ 5,000 Medical Expense Limit
- \$1,000,000 Personal and Advertising Injury
- \$2,000,000 General Aggregate Limit
- \$1,000,000 Products & Completed Operations

2. Excess/Umbrella Liability

\$5,000,000 Each Occurrence

\$5,000,000 Aggregate

3. Automobile Liability

Coverage sufficient to cover all vehicles owned, used, or hired by the Bidder/Contractor, its agents, representatives, employees or subcontractors.

Minimum Limits - Automobile Liability:

\$1,000,000 Combined Single Limit

\$5,000 Medical Expense Limit

4. Workers' Compensation

Limit as required by the Workers' Compensation Act of Missouri, Employers Liability, \$1,000,000 from a single carrier.

D. *Hold Harmless Clause*

The Bidder/Contractor shall, during the term of the contract including any warranty period, indemnify, defend, and hold harmless the City of Raymore, its officials, employees, agents, residents and representatives thereof from all suits, actions, or claims of any kind, including attorney's fees, brought on account of any personal injuries, damages, or violations of rights, sustained by any person or property in consequence of any neglect in safeguarding contract work or on account of any act or omission by the Contractor or his employees, or from any claims or amounts arising from violation of any law, bylaw, ordinance, regulation or decree. The Contractor agrees that this clause shall include claims involving infringement of patent or copyright.

E. *Exemption from Taxes*

The City of Raymore is exempt from state sales tax and federal excise tax. Tax exemption certificates indicating this tax exempt status will be furnished on request, and therefore the City shall not be charged taxes for materials or labor.

F. *Employment Discrimination by Contractors Prohibited/Wages/ Information*

During the performance of a contract, the Contractor shall agree that it will not discriminate against any employee or applicant for employment because of race, religion, color, sex, national origin, or disabilities, except where religion, sex or national origin is a bona fide occupational qualification reasonably necessary to the normal operation of the Contractor; that it will post in conspicuous places, available to employees and applicants for employment, notices setting forth nondiscrimination practices, and that it will state, in all solicitations or advertisements for employees placed by or on behalf of the Contractor, that it is an equal opportunity employer. Notices, advertisements and solicitations placed in accordance with federal law, rule or regulation shall be deemed sufficient to meet this requirement.

The Contractor will include the provisions of the foregoing paragraphs in every subcontract or purchase order so that the provisions will be binding upon each subcontractor or vendor used by the Contractor.

Contractor agrees to pay all employees involved in this contract the required wages as listed in the prevailing Wage Order 32 for Cass County, Missouri, USA.

G. *Invoicing and Payment*

The Contractor shall submit invoices, in duplicate, for services outlined above in the scope of services. **Certified payroll shall be submitted with each pay request or invoice.** All pay requests will be paid by ACH instead of by check. An ACH form will be provided upon contract.

Invoices shall be based on the following schedule:

At completion of work – 95% of the contract amount with 5% held for retainage – the 5% retainage will be held until acceptance of the project by the Raymore City council, at which time final payment will be made. Payment will be based on actual services rendered and actual costs. All such invoices will be paid within thirty (30) days by the City of Raymore unless any items thereon are questioned, in which event payment will be withheld pending verification of the amount claimed and the validity of the claim. The Bidder/Contractor shall provide complete cooperation during any such investigation.

Third party payment arrangements will not be accepted by the City.

H. *Cancellation*

The City of Raymore reserves the right to cancel and terminate this contract in part or in whole without penalty upon 30 days written notice to the Bidder/Contractor. Any contract cancellation notice shall not relieve the Bidder/Contractor of the obligation to deliver and/or perform on all outstanding orders issued prior to the effective date of cancellation.

I. *Contractual Disputes*

The Contractor shall give written notice to the City of Raymore of its intent to file a claim for money or other relief at the time of the occurrence or the beginning of the work upon which the claim is to be based.

The written claim shall be submitted to the City no later than sixty (60) days after final payment. If the claim is not disposed of by agreement, the City of Raymore shall reduce their decision to writing and mail or otherwise forward a copy thereof to the Contractor within thirty (30) days of receipt of the claim.

City decision shall be final unless the Contractor appeals within thirty (30) days by submitting a written letter of appeal to the Finance Director, or her designee. The Finance Director shall render a decision within sixty (60) days of receipt of the appeal.

J. *Severability*

In the event that any provision of this contract shall be adjudged or decreed to be invalid, such ruling shall not invalidate the entire Agreement but shall pertain only to the provision in question and the remaining provisions shall continue to be valid, binding and in full force and effect.

K. *Applicable Laws*

This contract shall be governed in all respects by federal and state laws. All work performed shall be in compliance with all applicable City of Raymore codes.

L. *Drug/Crime Free Work Place*

Contractor acknowledges and certifies that it understands that the following acts by the contractor, its employees, and/or agents performing services on City of Raymore property are prohibited:

1. The unlawful manufacture, distribution, dispensing, possession or use of alcohol or other drugs; and
2. Any impairment or incapacitation from the use of alcohol or other drugs (except the use of drugs for legitimate medical purposes).
3. Any crimes committed while on City property.

Contractor further acknowledges and certifies that it understands that a violation of these prohibitions constitutes a breach of contract and may result in default action being taken by the City of Raymore in addition to any criminal penalties that may result from such conduct.

M. *Inspection*

At the conclusion of each job order, the Bidder shall demonstrate to the Public Works Director or his authorized representative(s) of the City that the work is fully complete and in compliance with the scope of services. Any deficiencies shall be promptly and permanently corrected by the Bidder/Contractor at the Bidder's/Contractor's sole expense prior to final acceptance of work, and normal warranties shall be issued at point of final acceptance by the City of Raymore.

N. *No Escalation of Fees*

The pricing of services contained in the contract for the selected Contractor shall remain in effect for the duration of the contract. No escalation of fees will be allowed.

O. *Safety Training*

Bidders are informed that the Project is subject to the requirements of Section 292.675, RSMo, which requires all contractors or subcontractors doing work on the Project to provide, and require its on-site employees to complete, a ten (10) hour course in construction safety and health approved by the Occupational Safety and Health Administration ("OSHA") or a similar program approved by the Missouri Department of Labor and Industrial Relations which is at least as stringent as an approved OSHA program. All on-site employees of a contractor or subcontractor must have certification of successful completion of Required Safety Training within 60 days of project commencing. On-site employees must provide documentation that they have successfully completed the Required Safety Training *within the required time period*. If they cannot do so within 20 days of a request for such documentation, they must be removed from the project and their employers will be subject to penalties as described in the Act.

P. *Prevailing Wage Requirement (Public Projects under \$75,000 are excluded)*

The contract resulting from this solicitation is subject to the State of Missouri Prevailing Wage Law (Cass County Wage Order 32). The Contractor shall include the provisions of this clause in all subcontracts for work to be performed by subcontractors under this contract so that provisions of this clause are binding upon subcontractors.

Not less than the prevailing wage included must be paid to all workers performing work under the contract (section 290.250, RSMo).

The Contractor will forfeit a penalty to the contracting public body of \$100 per day (or portion of a day) for each worker that is paid less than the prevailing rate for any work done under the contract by the Contractor or by any Subcontractor (section 290.250, RSMo).

Q. *Permits/Certificates*

Contractor shall be responsible for obtaining all permits/certificates, and for incurring all expenses associated with those items, prior to proceeding with the scope of work and services described in this solicitation. Included in these permits will be the "Occupational License" required of all contractors and sub-contractors doing business within the City limits of Raymore. This permit can be obtained from the office of the City Clerk, 100 Municipal Circle, Raymore, Missouri, 64083.

Certificate copies must be submitted with the RFP, if the project utilizes any of the contractors listed herein; Class A & B Contractors, Electricians, Plumbers and Mechanical Contractors.

CLASS A & B Contractors, Electricians, Plumbers and Mechanical contractors who held a 2012 Raymore Occupational License, must provide proof of at least eight (8) continuing education credits (CEU) related to the trade for which the license was issued within the last year.

CLASS A & B Contractors, Electricians, Plumbers and Mechanical contractors who did not hold a 2012 Raymore Occupational License, must provide a certificate of competency with a passing grade (70% or higher) from a nationally recognized testing institution; OR possess a Contractor's License from a reciprocating city; OR provide proof of a Bachelor's degree in Structural Engineering, Architecture or Construction Science.

R. *Mobilization, Bonds and Insurance*

Mobilization, Bonds, and Insurance will be considered a lump sum item for payment.

Payment shall be made on the following schedule.

Percentage of Contract Completed	Percentage Mobilization Payment
5%	25%
10%	50%
25%	75%
50%	100%

S. *Bid Bond*

A bid bond or certified check from a surety or bank, acceptable to the City Clerk, in an amount equal to, or greater than, 5% of the maximum total bid price must accompany each proposal. Prior acceptability of the proposed surety or bank furnishing the bid security, before the bid date, is recommended. An unacceptable bid security may be cause for rejection of the proposal. No bidder may withdraw his bid for a period of thirty (60) days after the date of opening of bids.

T. *Performance Bond*

The Contractor shall within ten (10) days after the receipt of the notice of award furnish the City with a Performance Bond in penal sum equal to the amount of the contract price, conditioned upon the performance by the Contractor of all undertakings, covenants, terms, conditions and agreements of the contract documents, and upon the prompt payment by the Contractor to all persons supplying labor and materials in the prosecution of the work provided by the contract documents. Such bond shall be executed by the Contractor and a corporate bonding company licensed to transact such business in the State in which the work is to be performed. The expense of this bond shall be borne by the Contractor. If at any time a surety on any such bond is declared as bankrupt or loses its right to do business in the State of Missouri, the Contractor shall within ten (10) days after notice from the City to do so, substitute an acceptable bond in such form and sum and signed by such other surety or sureties as may be satisfactory to the City. The premiums on such bond shall be paid by the

Contractor. No further payments shall be deemed due nor shall be made until the new surety or sureties shall have furnished an acceptable bond to the City.

U. Payment Bond

The Contractor shall within ten (10) days after the receipt of the notice of award furnish the City with a Payment Bond in penal sum equal to the amount of the contract price, conditioned upon the prompt payment by the Contractor to all persons supplying labor and materials in the prosecution of the work provided by the contract documents. Such bond shall be executed by the Contractor and a corporate bonding company licensed to transact such business in the state in which the work is to be performed. The expense of this bond shall be borne by the Contractor. If at any time a surety on any such bond is declared as bankrupt or loses its right to do business in the State of Missouri, the Contractor shall within ten (10) days after notice from the City to do so, substitute an acceptable bond in such form and sum and signed by such other surety or sureties as may be satisfactory to the City. The premiums on such bond shall be paid by the Contractor. No further payments shall be deemed due nor shall be made until the new surety or sureties shall have furnished an acceptable bond to the City.

V. Maintenance Bond

Prior to acceptance of the project by the Raymore City Council, the Contractor shall furnish the Owner with a Maintenance Bond in penal sum equal to an amount of one half (50%) of the contract price and that shall remain in full force and effect for a period of two (2) years from the date of project acceptance by the Raymore City Council. The Maintenance Bond shall guarantee all materials and equipment furnished and work performed shall be free of defects due to faulty materials or workmanship and that the Contractor shall promptly make such corrections as may be necessary by reason of such defects including the repair of any damage to the parts of the system resulting from such defects. The Owner will give notice of observed defects with reasonable promptness. In the event that the Contractor should fail to make such repairs, adjustments, or other work that may be made necessary by such defects, the Owner may do so with all costs, including administration fees, going against the Maintenance Bond. Such bond shall be executed by the Contractor and a corporate bonding company licensed to transact such business in the state in which the work is to be performed. The expense of this bond shall be borne by the Contractor. If at any time a surety on any such bond is declared a bankrupt or loses its right to do business in the State of Missouri, the Contractor shall within ten (10) days after notice from the Owner to do so, substitute an acceptable bond in such form and sum and signed by such other surety or sureties as may be satisfactory to the Owner. The premiums on such bond shall be paid by the Contractor. No further payments shall be deemed due nor shall be made until the new surety or sureties shall have furnished an acceptable bond to the Owner.

W. Rejection of Bids

The City reserves the right to reject any and all bids, to waive technical defects in the bid, and to select the bid deemed most advantageous to the City.

X. Release of Information

Pursuant to 610.021 RSMo, all documents within a request for proposal will become an open record to the public upon a negotiated contract being executed. All documents within a request for bid become open record as soon as the bid is opened. Bidders and proposers should be aware that all documents within a submittal will become open records.

Y. American Products

Pursuant to RSMo 34.353 for Contracts over \$25,000 any manufactured goods or commodities used or supplied in the performance of the Contract or subcontract shall be manufactured or produced in the United States, unless determined to be exempt as provided in the statute.

1. Contractor agrees that any manufactured goods or commodities that are used or supplied in the performance of this Contract or any subcontract hereto shall be manufactured or produced in the United States, unless;
 - a. The manufactured good or commodity used or supplied involves an expenditure of less than twenty-five thousand dollars (\$25,000), or
 - b. The contractor shall provide evidence sufficient for the City to certify in writing that:
 - i. The specified products are not manufactured or produced in the United States in sufficient quantities to meet the agency's requirements, or
 - ii. The specified products cannot be manufactured or produced in the United States within the necessary time in sufficient quantities to meet the agency's requirements.
2. The written certification contemplated by Subsection 1(b) of this Section Y shall;
 - a. Specify the nature of the contract,
 - b. Specify the product being purchased or leased,
 - c. Specify the names and addresses of the United States manufacturers and producers contacted by the City or the project architect or engineer,
 - d. Provide an indication that such manufacturers or producers could not supply sufficient quantities or that the price of the products would increase the cost of the contract by more than ten (10) percent, and
 - e. Such other requirements as may be imposed by Section 34.353 of the revised Statutes of Missouri, as amended.
3. The written certification contemplated by Subsection 1(b) of this Section Y shall be maintained by the City for a period of at least three (3) years.

Z. Affidavit of Work Authorization and Documentation

Pursuant to Section 285.530 RSMo, the bidder must affirm its enrollment and participation in a federal work authorization program with respect to the employees proposed to work in connection with the services requested herein by

- * submitting the attached AFFIDAVIT OF WORK AUTHORIZATION and
- * providing documentation affirming the bidder's enrollment and

participation in a federal work authorization program (see below) with respect to the employees proposed to work in connection with the services requested herein.

E-Verify is an example of a federal work authorization program. Acceptable enrollment and participation documentation consists of the following two pages of the E-Verify Memorandum of Understanding (MOU): 1) a valid, completed copy of the first page identifying the bidder and 2) a valid copy of the signature page completed and signed by the bidder, the Social Security Administration, and the Department of Homeland Security – Verification Division.

***REVISED* BID PROPOSAL FORM E – Project No. 25-476-201**

Edgewater 3rd Road Repairs

Base Bid

Base Bid Items	Units	Estimated Quantities	\$/Units	Total
Mobilization, Bonds, Insurance, Pre Construction Photos	EA	1		\$ 55,000
Concrete Pavement	SY	3253	\$ 90	\$ 292,770
Curb & Gutter (CG-2)	LF	2295	\$ 50	\$ 114,750
Underdrain	LF	1108	\$ 28.50	\$ 31,578
Geogrid	SY	3965	\$ 2.50	\$ 9,912.50
3-5 inch Base Rock	Tons	100	100	\$ 10,000
6 inch aggregate placement	SY	3327	\$ 15	\$ 49,905
ADA Ramps	EA	2	\$ 3000	\$ 6,000
Lowering Water Services	EA	5	\$ 3500	\$
Rock Excavation	CY	50	\$ 125	\$ 6,250
TOTAL BASE BID				\$ 593,665.50

Company Name Wil-Paul

Total Base Bid for Project Number: 25-476-201

\$ 593,665.50 *JP?*

In the blank above insert numbers for the sum of the bid.

(Five Hundred Ninety Three Six Hundred Sixty Five) 50

In the blank above write out the sum of the bid.

PROPOSAL FORM A
RFP 25-476-201

PROPOSAL VALIDITY AND COMMITMENT TO SIGN AGREEMENTS

I (authorized agent) Kevin Douth having authority to act on behalf
of (Company name) Wil-Pau Inc do
hereby acknowledge that (Company name) Wil-Pau Inc
will be bound by all terms, costs, and conditions of this proposal for a period of 90
days from the date of submission; and commit to sign the Agreements.

FIRM NAME: Wil-Pau Inc

ADDRESS: 12900 E Kentucky
Street

ADDRESS: Sugar Creek Mo 64050
City State Zip

PHONE: 816-836-1786

E-MAIL: Estimating@wilpau.com

DATE: 10/6/25
(Month-Day-Year)

Kevin Douth
Signature of Officer/Title

DATE: _____
(Month-Day-Year)

Signature of Officer/Title

Indicate Minority Ownership Status of Bidder (for statistical purposes only):
Check One:

- ____ MBE (Minority Owned Enterprise)
____ WBE (Women Owned Enterprise)
____ Small Business

PROPOSAL FORM B
RFP 25-476-201

CONTRACTOR DISCLOSURES

The Contractor submitting this RFP shall answer the following questions with regard to the past five (5) years. If any question is answered in the affirmative, the Firm shall submit an attachment, providing details concerning the matter in question, including applicable dates, locations, names of projects/project owners and circumstances.

1. Has the Firm been debarred, suspended or otherwise prohibited from doing business with any federal, state or local government agency, or private enterprise? Yes ☐ No ☒
2. Has the Firm been denied prequalification, declared non-responsible, or otherwise declared ineligible to submit bids or proposals for work by any federal, state or local government agency, or private enterprise? Yes ☐ No ☒
3. Has the Firm defaulted, been terminated for cause, or otherwise failed to complete any project that it was awarded? Yes ☐ No ☒
4. Has the Firm been assessed or required to pay liquidated damages in connection with work performed on any project? Yes ☐ No ☒
5. Has the Firm had any business or professional license, registration, certificate or certification suspended or revoked? Yes ☐ No ☒
6. Have any liens been filed against the Firm as a result of its failure to pay subcontractors, suppliers, or workers? Yes ☐ No ☒
7. Has the Firm been denied bonding or insurance coverage, or been discontinued by a surety or insurance company? Yes ☐ No ☒
8. Has the Firm been found in violation of any laws, including but not limited to contracting or antitrust laws, tax or licensing laws, labor or employment laws, environmental, health or safety laws? Yes ☐ No ☒
**With respect to workplace safety laws, this statement is limited to willful federal or state safety law violations.*
9. Has the Firm or its owners, officers, directors or managers been the subject of any criminal indictment or criminal investigation concerning any aspect of the Firm's business? Yes ☐ No ☒
10. Has the Firm been the subject to any bankruptcy proceeding? Yes ☐ No ☒

Legal Matters

1. Claims, Judgments, Lawsuits: Are there or have there been any claims, judgments, lawsuits or alternative dispute proceedings involving the Firm that involve potential damages of \$10,000 or more in the past 48 months?

_____ Yes ☒ No If yes, provide details in an attachment.

2. Complaints, Charges, Investigations: Is the Firm currently or has the firm been the subject of any complaint, investigation or other legal action for alleged violations of law pending before any court or governmental agency within the past 48 months ?

_____ Yes ☒ No If yes, provide details in an attachment.

Required Representations

In submitting this RFP, the Firm makes the following representations, which it understands are required as a condition of performing the Contract Work and receiving payment for the same.

1. The Firm will possess all applicable professional and business licenses required for performing work in Raymore, Missouri.
2. The Firm satisfies all bonding and insurance requirements as stipulated in the solicitation for this project.
3. The Firm and all subcontractors that are employed or that may be employed in the execution of the Contract Work shall be in full compliance with the City of Raymore requirements for Workers' Compensation Insurance.
4. If awarded the Contract Work, the Firm represents that it will not exceed its current bonding limitations when the Contract Work is combined with the total aggregate amount of all unfinished work for which the Contractor is responsible.
5. The Firm represents that it has no conflicts of interest with the City of Raymore if awarded the Contract Work, and that any potential conflicts of interest that may arise in the future will be disclosed immediately to the City.
6. The Firm represents the prices offered and other information submitted in connection with its proposal for the Contract Work was arrived at independently without consultation, communication, or agreement with any other offeror or competitor.

7. The Firm will ensure that employees and applicants for employment are not discriminated against because of their race, color, religion, sex or national origin.

PROPOSAL FORM C
RFP 25-476-201

EXPERIENCE / REFERENCES

To be eligible to respond to this RFP, every bidder must be in business for a minimum of one (1) year and must demonstrate that they, or the principals assigned to this Project, have successfully completed services, similar to those specified in the Scope of Service section of this RFP, to at least one customer with a project similar in size and complexity to the City of Raymore. *Please list any Municipalities that you have done work for in the past, not including the City of Raymore.

Please provide a minimum of five references where your firm has performed similar work to what is being requested in the RFP and within the past 36 months. Please include ONLY the following information:

- Company Name
- Mailing Address
- Contact Person/Email
- Telephone Number
- Project Name, Amount and Date completed

COMPANY NAME	Nabholz
ADDRESS	
CONTACT PERSON	Thomas Goerke
CONTACT EMAIL	
TELEPHONE NUMBER	
PROJECT, AMOUNT AND DATE COMPLETED	

COMPANY NAME	Link Logistics
ADDRESS	1500 Geospace Dr
CONTACT PERSON	Chanz Brown
CONTACT EMAIL	cbrown@linklogistics.com
TELEPHONE NUMBER	816-257-5213
PROJECT, AMOUNT AND DATE COMPLETED	\$900,000

COMPANY NAME	Mid Continent Library
ADDRESS	
CONTACT PERSON	Aaron Gordon
CONTACT EMAIL	
TELEPHONE NUMBER	
PROJECT, AMOUNT AND DATE COMPLETED	

COMPANY NAME	Universal Construction
ADDRESS	
CONTACT PERSON	
CONTACT EMAIL	
TELEPHONE NUMBER	
PROJECT, AMOUNT AND DATE COMPLETED	

COMPANY NAME	David Ross Construction
ADDRESS	
CONTACT PERSON	Dave Ross
CONTACT EMAIL	
TELEPHONE NUMBER	
PROJECT, AMOUNT AND DATE COMPLETED	

State the number of Years in Business: 54

State the current number of personnel on staff: 40

PROPOSAL FORM D

RFP 25-476-201

Proposal of Wil-Pau Inc, organized and
(Company Name)
existing under the laws of the State of Missouri, doing business
as (*) Wil-Pau Inc

To the City of Raymore, Missouri: In compliance with your Request for Proposal, Bidder hereby proposed and agrees to furnish all labor, tools, materials and supplies to successfully complete all requirements defined in City Project No. 25-476-201 – Edgewater 3rd Road Repairs.

This work is to be performed in strict accordance with the Plans and Specifications, including addendum number(s) _____, issued thereto, receipt of which is hereby acknowledged for the following unit prices.

By submission of this Bid, each Bidder certifies, and in the case of a joint bid, each party thereto certifies as to his own organization, that this Bid has been arrived at independently, without consultation, communication or agreement as to any matter relating to this Bid with any other Bidder or with any competitor.

The Bidder hereby agrees to commence work under this contract on or before the date specified in the *Notice to Proceed* and to fully complete the project in accordance with the completion dates specified in the Special Provisions.

Bidder further acknowledges that bidder is the official holder of the "Standard Contract Documents and Technical Specifications & Design Criteria for Utility and Street Construction, City of Raymore, Missouri."

(*) Insert "a corporation, a partnership, or an individual" as applicable.

CITY OF RAYMORE

100 Municipal Circle · Raymore, MO. 64083
Phone · 816-892-3045 · Fax · 816-892-3093



ADDENDUM NO. 1

Edgewater 3rd Road Repairs

Project #25-476-201

All plan holders are hereby notified and agree by signature below, that the proposal includes consideration of the following changes, amendments, and/or clarifications and costs associated with these changes and are included in the proposal.

**Addendum No. 1 - Question and clarification. REVISED Proposal Tab
Added Scope and Special Conditions**

1. Question: Do you have a joint pattern, where do you want dowels?

Response: The joint layout shall consist of 12'x12' squares. When connecting to the existing curb, three dowels and expansion joint will be required as specified in the Special Conditions (page 15). Dowels shall also be installed where all new/existing curb ties into new concrete pavement. All dowels tying curb to pavement shall be #4 reinforcing bars, a minimum of 18" in length and spaced at 36" centers.

2. Question: Can the City identify a specific Geogrid brand to use?

Response: Any of the geogrid products listed in Section 2005 of the Raymore Utility and Street Construction Specifications are approved for use.

3. Question: Who's responsible for lowering water and gas services?

Response: The contractor shall be responsible for lowering water services as necessary. A bid item has been included for lowering water services where required. Water services shall be adjusted to maintain a minimum of 12" below the drain pipe if possible. Coordination for lowering gas services shall be scheduled directly with Spire. In the event that the gas service is at legal depth, the City will assume responsibility to pay for lowering the gas service. If the original service line was installed too shallow, the contractor will need to coordinate with the gas company to lower the service line.

4. Question: Will damage to residential sprinkler lines be the responsibility of the contractor?

Response: Yes. The contractor shall be responsible for repairing any damage to residential sprinkler lines that occurs as a result of construction activities.

5. Question: Will the City consider a rock clause or a unit price per cubic yard if rock excavation is found necessary?

Response: Yes. A bid item has been added for Rock excavation, to be measured and paid for on a per cubic yard basis as necessary. The City has probed the road and at the back of the curb in several locations and have not found any substantial areas of rock.

6. Question: Will the contractor need to coordinate with the trash service to coordinate collection on trash days?

with this project, the gas service will also need to be lowered. If the existing gas service is at legal depth and needs to be moved, the City will assume responsibility of paying for this work. If the gas service was not originally installed at legal depth, the contractor will need to coordinate with the gas company to lower the service line.

- **Rock Excavation:** Rock Excavation shall be paid for at the unit bid price per cubic yard. The unit cost for this item shall include all labor, equipment and materials to break, excavate and dispose of overburden defined as rock. The definition of rock is any material that cannot be removed without the use of a hydraulic hoe ram or explosives. The contractor shall notify the City's representative when they encounter material that they believe qualifies as rock. Upon agreement between the contractor and the City, the contractor shall document the quantity of rock removed; station to station, depth and width of material removed.

CITY OF RAYMORE

100 Municipal Circle • Raymore, MO. 64083
Phone • 816-892-3045 • Fax • 816-892-3093



ADDENDUM NO. 2

Edgewater 3rd Road Repairs
Project #25-476-201

All plan holders are hereby notified and agree by signature below, that the proposal includes consideration of the following changes, amendments, and/or clarifications and costs associated with these changes and are included in the proposal.

Addendum No. 2 - Question and clarification. PROPOSAL DUE DATE CHANGE

PROPOSAL DUE DATE HAS CHANGED

****PROPOSAL IS DUE OCTOBER 14TH, 2025 11:00 A.M.****

1. Question: The underdrain detail appears to show an excavation depth of approximately four feet from the top of pavement to the bottom of the underdrain trench. Please confirm the intended depth of the underdrain installation.

Response: The underdrain profile shall be three feet from the top of pavement to the bottom of the rock bedding, as shown on the revised detail issued with this addendum. The previous four foot depth shall be disregarded.

2. Question: If water services need to be lowered, will the City require a new service to be bored under the road?

Response: No, in this circumstance, the contractor will be allowed to use a coupler to lower the water service if it can not be physically lowered.

Clarification:

LATE BIDS CANNOT BE ACCEPTED!

I hereby certify that the above have been considered and associated costs have been included in this bid.

Company Name: Wil-Pav

By: Kevin Douth

Title: Estimator

Address: 12900 E Kentucky

City, State, Zip: Sugar Creek MO 64050

Date: 10/7/25 Phone: 816-836-1786

Signature of Bidder: Kevin Douth

ADDENDUM MUST BE SUBMITTED WITH BID

***REVISED* BID PROPOSAL FORM E -- RFP 25-476-201
CONTINUED**

Company Name Wil-Pau Inc

By Kevin Douth
Authorized Person's Signature

Kevin Douth Estimator
Print or type name and title of signer

Company Address 12900 E Kentucky
Sugar Creek Mo 64050

Phone 816-836-1786

Fax 816-836-0492

Email Estimating@wilpau.com

Date 10/6/25

ADDENDA

Bidder acknowledges receipt of the following addendum:

Addendum No. 1

Addendum No. 2

Addendum No. _____

Addendum No. _____

Addendum No. _____

Addendum No. _____

LATE BIDS CANNOT BE ACCEPTED!

I hereby certify that the above have been considered and associated costs have been included in this bid.

Company Name: Wil-Pau Inc

By: Kevin Douth

Title: Estimator

Address: 12900 E Kentucky

City, State, Zip: Sugar Creek Mo 64050

Date: 10/6/25 Phone: 816-836-1786

Signature of Bidder: Kevin Douth

ADDENDUM MUST BE SUBMITTED WITH BID

E - VERIFY AFFIDAVIT

(As required by Section 285.530, RSMo)

As used in this Affidavit, the following terms shall have the following meanings:

EMPLOYEE: Any person performing work or service of any kind or character for hire within the State of Missouri.

FEDERAL WORK AUTHORIZATION PROGRAM: Any of the electronic verification of work authorization programs operated by the United States Department of Homeland Security or an equivalent federal work authorization program operated by the United States Department of Homeland Security to verify information of newly hired employees, under the Immigration Reform and Control Act of 1986 (IRCA), P.L. 99-603.

KNOWINGLY: A person acts knowingly or with knowledge,
(a) with respect to the person's conduct or to attendant circumstances when the person is aware of the nature of the person's conduct or that those circumstances exist; or
(b) with respect to a result of the person's conduct when the person is aware that the person's conduct is practically certain to cause that result.

UNAUTHORIZED ALIEN: An alien who does not have the legal right or authorization under federal law to work in the United States, as defined in 8 U.S.C. 1324a(h)(3).

BEFORE ME, the undersigned authority personally appeared _____, who, being duly sworn, states on his oath or affirmation as follows:

Name/Contractor: Wil-Pau Inc

Company: Wil-Pau Inc

Address: 12900 Kentucky Sugar Creek Mo. 64050

- 1 I am of sound mind and capable of making this Affidavit, and am personally acquainted with the facts stated herein.
- 2 Contractor is enrolled in and participates in a federal work authorization program with respect to the employees working in connection with the following services contracted between Contractor and the City of Raymore: Project # 25-476-201.
- 3 Contractor does not knowingly employ any person who is an unauthorized alien in connection with the contracted services set forth above.

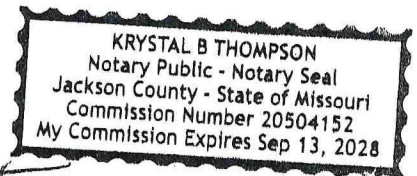
- 4 Attached hereto is documentation affirming Contractor's enrollment and participation in a federal work authorization program with respect to the employees working in connection with the contracted services.

Wil-Pav Inc
Company Name

Kevin Douth
Signature

Name: Kevin Douth

Title: Estimator



STATE OF Missouri COUNTY OF Jackson

Subscribed and sworn to before me this 10th day of October, 2025.

Notary Public: Krystal B Thompson

My Commission Expires: 09/13/2028 Commission # 20504152

PLEASE NOTE: Acceptable enrollment and participation documentation consists of the following 2 pages of the E-Verify Memorandum of Understanding:

- 1 A valid, completed copy of the first page identifying the Contractor; and
- 2 A valid copy of the signature page completed and signed by the Contractor, the Social Security Administration, and the Department of Homeland Security -Verification Division.



CITY OF RAYMORE
AGENDA ITEM INFORMATION FORM

DATE: 11/10/2025

SUBMITTED BY: Nathan Musteen

DEPARTMENT: Parks and Recreation
Department

ITEM CATEGORY: Ordinance

TITLE / ISSUE / REQUEST

Tree Board: Amendment to Chapter 260, Tree Maintenance and Care (pg 140)

STRATEGIC PLAN GOAL / STRATEGY

Goal 7.7: Utilize existing trees, natural features and resources to enhance the Parks and Recreation System

FINANCIAL IMPACT

Award To:

Amount of Request/Contract:

Amount Budgeted:

Funding Source/Account:

PROJECT TIMELINE

Estimated Start Date

Estimated End Date

STAFF RECOMMENDATION:

Approval

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission: Parks and Recreation Board

Date: 10/28/25

Action/Vote: 8-0

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Bill 3994
2. Chapter 260 - Tree Board changes - redline

BACKGROUND / JUSTIFICATION

The Raymore Tree Board is an established board authorized by Chapter 260 of the Raymore Municipal Code. The Tree Board was established to help staff oversee basic care of trees and meet requirements to maintain the City's Tree City USA status. As member

terms have now expired, staff approached the Park Board about creating a subcommittee that would serve as the Tree Board. The change would require an amendment to Chapter 260 and at least 3 dedicated work sessions each calendar year for Tree Board-related items. The creation of a subcommittee under the Park Board would allow staff and the Tree Board to create tree-related projects and have opportunities to fund them through the park maintenance budget. This is not an option under the current establishment of the Tree Board.

During the Park Board work session on September 23, staff presented the revised Chapter 260: Tree Maintenance and Care of the Raymore Municipal Code. The Park Board approved the amendment on October 28, 2025, for consideration of the City Council.

The amended section 260.050 meets Tree City USA requirements and has been approved by the Missouri Department of Conservation Urban Forester. No other changes were made to Chapter 260.

"AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AMENDING THE RAYMORE MUNICIPAL CODE, CHAPTER 260: TREE MAINTENANCE AND CARE."

WHEREAS, the City Council of the City of Raymore, Missouri adopted the Chapter 260: Tree Maintenance and Care on April 11, 2011, that established a Tree Board; and,

WHEREAS, the Parks and Recreation Board voted on October 28, 2025, to amend Section 260.050 Establishment of Tree Board for the City to be a sub-committee of the Parks and Recreation Board; and,

WHEREAS, the City Tree Board as a sub-committee of the Parks and Recreation Board provides more opportunities for tree related projects and funding; and,

WHEREAS, the Missouri Department of Conservation approves of the City Tree Board as a sub-committee which fulfills the Tree City USA requirement.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF RAYMORE, MISSOURI, AS FOLLOWS:

Section 1. Section 260.050 of the Raymore Municipal Code is hereby repealed in its entirety and re-enacted as follows:

Section 260.050. Establishment Of A City Tree Board.

A. There is hereby created and established a Tree Board for the City.

B. Composition And Term. The City Tree Board shall be a sub-committee of the Raymore Parks and Recreation Board. The Tree Board shall consist of three (3) or more individuals serving on the Park Board (whose members are appointed by the Mayor). The City shall have no more than two (2) representatives consisting of a member of the Parks and Recreation Department designated by the Parks & Recreation Director and a city staff member designated by the City Manager. Parks and Recreation Board members selected to serve on the City Tree Board will be appointed by the Parks and Recreation Board Chair at the first meeting of the calendar year and serve a (1) year term.

C. Duties. The City Tree Board shall have the following duties:

1. To study, investigate and advise the Park Board and City Council regarding the care, preservation, pruning, planting, replanting, removal or disposition of trees.

2. To prepare a Tree Management Strategic Plan and to update such plan as needed. The Tree Management Strategic Plan shall include goals for City arboriculture efforts and information on tree trimming requirements, i.e., clearance distances.

3. To prepare and annually update an Official Tree List. The Official Tree List shall designate species of trees not recommended for planting in the City. The List shall also include a list of tree species permitted to be planted on street right-of-way.

4. To assist City staff in the preparation of the annual City budget for tree planting and maintenance activities including the City's arboretum.

5. To educate residents on the advantages of trees and the planting and maintenance of all trees within the community.

6. To assist the City in preparing an annual Arbor Day proclamation and observance.

7. To assist the City in maintaining the certification as a Tree City USA.

Section 2. Effective Date. The effective date of approval of this Ordinance shall be coincidental with the Mayor's signature and attestation by the City Clerk.

Section 3. Severability. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

DULY READ THE FIRST TIME THIS 10TH DAY OF NOVEMBER, 2025.

BE IT REMEMBERED THAT THE ABOVE ORDINANCE WAS APPROVED AND ADOPTED THIS 24TH DAY OF NOVEMBER, 2025, BY THE FOLLOWING VOTE:

Councilmember Abdelgawad
Councilmember Baker
Councilmember Barber
Councilmember Burke III
Councilmember Circo
Councilmember Engert
Councilmember Holman
Councilmember Mills

ATTEST:

APPROVE:

Erica Hill, City Clerk

Kristofer P. Turnbow, Mayor

Date of Signature

Chapter 260. Tree Maintenance and Care

Section 260.010. Title.

This Chapter will be known as the Tree Maintenance Code and may be cited as such, and will be referred to in this Chapter as the "Code."

Section 260.020. Purpose.

A. This Chapter establishes policies, regulations, and standards necessary to ensure that the City will realize the benefits provided by its urban forest.

The purpose of this Code is to protect the public health, safety, and welfare of the citizens of Raymore by requiring trees to be maintained in a healthy and non-hazardous condition through good arboriculture practices. These general objectives include, among others, the following specific purposes:

1. To protect pedestrians from falling or low hanging tree limbs and branches.
2. To reduce resident exposure to potential hazardous conditions in the event of damaging storms.
3. To protect the character of residential, commercial and public areas.
4. To preserve the value of the property throughout the City.
5. To provide mechanisms for the enforcement and administration of the Code to ensure that the above purposes are accomplished.

Section 260.030. Interpretation.

A. In any case where a provision of the Code is found to be in conflict with a provision of any other ordinance or other legislation of the City existing on the effective date of the Code, the provision which establishes the higher standard for the promotion and protection of the safety and health of the people shall prevail.

B. In any case where a determination of definition or identification of tree hazard is needed, the opinion of the City Arborist shall prevail.

Section 260.040. Definitions.

For the purpose of this Chapter the following words and phrases shall have the following interpretation and/or meanings indicated below:

CITY ARBORIST

A City staff member designated by the City Manager who is certified in the practice of arboriculture.

OFFICIAL TREE LIST

A list of trees provided for in the City's Tree Management Strategic Plan.

PRIVATE TREE

Any tree or shrub growing on privately-owned land, including those trees planted between the sidewalk and street.

PUBLIC TREE

Any tree or shrub growing on any publicly-owned land except street right-of-way.

REMOVAL or REMOVE

The cutting or removing of fifty percent (50%) or more of a crown trunk or root system of a tree, or any action which results in immediate danger of falling.

TOP/TREE TOPPING

Removing the vertical leader stems and cutting tree limbs back to a stub, bud or a lateral branch not large enough to assume a terminal role, resulting in decay of the trunk and/or main branches and sprout production. Usually involves removing more than one-third (1/3) of the tree canopy.

TREE MANAGEMENT STRATEGIC PLAN

A written plan for the care, preservation, pruning, planting, replanting, removal or disposition of trees.

Section 260.050. Establishment Of A City Tree Board.

A. There is hereby created and established a Tree Board for the City.

B. Composition And Term. The City Tree Board shall be a sub-committee of the Raymore Parks and Recreation Board. The Tree Board shall consist of three (3) or more individuals serving on the Park Board (whose members are appointed by the Mayor). The City shall have no more than two (2) representatives consisting of a member of the Parks and Recreation Department designated by the Parks & Recreation Director and a city staff member designated by the City Manager. Parks and Recreation Board members selected to serve on the City Tree Board will be appointed by the Parks and Recreation Board Chair at the first meeting of the calendar year and serve a (1) year term.

~~The City Tree Board shall consist of five (5) members. Those members shall be three (3) citizens appointed by the Mayor with the advice and consent of the City Council chosen from the citizens at large, the City Arborist, and the Parks and Recreation Director. Appointments shall be made by August 1 of each year. Members shall serve for three-year terms, excepting that, for the term set to begin August 1, 2013, one (1) member shall be appointed for a one-year term, one (1) member shall be appointed for a two-year term, and one (1) member shall be appointed for a three-year term.~~

C. Duties. The City Tree Board shall have the following duties:

1. To study, investigate and advise the Park Board and City Council regarding the care, preservation, pruning, planting, replanting, removal or disposition of trees.
2. To prepare a Tree Management Strategic Plan and to update such plan as needed. The Tree Management Strategic Plan shall include goals for City arboriculture efforts and information on tree trimming requirements, i.e., clearance distances.

3. To prepare and annually update an Official Tree List. The Official Tree List shall designate species of trees not recommended for planting in the City. The List shall also include a list of tree species permitted to be planted on street right-of-way.
4. To assist City staff in the preparation of the annual City budget for tree planting and maintenance activities including the City's arboretum.
5. To educate residents on the advantages of trees and the planting and maintenance of all trees within the community.
6. To assist the City in preparing an annual Arbor Day proclamation and observance.
7. To assist the City in maintaining the certification as a Tree City USA.

Section 260.060. Public Tree Care And Maintenance.

- A. The City shall have the right to plant, and the duty to prune, maintain and remove public trees as a matter of public safety or to enhance the symmetry and beauty of such public areas.
- B. The City Arborist may remove or cause or order to be removed, any tree presenting an unsafe condition or which by reason of its nature is injurious to sewers, water lines or other public improvements, or is affected with any injurious fungus, insect or other pest.
- C. All public tree maintenance shall conform to the ANSI A300 standards for tree care operations.

Section 260.070. Private Tree Care And Maintenance.

- A. It shall be the duty of any person or persons owning or occupying real property bordering on any street upon which property there may be trees, to prune such trees in such a manner that they will not obstruct or shade the street lights, obstruct the passage of pedestrians on sidewalks, obstruct vision of traffic signs or obstruct views of any street or alley intersection. There shall be a clear space of thirteen (13) feet above the street surface or eight (8) feet above the sidewalk and pedestrian trail surfaces.
- B. It shall be the duty of any person or persons owning or occupying real property bordering on any street, park or other public land, on which there may be trees that are diseased or insect infested, to remove, spray or treat such trees in such a manner that they will not infect or damage nearby public vegetation or cause harm to the community or citizens.
- C. The City Manager may order trees on private land that cause obstructions or present insect or disease problem or otherwise present a danger to public health or safety be pruned, removed or treated.

Section 260.080. Occupational License Required.

It shall be unlawful for any person or firm to engage in the business or occupation of pruning, treating or removing public or private trees within the City without first applying and procuring a City occupational license in accordance with Chapter 605 of the City Code.

Section 260.090. Local Government Disclaims Liability.

Nothing in this Chapter shall be deemed to impose any liability for damages or a duty of care and maintenance upon the City or upon any of its officers or employees, nor to relieve the owner of any private property from the duty to keep any tree, shrub or plant upon any street area on his property or under his control in such a condition as to

prevent it from constituting a hazard or impediment to travel or vision upon any street, park, boulevard, alley or public place within the City. The person in possession of or the owner of any private property shall have a duty to keep the trees upon the property and under their control in a safe and healthy condition.

Section 260.100. Tree Topping Prohibited.

It shall be unlawful as normal practice for any person, firm or City department to top any public tree. Crown reduction by a qualified arborist may be substituted, where appropriate. Trees severely damaged by storms or other causes, or certain trees under utility wires or other obstructions where other pruning practices are impractical may be exempted from this prohibition at the determination of the City Arborist.

Section 260.110. Unauthorized Planting Or Removal.

It shall be unlawful for any person other than officials, agents and employees of the City to remove public trees or to remove or plant trees in City parks without the written approval of the City.

Section 260.120. Damage Of Public Trees.

No person shall damage, cut, carve, transplant, remove, or attach any accessory to public trees without written permission from the Parks and Recreation Director.

Section 260.130. Interference.

No person shall hinder, prevent, delay or interfere with the City Arborist, or City Manager in carrying out the execution or enforcement of this Chapter.

Section 260.135. Enforcement.

The City Arborist or Code Enforcement Officer are charged with the responsibility for the enforcement of this Chapter and may serve notice, abate, or to any person, firm, or corporation in violation or institute legal proceedings as may be required and the City Attorney is authorized to institute appropriate proceedings to that end.

Section 260.140. Penalty For Violation.

Upon conviction or a plea of guilty, any person, firm or corporation violating or failing to comply with any of the provisions of this Chapter shall be subject to the penalty provisions provided for in Section 100.220 of the City Code. A property owner charged for abatement shall not incur a penalty in addition to the City's cost of abatement.



CITY OF RAYMORE
AGENDA ITEM INFORMATION FORM

DATE: 11/10/2025

SUBMITTED BY: Nathan Musteen

DEPARTMENT: Parks and Recreation

ITEM CATEGORY: Ordinance

TITLE / ISSUE / REQUEST

Award of Contract - Recreation Park Baseball Light Plans (pg 149)

STRATEGIC PLAN GOAL / STRATEGY

Goal 7.4: Proactively plan for future growth, expansion and maintenance of the City's Parks and Recreation system

FINANCIAL IMPACT

Award To:	Wilson and Company
Amount of Request/Contract:	\$18,200
Amount Budgeted:	\$65,000
Funding Source/Account:	45-00-8430-0000

PROJECT TIMELINE

Estimated Start Date
11/25/2025

Estimated End Date
2/26/2026

STAFF RECOMMENDATION:

Approval

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission:	Parks and Recreation Board
Date:	10-28-25
Action/Vote:	8-0

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Bill 3995
2. Contract
3. Electrical Service & Power Distribution Upgrades

BACKGROUND / JUSTIFICATION

The City of Raymore solicited proposals from qualified electrical design firms to provide professional engineering services for the design of electrical service and power distribution

system upgrades at Recreation Park. The scope includes the design of electrical power upgrades to four (4) baseball fields and a concession stand located within the park. Note: Lights on the two smaller fields were installed in 2018 and were not included in the scope. The existing electrical infrastructure, including pad-mounted utility transformers and power distribution systems maintained by Evergy, have been in service since the late 1990s and are at the end of their useful life expectancy. This project will allow staff to appropriately plan a future capital project. Requests for proposals were issued in August with a pre-bid and walk-through held in late August. Bids were due on September 4. One proposal was received and staff recommends Wilson and Company as the best and most responsive firm.

BILL 3995

ORDINANCE

"AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, APPROVING AND AUTHORIZING A CONTRACT WITH WILSON AND COMPANY IN THE AMOUNT OF \$18,200 TO PROVIDE ENGINEERING DESIGN SERVICES FOR ELECTRICAL SYSTEM UPGRADES AT THE RECREATION PARK BASEBALL COMPLEX."

WHEREAS, the City has four baseball fields with lights and a concession stand at Recreation Park that have been in service for over 25 years; and,

WHEREAS, the electrical equipment has reached the end of its useful life expectancy; and,

WHEREAS, City Staff advertised and received bids for engineering design services for electrical upgrades; and,

WHEREAS, the Parks and Recreation staff reviewed the proposal and found that Wilson and Company was the best and most responsive proposal submitted.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF RAYMORE, MISSOURI, AS FOLLOWS:

Section 1. The City Manager shall be the authorized representative of the City herein for all instruments identified in Section 5.2(i) of the Charter.

Section 2. The City Manager and the City Clerk are hereby directed and authorized to execute the Agreement for and on behalf of the City of Raymore.

Section 3. The Mayor, the City Clerk and the City Manager are hereby directed and authorized to take the necessary steps under the Agreement to implement its terms.

Section 4. Effective Date. The effective date of approval of this Ordinance shall be coincidental with the Mayor's signature and attestation by the City Clerk.

Section 5. Severability. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

DULY READ THE FIRST TIME THIS 10TH DAY OF NOVEMBER, 2025.

BE IT REMEMBERED THAT THE ABOVE ORDINANCE WAS APPROVED AND ADOPTED THIS 24TH DAY OF NOVEMBER, 2025, BY THE FOLLOWING VOTE:

Councilmember Abdelgawad
Councilmember Baker
Councilmember Barber
Councilmember Burke III
Councilmember Circo
Councilmember Engert
Councilmember Holman
Councilmember Mills

ATTEST:

APPROVE:

Erica Hill, City Clerk

Kristofer P. Turnbow, Mayor

Date of Signature



CITY OF RAYMORE
CONTRACT FOR SERVICES

Recreation Park Baseball Light Plans

This Contract for Recreation Park Baseball Light Panel, hereafter referred to as the **Contract** is made this 24th day of November, 2025, between Wilson and Company, an entity organized and existing under the laws of the State of Missouri, with its principal office located at 800 East 101st Terrace, Suite 200, Kansas City, Missouri 64131, hereafter referred to as the **Contractor**, and The City of Raymore, Missouri, a Charter City organized and existing under the laws of the State of Missouri, with its principal office located at 100 Municipal Circle, Raymore, Missouri, hereafter referred to as the **City**.

This contract and applicable attachments represent the entire understanding and agreement between the parties and no oral, implied, alterations or variations to the contract will be binding on the parties, except to the extent that they are in writing and signed by the parties hereto. This contract shall be binding upon the heirs, successors, administrators, executors and assigns of the parties hereto. In the event there are any inconsistencies in the provisions of this contract and those contained in the proposal they will be resolved in accordance with the terms of this contract.

This contract is effective as of November 24, 2025 and coincidental with the City Manager's signature and attestation by the City Clerk and shall remain in effect as described within the attachments.

ARTICLE I
THE WORK

Contractor agrees to perform all work and provide all materials as specified in Request for Proposal 25-463-201 and the General Terms and Conditions in Appendix B, commonly referred to as Contract Terms and Conditions and according to Contract Agreement set forth here. Contractor agrees to provide all labor, materials, tools, permits, and/or professional services and perform the contracted work in accordance with all specifications, terms and conditions as set forth within the proposal documents, including bonding, insurance, prevailing wage requirements, and termination clauses as needed or required. The work as

specified in Appendix A may commence upon the signing of this contract and scheduling and approval of the City.

ARTICLE II TIME OF COMMENCEMENT AND COMPLETION

The work shall take a maximum of 90 calendar days. The date of substantial completion shall be that date when the project or portions of the project are officially accepted by the Owner through formal action of the City Council for utilization of the project for its intended purpose. The City shall be the sole determiner as to the fulfillment of the work as described.

ARTICLE III CONTRACT SUM AND PAYMENT

The Contractor agrees to perform all work described in the Contract Documents in the amount of \$18,200.

The City agrees to pay the Contractor as outlined in the Contract Documents and subject to deductions provided for in Articles IV and VI.

The City Manager has the authority for change orders.

ARTICLE IV CONTRACT PAYMENTS

The City agrees to pay the Contractor for the completed work as follows:

The Contractor shall provide the City with monthly billings for progress payments as the work is completed. Payment will constitute full and complete payment as per individual invoice and within thirty (30) days of completion and acceptance of the Contractor's work. The City will be the sole judge as to the sufficiency of the work performed. A 5% retainage will be held until acceptance of the project by the Raymore City Council, at which time final payment will be made.

In the event of the Contractor's failure to perform any of his duties as specified in this contract and addendums, or to correct an error within the time stipulation agreed upon by both parties, the City shall have the right to deduct an amount not to exceed twenty-five (25%) per invoice.

Payment shall be made upon receipt of invoices presented in duplicate as outlined in Appendix B.

ARTICLE V INSURANCE REQUIREMENTS

Insurance shall be provided as outlined in the General Terms and Conditions Appendix B to the Contract.

All policies for liability protection, bodily injury, or property damage shall include the City of Raymore as an additional insured as such respects operation under this contract (except for Worker's Compensation and Professional Liability coverage).

Contractor agrees to hold harmless and indemnify the City from any liability for damage, injury or death arising out of the work performance of the contract.

ARTICLE VI RESPONSIBILITIES

The City shall provide all information or services under their control with reasonable promptness and designate the City Manager, or their designee (in writing) to render decisions on behalf of the City and on whose actions and approvals the Contractor may rely.

The Contractor's responsibilities and obligations under this agreement are accepted subject to strikes, outside labor troubles (including strikes or labor troubles affecting vendors or suppliers of Contractor), accidents, transportation delays, floods, fires, or other acts of God, and any other causes of like or different character beyond the control of Contractor. Impossibility of performance (but not simply frustration of performance) by reason of any legislative, executive, or judicial act of any governmental authority shall excuse performance of or delay in performance of this agreement. The City and the Contractor shall agree upon such any delay or cancellation of performance and execute an agreement in writing documenting the excuse of performance or delay in performance of this agreement.

Contractor agrees to provide all materials, labor, tools, and equipment necessary to perform and complete the contract as specified.

All equipment will be of such a type and in such condition so as not to cause any damage to City property or the community at large. All equipment used within the jurisdictional boundaries of the City will meet the minimum requirements of OSHA (Occupational Safety Health Administration) and related federal, state, county, and city agencies and regulations, including but not limited to EPA (Environmental Protection Agency) and the NESHAPS (National Emission Standards for Hazardous Air Pollution). All material will be of a type and quality acceptable to the City, and which will not cause injury to property or persons.

Contractor will supervise and direct the work performed, and shall be responsible for their employees. Contractor will also supervise and direct the work performed by subcontractors and their employees and be responsible for the work performed by subcontractors hired by the Contractor. Contractor shall not assign its

responsibilities to any subcontractor without the prior written agreement of the City which may be granted at the sole discretion of the City.

Contractor agrees to obtain and maintain, during the term of this contract, the necessary licenses and permits required by federal, state, county and municipal governments to perform the services as required by this contract. Contractor shall bear the cost of any permits which he is obligated to secure. Contractor will also ensure any subcontractors hired will obtain the necessary licenses and permits as required.

Contractor agrees to comply with all applicable federal, state, county and municipal laws and regulations, including, but not limited to, affirmative action, equal employment, fair labor standards and all applicable provisions of the Occupational Safety and Health Act of 1970, as amended. Contractor agrees to ensure subcontractors and their employees comply with all applicable laws and regulations aforementioned.

Contractor also agrees to be, at all times, in full compliance with any and all applicable federal, state and local laws and regulations as they may change from time to time.

ARTICLE VII CANCELLATION AND/OR TERMINATION OF AGREEMENT

With Cause – If Contractor fails to perform his duties as specified in this contract, the City through its appointed representative, shall notify the Contractor to correct any default under the terms of this contract. Such notification may be made in writing, and delivered via regular, certified facsimile or email. If the Contractor fails to correct any default after notification of such default, the City shall have the right to immediately terminate this agreement by giving the Contractor ten (10) days written notice, and delivered via regular, certified facsimile or email. If the Contractor fails to correct any default(s) after notification of such default(s) are of such that they endanger the health, safety and/or welfare of the residents of Raymore, City may terminate this contract immediately and retain the services of an alternative contractor to perform the services for which Contractor may be held liable for such costs.

Without Cause – The City may cancel or terminate this agreement at any time without cause by providing sixty (60) days written notice, by certified mail, facsimile or email to the Contractor.

In the event this agreement is terminated, the City may hold as retainer the amount needed to complete the work in accordance with the bid specifications. Any contract cancellation notice shall not relieve the Contractor of the obligation to deliver and/or perform on all outstanding requirements of this contract and orders issued prior to the effective date of cancellation.

No payment made under this Contract shall be proof of satisfactory performance of

the Contract, either wholly or in part, and no payment shall be construed as an acceptance of deficient or unsatisfactory services.

ARTICLE VIII ARBITRATION

In case of a dispute, the Contractor and the City may each agree to appoint a representative, who, together, shall select a third party attorney in good standing and licensed to practice law in Missouri, to arbitrate the issue. Resolution of the issue will be binding upon both parties.

ARTICLE IX WARRANTY

Contractor warrants that all workmanship shall be of good quality, in conformance with bid specifications and guarantee all materials, equipment furnished, and work performed for a period of two (2) years from the date of substantial completion as noted in the 2019 City of Raymore "Standard Contract Documents and Technical Specification & Design Criteria for Utility and Street Construction."

Contractor shall, within ten (10) days of written notice from the City, correct any work found to be defective, incorrect or not in accordance with the bid specifications.

ARTICLE X AFFIDAVIT of WORK AUTHORIZATION

Pursuant to 285.530 RSMo, the bidder must affirm its enrollment and participation in a federal work authorization program with respect to the employees proposed to work in connection with the services requested herein by:

- * submitting the attached AFFIDAVIT OF WORK AUTHORIZATION and
 - * providing documentation affirming the bidder's enrollment and participation in a federal work authorization program (see below) with respect to the employees proposed to work in connection with the services requested herein.

E-Verify is an example of a federal work authorization program. Acceptable enrollment and participation documentation consists of the following two pages of the E-Verify Memorandum of Understanding (MOU): 1) a valid, completed copy of the first page identifying the bidder and 2) a valid copy of the signature page completed and signed by the bidder, the Social Security Administration, and the Department of Homeland Security – Verification Division.

ARTICLE XI
ENTIRE AGREEMENT

The parties agree that this constitutes the entire agreement and there are no further items or provisions, either oral or otherwise. Buyer agrees that it has not relied upon any representations of the Contractor as to prospective performance of the goods, but has relied upon its own inspection and investigation of the subject matter.

The parties have executed this agreement at The City of Raymore the day and year first above written.

IN WITNESS WHEREOF, the parties hereunto have executed two (2) counterparts of this agreement the day and year first written above.

THE CITY OF RAYMORE, MISSOURI

By: _____
Jim Feuerborn, City Manager

Attest: _____
Erica Hill, City Clerk

(CITY SEAL)

Company Name

By: _____

Title: _____

Attest: _____

(SEAL)

APPENDIX A

ANTICIPATED SCOPE OF SERVICES:

1. INTRODUCTION AND PROJECT OVERVIEW

The City of Raymore is soliciting proposals from qualified electrical design firms to provide professional engineering services for the design of electrical service and power distribution system upgrades at Recreation Park. The scope includes the design of electrical power upgrades to four (4) baseball fields located within the park.

Note: Lights on the two smaller fields were installed in 2018 and not in scope.

The existing electrical infrastructure, including two (2) Evergy services, pad mounted utility transformers and power distribution system, have been in service since the late 1990s. The service voltage is 120/240V, 1 PH, 3W. Each service is 800A with two 400A Panelboards on each. The existing field lighting is Musco HID type and will remain in use. The Musco lighting control panels will be reused.

The electrical distribution components are now outdated and must be replaced with all-new above-ground equipment. The scope of work includes:

1. Coordinate with the local utility (Evergy) to verify the service size is suitable for the present Park requirements.
2. The new electrical system should include but is not limited to the following:
 - a. Replacement of the existing two (2) transformers as required.
 - b. Reuse underground primary feeders where possible.
 - c. Update service meters to meet current Evergy standards by removing the CT's from the transformers and installing in a new CT cabinet.
3. Electrical design shall show the following:
 - a. Each service shall have a single Main Service disconnect switch. Shall be "SE" rated NEMA 3R (800A minimum).
 - b. The new distribution panelboard shall be sized to feed all existing loads with 25% spare capacity. Existing loads include Musco lighting circuits, scoreboards, concession stand and miscellaneous equipment.

- c. New secondary feeders, from the transformer to new distribution equipment. Reuse of existing underground electrical wire, where feasible, between new above ground and existing components.
- d. Reuse the existing Musco lighting control panels and confirm all control functions are operating the lighting originally installed.
- e. Power feeds to each of the existing light poles on all baseball and softball fields.
- f. A new power feed 120/240V, 1 PH (200A Minimum), in a PVC conduit, routed from one of the new panelboards to the existing concession stand to accommodate future building upgrades.
- g. Instructions for a new electrical equipment rack made of galvanized metal and sturdy construction in a safe and secure manner.
- h. All electrical design shall be per the latest version of the National Electrical Code (NEC) and State and Local codes.
- i. The selected design firm will be responsible for providing detailed construction documents suitable for soliciting construction bids. Shall include, sealed electrical drawings and specifications, stamped by a professional engineer licensed in the State of Missouri. The project shall also address the following:

2. SUBMISSION REQUIREMENTS

Interested firms shall include the following in their proposal:

- a. Company profile, including relevant project experience with park lighting and utility design.
- b. Project approach and timeline.
- c. Confirmation of who will be sealing the electrical drawings stamped by a Missouri-licensed engineer.
- d. All required Forms A-E.

3. ADDITIONAL BIDDING INFORMATION

- 3.1 *Project questions:* All questions regarding the bidding of this project must be submitted to Kim Quade, CPPB, City of Raymore, Purchasing Specialist at (816) 892-3045 or (kquade@raymore.com). **All questions must be received (3) days prior to the bid opening.**

- 3.2 *Pre-Bid Meeting:* **A pre-bid meeting will be held on August 26, 2025 at 11:00 a.m. at Raymore City Hall in the Council Chambers. Attendance at the pre-bid meeting is highly recommended but not required.**
- 3.3 It is the contractor's responsibility to check for posted addendums to the Request for Proposal. Addendums are posted to the City website and QuestCDN.
- 3.4 Project is tax exempt.

Exhibit A
Recreation Park, Raymore, MO



- Transformer and Panel Box
- Concessions Building



Enlarged Plan

CITY OF RAYMORE, MISSOURI
RFP # 25-463-201

Appendix B
General Terms and Conditions

A. Procedures

The extent and character of the services to be performed by the Contractor shall be subject to the general control and approval of the Parks Director or their authorized representative(s) in consultation with the Finance Director. The Contractor shall not comply with requests and/or orders issued by an unauthorized individual. The Parks Director will designate their authorized representatives in writing. Both the City of Raymore and the Contractor must approve any changes to the contract in writing.

B. Contract Period

Award of this contract is anticipated prior to the end of October, 2025.

C. Insurance

The Contractor shall procure, maintain, and provide proof of insurance coverage for injuries to persons and/or property damage as may arise from or in conjunction with the work performed on behalf of the City of Raymore by the Contractor, its agents, representatives, employees or sub Contractors. The City of Raymore shall be named as an additional insured under such insurance contracts (except for Worker's Compensation coverage). A Certificate of Insurance will be required within ten calendar days from the date of receipt of the Notice of Award. Claims made on policies must be enforce or that coverage purchased for three (3) years after contract completion date.

1. General Liability

Owners and Protective Liability.

Minimum Limits

General Liability:

\$2,000,000 Each Occurrence Limit

4. Workers' Compensation

Limit as required by the Workers' Compensation Act of Missouri, Employers Liability, \$1,000,000 from a single carrier.

D. Hold Harmless Clause

The Bidder/Contractor shall, during the term of the contract including any warranty period, indemnify, defend, and hold harmless the City of Raymore, its officials, employees, agents, residents and representatives thereof from all suits, actions, or claims of any kind, including attorney's fees, brought on account of any personal injuries, damages, or violations of rights, sustained by any person

or property in consequence of any neglect in safeguarding contract work or on account of any act or omission by the Contractor or his employees, or from any claims or amounts arising from violation of any law, bylaw, ordinance, regulation or decree. The Contractor agrees that this clause shall include claims involving infringement of patent or copyright.

E. *Exemption from Taxes*

The City of Raymore is exempt from state sales tax and federal excise tax. Tax exemption certificates indicating this tax exempt status will be furnished on request, and therefore the City shall not be charged taxes for materials or labor.

F. *Employment Discrimination by Contractors Prohibited/Wages/ Information*

During the performance of a contract, the Contractor shall agree that it will not discriminate against any employee or applicant for employment because of race, religion, color, sex, national origin, or disabilities, except where religion, sex or national origin is a bona fide occupational qualification reasonably necessary to the normal operation of the Contractor; that it will post in conspicuous places, available to employees and applicants for employment, notices setting forth nondiscrimination practices, and that it will state, in all solicitations or advertisements for employees placed by or on behalf of the Contractor, that it is an equal opportunity employer. Notices, advertisements and solicitations placed in accordance with federal law, rule or regulation shall be deemed sufficient to meet this requirement.

The Contractor will include the provisions of the foregoing paragraphs in every subcontract or purchase order so that the provisions will be binding upon each subcontractor or vendor used by the Contractor.

Contractor agrees to pay all employees involved in this contract the required wages as listed in the prevailing Wage Order 32 for Cass County, Missouri, USA.

G. *Invoicing and Payment*

The Contractor shall submit invoices, in duplicate, for services outlined above in the scope of services under Appendix A.

H. *Cancellation*

The City of Raymore reserves the right to cancel and terminate this contract in part or in whole without penalty upon 30 days written notice to the Bidder/Contractor. Any contract cancellation notice shall not relieve the Bidder/Contractor of the obligation to deliver and/or perform on all outstanding orders issued prior to the effective date of cancellation.

I. *Contractual Disputes*

The Contractor shall give written notice to the City of Raymore of its intent to file a claim for money or other relief at the time of the occurrence or the beginning of the work upon which the claim is to be based.

The written claim shall be submitted to the City no later than sixty (60) days after final payment. If the claim is not disposed of by agreement, the City of Raymore shall reduce their decision to writing and mail or otherwise forward a copy thereof to the Contractor within thirty (30) days of receipt of the claim.

City decision shall be final unless the Contractor appeals within thirty (30) days by submitting a written letter of appeal to the Finance Director, or her designee. The Finance Director shall render a decision within sixty (60) days of receipt of the appeal.

J. *Severability*

In the event that any provision of this contract shall be adjudged or decreed to be invalid, such ruling shall not invalidate the entire Agreement but shall pertain only to the provision in question and the remaining provisions shall continue to be valid, binding and in full force and effect.

K. *Applicable Laws*

This contract shall be governed in all respects by federal and state laws. All work performed shall be in compliance with all applicable City of Raymore codes.

L. *Drug/Crime Free Work Place*

Contractor acknowledges and certifies that it understands that the following acts by the contractor, its employees, and/or agents performing services on City of Raymore property are prohibited:

1. The unlawful manufacture, distribution, dispensing, possession or use of alcohol or other drugs; and
2. Any impairment or incapacitation from the use of alcohol or other drugs (except the use of drugs for legitimate medical purposes).
3. Any crimes committed while on City property.

Contractor further acknowledges and certifies that it understands that a violation of these prohibitions constitutes a breach of contract and may result in default action being taken by the City of Raymore in addition to any criminal penalties that may result from such conduct.

M. *Inspection*

At the conclusion of each job order, the Bidder shall demonstrate to the Public Works Director or his authorized representative(s) of the City that the work is fully complete and in compliance with the scope of services. Any deficiencies shall be promptly and permanently corrected by the Bidder/Contractor at the Bidder's/Contractor's sole expense prior to final acceptance of work, and normal warranties shall be issued at point of final acceptance by the City of Raymore.

N. *No Escalation of Fees*

The pricing of services contained in the contract for the selected Contractor shall remain in effect for the duration of the contract. No escalation of fees will be allowed.

O. Permits/Certificates

The successful Contractor shall be responsible for obtaining all permits, and for incurring all expenses associated with those permits, prior to proceeding with the scope of work and services described in this solicitation. Included in these permits will be the "Business License" required of all vendors doing business within the City limits of Raymore (unless otherwise directed by the City Clerk). This permit can be obtained from the office of the City Clerk, 100 Municipal Circle, Raymore, Missouri, 64083

Q. Rejection of Bids

The City reserves the right to reject any and all bids, to waive technical defects in the bid, and to select the bid deemed most advantageous to the City.

R. Release of Information

Pursuant to 610.021 RSMo, all documents within a request for proposal will become an open record to the public upon a negotiated contract being executed. All documents within a request for bid become open record as soon as the bid is opened. Bidders and proposers should be aware that all documents within a submittal will become open records.

S. Affidavit of Work Authorization and Documentation

Pursuant to Section 285.530 RSMo, the bidder must affirm its enrollment and participation in a federal work authorization program with respect to the employees proposed to work in connection with the services requested herein by

- * submitting the attached AFFIDAVIT OF WORK AUTHORIZATION and
- * providing documentation affirming the bidder's enrollment and participation in a federal work authorization program (see below) with respect to the employees proposed to work in connection with the services requested herein.

E-Verify is an example of a federal work authorization program. Acceptable enrollment and participation documentation consists of the following two pages of the E-Verify Memorandum of Understanding (MOU): 1) a valid, completed copy of the first page identifying the bidder and 2) a valid copy of the signature page completed and signed by the bidder, the Social Security Administration, and the Department of Homeland Security – Verification Division.

City of Raymore, Missouri

Electrical Service & Power Distribution Upgrades at Recreation Park

Statement of Qualifications

September 4, 2025

**WILSON
& COMPANY**
HIGHER RELATIONSHIPS



September 4, 2025

Kim Quade, CPPB
Purchasing Specialist
City of Raymore
100 Municipal Circle
Raymore, Missouri 64083

Re: RFQ No. 25-463-201 – Recreation Park Baseball Light Plans

Dear Ms. Quade and Selection Committee,

We are pleased to submit our proposal for the electrical service and power distribution system upgrades at Recreation Park in Raymore, Missouri. [Wilson & Company, Inc., Engineers & Architects \(Wilson & Company\)](#) provides multidisciplinary services for Midwest municipal clients. With a robust team of professionals with a background in electrical engineering and specialized experience in municipal projects, we are confident we will deliver reliable solutions that meet the City of Raymore's (City) needs. By selecting Wilson & Company, the City will benefit from a responsive and experienced partner committed to delivering high-quality, cost-effective solutions.

Wilson & Company's qualifications include various projects, including [street lighting, traffic control systems, and electrical utility distribution upgrades](#), while adhering to local codes and industry standards. Our approach combines technical proficiency with a strong emphasis on collaboration and communication, maintaining stakeholder engagement throughout the project lifecycle.

Wilson & Company's portfolio of municipal electrical design includes systems that enhance public safety. Our team conducts [thorough site assessments, develops detailed technical specifications, and manages multidisciplinary teams](#) to achieve timely and budget-conscious results.

At Wilson & Company, our culture mirrors how we do business; we bring people together to practice their craft, to create value, and to accomplish great things. [Higher Relationships](#) is our commitment and genuine offer to build long-lasting relationships with our clients, partners, and communities. The pillars include [discipline, intensity, collaboration, shared ownership, and solutions](#). For Wilson & Company, our culture aligns with the City's goals and objectives, and we focus on achieving success together.

We are excited about the opportunity to [partner with the City and contribute to impactful projects that enhance community infrastructure](#). We look forward to discussing how Wilson & Company's experience and vision align with your project goals.

Sincerely,



Mike Williamson
Project Manager
816 701 3113
micheal.williamson@wilsonco.com



Justin Klaudt, PE, ENV SP
Senior Vice President
813 701 3178
justin.klaudt@wilsonco.com

Project Understanding and Approach

Project Scope Understanding

The City of Raymore (City) is soliciting qualifications and a proposal from Wilson & Company to provide full engineering design services for their proposed electrical system upgrades at Recreation Park. The City is undertaking an upgrade that will replace existing electrical equipment and utility service connections that have been in service since the late 1990s. This will include modifications to the primary Evergy service connection, new service equipment, installation of new padmount transformers, and the installation of new power panels as identified in the RFQ. The scope also encompasses the design and installation of equipment support racks, feeder circuits, raceway modifications, and the removal of existing electrical equipment. The existing Musco light poles, lighting control panels, and all equipment currently connected to the power panels will remain in place and are not part of the proposed upgrades.

Project Approach

Wilson & Company is pleased to propose engineering design services for the City of Raymore's Recreation Park electrical system upgrade project. Our team will organize and execute the work to align with the project's delivery goals and technical requirements. As part of our commitment to understanding the City's objectives, our project manager has already conducted a site visit and met with City staff during the pre-bid process. This



engagement allowed us to identify key considerations that will inform the design phase. The following sections detail our approach to delivering a cost-effective, reliable, and future-ready solution for the City.

Design Services

Upon receiving the notice to proceed, Wilson & Company will hold an in-person kick-off meeting with the City to review the project scope, design approach, schedule, and expected deliverables. This meeting will also serve as an opportunity to gather information about the existing electrical system, including one-line diagrams, plan drawings, and system connection and tie-in points. In conjunction with the kickoff, we will perform a site survey and assessment to support the development of design solutions.

Wilson & Company will provide electrical engineering services to support the City in the execution of the electrical service and power distribution system upgrade at Recreation Park. The proposed design will incorporate the development of two new electrical services, each rated at a minimum of 800 amps, 120/240V. These services will be connected to new distribution panelboards that will be designed to accommodate all existing electrical loads with an additional 25% spare capacity for future expansion. Existing loads include Musco lighting circuits and controls, scoreboards, and miscellaneous equipment.

A dedicated panelboard will be designed for the concession stand to re-feed existing electrical loads while also providing additional capacity to support future expansion. Where feasible, existing electrical feeders will be reused to connect new panelboards to existing equipment. The electrical design will comply with the National Electrical Code along with state and local codes.

In addition, coordination with Evergy will be undertaken to ensure the electrical utility service design aligns with current utility standards. The design will incorporate new utility meter stands and padmount transformers that meet Evergy's latest metering and transformer specifications. The existing underground primary service will be evaluated for potential reuse to optimize resources and reduce installation impact.

We will design and develop key project documentation, including one-line diagrams, plan drawings, demolition drawings, and electrical equipment specifications. Also, a detailed cost estimate will be prepared, outlining anticipated expenses for equipment procurement and installation. The estimate will include itemized costs for major components such as electrical equipment, site preparation, and installation labor.

Project Management

We will develop a project management plan (PMP) prior to the start of the project. The PMP will cover the contract, correspondence, design criteria, budgeting requirements, CADD procedures, quality control process, and any specific project challenges. Additionally, the PMP will detail the specific work tasks to be completed for the project and establish the milestones, deadlines, deliverables, and project schedule. We will review the PMP during an internal project kickoff meeting with each member of the design team. This process makes sure that every design team member knows and understands the project goals.

Our project manager will be responsible for preparing, reviewing, and submitting invoices to the City. The project manager will also lead weekly coordination calls with the City's project manager to review progress, discuss upcoming activities, and address any design-related questions or issues.



Internal Quality Control

In 2009, Wilson & Company established the Performance Management Office (PMO) to focus on improving the Company's performance. The PMO's mission is to make project execution more efficient and effective for our clients and staff. To further the PMO's initiative, internal quality assurance audits are performed by the assigned PMO representative at various milestones throughout the project. During this audit, the PMO representative will review all project documentation against the scope of services (SOS), PMP, and schedule with the project manager and quality control manager. This is particularly beneficial on large projects with tight schedules.

No. _____	Date _____
CHECKPRINT	
Checked _____	Date _____
Backchecked _____	Date _____
Corrected _____	Date _____
Verified _____	Date _____
Drawing checked against calculations and calculation check confirmed.	
By _____	Date _____ n/a ☐

Deliverables

Wilson & Company will submit all design documentation to City of Raymore for review and approval. All submittals will be delivered electronically in PDF format. The design submittals will include the following submissions:

- 90% Design Package:
 - Electrical site and power plan drawings.
 - Grounding plans.
 - One-line diagrams.
 - Panelboard schedules.
 - Electrical installation details.
 - Engineer's estimate of probable cost.
 - Electrical equipment specifications.
- Final Design Package:
 - Signed and sealed electrical drawings and specifications

Project Schedule

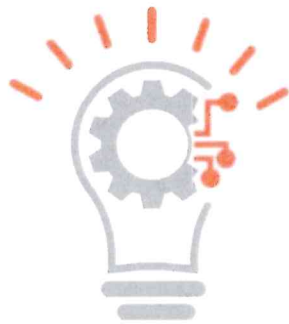
We understand that the project schedule is important to the City. Our approach will be to work closely with City staff to clearly identify project goals and key dates early on to eliminate any potential schedule delays. Our design team is available to begin work immediately on this project upon notice to proceed. We anticipate that we can meet the required 60 calendar day (8 week) completion. The milestone timeframe for this project after receipt of the Notice to Proceed are as follows:

Project Kickoff Meeting:	1 week after NTP
90% Design	5 weeks
City Review	2 weeks
Final Bid Documents.....	1 week
Total Duration	8 weeks

Design Services Experience

Wilson & Company Profile

Wilson & Company has brought more than 800 people together in 16 offices over nine states to build Higher Relationships through discipline, intensity, collaboration, shared ownership, and solutions with our clients, partners, and communities. Our Kansas City office has more than 100 staff members dedicated to producing successful designs and project outcomes. After 93 years of business, professionals continue to hone their craft with us including electrical, civil, mechanical, and structural engineering; architecture; planning; biology; surveying; lidar scanning; mapping; GIS specializations; drone piloting; financial analysis; program management; construction administration and observation; and a growing number of multidisciplinary specialties. We seek to create value for a diverse client base, including federal and municipal governments, public transportation agencies, railroad companies, industrial and commercial corporations, and private developers.



Municipal experience and capabilities:

- Low and medium voltage distribution
- Aerial and underground design
- Substation design
- Power generation facilities
- Rate studies and cost of service evaluation
- SCADA/radio telemetry
- Building electrical and lighting design
- Control and plant automation systems
- Roadway and parking lot lighting

Electrical Services

Wilson & Company seamlessly connects clients to the electrical grid through a comprehensive energy services program. Our team delivers integrated solutions from feasibility studies, aerial photography, surveying, and mapping to land acquisition, water engineering, site civil design, plant configuration, permitting, and transportation access. We continue to support through construction administration, field engineering, and contract closeout, making sure we complete projects efficiently and reliably.

Our area of expertise can assist in local oversight with contractors and field personnel. Years of collaboration with Departments of Transportation (DOTs), federal and municipal governments, Class I railroads, and utility providers enable us to identify opportunities in electrical infrastructure planning, design, and solutions. We excel in challenging situations, which brings successful outcomes that benefit our clients and the communities they serve.

Wilson & Company's electrical design team has a pragmatic approach from decades of experience in municipal power system design, along with a leading understanding of new technologies. Our approach is to provide electrical systems and components that match your needs, and provide a robust, maintainable project. We prioritize designing electrical systems with long-term adaptability in mind, making sure our solutions remain relevant and easily upgradeable as technologies evolve.

Low Voltage Electrical Design Services

Wilson & Company provides comprehensive engineering services to support low-voltage electrical distribution projects for municipal clients. Our project experience spans electrical distribution system upgrades, commercial warehouse developments, water and wastewater lift stations and treatment facilities, and rail terminals. Our licensed professionals deliver tailored solutions across all phases of project development—from planning and design to implementation. Core capabilities include transformer and distribution panelboard design, cable sizing, and electrical system layouts. We also perform essential studies such as arc flash analysis, load flow modeling, protective device coordination, and short circuit evaluations to verify a safe and reliable electrical system. Drawing from our municipal project experience, we develop solutions that meet project requirements while supporting long-term operational resilience.

Transmission and Distribution Power Systems

Wilson & Company has experience designing municipal electrical infrastructure upgrades, including new aerial lines and voltage conversion projects. Our team has designed substations for systems operating at 138kV and below, tailored to meet utility requirements. We have developed high and medium voltage distribution systems for municipalities and industrial facilities requiring power over extended distances. Our experience spans aerial and underground primary distribution design.

Generation

Wilson & Company has designed and evaluated various emergency and standby engine generators, and back-up power systems for municipal clients. Our electrical engineers have completed comprehensive studies and design efforts for small- and large-scale generation projects, from standby systems to municipal power plant expansions. We have analyzed and implemented solutions across emergency power, cogeneration, and power plant additions. We provide clear, data-driven insights and recommendations, enabling our clients to make informed and logical decisions. Our broad experience equips us with the technical depth and practical knowledge to deliver reliable solutions.



Relevant Project Experience for Firm

The following representative projects demonstrate our proven ability to help clients achieve their goals through thoughtful electrical design and effective project execution.



East Mesa Public Recreation Complex, Los Cruces, NM (2024-ongoing)

Phase II of this project is currently under construction, following the successful completion of Phase I in the previous year. The initial phase included the installation of multiple electrical services, panelboards, and padmount transformers to support the park's infrastructure. This phase encompassed a complex of baseball diamonds, soccer fields, pickleball courts, and support buildings, with sports lighting systems coordinated in partnership with Musco. Phase II expands the scope to include additional restrooms, concession buildings, expanded pickleball, volleyball, and basketball courts, enhanced landscaping and hardscaping, extended site lighting, and the addition of a skate park.



Public Works Facility, City of Belton, MO (2023)

This project initially focused on re-establishing electrical service to a complex of previously abandoned buildings. It involved coordinating a new utility service with Evergy and distributing power to ten separate buildings. The project progressed in 2023 with the addition of electrical design services for a new building and a washdown area, supporting continued site development.



Heron Pond Park, Denver, CO (2022-ongoing)

This multi-phased project focuses on enhancing water quality, restoring the levee embankment, and developing a new park featuring expansive open spaces. Key elements include pathway and parking lot lighting, a maintenance garage, restrooms, public art installations, and playground areas. Due to the scale and complexity of the site, multiple utility services were required to support both the pathway lighting and facility infrastructure.



Water Works Park, City of Mission, KS (2024)

This project included electrical design and new service connections for a prefabricated restroom facility, as well as lighting design for a picnic area canopy. Scope also included photometric analysis and strategic placement of solar-powered light poles to illuminate pedestrian pathways and playground areas.



Little Mill Creek Trail Tunnel, City of Lenexa, KS (2023)

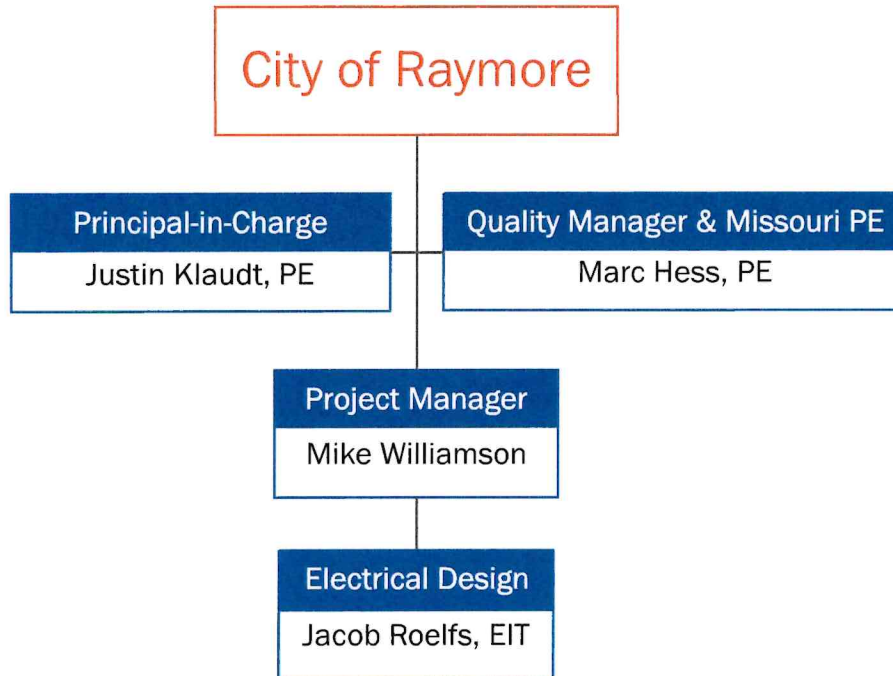
Wilson & Company served as engineering consultants for this project, which connected the Little Mill Creek Trail system to Sar-Ko-Par Trail Park in Lenexa. The scope included coordination with Evergy for utility service, design and installation of tunnel and pathway lighting, tunnel monitoring systems, pedestrian counting technology, and emergency blue light call boxes to enhance safety and user experience.

Key Personnel and Resumes

Meet Our Team

Wilson & Company provides a comprehensive, in-house team to support the City. We are organized by engineering specialty that provides function workflow and promotes multidisciplinary collaboration. Our team members' experience is highlighted in the following summaries.

Organizational Chart



Resources Available to Meet Proposed Schedule



Mike Williamson

Project Manager

Mike is experienced in electrical system design for municipal and commercial projects. He has designed and developed electrical systems for a variety of projects, including wastewater lift stations, water treatment plants, restaurants, community centers, warehouses, tenant improvements, and senior living facilities. Mike has produced detailed design layouts for low voltage power distribution, interior and exterior lighting systems, fire alarm systems, and electrical equipment rooms. He brings a proven ability to collaborate closely with mechanical and architectural teams along with client owners throughout all phases of design to ensure seamless integration of the electrical design. Mike is experienced in conducting through reviews of electrical equipment submittals to verify adherence to project specifications, applicable codes, and performance standards. He has project management experience in overseeing multidisciplinary project teams in executing engineering design for design-build projects of up to \$500K.

Experience

Total years: 19

Education

BS, Electrical Engineering

Relevant Experience

- John Barkley Plaza – Shawnee Mission Park Entrance Improvement, Shawnee, KS
- 16th & Clay Parking Lot Lighting Design, North Kansas City, MO
- Lake Olathe Parking Improvements, Olathe, KS



Jacob Roelfs, EIT

Electrical Design

Jacob has experience in electrical system design for various park and lighting projects. He has participated in on-site electrical and instrumentation construction support services at industrial facilities. Jacob has assisted with project drawings, including one-line diagrams, electrical equipment building layouts, wiring diagrams, medium and low voltage motor schematics, switchgear breaker control schemes, power and lighting plans, and grounding plans. He has experience executing electrical power system load flow studies, short circuit analysis, relay coordination studies, and arc flash hazard analysis.

Experience

Total years: 3

Education

BS, Electrical Engineering

Licenses and registrations

Engineer-in-Training (EIT):
Kansas

Relevant Experience

- Escondida Lake RV Park, Socorro, NM
- Bosque State Park EV Charging, Los Cruces, NM
- Globeville Levee Trail Lighting, Denver, CO



Experience

Total years: 17

Education

BS, Electrical Engineering

Licenses and registrations

Professional Engineer: MO
#2020013488

Also licensed in AR, CA, CO,
IA, IL, KS, LA, MN, MT, NE,
NV, NM, OR, UT, WA, WY

Marc Hess, PE

Quality Manager and Engineer of Record

Marc has broad electrical design and consulting engineering experience. His knowledge covers all aspects of park electrical design, including site power distribution, lighting, instrumentation, electrical equipment, cabling, and arc flash hazard analysis. Marc has extensive experience in building electrical design, such as educational facilities and commercial projects. Building design capabilities include building power systems, lighting, telecom, and various specialized systems. Exterior designs for public, DOT, and municipal projects include roadway lighting, parks and recreation, and parking lot lighting.

Relevant Experience

- East Mesa Public Recreation Complex, Los Cruces, NM. Electrical Engineer.
- Public Works Facility, City of Belton, MO. Electrical Engineer.
- Heron Pond Park, Denver, CO. Electrical Engineer.
- Water Works Park, Mission, KS. Electrical Engineer.
- Little Mill Creek Trail Tunnel, Lenexa, KS. Electrical Engineer.

PROPOSAL FORM A
RFP 25-463-201

PROPOSAL VALIDITY AND COMMITMENT TO SIGN AGREEMENTS

I (authorized agent) Justin C. Klaudt, PE, ENV SP having authority to act on behalf of (Company name) Wilson & Company, Inc., Engineers & Architects do hereby acknowledge that (Company name) Wilson & Company, Inc., Engineers & Architects will be bound by all terms, costs, and conditions of this proposal for a period of 90 days from the date of submission; and commit to sign the Agreements.

FIRM NAME: Wilson & Company, Inc., Engineers & Architects

ADDRESS: 800 East 101st Terrace, Suite 200
Street

ADDRESS: Kansas City, MO 64131
City State Zip

PHONE: 816-701-3100

E-MAIL: justin.klaudt@wilsonco.com

DATE: 9/4/2025
(Month-Day-Year)

Justin C. Klaudt Sr. VP
Signature of Officer/Title

DATE: _____
(Month-Day-Year)

Signature of Officer/Title

Indicate Minority Ownership Status of Bidder (for statistical purposes only):
Check One:

____ MBE (Minority Owned Enterprise)
____ WBE (Women Owned Enterprise)
____ Small Business

PROPOSAL FORM B
RFP 25-463-201

CONTRACTOR DISCLOSURES

The Contractor submitting this RFP shall answer the following questions with regard to the past five (5) years. If any question is answered in the affirmative, the Firm shall submit an attachment, providing details concerning the matter in question, including applicable dates, locations, names of projects/project owners and circumstances.

1. Has the Firm been debarred, suspended or otherwise prohibited from doing business with any federal, state or local government agency, or private enterprise? Yes ____ No X
2. Has the Firm been denied prequalification, declared non-responsible, or otherwise declared ineligible to submit bids or proposals for work by any federal, state or local government agency, or private enterprise? Yes ____ No X
3. Has the Firm defaulted, been terminated for cause, or otherwise failed to complete any project that it was awarded? Yes ____ No X
4. Has the Firm been assessed or required to pay liquidated damages in connection with work performed on any project? Yes ____ No X
5. Has the Firm had any business or professional license, registration, certificate or certification suspended or revoked? Yes ____ No X
6. Have any liens been filed against the Firm as a result of its failure to pay subcontractors, suppliers, or workers? Yes ____ No X
7. Has the Firm been denied bonding or insurance coverage, or been discontinued by a surety or insurance company? Yes ____ No X
8. Has the Firm been found in violation of any laws, including but not limited to contracting or antitrust laws, tax or licensing laws, labor or employment laws, environmental, health or safety laws? Yes ____ No X

**With respect to workplace safety laws, this statement is limited to willful federal or state safety law violations.*
9. Has the Firm or its owners, officers, directors or managers been the subject of any criminal indictment or criminal investigation concerning any aspect of the Firm's business? Yes ____ No X
10. Has the Firm been the subject to any bankruptcy proceeding? Yes ____ No X

Legal Matters

1. Claims, Judgments, Lawsuits: Are there or have there been any claims, judgments, lawsuits or alternative dispute proceedings involving the Firm that involve potential damages of \$10,000 or more in the past 48 months?

☒ Yes ☐ No If yes, provide details in an attachment.

2. Complaints, Charges, Investigations: Is the Firm currently or has the firm been the subject of any complaint, investigation or other legal action for alleged violations of law pending before any court or governmental agency within the past 48 months ?

☒ Yes ☐ No If yes, provide details in an attachment.

Required Representations

In submitting this RFP, the Firm makes the following representations, which it understands are required as a condition of performing the Contract Work and receiving payment for the same.

1. The Firm will possess all applicable professional and business licenses required for performing work in Raymore, Missouri.
2. The Firm satisfies all bonding and insurance requirements as stipulated in the solicitation for this project.
3. The Firm and all subcontractors that are employed or that may be employed in the execution of the Contract Work shall be in full compliance with the City of Raymore requirements for Workers' Compensation Insurance.
4. If awarded the Contract Work, the Firm represents that it will not exceed its current bonding limitations when the Contract Work is combined with the total aggregate amount of all unfinished work for which the Contractor is responsible.
5. The Firm represents that it has no conflicts of interest with the City of Raymore if awarded the Contract Work, and that any potential conflicts of interest that may arise in the future will be disclosed immediately to the City.
6. The Firm represents the prices offered and other information submitted in connection with its proposal for the Contract Work was arrived at independently without consultation, communication, or agreement with any other offeror or competitor.

7. The Firm will ensure that employees and applicants for employment are not discriminated against because of their race, color, religion, sex or national origin.

Form B Attachment

Legal claims: summary of claims in the last five years

Wilson & Company has no contracts to disclose that have been terminated by our firm or officers of it, and we have never failed to complete a contract. We have no civil or criminal actions pending. The following identifies claims within the last five years. We have not been disqualified from working with the City or other public entities.

- In May of 2022, Wilson & Company was named as one of several defendants in a claim filed by an individual who was injured in an auto accident that occurred while driving through a construction zone. The plaintiff dismissed all claims.
- In July of 2023, Wilson & Company was named as one of several defendants in a claim filed by an individual who was injured in an auto accident that occurred while driving on a roadway alleging overgrown landscaping caused poor visibility. This matter was dismissed with prejudice.

PROPOSAL FORM C
RFP 25-463-201

EXPERIENCE / REFERENCES

To be eligible to respond to this RFP, every bidder must be in business for a minimum of one (1) year and must demonstrate that they, or the principals assigned to this Project, have successfully completed services, similar to those specified in the Scope of Service section of this RFP, to at least one customer with a project similar in size and complexity to the City of Raymore. *Please list any Municipalities that you have done work for in the past, not including the City of Raymore.

Please provide a minimum of five references where your firm has performed similar work to what is being requested in the RFP and within the past 36 months. Please include ONLY the following information:

- Company Name
- Mailing Address
- Contact Person/Email
- Telephone Number
- Project Name, Amount and Date completed

COMPANY NAME	City of Belton
ADDRESS	520 Main Street, Belton, MO 64012
CONTACT PERSON	Gregory J Rokos
CONTACT EMAIL	grokos@belton.org
TELEPHONE NUMBER	816-812-1269
PROJECT, AMOUNT AND DATE COMPLETED	Public Works Facility Expansion, \$15,000, 2023 Public Works Facility Rehab, \$250,000, 2021

COMPANY NAME	Denver Department of Transportation and Infrastructure
ADDRESS	1444 Wazee St., Denver, CO 80202
CONTACT PERSON	Jim Cokeley
CONTACT EMAIL	Jim.Cokeley@denvergov.org
TELEPHONE NUMBER	303-587-3192
PROJECT, AMOUNT AND DATE COMPLETED	Heron Pond Park, ~\$30,000,000, Ongoing Final Phase of Construction

COMPANY NAME	City of Mission Parks and Recreation
ADDRESS	6200 Martway St, Mission, KS 66202
CONTACT PERSON	Penn Almoney
CONTACT EMAIL	palmoney@missionks.org
TELEPHONE NUMBER	913-722-8200
PROJECT, AMOUNT AND DATE COMPLETED	Water Works Park, \$500,000, 2024

COMPANY NAME	City of Las Cruces
ADDRESS	700 N Main Street, Las Cruces, NM 88001
CONTACT PERSON	David Viarreal
CONTACT EMAIL	dviarreal@lascruces.gov
TELEPHONE NUMBER	575-528-3332
PROJECT, AMOUNT AND DATE COMPLETED	East Mesa Public Recreation Complex Phase II, \$3,600,000, Construction Ongoing

COMPANY NAME	City of Lenexa
ADDRESS	17101 W 87th St Pkwy, Lenexa, KS 66219
CONTACT PERSON	Ben Clark
CONTACT EMAIL	bclark@lenexa.com
TELEPHONE NUMBER	913-477-7795
PROJECT, AMOUNT AND DATE COMPLETED	Little Mill Creek Trail Tunnel, \$1,800,000, 2024

State the number of Years in Business: 92

State the current number of personnel on staff: 97 locally on staff, +800 firm wide

PROPOSAL FORM D

RFP 25-463-201

Proposal of Wilson & Company, Inc., Engineers & Architects, organized and
(Company Name)
existing under the laws of the State of Missouri, doing business
as Wilson & Company (*) a corporation

To the City of Raymore, Missouri: In compliance with your Request for Proposal, Bidder hereby proposed and agrees to furnish all labor, tools, materials and supplies to successfully complete all requirements defined in City Project No. 25-463-201 – Recreation Park Baseball Light Panel.

This work is to be performed in strict accordance with the Plans and Specifications, including addendum number(s) N/A, issued thereto, receipt of which is hereby acknowledged for the following unit prices.

By submission of this Bid, each Bidder certifies, and in the case of a joint bid, each party thereto certifies as to his own organization, that this Bid has been arrived at independently, without consultation, communication or agreement as to any matter relating to this Bid with any other Bidder or with any competitor.

The Bidder hereby agrees to commence work under this contract on or before the date specified in the *Notice to Proceed* and to fully complete the project in accordance with the completion dates specified in the Special Provisions.

Bidder further acknowledges that bidder is the official holder of the "Standard Contract Documents and Technical Specifications & Design Criteria for Utility and Street Construction, City of Raymore, Missouri."

(*) Insert "a corporation, a partnership, or an individual" as applicable.

BID PROPOSAL FORM E – Project No. 25-463-201**Recreation Park Baseball Light Plans**

Bid Items	Units	Estimated Quantities	\$/Units	Total
Signed and Sealed Drawings/Specification for Bidding	LS	1	\$ 15,700	\$ 15,700
Submit Engineer's Estimate of Probable Cost	LS	1	\$ 1,400	\$ 1,400
Submit for City Electrical Permit with Completed City Checklist	LS	1	\$ 1,100	\$ 1,100
TOTAL BASE BID				\$ 18,200

Company Name Wilson & Company, Inc., Engineers & Architects

Total Base Bid for Project Number: 25-463-201

\$ 18,200

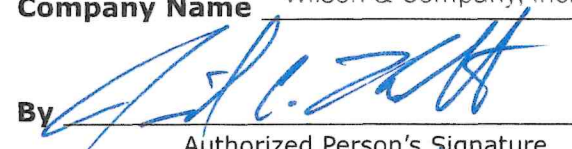
In the blank above insert numbers for the sum of the bid.

(\$ Eighteen thousand, two hundred dollars)

In the blank above write out the sum of the bid.

**BID PROPOSAL FORM E – RFP 25-463-201
CONTINUED**

Company Name Wilson & Company, Inc., Engineers & Architects

By 

Authorized Person's Signature

Justin C. Klaudt, Sr. VP

Print or type name and title of signer

ADDENDA

Bidder acknowledges receipt of the following addendum:

Addendum No. _____

Addendum No. _____

Addendum No. _____

Addendum No. _____

Addendum No. _____

Addendum No. _____

Company Address _____

800 East 101st Terrace, Suite 200

Kansas City, MO 64131

Phone 816-701-3178

Fax 816-942-3013

Email justin.klaudt@wilsonco.com

Date 9/4/2025

LATE BIDS CANNOT BE ACCEPTED!

E - VERIFY AFFIDAVIT
(As required by Section 285.530, RSMo)

As used in this Affidavit, the following terms shall have the following meanings:

EMPLOYEE: Any person performing work or service of any kind or character for hire within the State of Missouri.

FEDERAL WORK AUTHORIZATION PROGRAM: Any of the electronic verification of work authorization programs operated by the United States Department of Homeland Security or an equivalent federal work authorization program operated by the United States Department of Homeland Security to verify information of newly hired employees, under the Immigration Reform and Control Act of 1986 (IRCA), P.L. 99-603.

KNOWINGLY: A person acts knowingly or with knowledge,

(a) with respect to the person's conduct or to attendant circumstances when the person is aware of the nature of the person's conduct or that those circumstances exist; or

(b) with respect to a result of the person's conduct when the person is aware that the person's conduct is practically certain to cause that result.

UNAUTHORIZED ALIEN: An alien who does not have the legal right or authorization under federal law to work in the United States, as defined in 8 U.S.C. 1324a(h)(3).

BEFORE ME, the undersigned authority personally appeared Justin Klau dt, who, being duly sworn, states on his oath or affirmation as follows:

Name/Contractor: Justin Klau dt

Company: Wilson & Company

Address: 800 E 101st +er Ste 200 KCMO 64131

- 1 I am of sound mind and capable of making this Affidavit, and am personally acquainted with the facts stated herein.
- 2 Contractor is enrolled in and participates in a federal work authorization program with respect to the employees working in connection with the following services contracted between Contractor and the City of Raymore: Project # 25-463-201.
- 3 Contractor does not knowingly employ any person who is an unauthorized alien in connection with the contracted services set forth above.
- 4 Attached hereto is documentation affirming Contractor's enrollment and participation in a federal work authorization program with respect to the employees working in connection with the contracted services.

Wilson & Company

Company Name

Justin C. Klavert

Signature

Name:

Justin C. Klavert

Title:

Sr. Vice President

STATE OF Missouri COUNTY OF Jackson

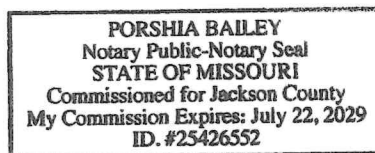
Subscribed and sworn to before me this 4th day of September, 2025.

Notary Public: Porshia Bailey

My Commission Expires: 7/22/29 Commission # 25426552

PLEASE NOTE: Acceptable enrollment and participation documentation consists of the following 2 pages of the E-Verify Memorandum of Understanding:

- 1 A valid, completed copy of the first page identifying the Contractor; and
- 2 A valid copy of the signature page completed and signed by the Contractor, the Social Security Administration, and the Department of Homeland Security -Verification Division.



Company ID Number: 2305211

THE E-VERIFY MEMORANDUM OF UNDERSTANDING FOR WEB SERVICES EMPLOYERS

ARTICLE I PURPOSE AND AUTHORITY

The parties to this Agreement are the Department of Homeland Security (DHS) and Wilson & Company, Inc., Engineers & Architects (Web Services Employer). The purpose of this agreement is to set forth terms and conditions which the Web Services Employer will follow while participating in E-Verify.

A Web Services Employer is an Employer who verifies employment authorization for its newly hired employees using a Web Services interface.

E-Verify is a program that electronically confirms a newly hired employee's authorization to work in the United States after completion of the Form I-9, Employment Eligibility Verification (Form I-9). This MOU explains certain features of the E-Verify program and describes specific responsibilities of the Web Services Employer, DHS, and the Social Security Administration (SSA).

For purposes of this MOU, the "E-Verify browser" refers to the website that provides direct access to the E-Verify system: <https://E-Verify.uscis.gov/emp/>. You may access E-Verify directly free of charge via the E-Verify browser.

Authority for the E-Verify program is found in Title IV, Subtitle A, of the Illegal Immigration Reform and Immigrant Responsibility Act of 1996 (IIRIRA), Pub. L. 104-208, 110 Stat. 3009, as amended (8 U.S.C. § 1324a note). The Federal Acquisition Regulation (FAR) Subpart 22.18, "Employment Eligibility Verification" and Executive Order 12989, as amended, provide authority for Federal contractors and subcontractors (Federal contractor) to use E-Verify to verify the employment eligibility of certain employees working on Federal contracts.

Before accessing E-Verify using Web Services access, the Web Services Employer must meet certain technical requirements. This will require the investment of significant amounts of resources and time. If the Web Services Employer is required to use E-Verify prior to completion and acceptance of its Web Services interface, then it must use the E-Verify browser until it is able to use its Web Services interface. The Web Services Employer must also maintain ongoing technical compatibility with E-Verify.

DHS accepts no liability relating to the Web Services Employer's development or maintenance of any Web Services access system.



Company ID Number: 2305211

its subcontractors, its employees, or its representatives to: (1) prosecution for false statements pursuant to 18 U.S.C. 1001 and/or; (2) immediate termination of its MOU and/or; (3) possible debarment or suspension.

G. The foregoing constitutes the full agreement on this subject between DHS and the Web Services Employer.

Approved by:

Web Services Employer	
Wilson & Company, Inc., Engineers & Architects	
Name (Please Type or Print) Amy E Straquadine	Title
Signature Electronically Signed	Date 10/24/2023
Department of Homeland Security – Verification Division	
Name (Please Type or Print) USCIS Verification Division	Title
Signature Electronically Signed	Date 10/31/2023

**WILSON
& COMPANY**

HIGHER RELATIONSHIPS

800 East 101st Terrace
Suite 200
Kansas City, MO 64131
Phone: 816 701 3100

www.wilsonco.com



CITY OF RAYMORE
AGENDA ITEM INFORMATION FORM

DATE: 11/10/2025

SUBMITTED BY: Nathan Musteen

DEPARTMENT: Parks and Recreation

ITEM CATEGORY: Ordinance

TITLE / ISSUE / REQUEST

Award of Contract - Spirit of America Fireworks Display (pg 193)

STRATEGIC PLAN GOAL / STRATEGY

Goal 7.3: Develop and implement effective recreation programs, events and partnerships that support the use/rental of the City's Parks and Recreation facilities

FINANCIAL IMPACT

Award To:	J&M Displays
Amount of Request/Contract:	\$45,000
Amount Budgeted:	\$45,000
Funding Source/Account:	25-26-7370-1600

PROJECT TIMELINE

Estimated Start Date
11/25/2025

Estimated End Date
7/3/2026

STAFF RECOMMENDATION:

Approval

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission:	Parks and Recreation Board
Date:	10-28-25
Action/Vote:	8-0

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Bill 3996
2. Contract

BACKGROUND / JUSTIFICATION

In August 2025, the City issued a request for proposals (RFP) for the annual Parks and Recreation fireworks display. One bid was received and staff determined that J&M Displays met all requirements. J&M Displays has been the fireworks display provider for the past

several years. We have a good working relationship with their team and are pleased with past displays.

The contract is one year only, with the option to renew for two (2) additional one-year renewal periods. The 2026 Spirit of America fireworks display will be held on July 3, 2026. The 2026 display will be an enhanced show for the 250th Celebration of America with a budget of \$45,000.00 for one year only. The 2027 and 2028 displays will have a budget of \$25,000 each.

Staff recommends the award of the fireworks display contract to J&M Displays, Inc. for July 3, 2026.

"AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, APPROVING AND AUTHORIZING A CONTRACT WITH J&M DISPLAYS IN THE AMOUNT OF \$45,000 TO PROVIDE PYROTECHNIC SERVICES."

WHEREAS, the City annually hosts a fireworks event for the public in celebration of our nation's independence in Recreation Park; and,

WHEREAS, for the 250th Celebration of America, the City Council has approved an enhanced display for one year only; and,

WHEREAS, City staff advertised and received bids for professional pyrotechnic services; and,

WHEREAS, the Parks and Recreation Staff found that the proposal from J&M Displays was the best and most responsive proposal submitted.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF RAYMORE, MISSOURI, AS FOLLOWS:

Section 1. The City Manager shall be the authorized representative of the City herein for all instruments identified in Section 5.2(i) of the Charter.

Section 2. The City Manager and the City Clerk are hereby directed and authorized to execute the Agreement for and on behalf of the City of Raymore.

Section 3. The Mayor, the City Clerk and the City Manager are hereby directed and authorized to take the necessary steps under the Agreement to implement its terms.

Section 4. Effective Date. The effective date of approval of this Ordinance shall be coincidental with the Mayor's signature and attestation by the City Clerk.

Section 5. Severability. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

DULY READ THE FIRST TIME THIS 10TH DAY OF NOVEMBER, 2025.

BE IT REMEMBERED THAT THE ABOVE ORDINANCE WAS APPROVED AND ADOPTED THIS 24TH DAY OF NOVEMBER, 2025, BY THE FOLLOWING VOTE:

Councilmember Abdelgawad
Councilmember Baker
Councilmember Barber
Councilmember Burke III
Councilmember Circo
Councilmember Engert
Councilmember Holman
Councilmember Mills

ATTEST:

APPROVE:

Erica Hill, City Clerk

Kristofer P. Turnbow, Mayor

Date of Signature



CITY OF RAYMORE
CONTRACT FOR SERVICES

Spirit of America Fireworks Display

This Contract for Spirit of America Fireworks Display, hereafter referred to as the **Contract** is made this 24th day of November, 2025, between J & M Displays, Inc., an entity organized and existing under the laws of the State of Iowa, with its principal office located at 18064 170th Ave., Yarmouth, IA 52660, hereafter referred to as the **Contractor**, and The City of Raymore, Missouri, a Charter City organized and existing under the laws of the State of Missouri, with its principal office located at 100 Municipal Circle, Raymore, Missouri, hereafter referred to as the **City**.

This contract and applicable attachments represent the entire understanding and agreement between the parties and no oral, implied, alterations or variations to the contract will be binding on the parties, except to the extent that they are in writing and signed by the parties hereto. This contract shall be binding upon the heirs, successors, administrators, executors and assigns of the parties hereto. In the event there are any inconsistencies in the provisions of this contract and those contained in the proposal they will be resolved in accordance with the terms of this contract.

This contract is effective as of November 24, 2025, and coincidental with the City Manager's signature and attestation by the City Clerk and shall remain in effect as described within the attachments.

ARTICLE I
THE WORK

Contractor agrees to perform all work and provide all materials as specified in Request for Proposal 25-008 and the General Terms and Conditions in Appendix B, commonly referred to as Contract Terms and Conditions and according to Contract Agreement set forth here. Contractor agrees to provide all labor, materials, tools, permits, and/or professional services and perform the contracted work in accordance with all specifications, terms and conditions as set forth within the proposal documents, including bonding, insurance, prevailing wage requirements, and termination clauses as needed or required. The work as specified in Appendix A may commence upon the signing of this contract and scheduling and approval of the City.

ARTICLE II TIME OF COMMENCEMENT AND COMPLETION

The City of Raymore Spirit of America fireworks display will be held on Friday, July 3, 2026, with a rain date of Saturday, July 4, 2026, and the decision to postpone the display shall be at the sole discretion of the City. The firing site for the display is Recreation Park located on South Madison Street in Raymore.

The contract is one year only, with the option to renew for two (2) additional one-year renewal periods under the same terms and conditions with the dates being the last Friday of June each year (June 25, 2027 and June 30, 2028).

Upon agreement of both parties, the additional one-year terms may enter negotiations for a location and display change.

ARTICLE III CONTRACT SUM AND PAYMENT

The Contractor agrees to perform all work described in the Contract Documents in the amount of \$45,000.00 in 2026 and \$25,000 in years 2027 and 2028.

The City agrees to pay the Contractor as outlined in the Contract Documents and subject to deductions provided for in Articles IV and VI.

ARTICLE IV CONTRACT PAYMENTS

The Bidder shall submit invoices, in duplicate, for services outlined in the scope of services and according to the outlined schedule, with attachments. Payments will be made on the following schedule

- 1/2 of contract amount invoiced by bidder 8 weeks prior to display date, payment processed upon receipt of invoice
- Completion of contract amount invoiced 2 weeks prior to display date, payment processed upon completion of display

ARTICLE V INSURANCE REQUIREMENTS

Insurance shall be provided as outlined in the General Terms and Conditions Appendix B to the Contract.

ARTICLE VI DAMAGES/DELAYS/DEFECTS

The City will not sustain monetary damage if the whole or any part of this contract is delayed through the failure of the Contractor and/or his sureties to perform any

part or the whole of this contract. Thus, if at any time the Contractor refuses or neglects to supply sufficiently skilled workers or proper materials, or fails in any respect to execute the contract, including extras, with the utmost diligence, the City may take steps deemed advisable to promptly secure the necessary labor, tools, materials, equipment, services, etc., by contract or otherwise, to complete whatever portion of the contracted work which is causing delay or is not being performed in a workmanlike manner.

Contractor and/or their sureties will be liable to the City for any cost for labor, tools, materials, equipment, services, delays, or claims incurred by the City to finish the work.

Contractor will store, contain, or remove all debris, materials, tools, equipment and vehicles at the end of each day so that no hazardous or dangerous situations are created by the Contractor within the work location and surrounding area.

Contractor will promptly repair all damage to public and private property caused by their agents or employees. Should damages not be promptly repaired, the City will authorize the hiring of another Contractor or vendor with the necessary and applicable qualifications to do the repairs. The original Contractor agrees to promptly pay for the services of any such Contractor or vendor hired to do such repairs within 10 days of completion of the repairs.

Contractor shall immediately report, to the City, or a duly authorized representative, any accident whatsoever arising out of the performance of this contract, especially those resulting in death, serious injury or property damage. Contractor must provide full details and statements from any witnesses.

ARTICLE VII RESPONSIBILITIES

The City shall provide all information or services under their control with reasonable promptness and designate the City Manager, or their designee (in writing) to render decisions on behalf of the City and on whose actions and approval the Contractor may rely.

The Contractor's responsibilities and obligations under this agreement are accepted subject to strikes, outside labor troubles (including strikes or labor troubles affecting vendors or suppliers of Contractor), accidents, transportation delays, floods, fires, or other acts of God, and any other causes of like or different character beyond the control of Contractor. Impossibility of performance (but not simply frustration of performance) by reason of any legislative, executive, or judicial act of any governmental authority shall excuse performance or delay in performance of this agreement. The City and the Contractor shall agree upon such any delay or cancellation of performance and execute an agreement in writing documenting the excuse of performance or delay in performance of this agreement.

Contractor agrees to provide all materials, labor, tools, and equipment necessary to perform and complete the contract as specified.

All equipment will be of such a type and in such condition so as not to cause any damage to City property or the community at large. All equipment used within the jurisdictional boundaries of the City will meet the minimum requirements of OSHA (Occupational Safety Health Administration) and related federal, state, county, and city agencies and regulations, including but not limited to EPA (Environmental Protection Agency) and the NESHAPS (National Emission Standards for Hazardous Air Pollution). All material will be of a type and quality acceptable to the City, and which will not cause injury to property or persons.

Contractor will supervise and direct the work performed, and shall be responsible for their employees. Contractor will also supervise and direct the work performed by subcontractors and their employees and be responsible for the work performed by subcontractors hired by the Contractor. Contractor shall not assign its responsibilities to any subcontractor without the prior written agreement of the City which may be granted at the sole discretion of the City.

Contractor agrees to obtain and maintain, during the term of this contract, the necessary licenses and permits required by federal, state, county and municipal governments to perform the services as required by this contract. Contractor shall bear the cost of any permits which he is obligated to secure. Contractor will also ensure any subcontractors hired will obtain the necessary licenses and permits as required.

Contractor agrees to comply with all applicable federal, state, county and municipal laws and regulations, including, but not limited to, affirmative action, equal employment, fair labor standards and all applicable provisions of the Occupational Safety and Health Act of 1970, as amended. Contractor agrees to ensure subcontractors and their employees comply with all applicable laws and regulations aforementioned.

Contractor also agrees to be, at all times, in full compliance with any and all applicable federal, state and local laws and regulations as they may change from time to time.

ARTICLE VIII CANCELLATION AND/OR TERMINATION OF AGREEMENT

With Cause – If Contractor fails to perform his duties as specified in this contract, the City through its appointed representative, shall notify the Contractor to correct any default under the terms of this contract. Such notification may be made in writing, and delivered via regular, certified facsimile or email. If the Contractor fails to correct any default after notification of such default, the City shall have the right to immediately terminate this agreement by giving the Contractor ten (10) days written notice, and delivered via regular, certified facsimile or email. If the Contractor fails to correct any default(s) after notification of such default(s) are of

such that they endanger the health, safety and/or welfare of the residents of Raymore, City may terminate this contract immediately and retain the services of an alternative contractor to perform the services for which Contractor may be held liable for such costs.

Without Cause – The City may cancel or terminate this agreement at any time without cause by providing sixty (60) days written notice, by certified mail, facsimile or email to the Contractor.

In the event this agreement is terminated, the City may hold as retainer the amount needed to complete the work in accordance with the bid specifications.

ARTICLE IX ARBITRATION

In case of a dispute, the Contractor and the City may each agree to appoint a representative, who, together, shall select a third party attorney in good standing and licensed to practice law in Missouri, to arbitrate the issue. Resolution of the issue will be binding upon both parties.

ARTICLE X WARRANTY

Contractor warrants that the product shall be of good quality, in conformance with bid specifications and guarantee all materials, equipment furnished, and work performed. The City of Raymore reserves the right to deduct the cost of all shell(s) that misfire or those that fail to properly perform.

ARTICLE XI REQUIRED SAFETY TRAINING

Awarded contractors and their subcontractors must have completed all state and federal safety requirements required for pyrotechnicians and show certifications upon request.

ARTICLE XII AFFIDAVIT of WORK AUTHORIZATION

Pursuant to 285.530 RSMo, the bidder must affirm its enrollment and participation in a federal work authorization program with respect to the employees proposed to work in connection with the services requested herein by:

- * submitting the attached AFFIDAVIT OF WORK AUTHORIZATION and
- * providing documentation affirming the bidder's enrollment and participation in a federal work authorization program (see below) with respect to the employees proposed to work in connection with the services requested herein.

E-Verify is an example of a federal work authorization program. Acceptable enrollment and participation documentation consists of the following two pages of the E-Verify Memorandum of Understanding (MOU): 1) a valid, completed copy of the first page identifying the bidder and 2) a valid copy of the signature page completed and signed by the bidder, the Social Security Administration, and the Department of Homeland Security – Verification Division.

ARTICLE XIII
ENTIRE AGREEMENT

The parties agree that this constitutes the entire agreement and there are no further items or provisions, either oral or otherwise. Buyer agrees that it has not relied upon any representations of Contractor as to prospective performance of the goods, but has relied upon its own inspection and investigation of the subject matter.

The parties have executed this agreement at The City of Raymore the day and year first above written.

IN WITNESS WHEREOF, the parties hereunto have executed two (2) counterparts of this agreement the day and year first written above.

THE CITY OF RAYMORE, MISSOURI

By: _____
Jim Feuerborn, City Manager

Attest: _____
Erica Hill, City Clerk

(CITY SEAL)

Company Name

By: _____

Title: _____

Attest: _____

(SEAL)

PROPOSAL FORM A
RFP 25-008

PROPOSAL VALIDITY AND COMMITMENT TO SIGN AGREEMENTS

I (authorized agent) James Detken having authority to act on behalf of (Company name) J&M Displays Inc do hereby acknowledge that (Company name) J&M Displays Inc will be bound by all terms, costs, and conditions of this proposal for a period of 90 days from the date of submission; and commit to sign the Agreements.

FIRM NAME: J&M Displays, Inc.

ADDRESS: 18064 170th Ave
Street

ADDRESS: Yarmouth IA 52660
City State Zip

PHONE: (319) 394-3890

E-MAIL: jude@jandmdisplays.com

DATE: 09/04/2025 James Detken CEO.
(Month-Day-Year) Signature of Officer/Title

DATE: _____
(Month-Day-Year) Signature of Officer/Title

Indicate Minority Ownership Status of Bidder (for statistical purposes only):
Check One:

- ☐ MBE (Minority Owned Enterprise)
☐ WBE (Women Owned Enterprise)
☐ Small Business

PROPOSAL FORM B
RFP 25-008

CONTRACTOR DISCLOSURES

The Contractor submitting this RFP shall answer the following questions with regard to the past five (5) years. If any question is answered in the affirmative, the Firm shall submit an attachment, providing details concerning the matter in question, including applicable dates, locations, names of projects/project owners and circumstances.

1. Has the Firm been debarred, suspended or otherwise prohibited from doing business with any federal, state or local government agency, or private enterprise? Yes ____ No x
2. Has the Firm been denied prequalification, declared non-responsible, or otherwise declared ineligible to submit bids or proposals for work by any federal, state or local government agency, or private enterprise? Yes ____ No x
3. Has the Firm defaulted, been terminated for cause, or otherwise failed to complete any project that it was awarded? Yes ____ No x
4. Has the Firm been assessed or required to pay liquidated damages in connection with work performed on any project? Yes ____ No x
5. Has the Firm had any business or professional license, registration, certificate or certification suspended or revoked? Yes ____ No x
6. Have any liens been filed against the Firm as a result of its failure to pay subcontractors, suppliers, or workers? Yes ____ No x
7. Has the Firm been denied bonding or insurance coverage, or been discontinued by a surety or insurance company? Yes ____ No x
8. Has the Firm been found in violation of any laws, including but not limited to contracting or antitrust laws, tax or licensing laws, labor or employment laws, environmental, health or safety laws? Yes ____ No x

**With respect to workplace safety laws, this statement is limited to willful federal or state safety law violations.*
9. Has the Firm or its owners, officers, directors or managers been the subject of any criminal indictment or criminal investigation concerning any aspect of the Firm's business? Yes ____ No x
10. Has the Firm been the subject to any bankruptcy proceeding? Yes ____ No x

Legal Matters

1. Claims, Judgments, Lawsuits: Are there or have there been any claims, judgments, lawsuits or alternative dispute proceedings involving the Firm that involve potential damages of \$10,000 or more in the past 48 months?

_____ Yes X No If yes, provide details in an attachment.

2. Complaints, Charges, Investigations: Is the Firm currently or has the firm been the subject of any complaint, investigation or other legal action for alleged violations of law pending before any court or governmental agency within the past 48 months ?

_____ Yes X No If yes, provide details in an attachment.

Required Representations

In submitting this RFP, the Firm makes the following representations, which it understands are required as a condition of performing the Contract Work and receiving payment for the same.

1. The Firm will possess all applicable professional and business licenses required for performing work in Raymore, Missouri.
2. The Firm satisfies all bonding and insurance requirements as stipulated in the solicitation for this project.
3. The Firm and all subcontractors that are employed or that may be employed in the execution of the Contract Work shall be in full compliance with the City of Raymore requirements for Workers' Compensation Insurance.
4. If awarded the Contract Work, the Firm represents that it will not exceed its current bonding limitations when the Contract Work is combined with the total aggregate amount of all unfinished work for which the Contractor is responsible.
5. The Firm represents that it has no conflicts of interest with the City of Raymore if awarded the Contract Work, and that any potential conflicts of interest that may arise in the future will be disclosed immediately to the City.
6. The Firm represents the prices offered and other information submitted in connection with its proposal for the Contract Work was arrived at independently without consultation, communication, or agreement with any other offeror or competitor.

7. The Firm will ensure that employees and applicants for employment are not discriminated against because of their race, color, religion, sex or national origin.

PROPOSAL FORM C

RFP 25-008

EXPERIENCE / REFERENCES

To be eligible to respond to this RFP, the proposing firm must be in business for a minimum of 3 years and must demonstrate that they, or the principals assigned to this project, have successfully completed services, similar to those specified in the Scope of Service section of this RFP, to at least one customer with a project similar in size and complexity to the City of Raymore. *Please list any Municipalities that you have done work for in the past 48 months.

Please provide a minimum of five references where your firm has performed similar work to what is being requested in the RFP and within the past 36 months. Please include ONLY the following information:

- Company Name
- Mailing Address
- Contact Person/Email
- Telephone Number
- Project Name, Amount and Date completed

COMPANY NAME	City of Pittsburg KS
ADDRESS	P.O. Box 688, Pittsburg KS 66762
CONTACT PERSON	Toby Book
CONTACT EMAIL	TOBIAS.BOOK@pittks.org
TELEPHONE NUMBER	620.231.8310
PROJECT, AMOUNT AND DATE COMPLETED	2025 July Past 15 years, \$30,000

COMPANY NAME	City of Weatherby Lake MO
ADDRESS	7200 NW Eastside Drive, Weatherby Lake, MO 64152
CONTACT PERSON	Audrey Casas
CONTACT EMAIL	acasas@cityofweatherbylake-mo.gov
TELEPHONE NUMBER	816.741.5545
PROJECT, AMOUNT AND DATE COMPLETED	July Show Past 15 years 25K

COMPANY NAME	Sporting KC
ADDRESS	2020 Baltimore, Ste 400, Kansas City, MO 64108
CONTACT PERSON	Blake Mcfarland
CONTACT EMAIL	Blake.mcfarland@sportingkc.com
TELEPHONE NUMBER	913-302-8183
PROJECT, AMOUNT AND DATE COMPLETED	35K July show Past 5 years

COMPANY NAME	99-7 The Point, Audacy Radio, Christmas in the Sky
ADDRESS	7000 Squibb Rd. Mission, KS 66202
CONTACT PERSON	Tara Aud, Marcy Caldwell
CONTACT EMAIL	Tara.Ard@audacy.com, MCaldwell@jacksongov.org
TELEPHONE NUMBER	Tara 913-744-3600 Marcy Jackson Co 816-503-4831
PROJECT, AMOUNT AND DATE COMPLETED	Wednesday before Thanksgiving Past 10 + years 25K

COMPANY NAME	City of Raymore
ADDRESS	
CONTACT PERSON	
CONTACT EMAIL	
TELEPHONE NUMBER	
PROJECT, AMOUNT AND DATE COMPLETED	

State the number of Years in Business: 45

State the current number of personnel on staff: 60 Full Time 1500+ Seasonal

PROPOSAL FORM D
RFP 25-008

Proposal of J & M Displays, Inc., organized and
(Company Name)
existing under the laws of the State of Iowa, doing business
as (*) J & M Displays, Inc

To the City of Raymore, Missouri: In compliance with your Request for Proposal, Bidder hereby proposed and agrees to furnish all labor, tools, materials and supplies to successfully complete all requirements defined in City Project No. 25-008- Fireworks Display.

This work is to be performed in strict accordance with the Plans and Specifications, including addendum number(s) _____, issued thereto, receipt of which is hereby acknowledged for the following unit prices.

By submission of this Bid, each Bidder certifies, and in the case of a joint bid, each party thereto certifies as to his own organization, that this Bid has been arrived at independently, without consultation, communication or agreement as to any matter relating to this Bid with any other Bidder or with any competitor.

The Bidder hereby agrees to commence work under this contract on or before the date specified in the *Notice to Proceed* and to fully complete the project in accordance with the completion dates specified in the Special Provisions.

Bidder further acknowledges that bidder is the official holder of the "Standard Contract Documents and Technical Specifications & Design Criteria for Utility and Street Construction, City of Raymore, Missouri."

(*) Insert "a corporation, a partnership, or an individual" as applicable.

E - VERIFY AFFIDAVIT

(As required by Section 285.530, RSMo)

As used in this Affidavit, the following terms shall have the following meanings:

EMPLOYEE: Any person performing work or service of any kind or character for hire within the State of Missouri.

FEDERAL WORK AUTHORIZATION PROGRAM: Any of the electronic verification of work authorization programs operated by the United States Department of Homeland Security or an equivalent federal work authorization program operated by the United States Department of Homeland Security to verify information of newly hired employees, under the Immigration Reform and Control Act of 1986 (IRCA), P.L. 99-603.

KNOWINGLY: A person acts knowingly or with knowledge,

(a) with respect to the person's conduct or to attendant circumstances when the person is aware of the nature of the person's conduct or that those circumstances exist; or

(b) with respect to a result of the person's conduct when the person is aware that the person's conduct is practically certain to cause that result.

UNAUTHORIZED ALIEN: An alien who does not have the legal right or authorization under federal law to work in the United States, as defined in 8 U.S.C. 1324a(h)(3).

BEFORE ME, the undersigned authority personally appeared James Detken who, being duly sworn, states on his oath or affirmation as follows:

Name/Contractor: James J. Detken

Company: J&M Displays, Inc.

Address: 18064 170th Ave Yarmouth IA 52660

- 1 I am of sound mind and capable of making this Affidavit, and am personally acquainted with the facts stated herein.
- 2 Contractor is enrolled in and participates in a federal work authorization program with respect to the employees working in connection with the following services contracted between Contractor and the City of Raymore: Project #25-008.
- 3 Contractor does not knowingly employ any person who is an unauthorized alien in connection with the contracted services set forth above.

- 4 Attached hereto is documentation affirming Contractor's enrollment and participation in a federal work authorization program with respect to the employees working in connection with the contracted services.

J3M Displays, Inc.
Company Name

James J. Detken
Signature

Name: James J. Detken

Title: President

STATE OF Iowa COUNTY OF Des Moines

Subscribed and sworn to before me this 4 day of September, 2025.

Notary Public: Diana Holsteen

My Commission Expires: 10-31-2027 Commission # 725317



PLEASE NOTE: Acceptable enrollment and participation documentation consists of the following 2 pages of the E-Verify Memorandum of Understanding:

- 1 A valid, completed copy of the first page identifying the Contractor; and
- 2 A valid copy of the signature page completed and signed by the Contractor, the Social Security Administration, and the Department of Homeland Security -Verification Division.



Company ID Number: 215610

Information Required for the E-Verify Program

Information relating to your Company:

Company Name: J&M Displays, Inc.

Company Facility Address: 18064 170th Avenue

Yarmouth, IA 52660

Company Alternate
Address:

County or Parish: DES MOINES

Employer Identification

Number: 4212845

North American Industry
Classification Systems

Code: 713

Parent Company: _____

Number of Employees: 1,000 to 2,499

Number of Sites Verified

for: 1

Are you verifying for more than 1 site? If yes, please provide the number of sites verified for in each State:

- IOWA 1 site(s)

BID FORM F RFP 25-008 UNIT COST BREAKDOWN

[illegible]

Not-To-Exceed Cost for Turn-key Fireworks project : **\$25,000**

TOTAL COST \$ 25,000.00

Numeric

Twenty Five Thousand Dollars and no cents

Use words, Dollars/Cents

Fireworks Display
RFP #25-008
Page 35 of 37



J&M Displays Proposal for: City of Raymore Raymore MO July 3 & 4

Main Event

3 Inch Color Shells

Quantity	Name	Rising Effect
1	Assortment A of 5 different J&M Cylinder shells	
1	Assortment Y of 10 pairs (20 shells) J&M shells ELECTRIC FIRE (Low fallout)	
1	Assortment A of 18 different (72 shells) J&M Brand Shells ELECTRIC FIRE	

Category Shell Count: 97

3 Inch Finales

Quantity	Name	Rising Effect
6	Spiderweb 10 Shot finale chain	

Category Shell Count: 60

4 Inch Color Shells

Quantity	Name	Rising Effect
1	Assortment of 4 J&M Long Duration shells	
1	Assortment of 4 different Fancy J&M shells	
1	Assortment of 4 different J&M Peony with brocade ring shells	
1	Assortment A Of 20 different J&M Brand shells ELECTRIC FIRE	
2	Assortment K Of 20 different J&M Brand shells ELECTRIC FIRE	
2	Assortment P of 20 different Patriotic J&M Brand shells	
2	Assortment V of 20 different Patriotic J&M Brand shells ELECTRIC FIRE	

Category Shell Count: 152

4 Inch Finales

Quantity	Name	Rising Effect
5	Red and blue dahlia with white strobe 8 shot finale chain	
5	Red white and blue dahlia 8 shot finale chain	

Category Shell Count: 80

5 Inch Color Shells

Quantity	Name	Rising Effect
2	Assortment B of 15 different Patriotic J&M Brand Shells	
1	Assortment D of 15 different J&M Brand shells ELECTRIC FIRE	
2	Assortment E of 15 different J&M Brand shells	
1	Assortment L of 15 different J&M Brand shells ELECTRIC FIRE	
1	Assortment R of 15 different J&M Brand shells ELECTRIC FIRE	
1	Assortment W of 15 different J&M Brand Shells ELECTRIC FIRE	

Category Shell Count: 120

6 Inch Color Shells

Quantity	Name	Rising Effect
1	Assortment N of 9 different J&M brand shells ELECTRIC FIRE	
1	Assortment T of 9 different J&M brand shells ELECTRIC FIRE	
1	Assortment W of 9 different J&M Brand Shells ELECTRIC FIRE	
2	Asst F of 9 diff Patriotic J&M brand shells	
2	Wizard 6" Assortment B of 9 different J&M Brand shells ELECTRIC FIRE	

Category Shell Count: 63



J&M Displays Proposal for: City of Raymore Raymore MO July 3 & 4

Main Event

Ignition Items

Quantity	Name	Rising Effect
----------	------	---------------

585	Special Igniter (3m) (QUICKPLUGS) REGULATED, (USE in Multiples of 40 Only)	
-----	--	--

Category Shell Count: 0

Section Shell Count: 572

Finales

3 Inch Finales

Quantity	Name	Rising Effect
----------	------	---------------

7	5 Salute with 5 gold willows 10 Shot finale chain	
9	Red salute and blue dahlia 10 Shot finale chain	
5	Report finale with colored tails 10 Shot finale chain	

Category Shell Count: 210

Section Shell Count: 210

8% Free for Early Payment

5 Inch Color Shells

Quantity	Name	Rising Effect
----------	------	---------------

4	Wave to variegated	
4	Blue chrys with silver willow pistil	
4	Flower Crown with Color Dahlia Pistil	
4	Glittering willow	
4	Smiling Time Rain Ring (Happy Face to Crackle)	

Category Shell Count: 20

6 Inch Color Shells

Quantity	Name	Rising Effect
----------	------	---------------

1	Glittering to blue with pink pistil	
---	-------------------------------------	--

Category Shell Count: 1

6 Inch Special Effect Shells

Quantity	Name	Rising Effect
----------	------	---------------

2	3D ghost peony	
1	Glittering willow with pink lemon and light blue pistil	
1	Green Strobe	

Category Shell Count: 4

Section Shell Count: 25

Free for Advertising



J&M Displays Proposal for: City of Raymore Raymore MO July 3 & 4

Free for Advertising

4 Inch Color Shells

Quantity	Name	Rising Effect
----------	------	---------------

10	White strobe and red dahlia	
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Category Shell Count: 10

4 Inch Finales

Quantity	Name	Rising Effect
----------	------	---------------

10	6 (SIX) SHOT finale chain (red wave blue cherry green dahlia gold wave to p	
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Category Shell Count: 60

Section Shell Count: 70

15% Free for Loyalty Program

3 Inch Color Shells

Quantity	Name	Rising Effect
----------	------	---------------

4	Blue to crackling	
4	Glittering willow	
4	Kamuro chrys to White strobe w/white strobe pistil	
4	White strobe with red dahlia	

Category Shell Count: 16

4 Inch Color Shells

Quantity	Name	Rising Effect
----------	------	---------------

4	Glittering willow	
4	Glittering willow waterfall	
4	Rainbow crossette	
4	Red green and blue moving stars	

Category Shell Count: 16

5 Inch Color Shells

Quantity	Name	Rising Effect
----------	------	---------------

8	Star pattern, Blue	
8	Star pattern, Red	
8	Star pattern, White	

Category Shell Count: 24

6 Inch Color Shells

Quantity	Name	Rising Effect
----------	------	---------------

2	Glittering willow	
2	Green Crossette chrysanthemum	
2	Sky blue chrys with orange pistil	
2	White strobe red dahlia	

Category Shell Count: 8



MEMBERS OF APA, PGII, IPA, NFA, IAFE, NACA, IMTA, BBB



J&M Displays Proposal for: **City of Raymore** **Raymore MO July 3 & 4**

15% Free for Loyalty Program

6 Inch Special Effect Shells

Quantity	Name	Rising Effect
----------	------	---------------

2	Willow with multi-flash with purple pink lemon pistils	
---	--	--

Category Shell Count: 2

Section Shell Count: 66



MEMBERS OF APA, PGII, IPA, NFA, IAFF, NACA, IMTA, BBB



J&M Displays Proposal for: City of Raymore Raymore MO July 3 & 4

This proposal includes an extension of our \$10,000,000.00 spectator liability insurance, and workers compensation on our shoot team.

Total Price of Show: **\$45,000.00**

Total Shot Count: 943

Packing Check: 761

Date of Display: 11/30/-1

Customer Number: 10378

Please Note the Following Comments:

The data in this proposal is confidential, and is to be accorded confidential treatment and shall not be disclosed other than to the official representative of the organization listed on the cover, and only then when in the evaluation of this proposal. Any reproduction of the contents of this proposal, whether in whole or in part, is expressly forbidden. J&M Displays, Inc. requests that all information be safeguarded from release pursuant to any request under the Freedom of Information Law of this state or any other state or jurisdiction; as it may cause competitive disadvantage to our company. The enclosed concepts and materials are the sole and exclusive property of J&M Displays, Inc. We reserve the right to make substitutions of equal or greater value. Prices and specifications are subject to change without notice. For choreographed displays the quantity and sizes of product may change based on the music selected; however, the dollar value of the product will remain the same.



MEMBERS OF APA, PGII, IPA, NFA, IAFE, NACA, IMTA, BDB



J&M Displays Proposal for: City of Raymore Raymore MO 26,27,28

Main Event

3 Inch Color Shells

Quantity	Name	Rising Effect	Price	Total
1	Assortment A of 5 different J&M Cylinder shells	mixed tails	\$215.00	\$215.00
1	Assortment Y of 10 pairs (20 shells) J&M shells ELECTRIC FIRE (Low fallout)		\$300.00	\$300.00
1	Assortment A of 18 different (72 shells) J&M Brand Shells ELECTRIC FIRE	mixed tails	\$1,100.00	\$1,100.00
Category Shell Count: 97				\$1,615.00

3 Inch Finales

Quantity	Name	Rising Effect	Price	Total
3	Spiderweb 10 Shot finale chain		\$210.00	\$630.00
Category Shell Count: 30				\$630.00

4 Inch Color Shells

Quantity	Name	Rising Effect	Price	Total
1	Assortment of 4 J&M Long Duration shells	mixed tails	\$140.00	\$140.00
1	Assortment of 4 different Fancy J&M shells	mixed tails	\$140.00	\$140.00
1	Assortment of 4 different J&M Peony with brocade ring shells	mixed tails	\$140.00	\$140.00
2	Assortment K Of 20 different J&M Brand shells ELECTRIC FIRE		\$680.00	\$1,360.00
2	Assortment P of 20 different Patriotic J&M Brand shells	mixed tails	\$680.00	\$1,360.00
2	Assortment V of 20 different Patriotic J&M Brand shells ELECTRIC FIRE	mixed tails	\$680.00	\$1,360.00
Category Shell Count: 132				\$4,500.00

4 Inch Finales

Quantity	Name	Rising Effect	Price	Total
5	Red white and blue dahlia 8 shot finale chain	mixed tails	\$365.00	\$1,825.00
Category Shell Count: 40				\$1,825.00

5 Inch Color Shells

Quantity	Name	Rising Effect	Price	Total
1	Assortment D of 15 different J&M Brand shells ELECTRIC FIRE	mixed tails	\$740.00	\$740.00
2	Assortment E of 15 different J&M Brand shells	mixed tails	\$740.00	\$1,480.00
1	Assortment L of 15 different J&M Brand shells ELECTRIC FIRE		\$740.00	\$740.00
1	Assortment R of 15 different J&M Brand shells ELECTRIC FIRE		\$740.00	\$740.00
1	Assortment W of 15 different J&M Brand Shells ELECTRIC FIRE	mixed tails	\$740.00	\$740.00
Category Shell Count: 90				\$4,440.00

6 Inch Color Shells

Quantity	Name	Rising Effect	Price	Total
1	Assortment N of 9 different J&M brand shells ELECTRIC FIRE	mixed tails	\$750.00	\$750.00
1	Assortment T of 9 different J&M brand shells ELECTRIC FIRE	Mixed tails	\$750.00	\$750.00
1	Assortment W of 9 different J&M Brand Shells ELECTRIC FIRE	mixed tails	\$750.00	\$750.00
Category Shell Count: 27				\$2,250.00



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J&M Displays Proposal for: City of Raymore Raymore MO 26,27,28

Free for Advertising

4 Inch Color Shells

Quantity	Name	Rising Effect	Price	Total
5	White strobe and red dahlia	whistling tail	\$45.00	\$225.00
Category Shell Count: 5				\$225.00

4 Inch Finales

Quantity	Name	Rising Effect	Price	Total
7	6 (SIX) SHOT finale chain (red wave blue cherry green dahlia gold wave to p	mixed tails	\$365.00	\$2,555.00
Category Shell Count: 42				\$2,780.00
Section Shell Count: 47				

15% Free for Loyalty Program

3 Inch Color Shells

Quantity	Name	Rising Effect	Price	Total
2	Blue to crackling		\$22.10	\$44.20
2	Glittering willow	glitter tail	\$22.10	\$44.20
2	Kamuro chrys to White strobe w/white strobe pistil		\$22.10	\$44.20
2	White strobe with red dahlia	glitter tail	\$22.10	\$44.20
Category Shell Count: 8				\$176.80

4 Inch Color Shells

Quantity	Name	Rising Effect	Price	Total
2	Glittering willow	glitter tail	\$45.00	\$90.00
2	Glittering willow waterfall	glitter tail	\$45.00	\$90.00
2	Rainbow crossette		\$45.00	\$90.00
2	Red green and blue moving stars		\$45.00	\$90.00
Category Shell Count: 8				\$536.80

5 Inch Color Shells

Quantity	Name	Rising Effect	Price	Total
5	Star pattern, Blue		\$78.00	\$390.00
5	Star pattern, Red		\$78.00	\$390.00
5	Star pattern, White		\$78.00	\$390.00
Category Shell Count: 15				\$1,706.80

6 Inch Color Shells

Quantity	Name	Rising Effect	Price	Total
2	Glittering willow	glitter tail	\$101.60	\$203.20
2	Green Crossette chrysanthemum	crackling tail	\$101.60	\$203.20
2	Sky blue chrys with orange pistil		\$101.60	\$203.20
2	White strobe red dahlia		\$101.60	\$203.20
Category Shell Count: 8				\$2,519.60

Proposal #: 30351 Designed on: 2025-09-08 16:10:57 Printed on: September 8, 2025, 11:11 am Page: 3 of 5

18064 170th Avenue, Yarmouth, Iowa 52660-9772
1-800-648-3890 • Fax: 1-319-394-3265 • main@jandmdisplays.com • www.jandmdisplays.com



MEMBERS OF APA, PCH, IPA, NFA, IAFE, NACA, IMTA, BSB



J&M Displays Proposal for: City of Raymore Raymore MO 26,27,28

This proposal includes an extension of our \$10,000,000.00 spectator liability insurance, and workers compensation on our shoot team.

Subtotal Fireworks: **\$17,925.00**
J&M Production: **\$7,075.00**
Total Price of Show: **\$25,000.00**

Total Shot Count: 669
Packing Check: 552
Date of Display: 06/27/26
Customer Number: 10378

Summary of Free Items Added to Your Show

See Previous Pages for a Listing of Free Items

Free Items are Based on the \$17,925.00 Fireworks Subtotal

\$1,481.60	8% Free for Early Payment
\$2,780.00	Free for Advertising
\$2,835.60	15% Free for Loyalty Program
\$7,097.20	Total Free

Your Price is \$25,000.00

Please Note the Following Comments:

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Proposal #: 30351 Designed on: 2025-09-08 16:10:57 Printed on: September 8, 2025, 11:11 am Page: 5 of 5

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Breakdown of Assortment Shells for: City of Raymore Raymore MO 26,27,28

3" Assortment A of 18 different (72 shells) J&M Brand Shells ELECTRIC FIRE

Name	Rising Effect
Aqua peony with silver palm	silver tail
Blood red and lemon dahlia	gold tail
Blue and Green with Golden rain ring	gold tail
Blue and Orange dahlia	gold tail
Bright willow (long duration) with Aqua ring	gold tail
Brocade Crown (long duration) and Orange strobe	gold tail
Flashing wave to Magenta and Lemon	gold tail
Flower Crown (long duration) with Red strobe pistil	gold tail
Gold wave to Purple and Green	gold tail
Gold wave to Red and Green	gold tail
Golden rain (long duration)	gold tail
Lemon peony with silver palm	silver tail
Magenta peony with silver palm	silver tail
Orange and Purple with Brocade crown ring	gold tail
Orange peony with silver palm	silver tail
Purple dahlia and Silver glittering flower	silver tail
Silver strobe willow (long duration)	silver tail
Time rain brocade crown(long duration)	gold tail

3" Assortment Y of 10 pairs (20 shells) J&M shells ELECTRIC FIRE (Low fallout)

Name	Rising Effect
Blue wave	
Green to crackling	
Lemon peony	
Orange peony with crackle pistil	silver tail
Purple peony with crackle pistil	
Red and blue peony	
Red to green ring with time rain pistil	
Silver peony with green pistil	
Violet wave	silver tail
Yellow wave	

4" Assortment P of 20 different Patriotic J&M Brand shells

Name	Rising Effect
Blue dahlia with red strobe pistil	mixed tails
Blue peony with white strobe willow waterfall pistil	mixed tails
Blue peony with red strobe pistil	mixed tails
Blue peony with Red to Silver crossette ring	mixed tails
Blue to silver swish	mixed tails
Blue to red crossette with silver strobe pistil	mixed tails
Blue to Red Lantern	mixed tails
Flashing silver to Blue chrys	mixed tails
Flashing silver to Red chrys	mixed tails
Flower crown with blue pistils	mixed tails
Flower crown with red pistils	mixed tails
Half Blue Half Red with Silver crown ring	mixed tails
Red dahlia with Silver strobe pistil	mixed tails
Red peony with white strobe willow waterfall pistil	mixed tails
Red strobe willow	mixed tails
Red strobe with blue pistil	mixed tails
Red to silver fly dragon	mixed tails
White dahlia with red strobe pistils	mixed tails
White strobe willow	mixed tails
White strobe with red strobe pistil	mixed tails

3" Assortment A of 5 different J&M Cylinder shells

Name	Rising Effect
Blue with silver whistles (cylinder)	
Color whistle with reports (cylinder)	
Orange with silver whistles (cylinder)	
Purple and orange with silver whistles (cylinder)	
Silver and purple with artillery (cylinder)	

4" Assortment K Of 20 different J&M Brand shells ELECTRIC FIRE

Name	Rising Effect
Blue Dahlia silver tail	
Brocade Crown	
Green coconut	
Eight Chrys.(Kaleidoscope)	
Flower Wave to Green	
Glitter crossette	silver tail
Gold Willow	
Grass Green Peony with crackling pistil	silver tail
Green and Purple Peony	silver tail
Lemon Peony	silver tail
Lemon to Orange Peony	silver tail
Midnight Snow Ring with Double Color Peony	
Multi color chrysanthemum	silver tail
Orange Wave	
Pink Champagne to Violet	
Purple Peony with silver palm pistil	silver tail
Purple Wave with Green Pistil	
Red Flower Wave Ring with Yellow Pistil	
Red to Green Ring with Time Rain Pistil	
Yellow Wave	

4" Assortment V of 20 different Patriotic J&M Brand shells ELECTRIC FIRE

Name	Rising Effect
Blue chrysanthemum with silver coconut	Silver tail
Blue dahlia	Silver tail
Blue and red dahlia with white strobe	Silver tail
Blue and red peony with white strobe pistil	Silver tail
Blue peony	Silver tail
Blue peony with red pistil	Silver tail
Blue willow	Silver tail
Half blue half red with silver ring	Silver tail
Red chrysanthemum with silver coconut	Silver tail
Red dahlia	Silver tail
Red peony	Silver tail
Red white and blue peony	Silver tail
Red willow	Silver tail
Silver wave to blue	Silver tail
Silver wave to red	Silver tail
Willow to red white & blue	Silver tail
White dahlia	Silver tail
White peony	Silver tail
White strobe with Red ring in Blue ring	Silver tail
White willow	Silver tail



MEMBERS OF APA, PGH, IPA, HFA, IAFE, NACA, IMTA, BDB



Breakdown of Assortment Shells for: **City of Raymore** **Raymore MO 26,27,28**

6" Assortment W of 9 different J&M Brand Shells ELECTRIC FIRE

<u>Name</u>	<u>Rising Effect</u>
Blooming Flowers w/rising flowers	Rising flowers
Blue to orange w/willow waterfall to white strobe pistil	Gold tail
Brocade crown willow to white flashing	Gold tail
Brocade Kaleidoscope with salute	Brocade rising flowers
Golden Wave to color chrys	Gold tail
Golden wave to green moving stars w/crackling pistils	Gold tail
Half purple half green w/brocade ring	Brocade tail
Pink to Lemon Crossette	Gold tail
Silver whirl Flower Ring w/Red strobe pistil	Silver tail

THE RAYMORE CITY COUNCIL HELD A WORK SESSION ON MONDAY, NOVEMBER 3, 2025, AT 6:00 P.M., AT RAYMORE CITY HALL, 100 MUNICIPAL CIRCLE. PRESENT: MAYOR TURNBOW, COUNCILMEMBERS ABDELGAWAD, BAKER, BARBER, BURKE III, CIRCO, ENGERT, HOLMAN, AND MILLS. ALSO PRESENT: CITY MANAGER JIM FEUERBORN, ASSISTANT CITY MANAGER RYAN MURDOCK AND CITY STAFF.

A. Good Ranch Tract 1 Discussion

Staff provided an overview of Tract 1 of the Good Ranch. Staff reviewed the demographic of the property and discussed challenges, history, and future development potential of the site.

B. Other

The work session of the Raymore City Council adjourned at 6:50 p.m.