



AGENDA

Raymore City Council Regular Meeting
City Hall – 100 Municipal Circle
Monday, March 9, 2026
6:00 PM

1. Call to Order

2. Roll Call

3. Pledge of Allegiance

4. Presentations / Awards

- Proclamation - Todd Krass
- Proclamation - Seven Days of Kindness

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, February 23, 2026
- B. Acceptance of Public Infrastructure - Saddlebrook 1st Plat

Reference:

Resolution 26-05

The Public Works Director has determined that the project has been satisfactorily completed in accordance with the project specifications.

C. Acceptance of Public Infrastructure - Cunningham 5th Plat

Reference:

Resolution 26-11

The Public Works Director has determined that the project has been satisfactorily completed in accordance with the project specifications.

D. Acceptance of Public Infrastructure - Timber Ridge

Reference:

Resolution 26-12

The Public Works Director has determined that the project has been satisfactorily completed in accordance with the project specifications.

E. Board of Appeals Appointments and Re-appointments

Reference:

Resolution 26-13: Board of Appeals Re-appointment of Mike Cox

Resolution 26-14: Board of Appeals Re-appointment of Lloyd Brown

Resolution 26-15: Board of Appeals Re-appointment of Randy Reed

Resolution 26-16: Board of Appeals Re-appointment of Ryan Murdock

Resolution 26-17: Board of Appeals Appointment of Doug Jensen

Jensen Volunteer Application

Resolution 26-18: Board of Appeals Appointment of Randy Bryant

Bryant Volunteer Application

Mayor Turnbow has appointed Randy Bryant, regular member, and Doug Jensen, layperson member, and re-appointed Mike Cox and Randy Reed, regular members, Lloyd Brown, alternate member, and Ryan Murdock, staff member, to the Board of Appeals. The appointments are now before the Council for approval.

F. Park Board Appointment

Reference:

Resolution 26-19: Park Board Appointment of Jack Lupardis

Lupardis Volunteer Application

Mayor Turnbow has appointed Jack Lupardis, a Ward 4 representative, to the Park Board. The appointment is now before the Council for approval.

9. Unfinished Business

A. Award of Contract - 2026 Curb Replacement & Ramp Repair (pg 39)

Reference:

Bill 4016

Contract

The 2026 Curb Replacement Project primarily consists of removal and replacement of existing curb and ADA ramp replacement.

- City Council 02/23/2026: Approval, 8-0

B. Budget Amendment - FY2026 Operating Adjustments (pg 103)

Reference:

Bill 4017

During Fiscal Year 2026, the Police Department accepted a Blue Shield Grant from the State of Missouri. A budget adjustment is necessary to account for the revenue and expenses associated with this grant. The Parks Department had to replace heaters at the Centerview building and a budget adjustment is necessary to account for the Parks expense in FY2026.

- City Council 02/23/2026: Approval, 8-0

C. Raymore Commerce Center South Final Plat Lot 2 (pg 107)

Reference:

Bill 4018

Staff Report

Final Plat Drawing

Site Photos

VanTrust Real Estate is requesting final plat approval of Lot 2 of the Raymore Commerce Center South development, located at the northwest corner of the overall development. The request supports the construction of the second building within the Raymore Commerce Center South development.

- City Council 02/23/2026: Approval, 8-0
- Planning and Zoning Commission, 02/17/2026: Approval 6-0

D. Creekside Ranch Final Plat Lots 2-20 (pg 120)

Reference:

Bill 4019
Staff Report
Final Plat Drawing
Site Photos
Development Agreement

Matt Schlicht, representing the developer of the Creekside Ranch subdivision, is requesting final plat approval of Lots 2-20 of the overall development, located at the northeast corner of Gore Road and Kurzweil Road. The request includes 19 residential lots of 3+/- acres each.

- City Council 02/23/2026: Approval, 8-0
- Planning and Zoning Commission, 02/17/2026: Approval 6-0

10. New Business

A. Award of Contract - 2026 Street Preservation/N. Madison Reconstruction Project (pg 144)

Reference:

Bill 4020
Contract
2026 Street Preservation Map Revised 1-27-26

This project will repair and replace the asphalt pavement on approximately 12 lane miles of City streets.

- No previous action on this item

B. Extraterritorial Municipal Sewer Service Agreement (pg 203)

Reference:

Bill 4023
Agreement
Connection Map - 1420 Hickory St

This extraterritorial sewer service agreement will allow the owners of the property located at 1420 Hickory St. in unincorporated Cass County to connect to the City's sanitary sewer system.

- No previous action on this item

C. Award of Contract - 58 Highway Mill and Overlay Project and ADA Ramp/Sidewalk/Concrete Repair (pg 220)

Reference:

Bill 4021

Contract

The 58 Highway Mill and Overlay Project and ADA Ramp/Sidewalk/Concrete Repair project primarily consists of a 3-inch deep asphalt milling with a 3-inch asphalt overlay and curb replacement. Additional work includes the repair or replacement of storm sewer lids, curbs and sidewalks as needed.

- No previous action on this item.

D. Award of Contract - T.B. Hanna Station Tree Maintenance and Removal (pg 268)

Reference:

Bill 4022

Contract

Arbor Masters Proposal

Bid Tab

This project includes tree trimming, tree removal and stump grinding services for pre-identified trees at T.B. Hanna Station and the newly expanded areas west of South Adams Street.

- Parks and Recreation Board, 02/24/2026: Approved 6-0

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, 03/02/2026

EXECUTIVE SESSION (CLOSED MEETING)

The Raymore City Council is scheduled to enter into executive session to discuss:

- Personnel matters as authorized by § 610.021 (3)

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.

PROCLAMATION

WHEREAS, Mr. Todd Krass has dedicated more than 40 years to exemplary service in healthcare, including over 20 years as Chief Executive Officer of Belton Regional Medical Center; and,

WHEREAS, Mr. Krass, a psychiatric nurse by training, has consistently led with a patient-first philosophy, guiding Belton Regional Medical Center through sustained growth, advancing quality and safety, and ensuring compassionate care for all; and,

WHEREAS, under Mr. Krass's visionary leadership, Belton Regional Medical Center expanded vital services, including the addition of new physician specialties, a state-of-the-art intensive care unit, and enhanced emergency services, thereby strengthening the hospital's clinical capabilities and its mission as part of HCA Midwest Health; and,

WHEREAS, Mr. Krass's commitment to integrity, humility, and respect for patients, colleagues, and community partners has fostered a culture of accountability and compassion, making Belton Regional Medical Center a trusted resource for families throughout Cass and southern Jackson counties; and,

WHEREAS, Mr. Krass has demonstrated outstanding civic leadership through his involvement with local organizations, chambers of commerce, and health-focused foundations, including serving as chair of the American Heart Association Kansas City Heart Walk and leading record-setting fundraising efforts for cardiovascular research and education; and,

WHEREAS, Mr. Krass's career has been marked by empathy, accountability, and service, profoundly shaping the character of Belton Regional Medical Center and the broader community it serves; and,

WHEREAS, on the occasion of his retirement, it is fitting to recognize Todd Krass for his extraordinary dedication and lasting impact.

NOW THEREFORE, I, Kristofer P. Turnbow, Mayor of the City of Raymore, Missouri, do hereby present this proclamation March 9, 2026 as

TODD KRASS DAY

in the City of Raymore, Missouri, and urge all citizens to join in expressing our heartfelt appreciation to Mr. Krass for his outstanding service, leadership, and commitment to the health and well-being of our community.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the City of Raymore to be affixed this 9th day of March, 2026.


Kristofer P. Turnbow, Mayor



PROCLAMATION

WHEREAS, SevenDays® Make a Ripple, Change the World works to overcome hate by promoting kindness and understanding through education and dialogue; and,

WHEREAS, SevenDays® provides opportunities encouraging all people to participate in activities that promote and practice kindness; and,

WHEREAS, SevenDays® 2026 will commemorate its second decade focused on teaching kindness and making a ripple to change the world; and,

WHEREAS, SevenDays® 2026 begins on Monday, April 20, and will feature the Ripples of Kindness Breakfast on Thursday, April 23—a celebration of area youth and the announcement of the sixth annual Ripple of Kindness honorees—and will continue through Tuesday, April 28; and,

WHEREAS, SevenDays® continues its daily themes of Love, Discover, Others, Connect, You, Go and Onward as we bring people from walks of life together to overcome hate with acts of kindness; and,

WHEREAS, the memories of three wonderful and unique people—Reat Underwood, Dr. William Corporon, and Terri LaManno—will be honored through kindness and understanding; and,

WHEREAS, SevenDays® expands acts of compassion, acceptance, and understanding to all who gather; and,

WHEREAS, we fully support and encourage all in the City of Raymore, including residents, businesses, organizations, and visitors, to come together during the SevenDays® to act more kindly and be more understanding of differences, thereby making the world a better place, one ripple at a time.

NOW THEREFORE, I, Kristofer P. Turnbow, Mayor of the City of Raymore, Missouri, do hereby proclaim April 20 through April 28, 2026, as

SevenDays® of Kindness

In the City of Raymore and urge all citizens to engage in acts of kindness throughout the week and remember the events of April 13, 2014—not only for the losses of that day but also for the significance of the powerful and enduring vow to overcome hate with kindness.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the City of Raymore to be affixed this 9th day of March, 2026.


Kristofer P. Turnbow, Mayor



MONTHLY DEPARTMENT REPORT FEBRUARY 2026

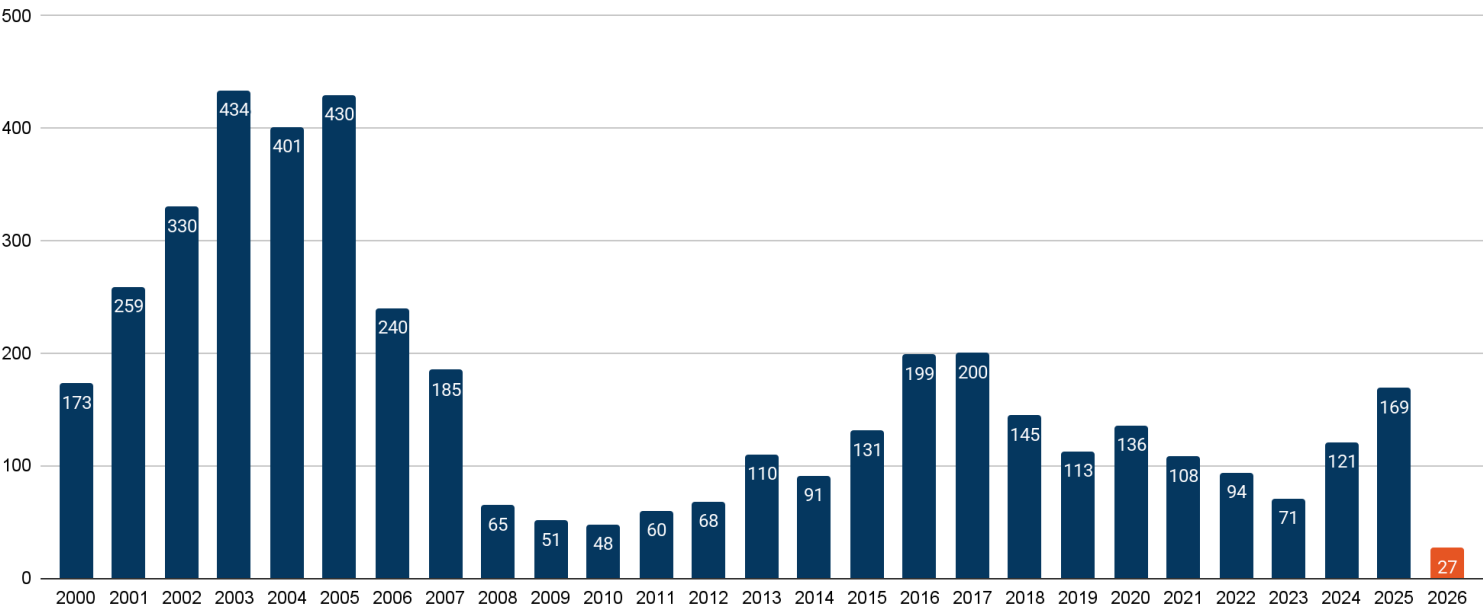
BUILDING PERMIT & INSPECTION ACTIVITY -

TYPE OF PERMIT	FEB 2026	2026 YTD	2025 YTD	2025 TOTAL
Detached Single-Family Residential	15	27	23	121
Attached Single-Family Residential	0	0	0	80
Multi-Family Residential (apartment)	0	0	0	13
General Permits (decks, roofs, MEP)	22	48	57	733
Commercial	2	4	5	35
Sign Permits	1	2	10	70
BUILDING INSPECTIONS	FEB 2026	2026 YTD	2025 YTD	2025 TOTAL
Total No. of Inspections	290	543	724	4,871
Residential Inspections	262	489	492	3,107
Commercial Inspections	28	54	232	1,764
INVESTMENT	FEB 2026	2026 YTD	2025 YTD	2025 TOTAL
Total Residential Permit Valuation	\$5,300,610	\$10,131,570.00	\$8,598,360.00	\$59,015,960
Total Commercial Permit Valuation	\$1,022,000	\$1,022,000.00	\$838,780.00	\$38,506,341

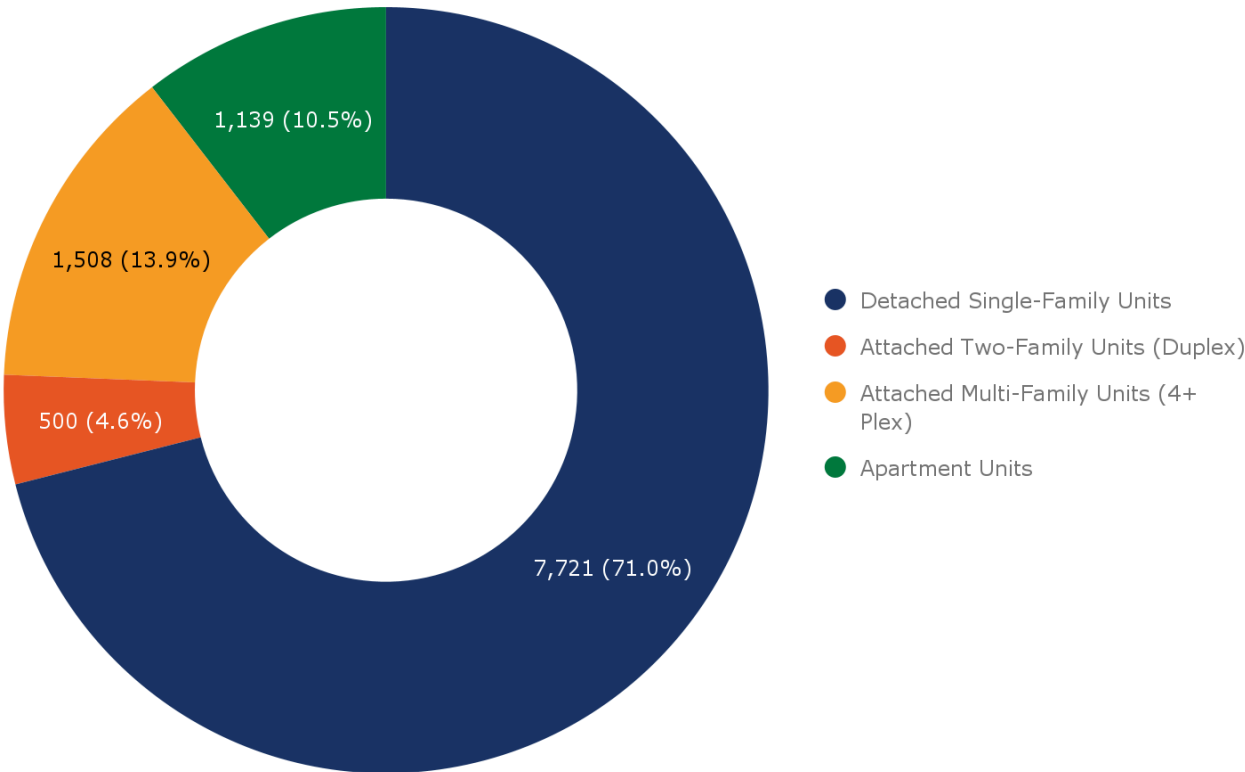
BUILDING CONSTRUCTION ACTIVITY -

- 15 new single-family home permits were issued in the Alexander Creek, Park Side, Prairie View of the Good Ranch, and Creekmoor neighborhoods.
- Building permits were issued for the recently approved development of [Branched Out Gutters & Branched Out Landscaping](#), a local guttering and landscape contractor located east of N. Madison, behind Casey's and O'Reilly Auto Parts.
- Commercial Certificates of Occupancy were issued for the [Nervology](#) (242 Broadmoor Drive) and Mana Auto Sales (403 W. Walnut).

Single Family Residential Permit Trends 2000-2026



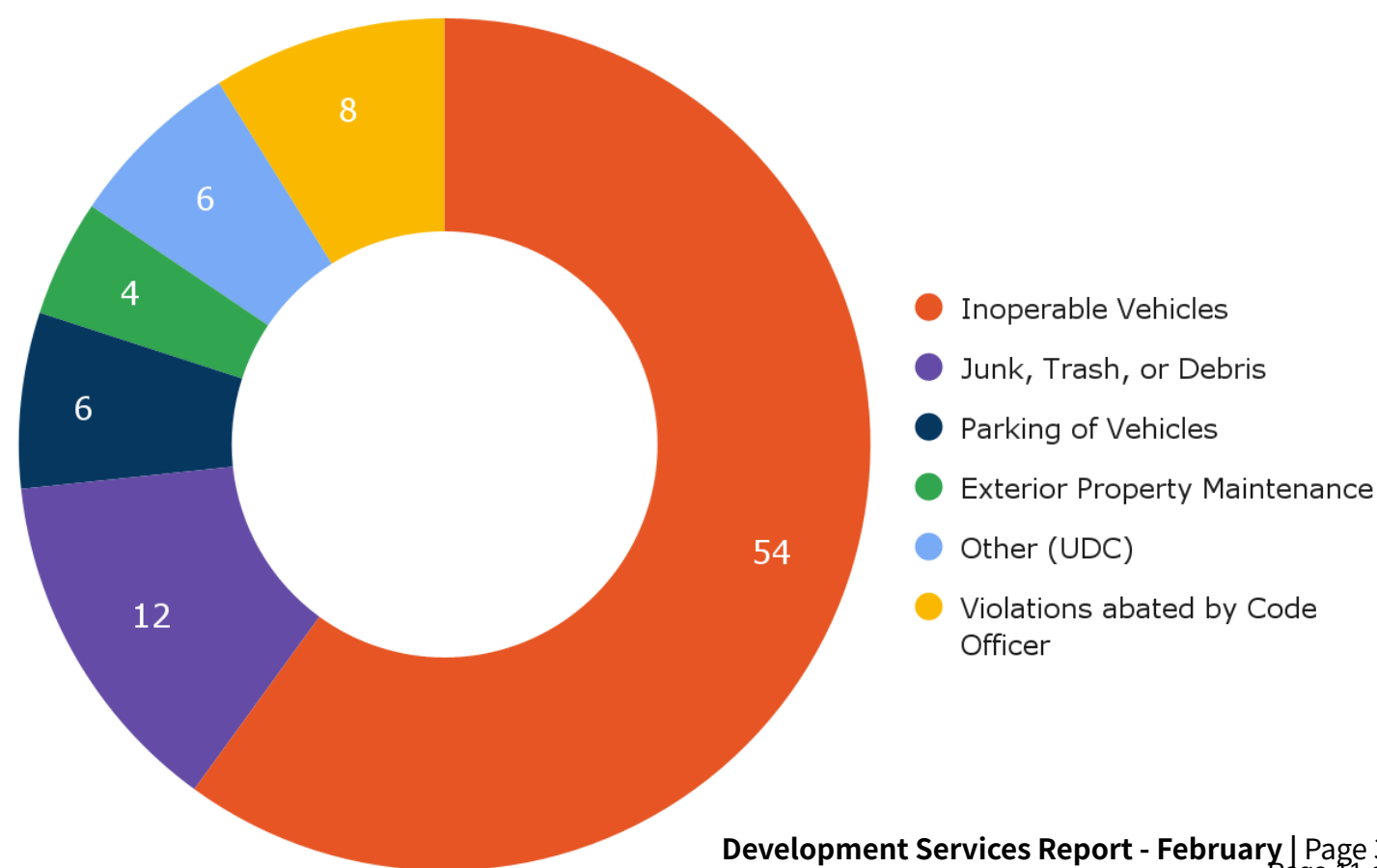
Existing Housing Unit Inventory



CODE ENFORCEMENT ACTIVITY -

CODE ENFORCEMENT	FEB 2026	2026 YTD	2025 YTD	2025 TOTAL
Code Enforcement Cases Opened	55	99	75	764
<i>Notices Mailed</i>		0	0	
Tall Grass/Weeds	0	0	0	160
Inoperable Vehicles	31	54	43	257
Junk/Trash/Debris in Yard	6	12	17	127
Object placed in right-of-way	0	0	2	11
Parking of vehicles in front yard	4	6	3	41
Exterior home maintenance	3	4	2	83
- Other (trash at curb early; signs; etc)	3	6	0	0
Properties mowed by City Contractor	0	0	0	56
Abatement of violations (silt fence repaired; trees removed; stagnant pools emptied; debris removed)	0	0	0	5
Signs in right-of-way removed	125	184	121	670
Violations abated by Code Officer	5	8	6	48
Citations Issued	10	30	38	-

CODE ENFORCEMENT SUMMARY - 2026 Year-to-Date



ACTIONS OF BOARDS, COMMISSIONS & CITY COUNCIL - FEBRUARY

FEBRUARY 3, 2026 PLANNING AND ZONING COMMISSION -

- Meeting canceled - no items scheduled

FEBRUARY 9, 2026 CITY COUNCIL -

- 1st Reading - 7Brew Site Plan - Appeal to City Council - Raymore Gateway Lot 2, denied 5-2

FEBRUARY 11, 2026 BOARD OF ADJUSTMENT -

- 503 N. Prairie Lane Road - Garage Setback Variance (public hearing), approved

FEBRUARY 17, 2026 PLANNING AND ZONING COMMISSION -

- Prairie Acres Rezoning "A" to "RE" (public hearing), recommend approval
- Prairie Acres Final Plat, Lot 1, recommend approval
- Creekside Ranch Final Plat, recommend approval
- Raymore Commerce Center Lot 2 Final Plat, recommend approval

FEBRUARY 23, 2026 CITY COUNCIL -

- 2nd Reading - 7Brew Site Plan - Appeal to City Council - Raymore Gateway Lot 2, denied 5-2
- 1st Reading - Raymore Commerce Center Lot 2 Final Plat, approved
- 1st Reading - Creekside Ranch Final Plat, approved
- 605 Hampstead Drive Utility Easement Vacation, approved

TENTATIVE UPCOMING MEETINGS - MARCH

MARCH 3, 2026 PLANNING AND ZONING COMMISSION -

- 38th UDC Amendment - Residential Design Standards (public hearing)

MARCH 9, 2026 CITY COUNCIL -

- 2nd Reading - Raymore Commerce Center Lot 2 Final Plat
- 2nd Reading - Creekside Ranch Final Plat

MARCH 17, 2026 PLANNING AND ZONING COMMISSION -

- Eastbrooke 5th Final Plat

MARCH 23, 2026 CITY COUNCIL -

- 1st Reading - Prairie Acres Rezoning "A" to "RE" (public hearing)
- 1st Reading - Prairie Acres Final Plat, Lot 1
- 1st Reading - 38th UDC Amendment - Residential Design Standards (public hearing)

FEBRUARY DEPARTMENT ACTIVITY & EVENTS -

- Development Services Director David Gress attended the Technical Advisory Committee, a subcommittee of MARC's Total Transportation Policy Committee (TTPC).
- Development Services staff attended the monthly South KC Planners Coffee, hosted in Belton.
- Senior Accountant Lane Hernandez and Economic Development Director Jordan Lea judged Future Business Leaders of America (FBLA) districts.
- Mayor Turnbow and Economic Development Director Jordan Lea attended a webinar on LocationOne services.
- Economic Development Director Jordan Lea attended the monthly Workforce YOU housing focus group meeting.
- Economic Development Director Jordan Lea attended the Missouri Economic Development Council's public policy committee.
- Economic Development Director Jordan Lea attended United WE's quarterly public policy coalition meeting.
- The Board of Adjustment met for a regular meeting on Wednesday, Feb. 11. The Board reviewed and approved a variance request for the property located at 503 N Prairie Lane.
- Mayor Kris Turnbow and Development Services Director David Gress attended the monthly Raymore Chamber of Commerce Board meeting.
- Economic Development Director Jordan Lea attended the Missouri Economic Development Council board of director's meeting.
- Development Services Director David Gress and Economic Development Director Jordan Lea attended the Cass County Coalition of Chambers luncheon.
- Economic Development Director Jordan Lea attended the Mid-America Regional Council's freight economy forum.
- Senior Planner Dave McCumber attended the 2026 Speed Networking Event with students from the UMKC Urban Planning and Design Program, hosted by the Kansas City section of the American Planning Association (KCAPA).
- Economic Development Director Jordan Lea and Development Services Director David Gress attended the **International Council of Shopping Center's (ICSC) Red River** conference in San Antonio, Texas, to meet and network with potential retailers and businesses.
- Economic Development Director Jordan Lea attended the monthly Raymore Chamber of Commerce Coffee and Conversations hosted by the [Peculiar Winery](#).
- The Planning and Zoning will hold a public hearing at their March 3 meeting. The Commission will review the proposed 38th amendment to the Unified Development Code, which includes new residential design guidelines for single and two-family homes in the City.

- Senior Planner Dave McCumber attended a UMKC student project critique by the UMKC School of Urban Planning and Design.
- Recreation Coordinator Cecilia Walther, Bond Council Sarah Granath and Economic Development Director Jordan Lea earned third place at the [Raymore Chamber of Commerce](#)'s Glitz on the Green tournament at Topgolf.



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: Feb 1, 2026 - Feb 28, 2026	
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	Non-Traffic Ordinance	
A. Cases (citations/informations) pending at start of month		64	1,398	565	
B. Cases (citations/informations) filed		3	165	45	
C. Cases (citations/informations) disposed					
1. jury trial (Springfield, Jefferson County, and St. Louis County only)		0	2	0	
2. court/bench trial - GUILTY		0	0	3	
3. court/bench trial - NOT GUILTY		0	0	0	
4. plea of GUILTY in court		3	102	28	
5. Violations Bureau Citations (i.e. written plea of guilty) and bond forfeiture by court order (as payment of fines/costs)		0	48	0	
6. dismissed by court		0	12	2	
7. <i>nolle prosequi</i>		0	2	20	
8. certified for jury trial (not heard in Municipal Division)		0	0	0	
9. TOTAL CASE DISPOSITIONS		3	166	53	
D. Cases (citations/informations) pending at end of month [pending caseload = (A+B)-C9]		64	1,397	557	
E. Trial de Novo and/or appeal applications filed		0	0	0	
<u>III. WARRANT INFORMATION (pre- & post-disposition)</u>					
1. # Issued during reporting period		57	<u>IV. PARKING TICKETS</u>		
2. # Served/withdrawn during reporting period		59	☐ Court staff does not process parking tickets		
3. # Outstanding at end of reporting period		1,372			

MUNICIPAL DIVISION SUMMARY REPORTING FORM

COURT INFORMATION	Municipality: Raymore Municipal	Reporting Period: Feb 1, 2026 - Mar 3, 2026
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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	\$15,436.50	Court Automation	\$1,283.55
Clerk Fee - Excess Revenue	\$1,617.82	Law Enf Arrest-Local	\$300.00
Crime Victims Compensation (CVC) Fund surcharge - Paid to City/Excess Revenue	\$49.88	Total Other Disbursements	\$1,583.55
Bond forfeitures (paid to city) - Excess Revenue	\$70.00	Total Disbursements of Costs, Fees, Surcharges and Bonds Forfeited	\$31,268.00
Total Excess Revenue	\$17,174.20	Bond Refunds	\$1,574.50
Other Revenue (non-minor traffic and ordinance violations, not subject to the excess revenue percentage limitation)		Total Disbursements	\$32,842.50
Fines - Other	\$8,740.00		
Clerk Fee - Other	\$582.54		
Judicial Education Fund (JEF) ☐ Court does not retain funds for JEF	\$0.00		
Peace Officer Standards and Training (POST) Commission surcharge	\$183.36		
Crime Victims Compensation (CVC) Fund surcharge - Paid to State	\$1,307.37		
Crime Victims Compensation (CVC) Fund surcharge - Paid to City/Other	\$17.98		
Law Enforcement Training (LET) Fund surcharge	\$366.00		
Domestic Violence Shelter surcharge	\$732.00		
Inmate Prisoner Detainee Security Fund surcharge	\$366.00		
Restitution	\$0.00		
Parking ticket revenue (including penalties)	\$0.00		
Bond forfeitures (paid to city) - Other	\$215.00		
Total Other Revenue	\$12,510.25		

THE RAYMORE CITY COUNCIL MET IN REGULAR SESSION ON MONDAY, FEBRUARY 23, 2026, IN COUNCIL CHAMBERS AT 100 MUNICIPAL CIRCLE, RAYMORE, MISSOURI. MEMBERS PRESENT: MAYOR TURNBOW, COUNCILMEMBERS ABDELGAWAD, BAKER, BARBER, BURKE III, CIRCO, ENGERT, HOLMAN, AND MILLS. ALSO PRESENT: ASSISTANT CITY MANAGER RYAN MURDOCK, CITY ATTORNEY JONATHAN ZERR, AND RECORDING SECRETARY CATHERINE ALEGRE.

1. Call to Order

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

2. Roll Call

Recording Secretary Catherine Alegre called roll; quorum present to conduct business. Councilmember Mills joined the meeting at 6:02 p.m.

3. Pledge of Allegiance

4. Presentation/Awards

5. Personal Appearances

6. Staff Reports

Public Works Director Trent Salsbury reviewed the staff report included in the Council packet.

Parks and Recreation Director Nathan Musteen reviewed the staff report included in the Council packet. He noted Mike Wilson was selected as the new vice-chair of the Park Board.

Communications Manager Melissa Harmer reviewed the staff report included in the Council packet. She answered questions from Council.

City Clerk Erica Hill noted corrections to the February 9 minutes.

Assistant City Manager Ryan Murdock announced items for the March 2 work session.

7. Committee Reports

8. Consent Agenda

A. City Council Regular Meeting minutes, February 9, 2026

B. Approval of Safety Traffic Enforcement Program (S.T.E.P.)

**1. Resolution 26-06: Overtime Hazardous Moving Violation
HMV Grant**

2. Resolution 26-07: Overtime DWI Enforcement Wolf Pack Grant

C. Resolution 26-09: Missouri Blue Shield Grant Program

D. Resolution 26-08: Acceptance of Public Infrastructure - Sendera 1st Plat

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

DISCUSSION: Councilmember Barber stated that although he was absent from the last meeting, he watched the meeting and would be voting on the minutes.

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

9. Unfinished Business

A. Appeal of Site Plan Application Denial - 7 Brew Coffee

BILL 4013: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, DENYING THE APPEAL OF 7BREW COFFEE AND UPHOLDING THE PLANNING AND ZONING COMMISSION'S DENIAL OF PLANNING CASE NUMBER 25017, PURSUANT TO SECTION 470.160(G)(2) OF THE UNIFIED DEVELOPMENT CODE."

Recording Secretary Catherine Alegre conducted the second reading of Bill 4013 by title only.

City Attorney Jonathan Zerr stated an aye vote is a denial of the appeal and a nay vote approves the application.

MOTION: By Councilmember Abdelgawad, second by Councilmember Holman to approve the second reading of Bill 4013 by title only.

DISCUSSION: None

VOTE:	Councilmember Abdelgawad	Aye
	Councilmember Baker	Nay
	Councilmember Barber	Aye
	Councilmember Burke III	Aye
	Councilmember Circo	Aye
	Councilmember Engert	Aye

Councilmember Holman	Aye
Councilmember Mills	Nay

Mayor Turnbow announced the motion carried and declared Bill 4013 as **Raymore City Ordinance 2026-010**.

B. Award of Contract - Dean Avenue Curb Replacement Phase 1

BILL 4012: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH PHOENIX CONCRETE LLC FOR THE DEAN AVENUE CURB REPLACEMENT PHASE 1, CITY PROJECT NUMBER 26-495-201 IN THE AMOUNT OF \$324,253.80 AND AUTHORIZING THE CITY MANAGER TO APPROVE CHANGE ORDERS WITHIN ESTABLISHED BUDGET CONSTRAINTS."

Recording Secretary Catherine Alegre conducted the second reading of Bill 4012 by title only.

MOTION: By Councilmember Abdelgawad, second by Councilmember Holman to approve the second reading of Bill 4012 by title only.

DISCUSSION: None

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

Mayor Turnbow announced the motion carried and declared Bill 4012 as **Raymore City Ordinance 2026-011**.

C. Award of Contract - Recreation Park Baseball Light Plans

BILL 4014: "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."

Recording Secretary Catherine Alegre conducted the second reading of Bill 4014 by title only.

MOTION: By Councilmember Abdelgawad, second by Councilmember Holman to approve the second reading of Bill 4014 by title only.

DISCUSSION: None

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

Mayor Turnbow announced the motion carried and declared Bill 4014 as **Raymore City Ordinance 2026-012.**

D. Award of Contract - Demolition of Structures at 204 S. Adams Street and 317 N. Jackson Street

BILL 4015: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, APPROVING AND AUTHORIZING A CONTRACT WITH SB WYATT CONTRACTING INC. IN THE TOTAL AMOUNT OF \$34,800 FOR THE DEMOLITION AND REMOVAL OF STRUCTURES LOCATED AT 204 SOUTH ADAMS STREET AND 317 NORTH JACKSON STREET."

Recording Secretary Catherine Alegre conducted the second reading of Bill 4015 by title only.

MOTION: By Councilmember Abdelgawad, second by Councilmember Holman to approve the second reading of Bill 4015 by title only.

DISCUSSION: None

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

Mayor Turnbow announced the motion carried and declared Bill 4015 as **Raymore City Ordinance 2026-013.**

10. New Business

A. 2026 Curb Replacement & Ramp Repair

BILL 4016: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH TERRY SNELLING CONSTRUCTION INC. FOR THE 2026 CURB REPLACEMENT & RAMP REPAIR, CITY PROJECT NUMBER 26-493-201/and 26-493-202 IN THE AMOUNT OF \$771,298.50 AND AUTHORIZING THE CITY MANAGER TO APPROVE CHANGE ORDERS WITHIN ESTABLISHED BUDGET CONSTRAINTS."

Recording Secretary Catherine Alegre conducted the first reading of Bill 4016 by title only.

Public Works Director Trent Salsbury reviewed the information included in the Council packet. The 2026 Curb Replacement Project primarily consists of removal and replacement of approximately 18,000 feet of existing curb and ADA ramps on those roads. The City received five bids on February 11, 2026. Terry Snelling Construction was determined to be the lowest and best bidder. Terry Snelling Construction has completed the project successfully for the last 10+ years. Staff recommends the contract for the 2026 Curb Replacement & Ramp Repair Project be awarded to Terry Snelling Construction in the amount of \$771,298.50

MOTION: By Councilmember Abdelgawad, second by Councilmember Holman to approve the first reading of Bill 4016 by title only.

DISCUSSION: None

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

B. Budget Amendment - FY2026 Operating Adjustments

BILL 4017: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AMENDING THE FISCAL YEAR 2026 OPERATING BUDGET."

Recording Secretary Catherine Alegre conducted the first reading of Bill 4017 by title only.

Finance Director Elisa Williams reviewed the information included in the Council packet. During Fiscal Year 2026, the following operating transactions have occurred that require budget amendments. The Police Department was awarded

a Blue Shield Grant from the State of Missouri for the purchase of equipment, training and/or technology. It is necessary to amend the budget to include the Police Grant revenue as well as the operating expenses in the Police Department associated with the grant funding of \$50,000. The Centerview building HVAC unit required repairs in the amount of \$5,300.

MOTION: By Councilmember Abdelgawad, second by Councilmember Holman to approve the first reading of Bill 4017 by title only.

DISCUSSION: None

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

C. Partial Easement Vacation - 605 Hampstead Drive

RESOLUTION 26-10: "A RESOLUTION OF THE CITY OF RAYMORE, MISSOURI, VACATING A PORTION OF A UTILITY EASEMENT LOCATED ON LOT 232 IN EDGEWATER AT CREEKMOOR 8TH PLAT, A SUBDIVISION IN THE CITY OF RAYMORE, CASS COUNTY, MISSOURI."

Recording Secretary Catherine Alegre conducted the reading of Resolution 26-10 by title only.

Development Services Director David Gress reviewed the information included in the Council packet. Randy Bryant, representing Bryant-Ratliff Builders is requesting a partial vacation of the existing 7.5-ft. utility easement along the western property line of the property at 605 Hampstead Drive. A home was recently built on this lot and the southwest corner of the home was found to have encroached slightly into the platted utility easement. The request is to reduce the 7.5-ft. easement by 2.5-ft., leaving 5-ft remaining within the easement. The request was shared with utility companies and no objections were received. He answered questions from Council.

MOTION: By Councilmember Abdelgawad, second by Councilmember Holman to approve the first reading of Resolution 26-10 by title only.

DISCUSSION: None

VOTE:	Councilmember Abdelgawad	Aye
	Councilmember Baker	Aye
	Councilmember Barber	Aye

Councilmember Burke III	Aye
Councilmember Circo	Aye
Councilmember Engert	Aye
Councilmember Holman	Aye
Councilmember Mills	Aye

D. Raymore Commerce Center South Final Plat Lot 2

BILL 4018: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, APPROVING THE RAYMORE COMMERCE CENTER SOUTH 2ND FINAL PLAT, A SUBDIVISION OF LAND IN RAYMORE, CASS COUNTY, MISSOURI."

Recording Secretary Catherine Alegre conducted the first reading of Bill 4018 by title only.

Development Services Director David Gress reviewed the information included in the Council packet. VanTrust Real Estate, developer of the Raymore Commerce Center South project, is requesting final plat approval of Lot 2 of the overall development. The request includes one 38+/- acre lot and one common area tract that supports the second building being constructed in the development. At their February 17, 2026 meeting, the Planning and Zoning Commission reviewed this request and voted 6-0 to recommend approval to the City Council. The Final Plat is a ministerial request in accordance with the project's Memorandum of Understanding, dated July 25, 2022. He answered questions from Council.

MOTION: By Councilmember Abdelgawad, second by Councilmember Holman to approve the first reading of Bill 4018 by title only.

DISCUSSION: None

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

E. Creekside Ranch Final Plat Lots 2-20

BILL 4019: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, APPROVING THE FINAL PLAT FOR THE CREEKSIDE RANCH SUBDIVISION, LOCATED IN THE SOUTHWEST AND SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 46N, RANGE 32W, RAYMORE, CASS COUNTY, MISSOURI."

Recording Secretary Catherine Alegre conducted the first reading of Bill 4019 by title only.

Development Services Director David Gress reviewed the information included in the Council packet. Matt Schlicht, representing the developer of the Creekside Ranch subdivision, is requesting final plat approval of Lots 2-20 of the overall development, located at the northeast corner of Gore Road and Kurzweil Road. The request includes 19 residential lots of 3+/- acres each. The annexation, rezoning and preliminary plat for the Creekside Ranch development was originally approved by the City Council in February 2024. The final plat request is a ministerial request in accordance with the approved preliminary plat.

MOTION: By Councilmember Abdelgawad, second by Councilmember Holman to approve the first reading of Bill 4019 by title only.

DISCUSSION: None

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

11. Public Comment

12. Mayor/Council Communication

Mayor Turnbow and Councilmembers congratulated Mr. Wilson on his new role as Vice Chair of the Park Board, expressed condolences for the Christian County law enforcement officer, noted excitement for the new citizen survey mechanism, and noted the passing of Nancy Lukens, former Dispatcher in the Police Department.

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	Aye
	Councilmember Engert	Aye
	Councilmember Holman	Aye

Councilmember Mills

Aye

The regular meeting of the Raymore City Council adjourned at 6:36 p.m.

Respectfully submitted,

Catherine Alegre
Recording Secretary

***These minutes transcribed by City Clerk Erica Hill*

RESOLUTION 26-05

"A RESOLUTION OF THE CITY OF RAYMORE, MISSOURI, ACCEPTING THE PUBLIC IMPROVEMENTS FOR SADDLEBROOK 1ST PLAT."

WHEREAS, the Director of Public Works determined the project has been satisfactorily completed in accordance with the project specifications.

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

Section 1. Saddlebrook 1st Plat Sanitary Sewer, Streets, Street Lights and Trail that is located within the City right-of-way is accepted.

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

Section 3. Any Resolution or part thereof which conflicts with this Resolution shall be null and void.

DULY READ AND PASSED THIS 9TH DAY OF MARCH, 2026, 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

RESOLUTION 26-11

"A RESOLUTION OF THE CITY OF RAYMORE, MISSOURI, ACCEPTING THE PUBLIC IMPROVEMENTS FOR CUNNINGHAM 5TH PLAT."

WHEREAS, the Director of Public Works determined the project has been satisfactorily completed in accordance with the project specifications.

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

Section 1. Cunningham 5th Plat Water, Sewer, Streets, and Street Lights that is located within the City right-of-way is accepted.

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

Section 3. Any Resolution or part thereof which conflicts with this Resolution shall be null and void.

DULY READ AND PASSED THIS 9TH DAY OF MARCH, 2026, 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

RESOLUTION 26-12

"A RESOLUTION OF THE CITY OF RAYMORE, MISSOURI, ACCEPTING THE PUBLIC IMPROVEMENTS FOR TIMBER RIDGE LOTS 1-35 AND TRACTS A-B."

WHEREAS, the Director of Public Works determined the project has been satisfactorily completed in accordance with the project specifications.

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

Section 1. Timber Ridge Water, Sewer, Streets, and Street Lights located within the City right-of-way is accepted.

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

Section 3. Any Resolution or part thereof which conflicts with this Resolution shall be null and void.

DULY READ AND PASSED THIS 9TH DAY OF MARCH, 2026, 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

RESOLUTION 26-13

"A RESOLUTION OF THE CITY OF RAYMORE, MISSOURI, APPROVING A RE-APPOINTMENT TO THE RAYMORE BOARD OF APPEALS."

WHEREAS, Section 465.020 of the Raymore City Code and Section 8.1 of the Raymore City Charter authorizes the Mayor to appoint members to the Raymore Board of Adjustment with the advice and consent of a majority of the City Council.

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

Section 1. Appointments shall be approved with the advice and consent of a majority of the Council.

Section 2. The Council consents to the Mayor's re-appointment of the following person to the Board of Appeals as a regular member.

<u>NAME</u>	<u>EFFECTIVE</u>	<u>TERM EXPIRES</u>
Mike Cox	March 9, 2026	January 31, 2029

DULY READ AND PASSED THIS 9TH DAY OF MARCH, 2026, 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

RESOLUTION 26-14

"A RESOLUTION OF THE CITY OF RAYMORE, MISSOURI, APPROVING A RE-APPOINTMENT TO THE RAYMORE BOARD OF APPEALS."

WHEREAS, Section 465.020 of the Raymore City Code and Section 8.1 of the Raymore City Charter authorizes the Mayor to appoint members to the Raymore Board of Adjustment with the advice and consent of a majority of the City Council.

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

Section 1. Appointments shall be approved with the advice and consent of a majority of the Council.

Section 2. The Council consents to the Mayor's re-appointment of the following person to the Board of Appeals as an alternate member.

<u>NAME</u>	<u>EFFECTIVE</u>	<u>TERM EXPIRES</u>
Lloyd Brown	March 9, 2026	January 31, 2029

DULY READ AND PASSED THIS 9TH DAY OF MARCH, 2026, 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

RESOLUTION 26-15

"A RESOLUTION OF THE CITY OF RAYMORE, MISSOURI, APPROVING A RE-APPOINTMENT TO THE RAYMORE BOARD OF APPEALS."

WHEREAS, Section 465.020 of the Raymore City Code and Section 8.1 of the Raymore City Charter authorizes the Mayor to appoint members to the Raymore Board of Adjustment with the advice and consent of a majority of the City Council.

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

Section 1. Appointments shall be approved with the advice and consent of a majority of the Council.

Section 2. The Council consents to the Mayor's re-appointment of the following person to the Board of Appeals as a regular member.

<u>NAME</u>	<u>EFFECTIVE</u>	<u>TERM EXPIRES</u>
Randy Reed	March 9, 2026	January 31, 2029

DULY READ AND PASSED THIS 9TH DAY OF MARCH, 2026, 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

RESOLUTION 26-16

"A RESOLUTION OF THE CITY OF RAYMORE, MISSOURI, APPROVING AN APPOINTMENT TO THE RAYMORE BOARD OF APPEALS."

WHEREAS, Section 465.020 of the Raymore City Code and Section 8.1 of the Raymore City Charter authorizes the Mayor to appoint members to the Raymore Board of Adjustment with the advice and consent of a majority of the City Council.

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

Section 1. Appointments shall be approved with the advice and consent of a majority of the Council.

Section 2. The Council consents to the Mayor's appointment of the following person to the Board of Appeals as a staff member.

<u>NAME</u>	<u>EFFECTIVE</u>	<u>TERM EXPIRES</u>
Ryan Murdock	March 9, 2026	January 31, 2029

DULY READ AND PASSED THIS 9TH DAY OF MARCH, 2026, 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

RESOLUTION 26-17

"A RESOLUTION OF THE CITY OF RAYMORE, MISSOURI, APPROVING AN APPOINTMENT TO THE RAYMORE BOARD OF APPEALS."

WHEREAS, Section 465.020 of the Raymore City Code and Section 8.1 of the Raymore City Charter authorizes the Mayor to appoint members to the Raymore Board of Adjustment with the advice and consent of a majority of the City Council.

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

Section 1. Appointments shall be approved with the advice and consent of a majority of the Council.

Section 2. The Council consents to the Mayor's appointment of the following person to the Board of Appeals as a layperson member.

<u>NAME</u>	<u>EFFECTIVE</u>	<u>TERM EXPIRES</u>
Doug Jensen	March 9, 2026	January 31, 2029

DULY READ AND PASSED THIS 9TH DAY OF MARCH, 2026, 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

Online Volunteer Application

1 message

webmaster@raymore.com <webmaster@raymore.com>
To: rmurdock@raymore.com, EHill@raymore.com

Fri, Feb 27, 2026 at 1:10 PM

This Message Is From an External Sender

This message came from outside your organization.

A new entry to a form/survey has been submitted.

Form Name: City Volunteer Form
Date & Time: 02/27/2026 1:09 PM
Response #: 108
Submitter ID: 3531
IP address: 2601:300:477e:5880:e17d:c022:7dc4:511a
Time to complete: 1 min. , 8 sec.

Survey Details

Page 1

1. Contact Information

Full Name: Doug Jenson
Address: 11010 Nora Dodge dr
Phone Number: (816) 266-0685
Email: doug@apgkc.com

2. Select your Ward (If you don't know your Ward, call 816-331-3324)

Not answered

3. I am interested in:

☒ Board of Appeals

4. Why are you interested in serving on a City board or commission?

I was asked to

What other community or civic activities do you participate in?

Not answered

Thank you,
City of Raymore, MO

This is an automated message generated by Granicus. Please do not reply directly to this email.

RESOLUTION 26-18

"A RESOLUTION OF THE CITY OF RAYMORE, MISSOURI, APPROVING A RE-APPOINTMENT TO THE RAYMORE BOARD OF APPEALS."

WHEREAS, Section 465.020 of the Raymore City Code and Section 8.1 of the Raymore City Charter authorizes the Mayor to appoint members to the Raymore Board of Adjustment with the advice and consent of a majority of the City Council.

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

Section 1. Appointments shall be approved with the advice and consent of a majority of the Council.

Section 2. The Council consents to the Mayor's re-appointment of the following person to the Board of Appeals as a regular member.

<u>NAME</u>	<u>EFFECTIVE</u>	<u>TERM EXPIRES</u>
Randy Bryant	March 9, 2026	January 31, 2029

DULY READ AND PASSED THIS 9TH DAY OF MARCH, 2026, 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

Online Volunteer Application

1 message

webmaster@raymore.com <webmaster@raymore.com>
To: rmurdock@raymore.com, EHill@raymore.com

Thu, Feb 26, 2026 at 10:54 AM

This Message Is From an External Sender

This message came from outside your organization.

A new entry to a form/survey has been submitted.

Form Name: City Volunteer Form
Date & Time: 02/26/2026 10:54 AM
Response #: 105
Submitter ID: 3526
IP address: 2605:a601:ae21:7d00:58a6:5a2d:989f:da8d
Time to complete: 3 min. , 59 sec.

Survey Details

Page 1

1. Contact Information

Full Name: Randy Bryant
Address: 1301 SW WARD RD, LEES SUMMIT, MO 64081
Phone Number: (913) 915-3737
Email: bryantratliffbuilding@gmail.com

2. Select your Ward (If you don't know your Ward, call 816-331-3324)

Not answered

3. I am interested in:

☒ Board of Appeals

4. Why are you interested in serving on a City board or commission?

City building official asked if I would consider being on the board because of my experience

What other community or civic activities do you participate in?

none at this time

Thank you,
City of Raymore, MO

This is an automated message generated by Granicus. Please do not reply directly to this email.

RESOLUTION 26-19

"A RESOLUTION OF THE CITY OF RAYMORE, MISSOURI, APPROVING AN APPOINTMENT TO THE PARKS AND RECREATION BOARD."

WHEREAS, Section 8.1 of the Raymore Home Rule Charter authorizes the Mayor to appoint members to the Parks and Recreation Board with the advice and consent of a majority of the Council; and,

WHEREAS, the Parks and Recreation Board shall act in accordance with, shall have such authority as conferred by, and shall in general carry out the spirit and intent of Sections 90.500 through 90.570 of the Revised Statutes of Missouri (RSMo).

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

Section 1. The Council consents to the Mayor's appointment of the following person to the Parks and Recreation Board, as a Ward 4 representative, for the term as indicated and until a successor is appointed.

<u>NAME</u>	<u>EFFECTIVE</u>	<u>TERM EXPIRES</u>
Jack Lupardis	March 9, 2026	June 1, 2028

DULY READ AND PASSED THIS 9TH DAY OF MARCH, 2026, 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

Online Volunteer Application

1 message

webmaster@raymore.com <webmaster@raymore.com>
To: rmurdock@raymore.com, EHill@raymore.com

Mon, Jan 26, 2026 at 4:48 PM

This Message Is From an External Sender

This message came from outside your organization.

A new entry to a form/survey has been submitted.

Form Name: City Volunteer Form
Date & Time: 01/26/2026 4:48 PM
Response #: 102
Submitter ID: 3466
IP address: 2601:300:4902:1020:eccb:42d3:b30c:60d6
Time to complete: 5 min. , 9 sec.

Survey Details

Page 1

1. Contact Information

Full Name: Jack Lupardus
Address: 306 W Elizabeth Dr
Phone Number: (816) 265-0480
Email: benimbles@gmail.com

2. Select your Ward (If you don't know your Ward, call 816-331-3324)

(o) Ward 4

3. I am interested in:

[x] Parks & Recreation Board

4. Why are you interested in serving on a City board or commission?

I want to serve because I care about my community and want to contribute to its growth and well-being. As a longtime outdoorsman and sports enthusiast, I value healthy, active communities and hope to support decisions that help people enjoy and engage with the place we live.

What other community or civic activities do you participate in?

Hawk Ridge MTB Park, Rec Soccer Coach.

Thank you,
City of Raymore, MO

This is an automated message generated by Granicus. Please do not reply directly to this email.



CITY OF RAYMORE
AGENDA ITEM INFORMATION FORM

DATE: 2/23/2026

SUBMITTED BY: Trent Salsbury

DEPARTMENT: Public Works

ITEM CATEGORY: Ordinance

TITLE / ISSUE / REQUEST

Award of Contract - 2026 Curb Replacement & Ramp Repair (pg 39)

STRATEGIC PLAN GOAL / STRATEGY

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

FINANCIAL IMPACT

Award To:	Terry Snelling Construction Inc.
Amount of Request/Contract:	\$771,298.50
Amount Budgeted:	\$1,170,500.00
Funding Source/Account:	36/46/45

PROJECT TIMELINE

Estimated Start Date
3/23/2026

Estimated End Date
10/30/2026

STAFF RECOMMENDATION:

Approval

OTHER BOARDS & COMMISSIONS ASSIGNED

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

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Bill 4016
2. Contract

BACKGROUND / JUSTIFICATION

The 2026 Curb Replacement Project primarily consists of removal and replacement of existing curb and ADA ramp replacement. Terry Snelling Construction has completed the project successfully for the last 10+ years,

The City received the following bids on February 11, 2026:

Terry Snelling Construction Inc.	\$771,298.50
JM Fahey Construction Company	\$886,660.00
Phoenix Concrete LLC	\$1,008,243.50
INCO USA LLC	\$876,754.18
Freeman Concrete Construction LLC	\$2,063,854.00

Terry Snelling Construction was determined to be the lowest and best bidder.

Staff recommends the contract for the 2026 Curb Replacement & Ramp Repair Project be awarded to Terry Snelling Construction in the amount of \$771,298.50

BILL 4016

ORDINANCE

"AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH TERRY SNELLING CONSTRUCTION INC. FOR THE 2026 CURB REPLACEMENT & RAMP REPAIR, CITY PROJECT NUMBER 26-493-201/26-493-202 IN THE AMOUNT OF \$771,298.50 AND AUTHORIZING THE CITY MANAGER TO APPROVE CHANGE ORDERS WITHIN ESTABLISHED BUDGET CONSTRAINTS."

WHEREAS, this project is included in the FY 2026 Capital Budget; and,

WHEREAS, bids for this project were received on February 11, 2026; and,

WHEREAS, Terry Snelling Construction 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 \$771,298.50 with Terry Snelling Construction Inc. for the 2026 Curb Replacement & Ramp Repair, 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 23RD DAY OF FEBRUARY, 2026.

**BE IT REMEMBERED THAT THE ABOVE ORDINANCE WAS APPROVED AND
ADOPTED THIS 9TH DAY OF MARCH, 2026, 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

2026 Curb Replacement and Ramp Repair Project

This Contract for Annual Curb Replacement & Ramp Repair, hereafter referred to as the **Contract** is made this 9th day of March, 2026, between Terry Snelling Construction Inc., an entity organized and existing under the laws of the State of Missouri, with its principal office located at 20004 E. Yocum Rd., Independence, MO 64058, 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 March 9th, 2026 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 26-493-201/202 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 \$771,298.50.

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 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.

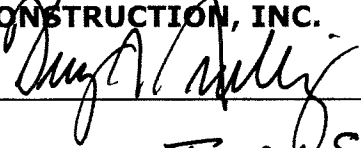
THE CITY OF RAYMORE, MISSOURI

By: _____
Jim Feuerborn, City Manager

Attest: _____
Erica Hill, City Clerk

(CITY SEAL)

TERRY SNELLING CONSTRUCTION, INC.

By: _____


Title: _____
CEO TERRY S. SNELLING

Attest: _____

Sec Kelly L. Snelling

(SEAL)

APPENDIX A
SCOPE OF SERVICES AND SPECIAL PROVISIONS

2026 Curb Replacement and Ramp Repair Project

ANTICIPATED SCOPE OF SERVICES:

- The 2026 Curb Replacement Project primarily consists of removal and replacement of existing curb and ADA ramp replacement.

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. **Additional streets with various lengths of curb replacement may be added to the project.**

3. **PROJECT COMPLETION AND SCHEDULE**

Contractor shall complete work within **100** calendar days of issuance of the Notice to Proceed.

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.

GC 6.02: Add "No. 1 Change Orders" and "No. 2 Addenda" to the order of preference list.

6. **SPECIAL CONDITIONS**

- *Existing Curb Removal:* The unit price named in the bid shall be for the linear feet of existing curb & gutter removed. The unit price named in the bid shall cover all costs in connection therewith for removing any type of existing curb and/or additional existing materials to install replacement curb including cutting and disposal of material. **Curb removal may be in several areas of varying lengths per street.** Any required detour or road closure signage or other required signage shall be subsidiary to this bid item. **Weather permitting curb shall be replaced within 24 hours of existing curb removal.** Street cuts are only allowed in areas receiving pavement mill and overlay. Contractor shall repair at no additional cost any items damaged during construction including but not limited to sprinkler systems.
- *Curb Replacement Modified Straight Back, High Back and Roll Back:* The unit price named in the bid shall be for the linear feet of curb & gutter replaced. The unit price named in the bid shall cover all costs in connection therewith for modified straight back (see attached detail), high back (CG-1) and roll back curb (CG-2), including: doweling into existing curb, expansion material, sawing construction joints, installation of new curb and protection of the new curb during the

curing process. **Concrete curb shall be an approved KCMMB 4K mixture.** Any required detour or road closure signage or other required signage shall be subsidiary to this bid item. Weather permitting, the curb shall be replaced within 24 hours of existing curb removal. Street cuts are only allowed in areas receiving pavement mill and overlay. Curb backfill and asphalt repairs shall be completed within 5 days of the new curb installation. **All asphalt removed or damaged during the curb replacement shall be repaired, including mill and overlay roads.** The contractor shall repair at no additional cost any items damaged during construction including but not limited to sprinkler systems. Curb installation on roads designated for mill and overlay shall have the construction joints saw cut to a depth of 2" below pavement depth.

- *Multiple Location Curb Removal:* The unit price named in the bid shall be for the linear feet of existing curb & gutter removed. The unit price named in the bid shall cover all costs in connection therewith for removing any type of existing curb and/or additional existing materials to install replacement curb including cutting and disposal of material. Curb removal will be in multiple areas of town and varying lengths per street. Any required detour or road closure signage or other required signage shall be subsidiary to this bid item. Weather permitting curbs shall be replaced within 24 hours of existing curb removal. Street cuts are only allowed in areas receiving pavement mill and overlay. Contractor shall repair at no additional cost any items damaged during construction including but not limited to sprinkler systems.
- *Multiple Location Curb Replacement:* The unit price named in the bid shall be for the linear feet of curb & gutter replaced. The unit price named in the bid shall cover all costs in connection therewith for modified straight back (see attached detail), high back (CG-1) and roll back curb (CG-2), including: doweling into existing curb, expansion material, sawing construction joints, installation of new curb and protection of the new curb during the curing process. **Concrete curb shall be an approved KCMMB 4K mixture.** Any required detour or road closure signage or other required signage shall be subsidiary to this bid item. Weather permitting, the curb shall be replaced within 24 hours of existing curb removal. Street cuts are only allowed in areas receiving pavement mill and overlay. Curb backfill and if required asphalt repairs shall be completed within 5 days of the new curb installation. Contractor shall repair at no additional cost any items damaged during construction including but not limited to sprinkler systems.
- *ADA Ramp:* The unit price named in the bid shall be for Each ADA Ramp installed. The unit price named in the bid shall cover all costs in connection therewith, including traffic control devices cutting, removal of existing material, disposal of material, 4" compacted AB-3 base,

doweling into existing concrete, truncated dome pad (more than one pad may be required at no additional cost), installation of new ADA Ramp and protection of the new ramp during the curing process. The ADA Ramps include the transition, ramp, landing. The ADA Ramp and curb shall not be installed monolithically. **Concrete used in the ADA Ramp shall be an approved KCMMB 4K mixture.** Site restoration is subsidiary to the ADA ramp bid item. The site shall be restored to equivalent or better condition. Contractor shall repair at no additional cost any items damaged during construction including but not limited to sprinkler systems. **The ADA ramp shall be 6" thick concrete without reinforcement bar. The ADA Ramps may be installed on streets receiving curb replacement and various locations throughout the City of Raymore. If an existing diagonal ramp is selected for replacement a directional ramp may be used, this may require repositioning the ramp location. See the attached ramp detail sheet for additional information.**

- **4" Sidewalk Replacement:** The unit price named in the bid shall be for the Square Foot (SF) of sidewalk removed and replaced. The unit price named in the bid shall cover all costs in connection therewith, including traffic control devices cutting, removal of existing material, disposal of material, 4" compacted AB-3 base, doweling into existing concrete and protection of the sidewalk during the curing process. The sidewalk shall be 4" thick concrete without reinforcement. Sidewalk replacement may be in several areas of varying lengths per street. **Concrete shall be an approved KCMMB 4K mixture. Weather permitting sidewalk shall be replaced within 24 hours of existing sidewalk removal.**
- **ADA Ramp Edge Curb:** The unit price named in the bid shall be for the linear feet of ADA Ramp Edge Curb installed. The unit price named in the bid shall cover all costs in connection therewith for ADA Ramp Edge Curb including: doweling, installation of new curb and protection of the new curb during the curing process. Not all ADA ramps will require curb. ADA Ramp Edge Curb will be installed where final grading does not allow for normal installation of ADA Ramps. **Concrete used in the ADA Ramp Edge Curb shall be an approved KCMMB 4K mixture.**
- **Pre-Construction Photos:** The unit price named in the bid shall be for the lump sum cost to take pre-construction photos. The pre-construction photos are required at each location where the curb

and driveway intersect. The photos will be the property of the City and will need to be submitted prior to curb removal.

- *Mobilization, Bonds and Insurance:* The unit price named in the bid shall be for the Lump Sum (LS) of the mobilization, bonds and insurance. Please see Appendix B General Terms and Conditions for additional information.
- *Expansion Joints & Dowels:* 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.
- *Site Restoration:* Site Restoration shall be considered subsidiary to the curb replacement bid item. 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:* Construction operations shall be coordinated to result in the least practicable delay to traffic. Flagmen are required for all one way traffic operations. In the case where the flagmen with signing paddles are in excess of 300 feet or out of visual contact, two-way radios will be required for traffic control. 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.

- *Signing:* The Contractor will furnish adequate signs, barricades, warning lights and all other equipment necessary in accordance with the Manual on Uniform Traffic Control Devices, to direct and re-route traffic and will furnish flagmen and other personnel necessary to provide the required traffic control in accordance with the approved schedule of operations.
- *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:* The contractor shall follow the Mid-West Concrete Industry Board, Inc (MCIB) Sections 10 and 11 for cold or hot weather concrete. With the following exception: concrete shall not be placed when temperatures are below 34 °F.
- *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. The above tests shall be repeated twice per week for projects lasting more than two days. 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.
- *Tax Exempt:* This is a Tax Exempt Project
- *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 BIDDING INFORMATION

10.1 Project is tax exempt.

CITY OF RAYMORE, MISSOURI
RFP # 26-493-201/202

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 March, 2026.

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.

PROPOSAL FORM A
RFP 26-493-201/202

PROPOSAL VALIDITY AND COMMITMENT TO SIGN AGREEMENTS

I (authorized agent) TERRY S. SNELLING having authority to act on behalf of (Company name) TERRY SNELLING CONSTRUCTION INC do hereby acknowledge that (Company name) TERRY SNELLING CONSTRUCTION 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: TERRY SNELLING CONSTRUCTION INC

ADDRESS: 20004 E Vocum Rd
Street

ADDRESS: Independence, Mo 64058
City State Zip

PHONE: 816-985-4507

E-MAIL: terry@terrysnellingconstruction.com

DATE: 2-11-2026
(Month-Day-Year)

[Signature]
Signature of Officer/Title

DATE: 2-11-2026
(Month-Day-Year)

[Signature]
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 26-493-201/202

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 26-493-201/202

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	<i>See Attached Sheet</i>
ADDRESS	
CONTACT PERSON	
CONTACT EMAIL	
TELEPHONE NUMBER	
PROJECT, AMOUNT AND DATE COMPLETED	

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

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

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

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

State the number of Years in Business: 24

State the current number of personnel on staff: 23

Terry Snelling Construction Inc

20004 E. Yocum Road
Independence, Missouri 64058

816-985-4507

terry@terrysnellingconstruction.com

Fax Line 816-796-9888

Contract Amount	Type of work	Completed	Location	Name and Address
\$467,000.00	Riverside Missouri Curb and Trail thoover@riversidemo.gov	3/23	Raymore, Mo	City of Riverside Mo Travis Hoover PE
\$845,087.00	2023 Curb Repair Program City of Raymore, Mo psmith@raymore.com	9/23	Raymore, MO	City of Raymore, Mo Paschal Smith 816-308-7917
\$227,000.00	Fike 7 Hwy Concrete Pavement Asphalt Wizards Parrish Love parrishv@asphaltwizards.com	12/23	Blue Springs, Mo.	Asphalt wizards Parrish Love 816-215-3082
\$120,000.00	Parkville Special Road District Terry Swearngen Terryswearngen.psrdd@gmail.com	12/23	Parkville, Mo	Special Road District Terry Swearngen 816-313-9201
\$300,000.00	2nd Ave. Improvements Justin Likes jlikes@trekdesigngroup.com	6/23	Greenwood MO	Trek Design Justin Likes 816-678-2214
\$1097,000.00	2024 Street Project Concrete Travis Hoover PE thoover@riversidemo.gov	10/24	Riverside, MO	City of Riverside Travis Hoover PE 816-769-1601
\$100,000.00	2024 Curb and Guttr Project Carl Brooks PE cbrooks@harrisonville.com	9/24	Harrisonville, MO	City of Harrisonville Carl Brooks PE 816-380-8913
\$333,,000.00	Hyatt Kansas City Parking Lot Rose Paving Chad Rampola cramploa@rosepaving.com	8/24	Kansas City	Rose Paving LLC Chad Rampola 708-205-8890
\$791,448.00	2024 Curb Repair Program City of Raymore, Mo psmith@raymore.com	12/24	Raymore, MO	City of Raymore, Mo Paschal Smith 816-308-7917
\$270,174.75	Keller Fire & Safety Parking Lot Craig.Schraad@kellerfire.com	4/25	Kansas City	Keller Fire & Safety Craig Schraad 913-749-0201
\$ 58,215.50	NSA Storage Parking Lot Repair Rose Paving Chad Rampola cramploa@rosepaving.com	7/25	Kansas City	Rose Paving LLC Chad Rampola 708-205-8890
\$239,199.00	Memorial Park Bridges City of Raymore, Mo Parks srulo@raymore.com	5/25	Raymore, MO	City of Raymore, Mo Parks Steve Rulo 816-810-6744

PROPOSAL FORM D

RFP 26-493-201/202

Proposal of TERRY SNELLING CONSTRUCTION Inc, organized and
(Company Name)
existing under the laws of the State of Missouri, doing business
as Missouri (*) 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. 26-493-201/202 -2026 Curb Replacement and Ramp Repair Project.

This work is to be performed in strict accordance with the Plans and Specifications, including addendum number(s) 1, 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.

**Base Bid 2026 Curb Replacement
26-493-201**

Curb Base Bid Items	Units	Estimated Quantities	\$/Units	Total
Existing Curb Removal	LF	17490	12 ⁰⁰	\$ 209,880. ⁰⁰
Curb Installation Modified Straight Back, High Back and Roll Back	LF	17490	23. ⁶⁵	\$ 413,638. ⁵⁰
Multiple Location Curb Removal	LF	1000	15 ⁰⁰	\$ 15,000. ⁰⁰
Multiple Location Curb Installation	LF	1000	30. ⁶⁵	\$ 30,650. ⁰⁰
Pre-Construction Photos	LS	1	500 ⁰⁰	\$ 500. ⁰⁰
Mobilization, bonds and insurance	LS	1	9000 ⁰⁰	\$ 9000. ⁰⁰
TOTAL BASE BID				\$ 678,668. ⁵⁰

**Base Bid-ADA Ramps and Sidewalks
26-493-202**

ADA Base Bid Items	Units	Estimated Quantities	\$/Units	Total
ADA Ramps	Each	27	2690 ⁰⁰	\$ 72,630. ⁰⁰
4" Sidewalk Replacement	SF	2000	9 ⁰⁰	\$ 18,000. ⁰⁰
ADA Ramp Edge Curb	LF	100	20 ⁰⁰	\$ 2,000. ⁰⁰
TOTAL BASE BID				\$ 92,630. ⁰⁰

TOTAL BASE BID BOTH PROJECTS COMBINED:

Company Name TERRY SNELLING CONSTRUCTION INC

Total Base Bid for Project Number: 26-493-201/202

\$ 771,298.⁵⁰

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

(\$ Seven Hundred Seventy One Thousand Two Hundred Ninety Eight
and 50/100)

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

***REVISED* BID PROPOSAL FORM E – Project No. 26-493-201/202**

Company Name TERRY SNELLING CONSTRUCTION INC

By 
Authorized Person's Signature

TERRY S. SNELLING CEO
Print or type name and title of signer

ADDENDA

Bidder acknowledges receipt of the following addendum:

Addendum No. 1

Addendum No. _____

Company Address 20004 E Yocum Rd
Independence, MO 64058

Addendum No. _____

Addendum No. _____

Addendum No. _____

Phone 816-985-4507

Addendum No. _____

Fax 816-796-9888

Email terry@terrysnellingconstruction.com

Date Feb. 11, 2020

LATE BIDS CANNOT BE ACCEPTED!

CITY OF RAYMORE

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



ADDENDUM NO. 1

Curb and Ramp Repairs
Project #26-493-201/202

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 - Clarification, Revised Proposal Tab, Revised Map and List of Streets.

1. Clarification:

- The type of curb to be replaced has been included on the attached list of streets. CG-2 (roll back) curb may be installed in a cul de sac radius.
- Bid item: "Curb replacement modified straight back, high back and roll back". If the existing asphalt is damaged or must be removed to install the new curb an asphalt patch will need to be installed within 5 days of curb replacement. Street cuts shall be kept to a minimum utilizing the existing asphalt edge as the front curb form.

2. Revised Proposal Tab - Addition of Total Line for both base bids

3. Revised Map and List of Streets

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

Company Name: TERRY SNELLING CONSTRUCTION INC

By: [Signature]

Title: CEO

Address: 20004 E YOCUM RD

City, State, Zip: Independence, MO 64058

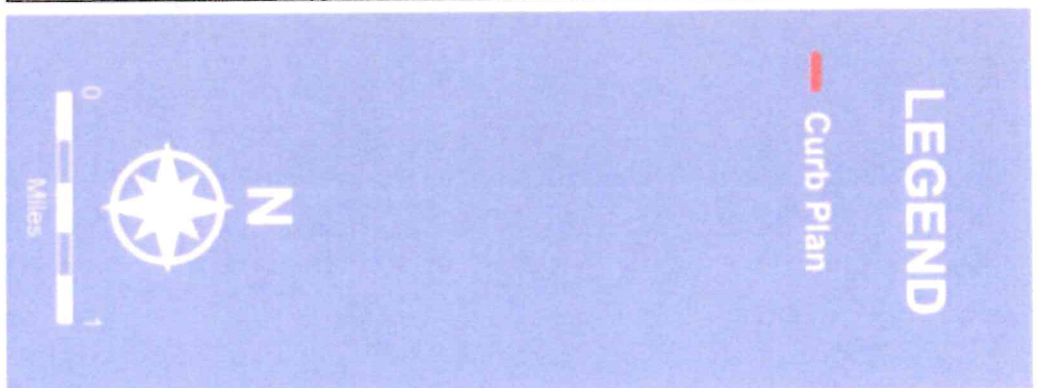
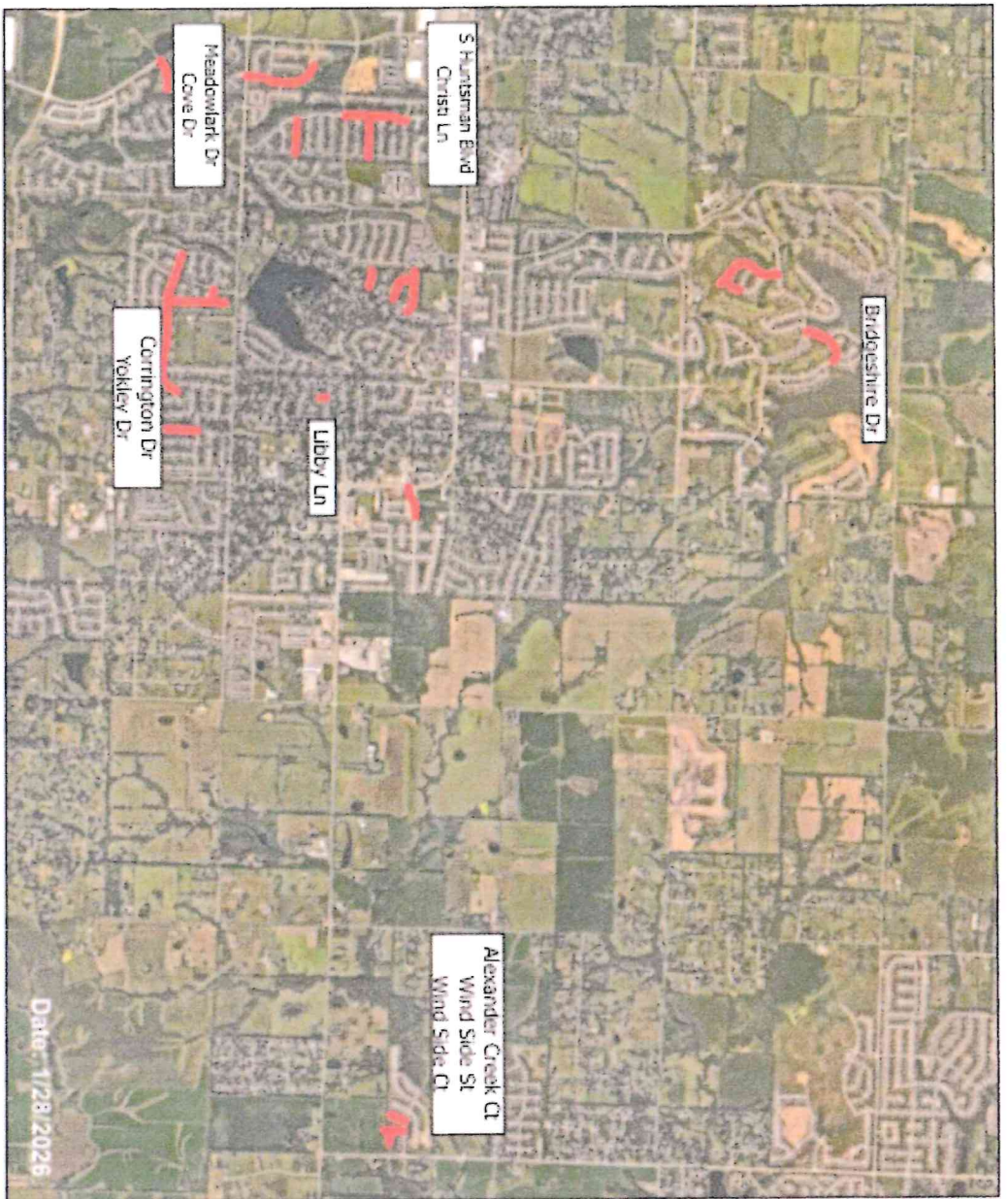
Date: 2/11/2026 Phone: 816-985-4507

Signature of Bidder: _____

ADDENDUM MUST BE SUBMITTED WITH BID

List of Streets for Curb Replacement

Street for Curb Replacement	Start	End	Quantity (LF)
Bridgeshire (Modified Straight Back)	Creekmoor Drive	Kensington	2340
Alexander Creek Ct (Modified Straight Back)	Alexander Creek Drive	CDS	675
Wind side Street (Modified Straight Back)	Alexander Creek Drive	CDS	900
Wind side court (Modified Straight Back)	Wind Side Street	CDS	750
Libby Lane (Modified Straight Back)	Maple St	CDS	500
S Huntsman Blvd (Modified Straight Back)	Pelham Path (north)	N Johnston Drive	3000
Christi Lane (approximately ½ of curb to be replaced) CG-2	Pelham Path	Huntsman Blvd	970
Cove Drive (Modified Straight Back)	Pelham Path	Huntsman Blvd	1525
Meadowlark Drive (Modified Straight Back)	Lucy Webb Road	Dean Avenue	3700
Corrington Drive (Modified Straight Back)	Country Lane	CDS(North)	2900
Yokley (south side only) CG-2	Brook Parkway	Corrington Drive	230



CURB PLAN 2026
public works

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 Terry S. Snelling, who, being duly sworn, states on his oath or affirmation as follows:

Name/Contractor: TERRY S. SNELLING CEO

Company: TERRY SNELLING CONSTRUCTION INC

Address: 20004 E YOCUM Rd INDEPENDENCE MO. 64058

- 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 # 26-293-201/202.
- 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.

TERRY SNELLING CONSTRUCTION INC

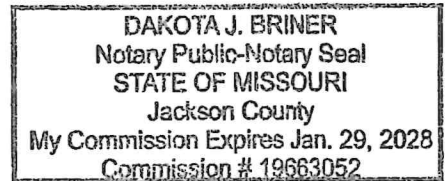
Company Name

Terry Snelling

Signature

Name: TERRY S. SNELLING

Title: CEO



STATE OF Missouri COUNTY OF Jackson

Subscribed and sworn to before me this 10th day of February, 2026.

Notary Public: Dakota Briner

My Commission Expires: 1/29/2028 Commission # 19663052

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: 201307

THE E-VERIFY PROGRAM FOR EMPLOYMENT VERIFICATION MEMORANDUM OF UNDERSTANDING

ARTICLE I

PURPOSE AND AUTHORITY

This Memorandum of Understanding (MOU) sets forth the points of agreement between the Department of Homeland Security (DHS) and Terry Snelling Construction (Employer) regarding the Employer's participation in the Employment Eligibility Verification Program (E-Verify). This MOU explains certain features of the E-Verify program and enumerates specific responsibilities of DHS, the Social Security Administration (SSA), and the Employer. E-Verify is a program that electronically confirms an employee's eligibility to work in the United States after completion of the Employment Eligibility Verification Form (Form I-9). For covered government contractors, E-Verify is used to verify the employment eligibility of all newly hired employees and all existing employees assigned to Federal contracts.

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). Authority for use of the E-Verify program by Federal contractors and subcontractors covered by the terms of Subpart 22.18, "Employment Eligibility Verification", of the Federal Acquisition Regulation (FAR) (hereinafter referred to in this MOU as a "Federal contractor") to verify the employment eligibility of certain employees working on Federal contracts is also found in Subpart 22.18 and in Executive Order 12989, as amended.

ARTICLE II

FUNCTIONS TO BE PERFORMED

A. RESPONSIBILITIES OF SSA

1. SSA agrees to provide the Employer with available information that allows the Employer to confirm the accuracy of Social Security Numbers provided by all employees verified under this MOU and the employment authorization of U.S. citizens.
2. SSA agrees to provide to the Employer appropriate assistance with operational problems that may arise during the Employer's participation in the E-Verify program. SSA agrees to provide the Employer with names, titles, addresses, and telephone numbers of SSA representatives to be contacted during the E-Verify process.
3. SSA agrees to safeguard the information provided by the Employer through the E-Verify program procedures, and to limit access to such information, as is appropriate by law, to individuals responsible for the verification of Social Security Numbers and for evaluation of the E-Verify program or such other persons or entities who may be authorized by SSA as governed by the Privacy Act (5 U.S.C. § 552a), the Social Security Act (42 U.S.C. 1306(a)), and SSA regulations (20 CFR Part 401).



Company ID Number: 201307

To be accepted as a participant in E-Verify, you should only sign the Employer's Section of the signature page. If you have any questions, contact E-Verify at 888-464-4218.

Employer Terry Snelling Construction

Terry S Snelling

Name (Please Type or Print)

Title

Electronically Signed

Signature

03/26/2009

Date

Department of Homeland Security – Verification Division

USCIS Verification Division

Name (Please Type or Print)

Title

Electronically Signed

Signature

03/26/2009

Date

PROPOSAL FORM A
RFP 26-493-201/202

PROPOSAL VALIDITY AND COMMITMENT TO SIGN AGREEMENTS

I (authorized agent) TERRY S. SNELLING having authority to act on behalf of (Company name) TERRY SNELLING CONSTRUCTION INC do hereby acknowledge that (Company name) TERRY SNELLING CONSTRUCTION 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: TERRY SNELLING CONSTRUCTION INC

ADDRESS: 20004 E Yocum Rd
Street

ADDRESS: Independence, Mo 64058
City State Zip

PHONE: 816-985-4507

E-MAIL: terry@terrysnellingconstruction.com

DATE: 2-11-2026
(Month-Day-Year)

[Signature]
Signature of Officer/Title

DATE: 2-11-2026
(Month-Day-Year)

[Signature]
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 26-493-201/202

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 26-493-201/202

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	<i>See Attached Sheet</i>
ADDRESS	
CONTACT PERSON	
CONTACT EMAIL	
TELEPHONE NUMBER	
PROJECT, AMOUNT AND DATE COMPLETED	

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

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

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

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

State the number of Years in Business: 24

State the current number of personnel on staff: 23

Terry Snelling Construction Inc

20004 E. Yocum Road
Independence, Missouri 64058

816-985-4507

terry@terrysnellingconstruction.com

Fax Line 816-796-9888

Contract Amount	Type of work	Completed	Location	Name and Address
\$467,000.00	Riverside Missouri Curb and Trail thoover@riversidemo.gov	3/23	Raymore, Mo	City of Riverside Mo Travis Hoover PE
\$845,087.00	2023 Curb Repair Program City of Raymore, Mo psmith@raymore.com	9/23	Raymore, MO	City of Raymore, Mo Paschal Smith 816-308-7917
\$227,000.00	Fike 7 Hwy Concrete Pavement Asphalt Wizards Parrish Love parrish@asphaltwizards.com	12/23	Blue Springs, Mo.	Asphalt wizards Parrish Love 816-215-3082
\$120,000.00	Parkville Special Road District Terry Swearngen TerrySwearngen.psr@gmail.com	12/23	Parkville, Mo	Special Road District Terry Swearngen 816-313-9201
\$300,000.00	2nd Ave. Improvements Justin Likes jlikes@trekdesigngroup.com	6/23	Greenwood MO	Trek Design Justin Likes 816-678-2214
\$1097,000.00	2024 Street Project Concrete Travis Hoover PE thoover@riversidemo.gov	10/24	Riverside, MO	City of Riverside Travis Hoover PE 816-769-1601
\$100,000.00	2024 Curb and Guttr Project Carl Brooks PE cbrooks@harrisonville.com	9/24	Harrisonville, MO	City of Harrisonville Carl Brooks PE 816-380-8913
\$333,,000.00	Hyatt Kansas City Parking Lot Rose Paving Chad Rampola cramploa@rosepaving.com	8/24	Kansas City	Rose Paving LLC Chad Rampola 708-205-8890
\$791,448.00	2024 Curb Repair Program City of Raymore, Mo psmith@raymore.com	12/24	Raymore, MO	City of Raymore, Mo Paschal Smith 816-308-7917
\$270,174.75	Keller Fire & Safety Parking Lot Craig.Schraad@kellerfire.com	4/25	Kansas City	Keller Fire & Safety Craig Schraad 913-749-0201
\$ 58,215.50	NSA Storage Parking Lot Repair Rose Paving Chad Rampola cramploa@rosepaving.com	7/25	Kansas City	Rose Paving LLC Chad Rampola 708-205-8890
\$239,199.00	Memorial Park Bridges City of Raymore, Mo Parks srulo@raymore.com	5/25	Raymore, MO	City of Raymore, Mo Parks Steve Rulo 816-810-6744

PROPOSAL FORM D

RFP 26-493-201/202

Proposal of TERRY SNELLING CONSTRUCTION Inc, organized and
(Company Name)
existing under the laws of the State of Missouri, doing business
as Missouri (*) 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. 26-493-201/202 -2026 Curb Replacement and Ramp Repair Project.

This work is to be performed in strict accordance with the Plans and Specifications, including addendum number(s) 1, 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.

**Base Bid 2026 Curb Replacement
26-493-201**

Curb Base Bid Items	Units	Estimated Quantities	\$/Units	Total
Existing Curb Removal	LF	17490	12 ⁰⁰	\$ 209,880. ⁰⁰
Curb Installation Modified Straight Back, High Back and Roll Back	LF	17490	23. ⁶⁵	\$ 413,638. ⁵⁰
Multiple Location Curb Removal	LF	1000	15 ⁰⁰	\$ 15,000. ⁰⁰
Multiple Location Curb Installation	LF	1000	30. ⁶⁵	\$ 30,650. ⁰⁰
Pre-Construction Photos	LS	1	500 ⁰⁰	\$ 500. ⁰⁰
Mobilization, bonds and insurance	LS	1	9000 ⁰⁰	\$ 9000. ⁰⁰
TOTAL BASE BID				\$ 678,668. ⁵⁰

**Base Bid-ADA Ramps and Sidewalks
26-493-202**

ADA Base Bid Items	Units	Estimated Quantities	\$/Units	Total
ADA Ramps	Each	27	2690 ⁰⁰	\$ 72,630. ⁰⁰
4" Sidewalk Replacement	SF	2000	9 ⁰⁰	\$ 18,000. ⁰⁰
ADA Ramp Edge Curb	LF	100	20 ⁰⁰	\$ 2,000. ⁰⁰
TOTAL BASE BID				\$ 92,630. ⁰⁰

TOTAL BASE BID BOTH PROJECTS COMBINED:

Company Name TERRY SNELLING CONSTRUCTION INC

Total Base Bid for Project Number: 26-493-201/202

\$ 771,298.⁵⁰

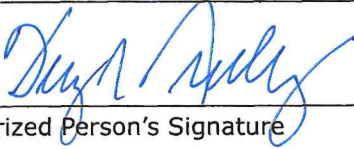
In the blank above insert numbers for the sum of the bid.

(\$ Seven Hundred Seventy One Thousand Two Hundred Ninety Eight
and 50/100)

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

***REVISED* BID PROPOSAL FORM E – Project No. 26-493-201/202**

Company Name TERRY SNELLING CONSTRUCTION INC

By 
Authorized Person's Signature

TERRY S. SNELLING CEO
Print or type name and title of signer

ADDENDA

Bidder acknowledges receipt of the following addendum:

Addendum No. 1

Addendum No. _____

Addendum No. _____

Addendum No. _____

Addendum No. _____

Addendum No. _____

Company Address 20004 E Yocum Rd
Independence, Mo 64058

Phone 816-985-4507

Fax 816-796-9888

Email terry@terrysnellingconstruction.com

Date Feb. 11, 2020

LATE BIDS CANNOT BE ACCEPTED!

CITY OF RAYMORE

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

**ADDENDUM NO. 1**Curb and Ramp RepairsProject #26-493-201/202

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 - Clarification, Revised Proposal Tab, Revised Map and List of Streets.**1. Clarification:**

- The type of curb to be replaced has been included on the attached list of streets. CG-2 (roll back) curb may be installed in a cul de sac radius.
- Bid item: "Curb replacement modified straight back, high back and roll back". If the existing asphalt is damaged or must be removed to install the new curb an asphalt patch will need to be installed within 5 days of curb replacement. Street cuts shall be kept to a minimum utilizing the existing asphalt edge as the front curb form.

2. Revised Proposal Tab - Addition of Total Line for both base bids**3. Revised Map and List of Streets**

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

Company Name: TERRY SNEELLING CONSTRUCTION INC

By: [Signature]

Title: CEO

Address: 20004 E YOCUM RD

City, State, Zip: Independence, MO 64058

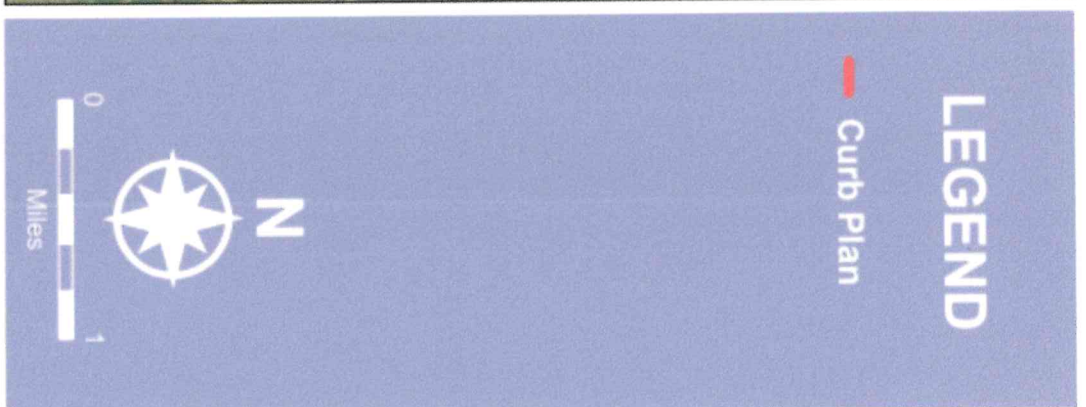
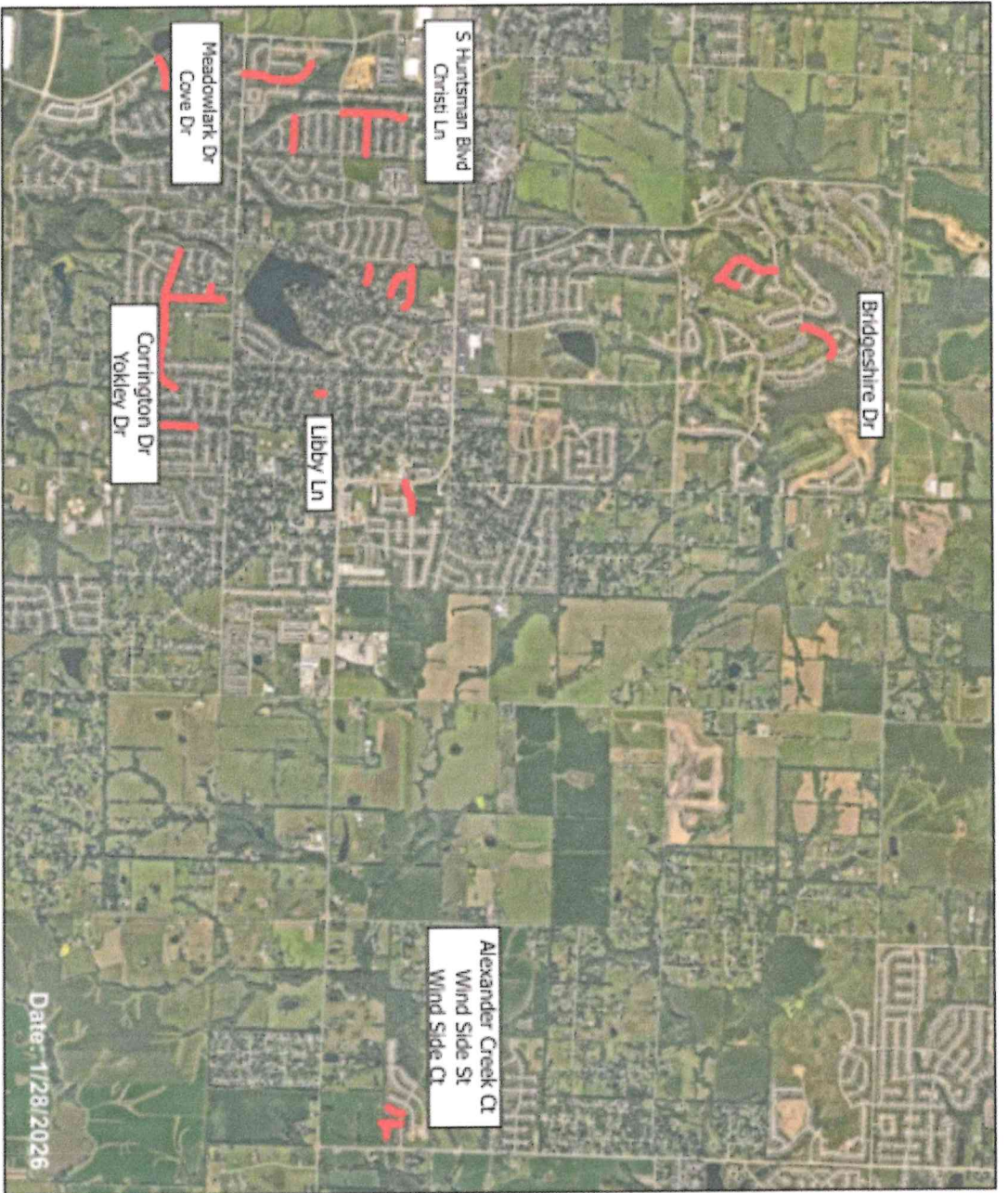
Date: 2/11/2026 Phone: 816-985-4507

Signature of Bidder: _____

ADDENDUM MUST BE SUBMITTED WITH BID

List of Streets for Curb Replacement

Street for Curb Replacement	Start	End	Quantity (LF)
Bridgeshire (Modified Straight Back)	Creekmoor Drive	Kensington	2340
Alexander Creek Ct (Modified Straight Back)	Alexander Creek Drive	CDS	675
Wind side Street (Modified Straight Back)	Alexander Creek Drive	CDS	900
Wind side court (Modified Straight Back)	Wind Side Street	CDS	750
Libby Lane (Modified Straight Back)	Maple St	CDS	500
S Huntsman Blvd (Modified Straight Back)	Pelham Path (north)	N Johnston Drive	3000
Christi Lane (approximately ½ of curb to be replaced) CG-2	Pelham Path	Huntsman Blvd	970
Cove Drive (Modified Straight Back)	Pelham Path	Huntsman Blvd	1525
Meadowlark Drive (Modified Straight Back)	Lucy Webb Road	Dean Avenue	3700
Corrington Drive (Modified Straight Back)	Country Lane	CDS(North)	2900
Yokley (south side only) CG-2	Brook Parkway	Corrington Drive	230



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 Terry S. Snelling, who, being duly sworn, states on his oath or affirmation as follows:

Name/Contractor: TERRY S. SNELLING CEO

Company: TERRY SNELLING CONSTRUCTION INC

Address: 20004 E YOCUM Rd INDEPENDENCE MO. 64058

- 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 # 26-293-201/202.
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TERRY SNELLING CONSTRUCTION INC

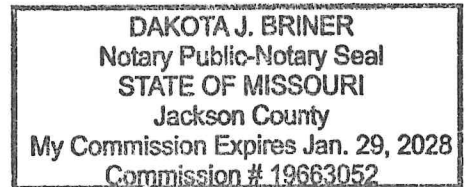
Company Name

[Signature]

Signature

Name: TERRY S. SNELLING

Title: CEO



STATE OF Missouri COUNTY OF Jackson

Subscribed and sworn to before me this 10th day of February, 2026.

Notary Public: [Signature]

My Commission Expires: 1/29/2028 Commission # 19663052

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
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Company ID Number: 201307

THE E-VERIFY PROGRAM FOR EMPLOYMENT VERIFICATION MEMORANDUM OF UNDERSTANDING

ARTICLE I

PURPOSE AND AUTHORITY

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A. RESPONSIBILITIES OF SSA

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3. SSA agrees to safeguard the information provided by the Employer through the E-Verify program procedures, and to limit access to such information, as is appropriate by law, to individuals responsible for the verification of Social Security Numbers and for evaluation of the E-Verify program or such other persons or entities who may be authorized by SSA as governed by the Privacy Act (5 U.S.C. § 552a), the Social Security Act (42 U.S.C. 1306(a)), and SSA regulations (20 CFR Part 401).



E-VERIFY IS A SERVICE OF DHS

Company ID Number: 201307

To be accepted as a participant in E-Verify, you should only sign the Employer's Section of the signature page. If you have any questions, contact E-Verify at 888-464-4218.

Employer Terry Snelling Construction

Terry S Snelling

Name (Please Type or Print)

Title

Electronically Signed

Signature

03/26/2009

Date

Department of Homeland Security – Verification Division

USCIS Verification Division

Name (Please Type or Print)

Title

Electronically Signed

Signature

03/26/2009

Date



CITY OF RAYMORE
AGENDA ITEM INFORMATION FORM

DATE: 2/23/2026

SUBMITTED BY: Elisa Williams

DEPARTMENT: Finance

ITEM CATEGORY: Ordinance

TITLE / ISSUE / REQUEST

Budget Amendment - FY2026 Operating Adjustments (pg 103)

STRATEGIC PLAN GOAL / STRATEGY

12.5 Ensure fiscal discipline and responsible stewardship of public resources

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 4017

BACKGROUND / JUSTIFICATION

During Fiscal Year 2026, the following operating transactions have occurred that require budget amendments.

1. The Police Department was awarded a Blue Shield Grant from the State of Missouri for the purchase of equipment, training and/or technology. It is necessary to amend the budget to include the Police Grant revenue as well as the operating expenses in the Police

Department associated with the grant funding. \$50,000 General Fund (01)
2. The Centerview building HVAC unit required repairs. \$5,300 Park Fund (25)

BILL 4017**ORDINANCE****"AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AMENDING THE FISCAL YEAR 2026 OPERATING BUDGET."**

WHEREAS, the Fiscal Year 2026 budget was adopted by the Raymore City Council; and,

WHEREAS, during 2025-2026, the Police Department of the General Fund was awarded a grant from The Missouri Blue Shield Grant Program; and,

WHEREAS, during 2025-2026, the Centerview Division of the Park Fund had to repair the HVAC unit in the building; and,

WHEREAS, staff recommends amending the FY 2026 Operating Budget.

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

Section 1. That the City of Raymore Fiscal Year 2026 Operating Budget is amended as follows:

<u>Revenue</u>	<u>Budgeted</u>	<u>Amended Budget</u>	<u>Change</u>
General Fund - Police Grants (01-00-4320-0000)	\$45,967	\$95,967	\$50,000
<u>Expenditures</u>	<u>Budgeted</u>	<u>Amended Budget</u>	<u>Change</u>
General Fund - Police (01-15)	\$6,317,439	\$6,367,439	\$50,000
Park Fund - Centerview (25-27)	\$116,534	\$121,834	\$5,300

Section 2. Any Ordinance or part thereof which conflicts with this Ordinance shall be null and void.

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 23RD DAY OF FEBRUARY, 2026.

**BE IT REMEMBERED THAT THE ABOVE ORDINANCE WAS APPROVED AND
ADOPTED THIS 9TH DAY OF MARCH, 2026, 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
AGENDA ITEM INFORMATION FORM

DATE: 2/23/2026

SUBMITTED BY: David Gress

DEPARTMENT: Development Services

ITEM CATEGORY: Ordinance

TITLE / ISSUE / REQUEST

Raymore Commerce Center South Final Plat Lot 2 (pg 107)

STRATEGIC PLAN GOAL / STRATEGY

Goal 8: Grow the tax base with sustainable, well-paying jobs.

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: February 17, 2026

Action/Vote: Approval, 6-0

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Bill 4018
2. Staff Report
3. Final Plat Drawing
4. Site Photos

BACKGROUND / JUSTIFICATION

VanTrust Real Estate, developer of the Raymore Commerce Center South project, is requesting final plat approval of Lot 2 of the overall development. The request includes one 38+/- acre lot and one common area tract that supports the second building being

constructed in the development.

At their February 17, 2026 meeting, the Planning and Zoning Commission reviewed this request and voted 6-0 to recommend approval to the City Council.

The Final Plat is a ministerial request in accordance with the project's Memorandum of Understanding, dated July 25, 2022.

"AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, APPROVING THE RAYMORE COMMERCE CENTER SOUTH 2ND 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, Second 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 September 3, 2025, as follows:

COMMENCING at the Northwest corner of the Northeast Quarter of said Section 32; thence South 86 degrees 58 minutes 48 seconds East, on the North line of said Northeast Quarter, a distance of 257.28 feet to a point; thence South 03 degrees 01 minute 12 seconds West, departing said North line of said Northeast Quarter, a distance of 52.00 feet to a point on the South right-of-way line of 195th Street, as now established, said point also being the Northwest corner of Tract C, Raymore Commerce Center South, First Plat, a platted subdivision in said City of Raymore, the POINT OF BEGINNING; thence departing said South right-of-way line and on the Westerly line of said Tract C, the following nine (9) courses: South 03 degrees 01 minute 12 seconds West, a distance of 64.09 feet to a point; thence South 18 degrees 23 minutes 12 seconds West a distance of 56.40 feet to a point; thence South 24 degrees 51 minutes 48 seconds West a distance of 233.22 feet to a point of curvature; thence in a Southerly direction, on a curve to the left 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 South 03 degrees 01 minute 12 seconds West a distance of 692.24 feet to a point of curvature; thence in a Southwesterly direction, on curve to the right 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 South 68 degrees 20 minutes 43 seconds West a distance of 139.09 feet to a point of curvature; thence in a Westerly direction, on a curve to the right 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 of reverse curvature;

thence in a Westerly direction, on a curve to the left having a radius of 50.00 feet, through a central angle of 70 degrees 45 minutes 26 seconds, an arc distance of 61.75 feet to a point on a non-tangent line; thence North 86 degrees 58 minutes 48 seconds West, departing said Westerly line of said Tract C, a distance of 678.63 feet to a point of curvature on the Easterly right-of-way line of Interstate 49 (formerly known as US Highway No. 71), as established in Book 513, Page 429; thence on said Easterly right-of-way line, the following four (4) courses: thence in a Northerly direction, on a non-tangent curve to the right whose initial tangent bears North 14 degrees 44 minutes 52 seconds West, having a radius of 2729.79 feet, through a central angle of 07 degrees 19 minutes 23 seconds, an arc distance of 348.90 feet to a point on a non-tangent line; thence North 00 degrees 10 minutes 29 seconds West a distance of 150.46 feet to a point; thence North 04 degrees 21 minutes 25 seconds West a distance of 548.33 feet to a point of curvature; thence in a Northerly direction, on a non-tangent curve to the left whose initial tangent bears North 04 degrees 09 minutes 17 seconds West, having a radius of 3424.04 feet, through a central angle of 07 degrees 17 minutes 41 seconds, an arc distance of 435.94 feet to a point on the North line of the Northwest Quarter of said Section 32; thence South 86 degrees 58 minutes 38 seconds East, departing said Easterly right-of-way line and on said North line of said Northwest Quarter, a distance of 359.38 feet to a point of curvature on said South right-of-way line of said 195th Street; thence on said South right-of-way line, the following four (4) courses: thence in a Easterly direction, on a non-tangent curve to the left whose initial tangent bears South 63 degrees 51 minutes 54 seconds East, having a radius of 498.37 feet, through a central angle of 23 degrees 06 minutes 44 seconds, an arc distance of 201.03 feet to a point on a tangent line; thence South 86 degrees 58 minutes 38 seconds East a distance of 571.01 feet to a point; thence South 80 degrees 05 minutes 22 seconds East a distance of 100.03 feet to a point; thence South 86 degrees 58 minutes 48 seconds East a distance of 181.63 feet to the POINT OF BEGINNING.

Containing 1,672,479 Square Feet, or 38.3948 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 23RD DAY OF FEBRUARY, 2026.

**BE IT REMEMBERED THAT THE ABOVE ORDINANCE WAS APPROVED AND
ADOPTED THIS 9TH DAY OF MARCH, 2026, 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

F:\202105501-06000021-0567340-Design\Survey\SRVY\Sheets\IV_FPA_02105673.dwg
DATE: Dec 22, 2025 1:47pm USER: csprague

PROPERTY DESCRIPTION:

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 SEPTEMBER 3, 2025, AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 32; THENCE SOUTH 86 DEGREES 58 MINUTES 48 SECONDS EAST, ON THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 257.28 FEET TO A POINT; THENCE SOUTH 03 DEGREES 01 MINUTE 12 SECONDS WEST, DEPARTING SAID NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 52.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 195TH STREET, AS NOW ESTABLISHED, SAID POINT ALSO BEING THE NORTHWEST CORNER OF TRACT C, RAYMORE COMMERCE CENTER SOUTH, FIRST PLAT, A PLATTED SUBDIVISION IN SAID CITY OF RAYMORE, THE POINT OF BEGINNING; THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE AND ON THE WESTERLY LINE OF SAID TRACT C, THE FOLLOWING NINE (9) COURSES: SOUTH 03 DEGREES 01 MINUTE 12 SECONDS WEST, A DISTANCE OF 64.09 FEET TO A POINT; THENCE SOUTH 18 DEGREES 23 MINUTES 12 SECONDS WEST A DISTANCE OF 56.40 FEET TO A POINT; THENCE SOUTH 24 DEGREES 51 MINUTES 48 SECONDS WEST A DISTANCE OF 233.22 FEET TO A POINT OF CURVATURE; THENCE IN A SOUTHERLY DIRECTION, ON A CURVE TO THE LEFT HAVING A RADIUS OF 285.00 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 SOUTH 03 DEGREES 01 MINUTE 12 SECONDS WEST A DISTANCE OF 692.24 FEET TO A POINT OF CURVATURE; THENCE IN A SOUTHWESTERLY DIRECTION, ON CURVE TO THE RIGHT HAVING A RADIUS OF 235.00 FEET, THROUGH A CENTRAL ANGLE OF 65 DEGREES 19 MINUTES 31 SECONDS, AN ARC DISTANCE OF 287.93 FEET TO A POINT ON A TANGENT LINE; THENCE SOUTH 68 DEGREES 20 MINUTES 43 SECONDS WEST A DISTANCE OF 139.09 FEET TO A POINT OF CURVATURE; THENCE IN A WESTERLY DIRECTION, ON A CURVE TO THE RIGHT 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 OF REVERSE CURVATURE; THENCE IN A WESTERLY DIRECTION, ON A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 70 DEGREES 45 MINUTES 52 SECONDS, AN ARC DISTANCE OF 61.75 FEET TO A POINT ON A NON-TANGENT LINE; THENCE NORTH 88 DEGREES 58 MINUTES 48 SECONDS WEST, DEPARTING SAID WESTERLY LINE OF SAID TRACT C, A DISTANCE OF 678.63 FEET TO A POINT OF CURVATURE ON THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE 49 (FORMERLY KNOWN AS US HIGHWAY NO. 71), AS ESTABLISHED IN BOOK 513, PAGE 429; THENCE ON SAID EASTERLY RIGHT-OF-WAY LINE, THE FOLLOWING FOUR (4) COURSES: THENCE IN A NORTHERLY DIRECTION, ON A NON-TANGENT CURVE TO THE RIGHT WHOSE INITIAL TANGENT BEARS NORTH 14 DEGREES 44 MINUTES 52 SECONDS WEST, HAVING A RADIUS OF 2729.79 FEET, THROUGH A CENTRAL ANGLE OF 07 DEGREES 19 MINUTES 23 SECONDS, AN ARC DISTANCE OF 348.90 FEET TO A POINT ON A NON-TANGENT LINE; THENCE NORTH 00 DEGREES 10 MINUTES 29 SECONDS WEST A DISTANCE OF 150.46 FEET TO A POINT; THENCE NORTH 04 DEGREES 21 MINUTES 25 SECONDS WEST A DISTANCE OF 548.33 FEET TO A POINT OF CURVATURE; THENCE IN A NORTHERLY DIRECTION, ON A NON-TANGENT CURVE TO THE LEFT WHOSE INITIAL TANGENT BEARS NORTH 04 DEGREES 09 MINUTES 17 SECONDS WEST, HAVING A RADIUS OF 342.04 FEET, THROUGH A CENTRAL ANGLE OF 07 DEGREES 17 MINUTES 41 SECONDS, AN ARC DISTANCE OF 435.94 FEET TO A POINT ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 32; THENCE SOUTH 86 DEGREES 58 MINUTES 38 SECONDS EAST, DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE AND ON SAID NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 359.38 FEET TO A POINT OF CURVATURE ON SAID SOUTH RIGHT-OF-WAY LINE OF SAID 195TH STREET; THENCE ON SAID SOUTH RIGHT-OF-WAY LINE, THE FOLLOWING FOUR (4) COURSES: THENCE IN A EASTERLY DIRECTION, ON A NON-TANGENT CURVE TO THE LEFT WHOSE INITIAL TANGENT BEARS SOUTH 63 DEGREES 51 MINUTES 54 SECONDS EAST, HAVING A RADIUS OF 498.37 FEET, THROUGH A CENTRAL ANGLE OF 23 DEGREES 06 MINUTES 44 SECONDS, AN ARC DISTANCE OF 201.03 FEET TO A POINT ON A TANGENT LINE; THENCE SOUTH 86 DEGREES 58 MINUTES 38 SECONDS EAST A DISTANCE OF 571.01 FEET TO A POINT; THENCE SOUTH 80 DEGREES 05 MINUTES 22 SECONDS EAST A DISTANCE OF 100.03 FEET TO A POINT; THENCE SOUTH 86 DEGREES 58 MINUTES 48 SECONDS EAST A DISTANCE OF 181.63 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,672,479 SQUARE FEET, OR 38.3948 ACRES, MORE OR LESS.

PLAT DEDICATION

THE UNDERSIGNED PROPRIETOR OF THE ABOVE DESCRIBED TRACT OF LAND HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION SHALL BE HEREAFTER KNOWN AS "RAYMORE COMMERCE CENTER SOUTH, SECOND PLAT".

THE PROPRIETORS, SUCCESSORS, AND ASSIGNS, OF PROPERTY DESCRIBED ON THIS PLAT HEREBY DEDICATE FOR PUBLIC USE ALL LAND DESCRIBED ON THIS PLAT AS RW NOT HERETOFORE DEDICATED.

EASEMENT DEDICATION

AN EASEMENT IS HEREBY GRANTED TO THE CITY OF RAYMORE, CASS COUNTY, MISSOURI, FOR THE PURPOSE OF LOCATING, CONSTRUCTING, OPERATING, AND MAINTAINING FACILITIES FOR GAS, ELECTRICITY, SEWAGE, TELEPHONE, CABLE TV AND SURFACE DRAINAGE, AND GRADING, INCLUDING, BUT NOT LIMITED TO, UNDERGROUND PIPES AND CONDUITS, PAD MOUNTED TRANSFORMERS, SERVICES PEDESTALS, ANY OR ALL OF THEM UPON, OVER, UNDER AND ALONG THE STRIPS OF LAND DESIGNATED UTILITY EASEMENTS (U/E), PROVIDED THAT THE EASEMENT GRANTED HEREIN IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS. ANY UTILITIES LOCATED WITHIN THE DESIGNATED UTILITY EASEMENTS, BY VIRTUE OF THEIR EXISTENCE, DO HEREBY COVENANT, WARRANT, AND AGREE THAT THEY SHALL BE SUBORDINATE TO SAID PUBLIC RIGHT OF WAY IN THE EVENT THAT ADDITIONAL PUBLIC RIGHT OF WAY IS DEDICATED OVER THE LOCATION OF THE UTILITY EASEMENT, WHERE OTHER EASEMENTS ARE DESIGNATED FOR A PARTICULAR PURPOSE, THE USE THEREOF SHALL BE LIMITED TO THAT PURPOSE ONLY. ALL OF THE ABOVE EASEMENTS SHALL BE KEPT FREE FROM ANY AND ALL OBSTRUCTIONS WHICH WOULD INTERFERE WITH THE CONSTRUCTION OR RECONSTRUCTION AND PROPER, SAFE AND CONTINUOUS MAINTENANCE OF THE AFORESAID USES AND SPECIFICALLY THERE SHALL NOT BE BUILT THEREON OR THEREOVER ANY STRUCTURE (EXCEPT DRIVEWAYS, PAVED AREAS, GRASS, SHRUBS AND FENCES) NOR SHALL THERE BE ANY OBSTRUCTION TO INTERFERE WITH THE AGENTS AND EMPLOYEES OF RAYMORE, CASS COUNTY, MISSOURI, AND ITS FRANCHISED UTILITIES FROM GOING UPON SAID EASEMENT AND AS MUCH OF THE ADJOINING LANDS AS MAY BE REASONABLY NECESSARY IN EXERCISING THE RIGHTS GRANTED BY THE EASEMENT. NO EXCAVATION OR FILL SHALL BE MADE OR OPERATION OF ANY KIND OR NATURE SHALL BE PERFORMED WHICH WILL REDUCE OR INCREASE THE EARTH COVERAGE OVER THE UTILITIES ABOVE STATED OR THE APPURTENANCES THERETO WITHOUT A VALID PERMIT FROM THE DEPARTMENT OF PUBLIC WORKS.

TRACT E IS HEREBY DEDICATED AS A DRAINAGE TRACT, TO BE USED AS A DRAINAGE EASEMENT.

EXECUTION

IN TESTIMONY WHEREOF, THE UNDERSIGNED PROPRIETOR HAS CAUSED THIS INSTRUMENT TO BE SIGNED THIS ____ DAY OF _____, 2026.

KRISTOFER P. TURNBOW, MAYOR
CITY OF RAYMORE, MISSOURI

ATTEST: ERICA HILL, CITY CLERK

STATE OF MISSOURI)
COUNTY OF CASS) SS

BE IT REMEMBERED, THAT ON THIS ____ DAY OF _____, 2026, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED KRISTOFER P. TURNBOW, MAYOR OF THE CITY OF RAYMORE, MISSOURI, A MUNICIPAL CORPORATION, WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING ON BEHALF OF SAID CORPORATION, AND HE DULY ACKNOWLEDGED THE EXECUTION OF SAME TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

IN WITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

NOTARY: MY APPOINTMENT EXPIRES:

EXECUTION

IN TESTIMONY WHEREOF, THE UNDERSIGNED PROPRIETOR HAS CAUSED THIS INSTRUMENT TO BE SIGNED THIS ____ DAY OF _____, 2026.

DAVID M. HARRISON, MANAGER
KCI RAYMORE BUILDING 4, LLC

STATE OF MISSOURI)
COUNTY OF JACKSON) SS

BE IT REMEMBERED, THAT ON THIS ____ DAY OF _____, 2026, BEFORE ME CAME DAVID M. HARRISON, MANAGER OF KCI RAYMORE BUILDING 4, LLC, PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

IN WITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

NOTARY: MY APPOINTMENT EXPIRES:

CITY COUNCIL

THIS PLAT OF "RAYMORE COMMERCE CENTER SOUTH, SECOND PLAT" ADDITION, INCLUDING EASEMENTS AND RIGHTS-OF-WAY ACCEPTED BY THE CITY COUNCIL, HAS BEEN SUBMITTED TO AND APPROVED BY THE RAYMORE CITY COUNCIL BY ORDINANCE NO. _____, DULY PASSED AND APPROVED BY THE MAYOR OF RAYMORE, MISSOURI, ON THE ____ DAY OF _____, 2026.

(SEAL) MAYOR

ATTEST: CITY CLERK

CITY ENGINEER

PLANNING AND ZONING COMMISSION

THIS PLAT OF "RAYMORE COMMERCE CENTER SOUTH, SECOND PLAT" ADDITION HAS BEEN SUBMITTED TO AND APPROVED BY THE RAYMORE PLANNING AND ZONING COMMISSION THIS ____ DAY OF _____, 2026.

SECRETARY

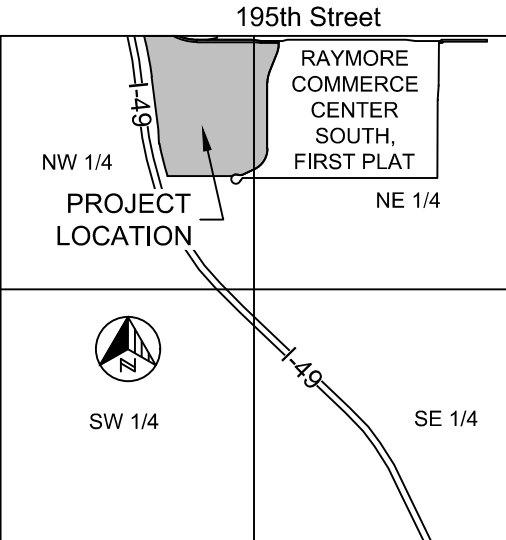
SURVEYOR'S NOTES:

- BASIS OF BEARINGS: HELD THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 46 NORTH, RANGE 32 WEST AT S86°58'48"E, MISSOURI COORDINATE SYSTEM 1983, WEST ZONE. DISTANCES SHOWN HEREON ARE GROUND DISTANCES IN US SURVEY FEET. MEASUREMENTS SHOWN HEREON ARE MEASURED AND MATCH PLATTED/DEEDED, UNLESS OTHERWISE NOTED.
- ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP NUMBER 29037C0038F, REVISED JANUARY 2, 2013, THE SURVEYED PREMISES LIES WITHIN OTHER AREAS, ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- SUBJECT PROPERTY CONTAINS 1,672,479 SQ. FT. OR 38.3948 ACRES, MORE OR LESS.
- THE HEREON DESCRIBED SURVEYED PREMISES WERE LAST CONVEYED IN WARRANTY DEED RECORDED IN BOOK 5247, PAGE 27.
- THIS SURVEY MEETS OR EXCEEDS THE URBAN CLASS PROPERTY ACCURACY STANDARD OF CLOSURE 1:20,000 AS DEFINED BY THE DEPARTMENT OF INSURANCE, FINANCIAL INSTITUTIONS AND PROFESSIONAL REGISTRATION, DIVISION 2030, CHAPTER 16, TITLE 20 CSR 2030-16-040 - ACCURACY STANDARDS FOR PROPERTY BOUNDARY SURVEYS, EFFECTIVE JUNE 30, 2017.

CERTIFICATION:

I HEREBY CERTIFY THAT THE WITHIN PLAT OF "RAYMORE COMMERCE CENTER SOUTH, SECOND PLAT", A SUBDIVISION, IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SURVEY MEETS OR EXCEEDS THE CURRENT "MISSOURI 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 2030-16). I FURTHER CERTIFY THAT THE BEARINGS 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 SET AS INDICATED ON THIS PLAT; THAT THE CORNER 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 PLATTING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

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

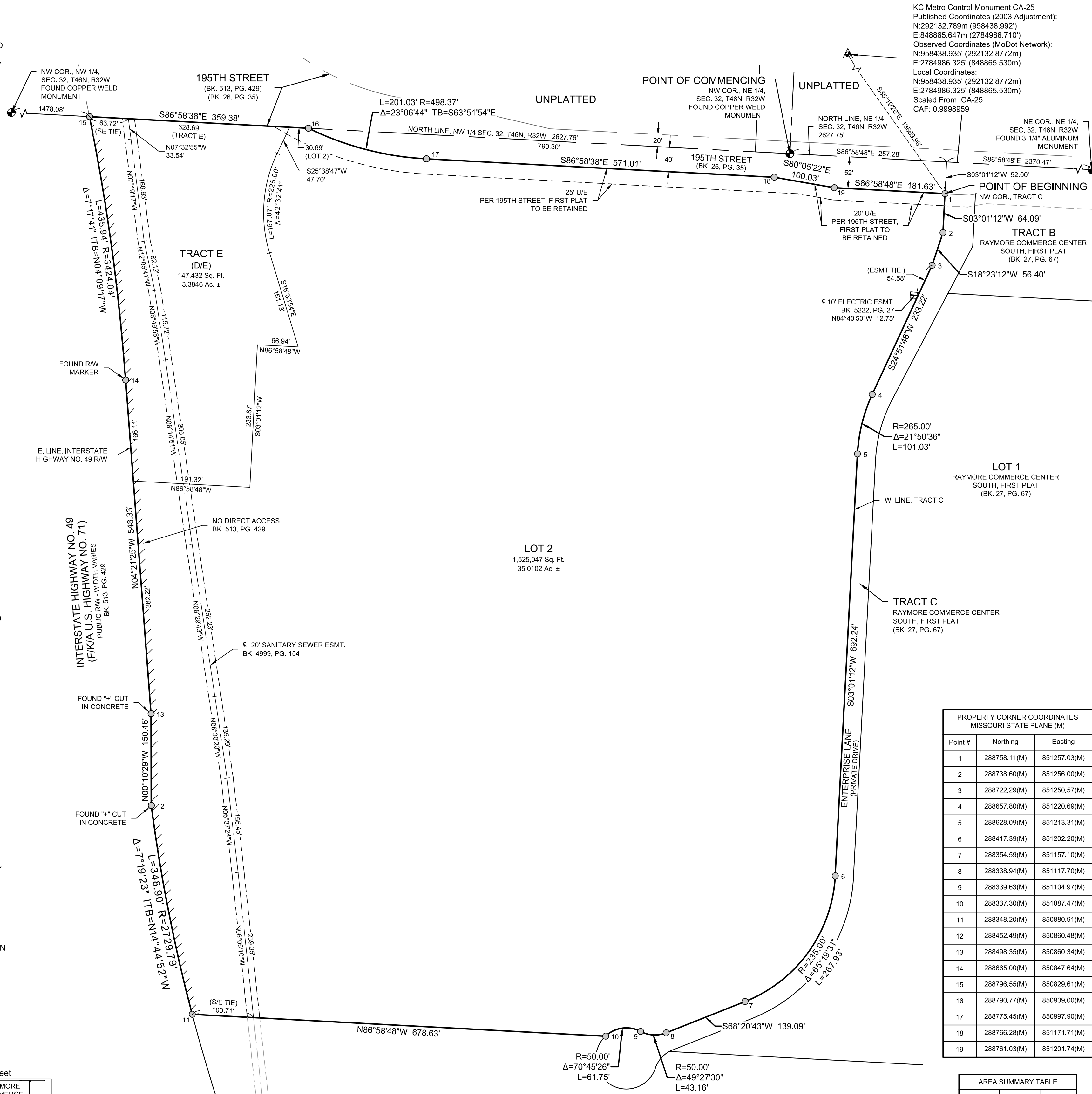


E. 203rd Street
Section 32, T46N, R32W
VICINITY MAP
SCALE: 1" = 200'

Final Plat

RAYMORE COMMERCE CENTER SOUTH, SECOND PLAT

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



PROPERTY CORNER COORDINATES MISSOURI STATE PLANE (M)		
Point #	Northing	Easting
1	288758.11(M)	851257.03(M)
2	288738.60(M)	851256.00(M)
3	288722.29(M)	851250.57(M)
4	288657.80(M)	851220.69(M)
5	288628.09(M)	851213.31(M)
6	288417.39(M)	851202.20(M)
7	288354.59(M)	851157.10(M)
8	288338.94(M)	851117.70(M)
9	288339.63(M)	851104.97(M)
10	288337.30(M)	851087.47(M)
11	288348.20(M)	850880.91(M)
12	288452.49(M)	850860.48(M)
13	288498.35(M)	850860.34(M)
14	288665.00(M)	850847.64(M)
15	288796.55(M)	850829.61(M)
16	288790.77(M)	850939.00(M)
17	288775.45(M)	850997.90(M)
18	288766.28(M)	851171.71(M)
19	288761.03(M)	851201.74(M)

AREA SUMMARY TABLE		
	SQ. FT.	AC.
LOT 2	1,525,047	35.0102
TRACT E	147,432	3.3846
TOTAL	1,672,479	38.3948

LEGEND

- SECTION CORNER
- FOUND 1/2" REBAR
- SET 5/8"x24" REBAR W/LC 366 CAP
- KC METRO CONTROL POINT
- RIGHT-OF-WAY
- UTILITY EASEMENT
- DRAINAGE EASEMENT
- SANITARY SEWER EASEMENT

Prepared For/Property Owner:
KCI RAYMORE BUILDING 4, LLC
4900 Main Street, Suite 800
Kansas City, Missouri 64112

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

BY		DESCRIPTION	
REV. NO.	DATE	REVISED PER CLIENT COMMENTS	REVISED PER CITY COMMENTS
1	11.24.2025		
2	12.22.2025		

Final Plat

RAYMORE COMMERCE CENTER SOUTH, SECOND PLAT

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

CITY OF RAYMORE, CASS COUNTY, MISSOURI

drawn by: _____ CRS
designed by: _____ PEW
project no.: 021-05673
date: 11.10.2025

SHEET
1 of 1

olsson

7301 West 133rd Street
Suite 200
Overland Park, KS 66213
olsson.com
TEL 913.381.1170
FAX 913.381.1174
Olsson - Survey
Missouri COA #000366

REVISIONS

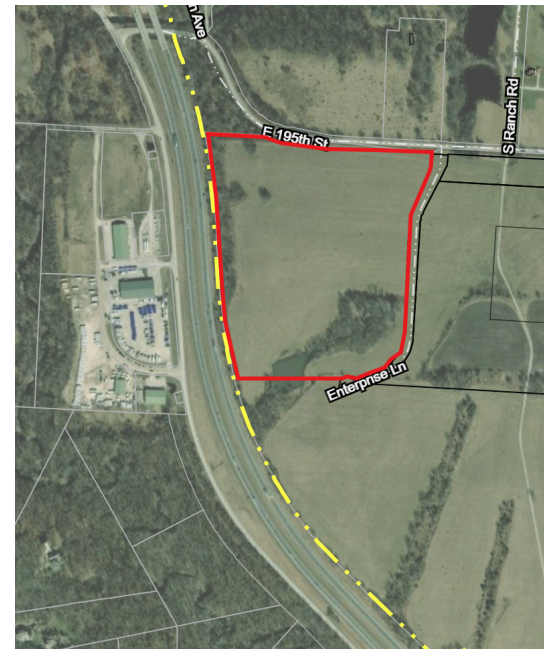
2025

FINAL PLAT - RAYMORE COMMERCE CENTER SOUTH 2ND PLAT

APPLICANT	Mike Uhrig Van Trust Real Estate
Property Owner:	David Harrison KCI Raymore Building 4, LLC
Engineering/Arch. Firm	Olsson Inc.

PROJECT LOCATION	REQUESTED ACTION
East of I-49 and South of 195th Street	Final Plat Approval

PROJECT NARRATIVE
An application was filed requesting final plat approval of the Raymore Commerce Center South 2nd Final Plat, including one (1) lot and one (1) tract 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: "PUD" Planned Unit Development Warehousing and Wholesaling
West: Unincorporated Cass County Transportation



SITE SIZE	NUMBER OF	NUMBER OF
-----------	-----------	-----------

	LOTS	TRACTS
38.39 +/- Acres	1	1

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.
3. The Raymore Planning & Zoning Commission voted to recommend approval of the Raymore Commerce Center South 1st Final Plat and forwarded the recommendation on to the City Council on October 7, 2025.
4. On November 10, 2025, the Raymore City Council approved the Raymore Commerce Center South 1st Final Plat (Case No. 25033).

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.
- With this second final plat, an extension of the public sidewalk from the north property line shall be constructed to the intersection of 195th Street and Dean Avenue within city right-of-way. This sidewalk will be on the south and west sides of 195th street as it bends to the north.
- A landscape buffer along the south side of 195th Street abutting this development is being provided as required, and shall be installed prior to the issuance of the 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 that was recently improved as part of the Dean Avenue & 195th Street extension project. 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 2nd 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 2nd Plat complies with the conditions, restrictions and requirements of the code, other ordinances, design standards of the city and the project's MOU.

PROJECT REVIEW SCHEDULE

COUNCIL, COMMISSION OR BOARD	ACTION	DATE
Planning & Zoning Commission	Review & Recommendation	02/17/2026
City Council	1st Reading	02/23/2026
City Council	2nd Reading	03/09/2026

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 25042, Raymore Commerce Center South 2nd Final Plat.

The recommendation for approval is subject to the following conditions:

- An off-site improvement in the form of a 5-ft wide public sidewalk shall be constructed from the NW corner of Lot 2 along the south and west sides of 195th Street within the public right-of-way. The sidewalk shall extend to the intersection of 195th Street and Dean Avenue.
- 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 AND ZONING COMMISSION RECOMMENDATION 2/17/2026

The Planning and Zoning Commission, at their February 17, 2026 meeting, voted 6-0 to accept the findings of fact and forward Case No. 25042 Raymore Commerce Center South Final Plat, Lot 2, to the City Council with a recommendation of approval

PROJECT ATTACHMENTS

1. Final Plat Drawings
2. Site Photos



SE Corner of Site looking NW



Looking South from 195th Street



CITY OF RAYMORE
AGENDA ITEM INFORMATION FORM

DATE: 2/23/2026

SUBMITTED BY: David Gress

DEPARTMENT: Development Services

ITEM CATEGORY: Ordinance

TITLE / ISSUE / REQUEST

Creekside Ranch Final Plat Lots 2-20 (pg 120)

STRATEGIC PLAN GOAL / STRATEGY

Goal 5: Maintain diverse housing choices within strong neighborhoods that connect residents throughout the community.

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: February 17, 2026

Action/Vote: Approval, 6-0

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Bill 4019
2. Staff Report
3. Final Plat Drawing
4. Site Photos
5. Development Agreement

BACKGROUND / JUSTIFICATION

Matt Schlicht, representing the developer of the Creekside Ranch subdivision, is requesting final plat approval of Lots 2-20 of the overall development, located at the northeast corner of Gore Road and Kurzweil Road. The request includes 19 residential lots of 3+/- acres each.

The annexation, rezoning and preliminary plat for the Creekside Ranch development was originally approved by the City Council in February 2024.

The final plat request is a ministerial request in accordance with the approved preliminary plat.

"AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, APPROVING THE FINAL PLAT FOR THE CREEKSIDE RANCH SUBDIVISION, LOCATED IN THE SOUTHWEST AND SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 46N, RANGE 32W, 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 CITY 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 Creekside Ranch is hereby approved for the tract of land described below:

Beginning at the Southwest corner of Section 2, Township 46, Range 32; thence North 02 degrees 27 minutes 36 seconds East along the West line of said Section 2, a distance of 853.00; thence South 88 degrees 28 minutes 08 seconds East, a distance of 586.40 feet; thence North 02 degrees 27 minutes 36 seconds East, a distance of 742.84 feet; thence South 88 degrees 27 minutes 37 seconds East, a distance of 1276.73 feet; thence South 1 degrees 32 minutes 23 seconds West, a distance of 370.00 feet; thence North 88 degrees 27 minutes 37 seconds West, a distance of 277.21 feet; thence along a curve to the left tangent to the preceding course and having a radius of 25.25 feet, an arc distance of 23.29 feet; thence along a curve to the right having an initial tangent bearing of North 43 degrees 21 minutes 0 seconds East and a radius of 60.00 feet, an arc distance of 197.70 feet; thence along a reverse curve having a radius of 25.00 feet, an arc distance of 21.68 feet; thence South 02 degrees 27 minutes 36 seconds West, a distance of 1090.53 feet; thence North 88 degrees 27 minutes 42 seconds West along the South line of said Section 2, a distance of 2241.61 feet to the point of beginning.

Above described tract contains 3,006,611.73 Sq. Ft. or 69.02 Acres More or Less.

Section 3. The Development Agreement between the City of Raymore, Missouri, and Creekside Raymore, LLC is approved and the City Manager is authorized to execute said agreement on behalf of the City of Raymore, Missouri.

Section 4. Traffic Control Signage. The following stop signs shall be established within the City of Raymore:

- The Northwest corner of Aria Drive and Gore Road
- The Northwest corner of Amara Drive and Gore Road
- The Southeast corner of Creekside Ranch Court and Creekside Ranch Drive.

Section 5. 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 6. 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 23RD DAY OF FEBRUARY, 2026.

BE IT REMEMBERED THAT THE ABOVE ORDINANCE WAS APPROVED AND ADOPTED THIS 9TH DAY OF MARCH, 2026, 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

Creekside Ranch Final Plat, Lots 2-20

APPLICANT -

Property Owner:	Creekside Raymore LLC
Engineering/Arch. Firm	Engineering Solutions

PROJECT LOCATION

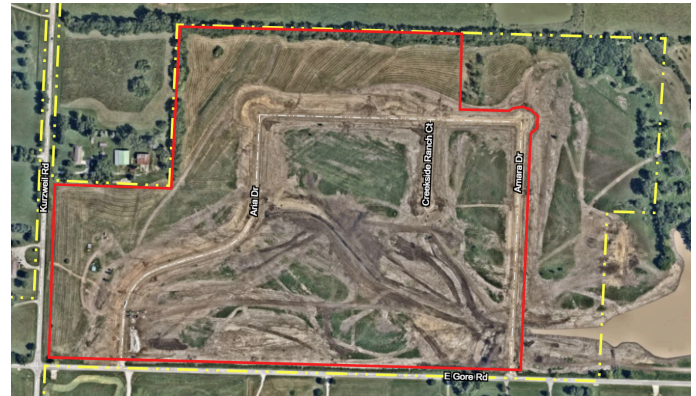
NE Corner of Gore & Kurzweil Road

REQUESTED ACTION

Final Plat Approval

PROJECT NARRATIVE

An application was filed requesting final plat approval of the Creekside Ranch Lots 2-20 final plat, including 19 residential lots.



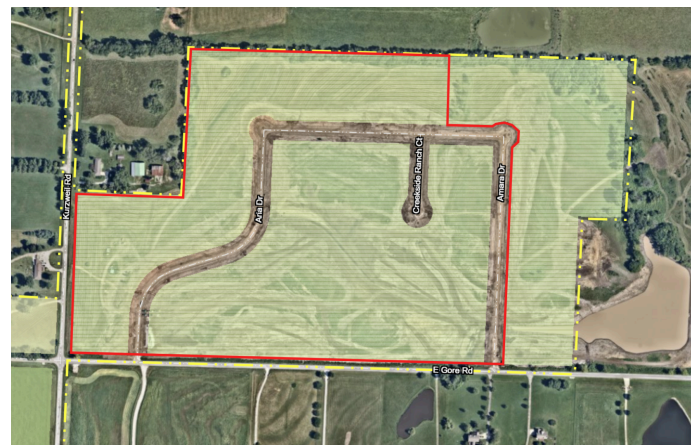
ZONING AND LAND USE SUMMARY -

EXISTING ZONING

"RE" Rural Estate

SURROUNDING ZONING & LAND USE

- North:** Unincorporated Cass County/Single-family Detached Dwelling and Farming
- South:** Unincorporated Cass County/Single-family Detached Dwelling
- East:** "RE" Rural Estate/Undeveloped
- West:** "RR" Rural Residential/Single-family Residential Dwelling & Unincorporated Cass County/Dwelling Single-family Residential Dwelling



TOTAL TRACT SIZE	NUMBER OF LOTS	DENSITY
69.02 +/- Acres	19	.26 DU/A

PAST PLANNING ACTIONS -

1. On February 12, 2024 the City Council unanimously approved the Creekside Ranch Preliminary Plat, contingent upon the approval of the annexation and rezoning request.
2. On February 26, 2024 the City Council unanimously approved the Creekside Ranch Rezoning from "A" Agricultural District to "RE" Rural Estate District as well as the Creekside Ranch Annexation.
3. The Creekside Ranch Minor Plat was approved administratively on April 18, 2025. The minor plat established Lot 1 of Creekside Ranch, which was a combination of 4 original lots as approved by the preliminary plat.

DEVELOPMENT STANDARDS -

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

DIMENSIONAL STANDARD	MINIMUM REQUIREMENT
Lot Size	3 Acres
Lot Size per Dwelling Unit	3 Acres
Lot Width x Lot Depth	220-ft X 100-ft
Front-Yard Setback	50-ft
Rear-Yard Setback	40-ft
Side-Yard Setback (interior)	15-ft
Side-Yard Setback (exterior)	50-ft

Building Height	35-ft
Building Coverage	30%
Open Space Requirement	50%

STAFF COMMENTS -

PLANNING AND ZONING -

- Prior to this Final Plat request, the applicant submitted an application for a minor subdivision plat which combined four lots of the Preliminary Plat generally north and east of Amara Drive. This unplatted area is intended for the development's owner to construct a home. Later, the intention is to construct three additional homes on the parcel, however, a plat will be required to subdivide lots from the parcel in accordance with the Creekside Ranch preliminary plat. It's expected that the same number of lots will be created as approved by the preliminary plat.
- Drainage swales occupy space on several lots in the center of the subdivision. Water is collected in these swales and sent to the east onto a parcel in unincorporated Cass County, which is also owned by the Creekside Ranch property owner. Staff required the applicant to provide a drainage easement over the swales and the off-site retention pond where water is collected and released slowly over time. This easement will prevent a potential future ownership of the unincorporated parcel from altering the flow to the pond or the pond itself without city approval. The applicant shall be responsible for submitting an easement and maintenance agreement to be recorded with the final plat document.

PUBLIC WORKS & ENGINEERING -

- Staff has required a maintenance agreement for the storm retention pond and associated storm structures or facilities. The agreement will allow the city to enter onto the property for the purposes of inspecting or repairing any public storm water related systems on the unincorporated property. The applicant will submit a maintenance agreement prior to recording the final plat with Cass County.

ALIGNMENT WITH RAYMORE BLUEPRINT 2045 -

Future Land Use Framework - The Future Land Use Map designates this property as appropriate for Rural Density Residential development. Detached, large-lot single-family development characterizes the rural residential land use category. This use is appropriate for areas of the City that lack adequate public utilities to serve development that would be considered Low Density Residential. This would include larger acreage lots typically served by septic systems.

Major Street Plan - The Major Thoroughfare Plan Map classifies Gore Road as a Major Collector and Kurzweil Road as a Major Arterial.

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 proposed Final Plat is in substantial conformance with the approved Creekside Ranch Preliminary Plat. The applicant has previously "minor platted" a portion of the development, including 4 lots on the east/northeast side of the property, but with the intent to further subdivide those parcels at a later date via a replat request.

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

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

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

The proposed Creekside Ranch Final Plat conforms with the conditions of its preliminary plat.

PROJECT REVIEW SCHEDULE

COUNCIL, COMMISSION OR BOARD	ACTION	DATE
Planning and Zoning Commission	Review & Recommendation	02/17/2026
City Council	Review Decision	03/09/2026 03/23/2026

STAFF RECOMMENDATIONS -

Staff recommends that the Planning and Zoning Commission accept the proposed findings of fact for the Creekside Ranch Final Plat, Lots 2-20 and forward a recommendation of approval to the City Council.

The recommendation for approval is subject to the following conditions:

- A maintenance agreement and any related easements shall be submitted related to the off-site stormwater retention pond located in Cass County prior to recording the final plat.
- 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.
- The Development Agreement for the Creekside Final Plat, Lots 2-20 shall be signed and recorded with the Cass County Recorder of Deeds, and all applicable fees paid, within one year of the City Council approval or the agreement shall be considered null and void.

PLANNING AND ZONING COMMISSION RECOMMENDATION 2/17/2026

The Planning and Zoning Commission, at their February 17, 2026 meeting, voted 6-0 to accept the findings of fact and forward Case No. 25038 Creekside Ranch Final Plat, Lots 2-20, to the City Council with a recommendation of approval, subject to the conditions as noted.

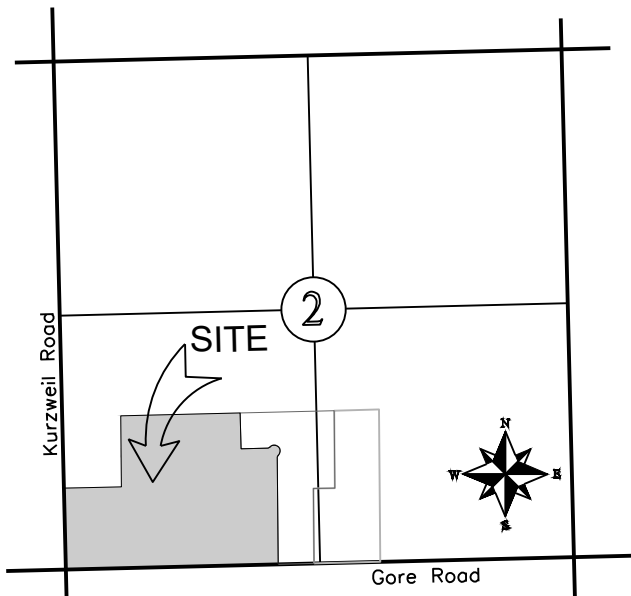
PROJECT ATTACHMENTS -

1. Final Plat Drawings
2. Site Photos

Final Plat
Creekside Ranch, Lots 2-20
Part of the Southwest 1/4 & Southeast 1/4
Section 2, Township 46 North, Range 32 West
Raymore, Cass County, Missouri

LEGEND

- These standard symbols will be found in the drawing.
- Set 1/2" Rebar & Cap (LS-200508319D)
 - ⊙ Found Survey Monument (As Noted)
 - ① Potential Encroachments, as noted
 - - - - - Existing Fence Line - Chain Link
 - - - - - Existing Water Line
 - - - - - Existing Sanitary Sewer Main
 - - - - - Existing Storm Sewer
 - - - - - Existing Gas Line
 - - - - - Existing Underground Telephone
 - - - - - Existing Underground Electric



LOCATION MAP
SECTION 2-T46N-R32W

SETBACK TABLE			
FRONT			50'
REAR			40'
SIDE			15'

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT I HAVE MADE A SURVEY OF THE PREMISES DESCRIBED HEREIN WHICH MEETS OR EXCEEDS THE CURRENT "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AS JOINTLY ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS, AND LANDSCAPE ARCHITECTS AND THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, DIVISION OF GEOLOGICAL SURVEY AND RESOURCE ASSESSMENT AND THAT THE RESULTS OF SAID SURVEY ARE REPRESENTED ON THIS PLAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

MATTHEW J. SCHLICHT, MOPLS 2012000102
ENGINEERING SOLUTIONS, LLC., MO CORP LS 2005008319-D

DATE: _____

DEDICATION:

THE UNDERSIGNED OWNERS OF THE TRACT OF LAND DESCRIBED HEREIN HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT. SAID SUBDIVISION AND PLAT SHALL HEREAFTER BE KNOW AS

"Creekside Ranch, Lots 2-20"

EASEMENTS:

- AN EASEMENT OR LICENSE IS HEREBY GRANTED TO THE CITY OF RAYMORE, MISSOURI FOR THE PURPOSE OF LOCATING, CONSTRUCTING, OPERATING OR MAINTAINING FACILITIES INCLUDING, BUT NOT LIMITED TO, POLES, WIRES, PIPES, CONDUITS, TRANSFORMERS, SERVICE PEDESTALS, METERS AND STRUCTURES FOR WATER, GAS, ELECTRICITY, SANITARY SEWER, STORM SEWER, TELEPHONE, CABLE T.V., OR OTHER UTILITY OR SERVICE, ANY OR ALL OF THEM, UPON, OVER OR UNDER THOSE AREAS OR STRIPS OUTLINED AND DESIGNATED ON THIS PLAT AS "UTILITY EASEMENT" OR "UIE".
- WHERE AN EASEMENT IS DESIGNATED FOR A PARTICULAR PURPOSE, THAT IS, "SEWER EASEMENT" OR "S/E", OR "DRAINAGE EASEMENT" OR "D/E", OR "LANDSCAPE EASEMENT" OR "L/E", OR "WATERLINE EASEMENT" OR "W/E", THE USE THEREOF SHALL BE RESTRICTED TO THAT PURPOSE.
- ALL GENERAL UTILITY EASEMENTS SHALL BE KEPT FREE AND CLEAR OF ANY AND ALL BUILDINGS, STRUCTURES OR OTHER OBSTRUCTIONS (EXCEPT DRIVEWAYS, PAVED AREAS, GRASS, SHRUBS AND FENCES) WHICH WOULD INTERFERE WITH:
 - THE PROPER, SAFE AND CONTINUOUS USE AND MAINTENANCE OR RECONSTRUCTION OF THE FACILITIES LOCATED WITHIN SAID EASEMENTS, OR,
 - THE AGENTS AND EMPLOYEES OF RAYMORE, MISSOURI AND ITS FRANCHISED UTILITIES FROM GOING UPON SAID EASEMENTS IN THE EXERCISING OF THE RIGHTS GRANTED BY SAID EASEMENT.

BUILDING LINES:

BUILDING LINES OR SET BACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THIS PLAT AND NO BUILDING OR PORTION THEREOF SHALL BE BUILT OR LOCATED BETWEEN THIS LINE AND THE STREET LINE.

STREETS:

THE STREETS OR THOROUGHFARES SHOWN ON THIS PLAT AND NOT HERETOFORE DEDICATED TO PUBLIC USE ARE HEREBY SO DEDICATED.

IN TESTIMONY WHEREOF:

Lisa M. Delibero Revocable Trust UTA Dated November 6, 2013 has caused these presents to be executed this _____ day of _____, 20__.

Lisa M. Delibero

NOTARY CERTIFICATION:

STATE OF _____)
COUNTY OF _____)SS

On this _____ day of _____, 20__, before me, the undersigned notary public, personally appeared Lisa M. Delibero, to me known to be the person described herein and being duly sworn by me did acknowledge that they executed the foregoing instrument as his free act and deed.

IN WITNESS THEREOF:

I have hereunto set my hand and affixed my seal the date last written above.

NOTARY PUBLIC

My Commission Expires: _____

CITY OF RAYMORE, MISSOURI:
PLANNING AND ZONING COMMISSION:

THIS PLAT OF "CREEKSIDE RANCH, LOTS 2-20" WAS SUBMITTED TO AND APPROVED BY THE RAYMORE PLANNING AND ZONING COMMISSION THIS _____ DAY OF _____, 20__.

_____, SECRETARY

CITY COUNCIL:

THIS PLAT OF "CREEKSIDE RANCH, LOTS 2-20", INCLUDING EASEMENTS AND RIGHTS-OF-WAY ACCEPTED BY THE CITY COUNCIL WAS SUBMITTED TO AND APPROVED BY THE RAYMORE CITY COUNCIL BY ORDINANCE NO. _____, DULY PASSED AND APPROVED BY THE MAYOR OF RAYMORE, MISSOURI, ON THE _____ DAY, OF _____, 20__.

ATTEST:

_____, MAYOR

_____, CITY CLERK

_____, CITY ENGINEER

PROPERTY DESCRIPTION

A tract of land situated in Section 2, Township 46 North, Range 32 West, in Raymore, Cass County, Missouri, described as follows:

Beginning at the Southwest corner of Section 2, Township 46, Range 32; thence North 02 degrees 27 minutes 36 seconds East along the West line of said Section 2, a distance of 853.00; thence South 88 degrees 28 minutes 08 seconds East, a distance of 586.40 feet; thence North 02 degrees 27 minutes 36 seconds East, a distance of 742.84 feet; thence South 88 degrees 27 minutes 37 seconds East, a distance of 1276.73 feet; thence South 1 degrees 32 minutes 23 seconds West, a distance of 370.00 feet; thence North 88 degrees 27 minutes 37 seconds West, a distance of 277.21 feet; thence along a curve to the left tangent to the preceding course and having a radius of 25.25 feet, an arc distance of 23.29 feet; thence along a curve to the right having an initial tangent bearing of North 43 degrees 21 minutes 0 seconds East and a radius of 60.00 feet, an arc distance of 197.70 feet; thence along a reverse curve having a radius of 25.00 feet, an arc distance of 21.68 feet; thence South 02 degrees 27 minutes 36 seconds West, a distance of 1130.53 feet; thence North 88 degrees 27 minutes 42 seconds West along the South line of said Section 2, a distance of 2241.61 feet to the point of beginning.

Above described tract contains 3,006,611.73 Sq. Ft. or 69.02 Acres More or Less.

SURVEYOR'S GENERAL NOTES:

- This survey is based upon the following information provided by the client or researched by this surveyor.
 - Warranty Deed, Book 4406, Pg 76
 - Warranty Deed, Bk 1276, Pg 53
 - Deed of Trust, Bk 4440, Pg 67
 - Quit Claim Deed, Bk 1690, Pg 103
 - Final Plat of Kurzeil Estates, Bk 16, Pg 51
 - Final Plat of Halliburton Estates, Bk 20, Pg 71
 - Certificate of Survey, Bk 29, Pg 2
 - Final Plat of Meadowbrook Acres, 3rd Plat, Bk 5, Pg 90

- This survey meets or exceeds the accuracy standards of a (SUBURBAN) Property Boundary Survey as defined by the Missouri Standards for Property Boundary Surveys.

- NO Title report was furnished. NO Easements were provided. Easements are only shown as provided by client or from Title Report. Additional Easements may exists and are not shown on this survey.

- Bearings shown hereon are based upon GPS observation of the South Line of Section 2

- This company assumes no responsibility in the location of existing utilities within the subject premises. This is an above-ground survey. The underground utilities, if shown, are based on information provided by the various utility companies and these locations should be considered approximate. There may be additional underground utilities not shown on this drawing.

- Subsurface and environmental conditions were not surveyed or examined or considered as a part of this survey. No evidence or statement is made concerning the existence or underground or overhead conditions, containers or facilities that may affect the use or development of this property. No attempt has been made to obtain or show data concerning existence, size, depth, conditions, capacity or location of any utility existing on the site, whether private, municipal or public owned.

- Site is located in Zone "X", areas determined to be outside the 100 year Flood Plain per Firm Panel 29037C0035F, Dated 1/2/2013

- Survey prepared exclusively for Fred Delibero on April 1, 2021.

OWNER / DEVELOPER:

Lisa M. Delibero Revocable Trust UTA Dated November 6, 2013
4500 SW Raintree Shore Dr
Lees Summit, MO 64082

NOTE:

Lots 12 and 13 will be granted driveway access from Gore Road. All other driveway access shall be provided via internal streets.

CASS COUNTY:
RECORDER'S OFFICE:

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 20__.

DEPUTY COUNTY RECORDER OF DEEDS

REVISIONS			
DATE			
12/4/25	City Comments		
12/17/25	City Comments dated 12-9-25		

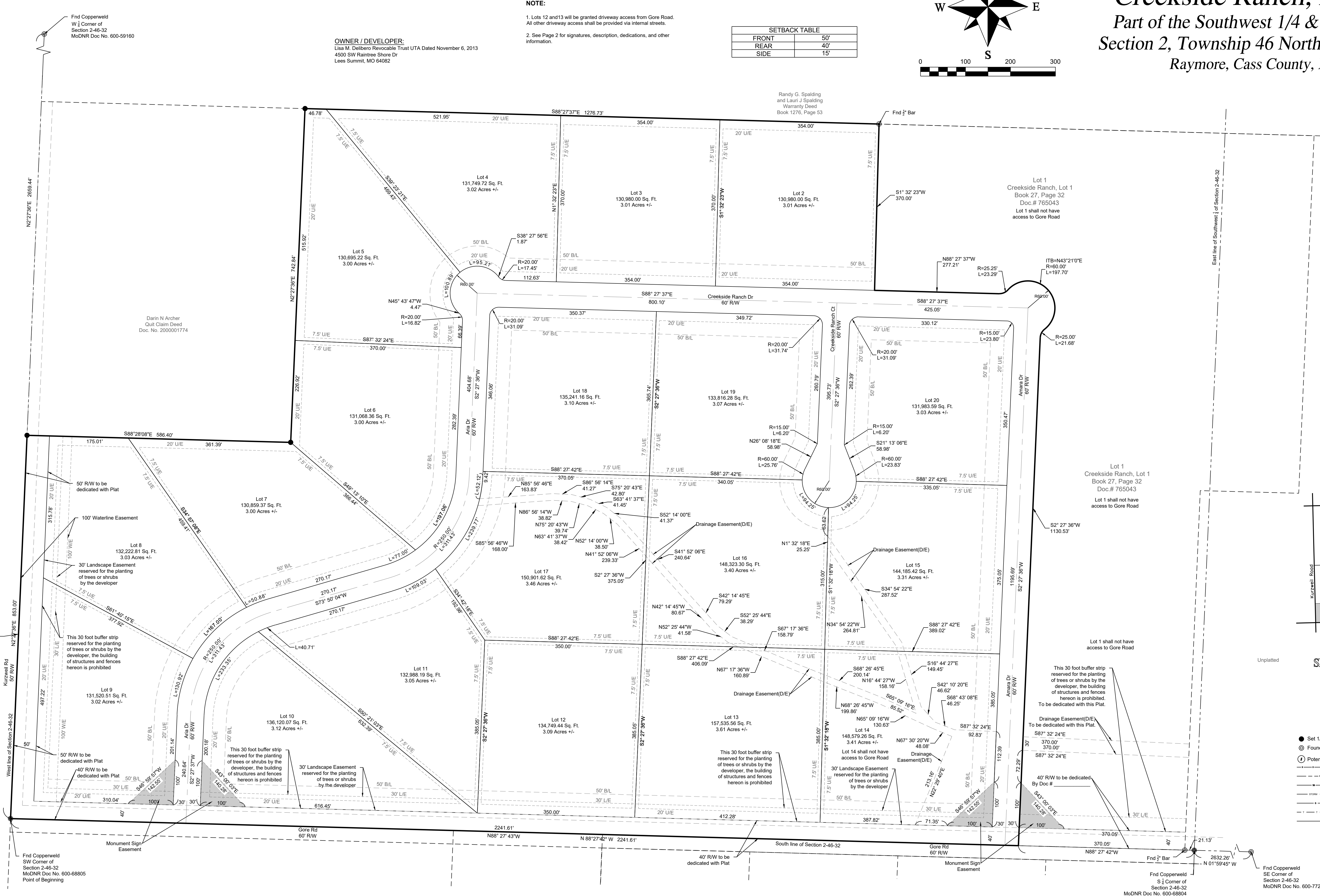
Creekside Ranch, Lots 2-20
Part of the Southwest 1/4 & Southeast 1/4
Section 2, Township 46 North, Range 32 West
Raymore, Cass County, Missouri

FINAL PLAT				DATE OF PREPARATION	
SHEET	SECTION	TOWNSHIP	RANGE	COUNTY	JOB NO.
2 OF 2	2	46N	32W	CASS	Creekside Ranch
DRAWN BY				SCALE	DATE
M. Schlicht, PLS, PE				1"=100'	July 9, 2025

PROFESSIONAL SEAL

ENGINEERING
ENGINEERING & SURVEYING
SOLUTIONS
50 SE 30TH STREET
LEES SUMMIT, MO 64082
P: (816) 623-9888 F: (816) 623-9849

Final Plat
Creekside Ranch, Lots 2-20
Part of the Southwest 1/4 & Southeast 1/4
Section 2, Township 46 North, Range 32 West
Raymore, Cass County, Missouri



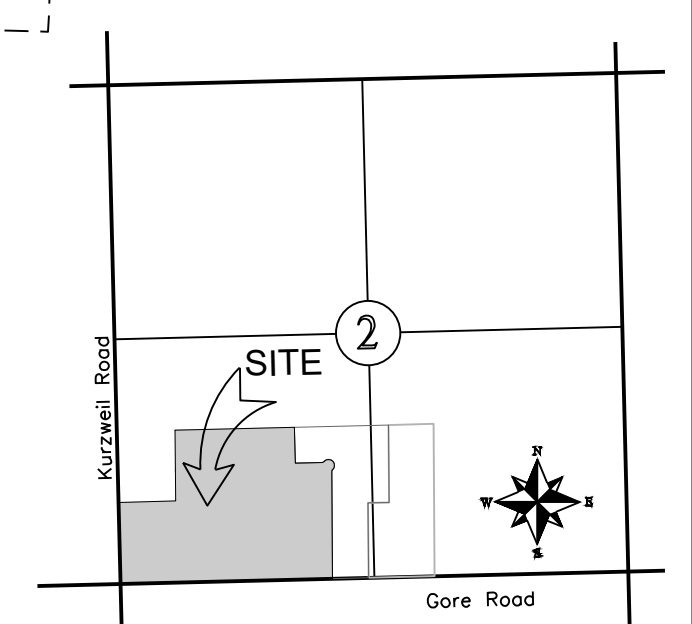
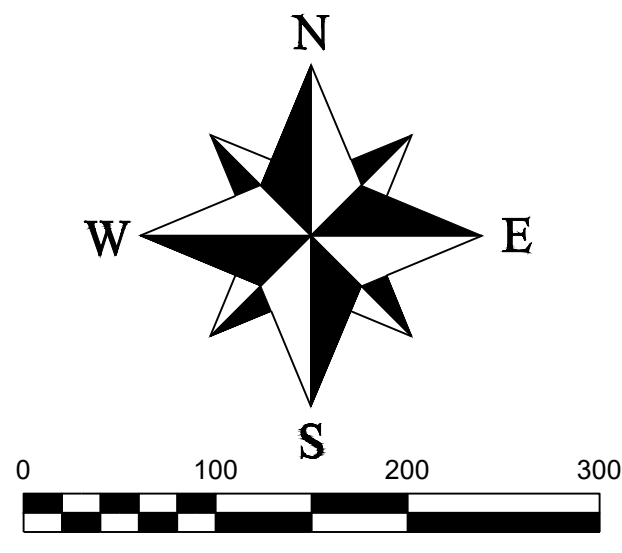
Fnd Copperweld
W 1/4 Corner of
Section 2-46-32
MoDNR Doc No. 600-59160

OWNER / DEVELOPER:
Lisa M. Delibero Revocable Trust UTA Dated November 6, 2013
4500 SW Raintree Shore Dr
Lees Summit, MO 64082

NOTE:
1. Lots 12 and 13 will be granted driveway access from Gore Road.
All other driveway access shall be provided via internal streets.
2. See Page 2 for signatures, description, dedications, and other information.

SETBACK TABLE	
FRONT	50'
REAR	40'
SIDE	15'

Randy G. Spalding
and Lauri J. Spalding
Warranty Deed
Book 1276, Page 53



LOCATION MAP
SECTION 2-T46N-R32W

LEGEND

- These standard symbols will be found in the drawing.
- Set 1/2" Rebar & Cap (LS-200508319D)
 - ⊙ Found Survey Monument (As Noted)
 - ① Potential Encroachments, as noted
 - Existing Fence Line - Chain Link
 - Existing Water Line
 - Existing Sanitary Sewer Main
 - Existing Storm Sewer
 - Existing Gas Line
 - Existing Underground Telephone
 - Existing Underground Electric

REVISIONS	
DATE	CITY COMMENTS
12/4/25	City Comments dated 12-9-25
12/12/25	

Creekside Ranch, Lots 2-20
Part of the Southwest 1/4 & Southeast 1/4
Section 2, Township 46 North, Range 32 West
Raymore, Cass County, Missouri

FINAL PLAT		DATE OF PREPARATION	
SHEET	SECTION	TOWNSHIP	RANGE
1 OF 2	2	46N	32W
DRAWN BY		SCALE	DATE
M. Schlicht, PLS, PE		1"=100'	July 9, 2025

ENGINEERING & SURVEYING SOLUTIONS
50 SE 30TH STREET
LEES SUMMIT, MO 64082
P:(816) 623-9888 F:(816) 623-9849

Creekside Ranch Site Photos

SW Corner Looking NE



Creekside Ranch Site Photos

SE Corner Looking NW





Development Agreement
For
Creekside Ranch
1st Plat Lots 2-20

Legal Description Contained on Pages 2-3

Between Creekside Raymore, LLC, Grantor,
and
City of Raymore, Grantee
100 Municipal Circle
Raymore, MO 64083

March 9, 2026

DEVELOPMENT AGREEMENT

THIS AGREEMENT, MADE THIS **9th day of March, 2026** by and between, **Creekside Raymore, LLC** hereinafter referred to as "Sub-divider" and the City of Raymore, Missouri, a Municipal Corporation, hereinafter referred to as "City".

WHEREAS, Sub-divider seeks to obtain approval from the City for a subdivision to be known as **Creekside Ranch 1st Plat Lots 2-20**, which is located in the City of Raymore, Cass County, Missouri, and;

WHEREAS, the Sub-divider, herein defined, agrees to assume all subdivision development obligations of the City as described in this agreement, and;

WHEREAS, the City desires to ensure that the Sub-divider will accomplish certain things in order to protect the public health, safety and welfare.

NOW, THEREFORE, in consideration of the promises and covenants herein set forth, and receipt by the City of fees and costs as stated herein, the parties agree as follows:

GEOGRAPHIC LOCATION:

1. The terms of this agreement apply to the following property and all portions thereof: **Creekside Ranch 1st Plat Lots 2-20**.

Beginning at the Southwest corner of Section 2, Township 46, Range 32; thence North 02 degrees 27 minutes 36 seconds East along the West line of said Section 2, a distance of 853.00; thence South 88 degrees 28 minutes 08 seconds East, a distance of 586.40 feet; thence North 02 degrees 27 minutes 36 seconds East, a distance of 742.84 feet; thence South 88 degrees 27 minutes 37 seconds East, a distance of 1276.73 feet; thence South 1 degrees 32 minutes 23 seconds West, a distance of 370.00 feet; thence North 88 degrees 27 minutes 37 seconds West, a distance of 277.21 feet; thence along a curve to the left tangent to the preceding course and having a radius of 25.25 feet, an arc distance of 23.29 feet; thence along a curve to the right having an initial tangent bearing of North 43 degrees 21 minutes 0 seconds East and a radius of 60.00 feet, an arc distance of 197.70 feet; thence along a reverse curve having a radius of 25.00 feet, an arc distance of 21.68 feet; thence South 02 degrees 27 minutes 36 seconds West, a distance of 1090.53 feet; thence North 88 degrees 27 minutes 42 seconds West along the South line of said Section 2, a distance of 2241.61 feet to the point of beginning.

Above described tract contains 3,006,611.73 Sq. Ft. or 69.02 Acres More or Less.

ZONING, LAND USE, AND DEVELOPMENT STANDARDS

1. The zoning for the entire Property shall be "RE" Rural Estate District, in accordance with the City of Raymore Unified Development Code.

2. Pursuant to Section 445.030(I)(4) of the Unified Development Code, Landscaped Buffer Strips, including berms, canopy trees, understory trees, or

combinations thereof, as identified on the table below, shall be provided in a common area tract or landscaping easement along Gore Road.

	Option A	Option B
Buffer strip width	30 feet	20 feet
Canopy trees	1 deciduous shade tree every 60 feet	1 deciduous shade tree or 2 evergreens every 60 feet
Understory trees	Allowed, not required	3 ornamental and 1 evergreen tree every 100 feet
Large flowering shrubs	4 clustered every 150 feet	4 every 30 feet
Berm	Allowed, not required	Allowed, not required

3. Driveway access to residential lots within the subdivision will be restricted to the internal streets being proposed, with the exception of Lots 12, 13 and 14 which shall each be granted 1 individual driveway access to Gore Road.

REQUIRED IMPROVEMENTS:

1. In accordance with the policies and ordinances of the City, the public improvements described herein shall be constructed and installed on the terms and conditions hereinafter contained. Public improvements within the Subdivision will be installed in accordance with the City of Raymore Standard Contract Documents and Technical Specifications & Design Criteria for Utility and Street Construction.

2. The public improvements are to be designed and installed at the Sub-divider's expense by the Sub-divider and are hereinafter referred to as "Improvements".

3. It shall be the obligation of the Sub-divider to furnish to the City plans and specifications for construction of the Improvements. Before any construction is commenced, the City Public Works Director shall approve plans and specifications for the Improvements. Once the City Public Works Director has approved the plans, any changes to the plans must be submitted to the City Public Works Director for approval.

4. The Sub-divider shall submit the appropriate grading/site/erosion control plan including appropriate sidewalk, meter elevations, and manhole elevations to the City Public Works Director for approval for development of the project. Before any construction is commenced within that phase, the City Public Works Director must approve plans for all required Improvements. It shall be the Sub-divider's responsibility to assure compliance with grading plans.

5. The Sub-divider shall provide a copy of all required State and Federal permits to the City Public Works Director prior to issuance of any City permits.

6. The Sub-divider shall provide and pay for all engineering and surveying necessary to design and construct the Improvements. The Sub-divider shall pay for all other engineering and surveying necessary to design and construct other improvements to the property.

7. The Developer, and or their contractor or designee, shall provide the saddle for connection to the public water main. Saddles shall be brass or bronze with a stainless steel strap. All brass/bronze construction shall also be permitted.

8. The Sub-Divider agrees and acknowledges that the sanitary sewer service to the property is not readily accessible, and that the City will not be providing sanitary sewer service to the property at this time. The property will be served by on-site (septic) waste disposal systems that shall be installed at the expense of property owners, and in accordance with all applicable City ordinances, policies and procedures.

INSTALLATION AND MAINTENANCE

1. Prior to the issuance of building permits, the Sub-divider shall install all Improvements as shown on approved engineering plans of said subdivision and the City Council shall have accepted by Resolution all Improvements.

2. The Sub-divider shall be responsible for the maintenance of the Improvements for a period of two years after acceptance thereof by the City, in accordance with the City specifications and policies.

3. The Sub-divider agrees to provide the City of Raymore "as-built" plans for all Improvements as indicated on the aforementioned plans. Said plans shall be considered a part of the Improvements, for the purpose of acceptance by the City.

4. Prior to acceptance of the Improvements a waiver of mechanic's lien shall be submitted to the City. The Sub-divider will indemnify and hold the City harmless from all claims growing out of the lawful demands of subcontractors, laborers, workers, mechanics, and furnishers of machinery and parts thereof, equipment, tools, and all suppliers, incurred in the furtherance of the performance of the work. The Sub-divider shall, at the City's request, furnish satisfactory evidence that all obligations of the nature designated above have been paid, discharged or waived.

5. Utilization of graded ditches to convey stormwater is permitted in the subdivision. If ditches are utilized, the Sub-divider shall be responsible for the design and appropriate grading and establishment of turf within the

ditches to properly convey stormwater within the subdivision. It shall be the responsibility of the Sub-Divider, and/or future property owners within the Subdivision to maintain ditches, culvert pipes, or other related infrastructure.

6. The Developer acknowledges and agrees that a portion of the required stormwater management infrastructure serving the Creekside Ranch development is located outside the corporate limits of the City within the geographic boundaries of unincorporated Cass County, Missouri

a. The Sub-Divider shall provide a Stormwater Treatment Facility Maintenance Agreement which shall be submitted to and approved by the City Engineer, or their designee. It shall outline specific maintenance protocols and identify the private entity (e.g., a Homeowners' Association or Master Developer) responsible for the continued functionality of the system outside City limits. The agreement shall be recorded with the Cass County Recorder of Deeds coincidental with the recording of the final plat.

FEES, BONDS & INSURANCE

1. The Sub-divider agrees to pay to the City a 1% Plan Review Fee and 5% Construction Inspection Fee based on the project engineer's estimate or contract development costs of all Improvements as shown on approved engineering plans of said subdivision. The City Public Works Director shall review and determine that the costs, as presented, are reasonable. A list of these fees is provided in Attachment A.

2. The Sub-divider agrees to indemnify the City with a Certificate of Insurance as required in the Unified Development Code of the City of Raymore.

3. The Sub-divider agrees to furnish performance bonds as required in the Unified Development Code of the City of Raymore.

4. Prior to acceptance of Improvements within said subdivision, Sub-divider will provide a guarantee in the form of a Maintenance Bond that is satisfactory to the City Public Works Director. This guarantee shall be based on 50% of the cost of all Improvements shown on approved engineering plans and shall be for a period of two years after acceptance by the City.

5. The Sub-divider agrees to submit a street light plan for City approval and pay the cost of providing and installing the streetlights in accordance with the approved street light plan. The required street lights shall be installed and shall be operational prior to the acceptance of the Improvements for the subdivision.

6. The Sub-divider agrees to pay to the City a \$9 per acre fee for the placement and maintenance of outdoor warning sirens. The cost of these fees is provided in Attachment A.

7. The Sub-divider agrees to pay any **fees in lieu of parkland dedication** that are required in accordance with City Code. The total fee due for **Creekside Ranch 1st Plat Lots 2-20**, is **\$11,868.00, or \$516.00 per dwelling unit**. Payment of the Parkland Dedication Fee in Lieu shall be paid in accordance with Section 445.040(H) of the Unified Development Code prior to the recording of the final plat.

8. Per Ordinance #20004, the license (excise) tax for building contractors will be charged at the time of building permits at the applicable rate at the time each building permit application is approved.

9. The Sub-divider, in the interest of the general health, welfare and safety of the Citizens of Raymore, agrees to have installed, at their cost, any traffic control devices determined to be necessary by City Staff (410.340). The technical specifications and design criteria are set forth in Public Works Department Policies 120 thru 122 and 129, Street Signage and Traffic Control Devices. The improvement must be installed prior to the City releasing any building permits.

ADDITIONAL REQUIREMENTS

1. The Sub-Divider agrees to remove debris from under road culverts either as part of subdivision development/mass grading or utility installation, but prior to the issuance of any building permits within the subdivision. Such work is subject to the approval of the Public Works Director, or their designee.

GENERAL PROVISIONS

1. The parties agree that execution of this agreement in no way constitutes a waiver of any requirements of applicable City ordinances with which the Sub-divider must comply and does not in any way constitute prior approval of any future proposal for development.

2. The covenants herein shall run with the land described in this agreement and shall be binding and ensure to the benefit of the parties hereto and their successors or assigns and on any future and subsequent purchasers.

3. This agreement shall constitute the entire agreement between the parties and any modification hereof shall be in writing, subject to the approval of the parties.

4. If, at any time, any part hereof has been breached by Sub-divider, the City may withhold approval of any or all building permits applied for in the subdivision, until breach or breaches has or have been cured.

5. This agreement shall be recorded by the Sub-divider and its covenants shall run with the land and shall bind the parties, their assigns and successors in interest and title.

6. Any provision of this agreement which is not enforceable according to law will be severed herefrom and the remaining provisions shall be enforced to the fullest extent permitted by law.

7. The undersigned represent that they each have the authority and capacity from the respective parties to execute this Agreement. This Agreement shall not be effective until approved by ordinance duly enacted by the City Council of the City of Raymore, Missouri.

8. The Sub-divider hereby warrants and represents to the City as inducement to the City's entering into this Agreement, that the Sub-divider's interest in the Subdivision is as a fee owner.

9. The Sub-divider and City acknowledge the Memorandum of Understanding for Creekside Ranch Subdivision, executed by both parties and approved by City Council on February 12, 2024 remains in effect.

10. Whenever in this agreement it shall be required or permitted that Notice or demand be given or served by either party to this agreement to or on the other party, such notice or demand shall be delivered personally or mailed by certified United States mail (return receipt requested) to the addresses hereinafter set forth. Such notice or demand shall be deemed timely given when delivered personally or when deposited in the mail in accordance with the above.

If to the City, at:

City Manager
100 Municipal Circle
Raymore, MO 64083

If to Sub-Divider, at:

Creekside Raymore, LLC
21 SE 29th Terr
Lee's Summit, MO 64082

11. The Sub-divider acknowledges that this plat will expire within one year of the date the Raymore City Council approves an ordinance approving **Creekside Ranch 1st Plat Lots 2-20**; and that failure for any reason to record the plat does not obligate the City to re-approve the plat no matter what improvements may have been completed in furtherance of the current plat known as **Creekside Ranch 1st Plat Lots 2-20**.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the date first written above.

(SEAL)

THE CITY OF RAYMORE, MISSOURI

Jim Feuerborn, City Manager

Attest:

Erica Hill, City Clerk

CREEKSIDE RAYMORE, LLC BY:

[Signature]
Sub-divider - Signature

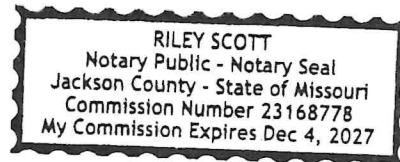
FRED DELIBOZO, MANAGER
Printed Name

Sub-divider - Signature

Printed Name

Subscribed and sworn to me on this
the 4th day of March 2026
in the County of JACKSON,
State of Missouri.

Stamp:



Notary Public: [Signature]
My Commission Expires: Dec 4, 2027

Attachment A

FEE CALCULATION FOR CREEKSIDE 1ST FINAL PLAT

ATTACHMENT A - DEVELOPMENT FEE SCHEDULE			
FEE CALCULATION FOR [CREEKSIDE RANCH 1ST PLAT, LOTS 2-20]			
Total Cost for New Public Improvements		\$ 784,198.40	
All fees and deposits shall be paid prior to recording the final plat. The land disturbance permit fee and erosion control financial security deposit shall be paid prior to commencement of any land disturbance activity (site grading), or if no land disturbance activity started prior to recording of final plat, paid at time of recording final plat.			
1	Land Disturbance Permit Fee. [455.010B] 01-00-4170-0000 If fee paid prior to recording of plat, receipt # _____ *must be paid prior to issuance of a land disturbance permit	\$ 500.00	Paid
2	Erosion Control Financial Security Deposit: Developer shall provide financial security for erosion control in the amount of \$1,000 per acre. The first \$5,000 of the financial security must be by cash deposit to the City. [455.010F] 60-00-2811-0000 If deposit paid prior to recording of plat, receipt# _____ *must be paid prior to issuance of a land disturbance permit	\$ 5,000.00	Paid
2a	Additional Erosion Control Financial Security: (The remaining deposit above the first \$5,000 due can be paid in cash) [455.010F]: (89.0 ac. total disturbed) If deposit paid prior to recording of plat, receipt# _____ If letter of credit submitted: financial institution: _____ renewal date of letter of credit: _____ *must be paid prior to issuance of a land disturbance permit	\$ 84,000.00	Paid
3	Infrastructure Construction Plan Review Fee: An amount equal to one percent (1%) of the estimated public improvement costs performed by the developer. [445.020H1] 01-00-4182-0000 *must be paid prior to issuance of a construction permit	\$ 7,841.98	Paid
4	Infrastructure Construction Inspection Fee: An amount equal to five percent (5%) of the estimated public improvement costs performed by the developer. [445.020H2] 01-00-4165-0000 *must be paid prior to issuance of a construction permit	\$ 39,209.92	Paid
5	Emergency Outdoor Warning Siren Fee: \$9.00 per acre [Schedule of Fees and Charges] 01-00-4185-0000 *must be paid prior to recording of the final plat	\$ 807.03	
6	Parkland Dedication Fee in Lieu 27-00-4705-0000 *must be paid prior to recording of the final plat	\$ 11,868.00	
TOTAL FEES TO BE PAID PRIOR TO RECORDING PLAT [5] [6] [7]		\$ 12,675.03	
TOTAL FEES TO BE PAID PRIOR TO ISSUANCE OF A LAND DISTURBANCE PERMIT [1] [2] [2a]		\$ 89,500.00	Paid
TOTAL FEES TO BE PAID PRIOR TO ISSUANCE OF A CONSTRUCTION PERMIT FOR PUBLIC IMPROVEMENTS [3] [4]		\$ 47,051.90	Paid



CITY OF RAYMORE
AGENDA ITEM INFORMATION FORM

DATE: 3/9/2026

SUBMITTED BY: Trent Salsbury

DEPARTMENT: Public Works

ITEM CATEGORY: Ordinance

TITLE / ISSUE / REQUEST

Award of Contract - 2026 Street Preservation/N. Madison Reconstruction Project (pg 144)

STRATEGIC PLAN GOAL / STRATEGY

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

FINANCIAL IMPACT

Award To:	Tandem Paving Co., Inc.
Amount of Request/Contract:	\$1,078,370.35
Amount Budgeted:	\$1,415,000
Funding Source/Account:	36/37

PROJECT TIMELINE

Estimated Start Date
4/6/2026

Estimated End Date
10/30/2026

STAFF RECOMMENDATION:

Approval

OTHER BOARDS & COMMISSIONS ASSIGNED

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

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Bill 4020
2. Contract
3. 2026 Street Preservation Map Revised 1-27-26

BACKGROUND / JUSTIFICATION

This project will repair and replace the asphalt pavement on approximately 12 lane miles of City streets. This project is the combination of Annual Street Preservation, The

Maintenance of Thoroughfares & The North Madison Reconstuction.

The City Received the following bids on February 12, 2026:

Advance	\$1,228,810.35
Asphalt Paving	
Amino Brothers	\$1,391,222.60
Tandem Paving	\$1,078,370.35
Co. Inc.	
Hanrahan	\$1,762,032.30
Asphalt Paving	
Co. Inc.	
JM Fahey	\$1,170,
	498.50
Phillips	\$1,197,288.38
Sitework Co.	
Inc.	
Superior	\$1,381,981.23
Bowen	

Tandem Paving Co. Inc. was determined to be the lowest and best bidder.

Staff recommends the contract for the 2026 Street Preservation & North Madison Reconstruction Project be awarded to Tandem Paving in the amount of \$1,078,370.35

BILL 4020

ORDINANCE

"AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH TANDEM PAVING CO, INC. FOR THE 2026 STREET PRESERVATION & N. MADISON RECONSTRUCTION, CITY PROJECT NUMBER 26-483-204/26-497-201 IN THE AMOUNT OF \$1,078,370.35 AND AUTHORIZING THE CITY MANAGER TO APPROVE CHANGE ORDERS WITHIN ESTABLISHED BUDGET CONSTRAINTS."

WHEREAS, this project is included in the FY 2026 Capital Budget; and,

WHEREAS, bids for this project were received on February 12, 2026; and,

WHEREAS, Tandem Paving Co, 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 \$1,078,370.35 with Tandem Paving Co, Inc. for the 2026 Street Preservation & N. Madison Reconstruction, 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 9TH DAY OF MARCH, 2026.

**BE IT REMEMBERED THAT THE ABOVE ORDINANCE WAS APPROVED AND
ADOPTED THIS 23RD DAY OF MARCH, 2026, 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

2026 Street Preservation/N Madison Reconstruction

This Contract for 2026 Street Preservation/N. Madison Reconstruction, hereafter referred to as the **Contract** is made this 9th day of March, 2026, between **Tandem Paving Co, Inc.**, an entity organized and existing under the laws of the State of Missouri, with its principal office located at 617 SE Industrial Dr., Blue Springs, MO 64014, 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 March 9, 2026 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 26-483-201 and 26-497-201 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 first mobilization shall be started in the Spring and be completed within 45 calendar days. The second mobilization shall not start before the third week in August and shall be completed within 45 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 \$1,078,370.35.

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)

TANDEM PAVING CO., INC.

By: _____ *C.K. SMITH*

Title: _____ *VICE PRESIDENT*

Attest: _____

(SEAL)

APPENDIX A
SCOPE OF SERVICES AND SPECIAL PROVISIONS

2026 Street Preservation and North Madison Reconstruction

ANTICIPATED SCOPE OF SERVICES:

- Two Mobilizations.
- 66,715 square yards of full width milling
- 7,619 tons of 2" Type 5 Recycled overlay. The asphalt price will be indexed as the Measurement and Payment section of the RFP. A sample from the field shall be pulled within the first 500 tons to determine Marshall properties and conformance with the submittal
- Tack oil is to be UltraTack, Trackless Tack NTSS-1HM manufactured by Blacklidge applied at the residual rate of .06 gal/sq yd, CAT-TAC trackless tack manufactured by Hunt Refining applied at the same rate, or other approved trackless tack oil. Tack oil metering will be required. Paving will not begin until the tack has broken.
- Milled surface is to be cleaned by a vacuum sweeper immediately prior to tacking.
- 2000 tons of full depth patching, Type 5 Recycled asphalt. The quantity of patching necessary will be determined after each street is milled. The asphalt price will be indexed as per the Measurement and Payment section of the RFP. Areas of full depth patching shall be confirmed by the City of Raymore before going deeper than 2".
- Re-striping of N. Madison, Lucy Webb and Gore Rd.
- Traffic Control

1. SPECIFICATIONS WHICH APPLY

The performance of the work, the materials required, the basis of measurement and the basis for payment for the various portions of the work shall be in accordance with the appropriate sections of the Kansas City Metropolitan Chapter of the American Public Works Association "Standard Specifications and Design Criteria" current edition, except as modified or added to by these Special Provisions, and the current contract document entitled "Standard Contract Documents and Technical Specifications & Design Criteria for Utility and Street Construction, City of Raymore, Missouri" (Revised August 2025) and all subsequent revisions.

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

It is expected that Notice of Award shall be issued in April 2026. General Conditions, Section 17.02 of the "Standard Contract Documents and Technical Specifications & Design Criteria for Utility and Street Construction, City of Raymore, Missouri" October 2013 shall be amended to include the Following:

Contractor shall complete work within 180 calendar days of execution of the Notice to Proceed.

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. 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, 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.

A. **Mobilization, Bonds and Insurance:** Mobilization, Bonds and Insurance will be paid for at the unit bid price per each.

B. **Full Width Milling** shall be paid for at the unit bid price per square yard. The milling depth will be 2" on the residential streets. The unit bid price shall include all materials, labor, equipment, hauling and disposal of millings to complete the work. Contractor to retain the

millings.

- C. **2" Type 5 Recycled Overlay:** 2" Type 5 Recycled Overlay shall be paid for at the unit bid price per ton. The unit bid price shall include all materials, labor and equipment required to place and compact a 2" thick surface mat. Vacuum sweeping, testing and tack oil are subsidiary to this line item. UltraTack, Trackless Tack NTSS-1HM manufactured by Blacklidge, CAT-TAC Trackless Tack manufactured by Hunt Refining or an approved trackless tack is specified for this project. Roads shall not stay unsurfaced longer than seven (7) calendar days without the permission of the City.

The line item cost of base and surface asphalt per ton will be indexed as per the following:

The adjustment applies only to the virgin asphalt cement actually placed. The percent AC on the job mix should be used for the calculation unless the change in target AC meets the requirement for field mix design. The asphalt cement contribution of RAP is excluded.

The adjustment is calculated using the following formula

$$A = (B \times C) \times (D - E)$$

Where:

- A = Adjustment for mix placed during monthly average index priced.
- B = Tons of mix placed during the monthly average index period
- C = % of virgin asphalt binder as listed in the job mix formula
- D = Monthly average priced at time of mix placement
- E = Monthly average price at time of bid

The baseline asphalt prices for the index are taken from the Asphalt Weekly Monitor published by Poten & Partners Inc. The average of the midpoint published prices for PG 64-22 in the St. Louis, Missouri and Kansas City area will be used. The monthly base price will be the price in the last published Asphalt Weekly Monitor prior to MODOT's monthly bid opening.

- D. **Full Depth Patching:** Full Depth Patching shall be paid for at the unit bid price per ton. The unit bid price shall include all materials, labor and equipment required to remove and dispose of existing asphalt to subgrade and replace with compacted asphalt to either the milled surface, or finished surface if the patching is taking place on a street that is not to be overlayed. Asphalt shall be Type 5 Recycled and not exceed 4" lifts when being installed.
- E. **Striping:** Striping shall be considered a lump sum for payment. The unit bid price shall include all materials, labor and equipment required by manufactures specification to replace the existing traffic markings that were removed on N. Madison, Gore Rd, and Lucy Webb after the

overlays. **All pavement markings shall be Methyl methacrylate (98:2) for all white and yellow pavement markings.** Please use *Utah Blend Coated T-13 glass beads* for application on all pavement marking material. The intersection of 155th and North Madison was rebuilt in 2025 and while there will not be any asphalt work in this area in 2026, the striping will need to continue down to the intersection with 155th. This will add 10 yellow single dashes and approximately 670 linear feet of white edge striping to the total. The extra striping shall be subsidiary to this bid item. Striping on affected roadways shall commence within forty-eight (48) hours following completion of asphalt work, weather permitting. If permanent striping cannot be placed within this timeframe, temporary striping meeting MUTCD requirements shall be installed and maintained until permanent striping is completed at no extra cost to the City of Raymore. Traffic control measures for striping operations shall be subsidiary to this bid item.

- F. **Traffic Control:** Traffic Control line items shall be considered individually as lump sums for payment. Flaggers are required if traffic is reduced to one-lane. If flaggers are out of view from one another, communication devices will be required. A traffic control plan must be submitted individually for each street if it is going to be closed completely. The unit bid cost for this item shall include all materials, labor and equipment required to provide a safe working environment including, but not limited to, all signage to control traffic through the work area as required by the MUTCD. With the multiple locations of deep repair needed on N. Madison, the City would be open to a quick full closure of N. Madison during working hours if needed but require a four (4) week advanced notice and a detailed traffic control plan that includes a detour. No other roads will be considered for full closure. Gore Road and Lucy Webb will still require detailed traffic control plans approved by the City of Raymore at least two (2) weeks prior to starting work.

7. ADDITIONAL BIDDING INFORMATION

- 7.1 Project is tax exempt.

CITY OF RAYMORE, MISSOURI
RFP # 26-483-204 and 26-497-201

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 March, 2026.

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.

PROPOSAL FORM A
RFP 26-483-204 and 26-497-201

PROPOSAL VALIDITY AND COMMITMENT TO SIGN AGREEMENTS

I (authorized agent) C.K. Smith having authority to act on behalf of (Company name) Tandem Paving Co, Inc. do hereby acknowledge that (Company name) Tandem Paving Co, 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: Tandem Paving Co, Inc.

ADDRESS: 617 SE Industrial Drive

Street

ADDRESS: Blue Springs, MO 64014

City

State

Zip

PHONE: 816.229.6398

E-MAIL: cksmith@tandempaving.com

DATE: 02-09-26

(Month-Day-Year)



Signature of Officer/Title

VP

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 26-483-204 and 26-497-201

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 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 26-483-204 and 26-497-201

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	Please see attached references.
ADDRESS	
CONTACT PERSON	
CONTACT EMAIL	
TELEPHONE NUMBER	
PROJECT, AMOUNT AND DATE COMPLETED	

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

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

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CONTACT PERSON	
CONTACT EMAIL	
TELEPHONE NUMBER	
PROJECT, AMOUNT AND DATE COMPLETED	

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

State the number of Years in Business: 53

State the current number of personnel on staff: 42



Reference List

Customer Reference:

Name	City of Lee's Summit, MO
Project	2025 Street Program
Contact	Vince Schmoeger
Title	Project Manager – Public Works
Phone	816.969.1800
Email	vince.schmoeger@cityofls.net
Name	City of Blue Springs, MO
Project	2023 Street Program & 2024 Street Program
Contact	Dennis Dovel
Title	Asst City Administrator
Phone	816.228.0265
Email	ddovel@bluespringsgov.com
Name	Platte County Public Works
Project	2025 Street Program
Contact	Bob Heim
Title	Director – Public Works
Phone	816.858.2223
Email	bheim@co.platte.mo.us
Name	City of Grain Valley, MO
Project	2023 Street Preservation
Contact	Partick Martin
Title	Community Development Director
Phone	816.847.6221
Email	pmartin@raymore.com
Name	City of Lake Winnebago, MO
Project	Various Roadways - Mill and Overlay
Contact	Steve Besermin
Title	Director of Public Works
Phone	816.507.6814
Email	lwpubworks@comcast.net

PO Box 1417
Blue Springs, MO 64013

Office: 816.229.6398
Fax: 816.229.3929

PROPOSAL FORM D
RFP 26-483-204 and 26-497-201

Proposal of Tandem Paving Co, Inc., organized and
(Company Name)
existing under the laws of the State of Missouri, doing business
as _____ (*) 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. 26-483-204 and 26-497-201 – 2026 Street Preservation and North Madison Reconstruction.

This work is to be performed in strict accordance with the Plans and Specifications, including addendum number(s) 1, 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.

***REVISED* BID PROPOSAL FORM E**

Residential Base Bid 26-483-204

Bid Items	Units	Estimated Quantities	\$/Units	Total
Mobilization, Bonds and Insurance	Each	2	\$8,750.00	\$ 17,500.00
Full Width Milling	SY	53,610	\$1.60	\$85,776.00
2" Type 5 Recycled Overlay	Tons	6,043	\$72.45	\$437,815.35
Full Depth Patch, Recycled Type 5	Tons	490	\$120.00	\$ 58,800.00
Residential Traffic Control	LS	1	\$12,250.00	\$ 12,250.00
TOTAL BASE BID				\$612,141.35

Maintenance of Thoroughfares Base Bid 26-483-204

Bid Items	Units	Estimated Quantities	\$/Units	Total
Full Width Milling	SY	16,135	\$1.60	\$25,816.00
2" Type 5 Recycled Overlay	Tons	1,818	\$72.45	\$131,714.10
Full Depth Patch, Recycled Type 5	Tons	150	\$120.00	\$ 18,000.00
Striping- Gore and Lucy Webb	LS	1	\$24,000.00	\$ 24,000.00
Traffic Control	LS	1	\$7,300.00	\$ 7,300.00
TOTAL BASE BID				\$206,830.10

North Madison Base Bid 26-497-201

Bid Items	Units	Estimated Quantities	\$/Units	Total
Full Width Milling	SY	12854	\$1.60	\$20,566.40
2" Type 5 Recycled Overlay	Tons	1450	\$72.45	\$ 105,052.50
Full Depth Patch, Recycled Type 5	Tons	1360	\$83.00	\$ 112,880.00
Striping- N. Madison	LS	1	\$12,500.00	\$ 12,500.00
Traffic Control	LS	1	\$8,400.00	\$ 8,400.00
TOTAL BASE BID				\$259,398.90

TOTAL BASE BID ALL THREE PROJECTS COMBINED:

Company Name Tandem Paving Co, Inc.

Total Base Bid for Project Number: 26-483-204 / 26-497-201

\$ 1,078,370.35

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

(\$ One million seventy-eight thousand three hundred seventy and 35/100 dollars)

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

BID PROPOSAL FORM E – RFP 26-483-204 and 26-497-201
CONTINUED

Company Name Tandem Paving Co, Inc.

By 
Authorized Person's Signature
C.K. Smith - Vice President
Print or type name and title of signer

ADDENDA

Bidder acknowledges receipt of the following addendum:

Addendum No. 1

Addendum No. _____

Addendum No. _____

Company Address _____

617 SE Industrial Drive, Blue Springs, MO 64014

Addendum No. _____

Addendum No. _____

Phone 816.229.6398

Addendum No. _____

Fax N/A

Email cksmith@tandempaving.com

Date 2/9/26

LATE BIDS CANNOT BE ACCEPTED!

CITY OF RAYMORE

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



ADDENDUM NO. 1

2026 Street Preservation and N. Madison Reconstruction
Project #26-483-204/26-497-201

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 Form and Map

1. Question: Vacuum truck or mechanical sweeper?

Response: Mechanical and vacuum street sweepers will be permitted on this project.

2. Question: Will a comparable tack oil be allowed on this project?

Response: Yes approved equal tack oils will be permitted on this project. Prior approval is required prior to use on the project.

3. Question: Is there a rate you will want the tack oil applied?

Response: Tack shall be metered and applied at the rate of 0.05 to 0.10 gal/SY and shall be applied between lifts, unless lifts are placed the same day.

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

Company Name: Tandem Paving Co, Inc.

By: C.K. Smith

Title: Vice President

Address: 617 SE Industrial Drive

City, State, Zip: Blue Springs, MO 64014

Date: 2/9/26 Phone: 816.215.1876

Signature of Bidder: 

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 C.K. Smith, who, being duly sworn, states on his oath or affirmation as follows:

Name/Contractor: Tandem Paving Co, Inc.

Company: Tandem Paving Co, Inc.

Address: 617 SE Industrial Drive, Blue Springs, MO 64014

- 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 # 26-483-201 and 26-497-201.
- 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.

Tandem Paving Co, Inc.

Company Name



Signature

Name: C.K. Smith

Title: Vice President

STATE OF Missouri COUNTY OF Jackson

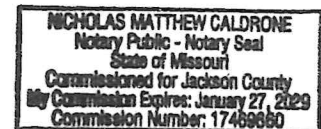
Subscribed and sworn to before me this 9th day of February, 2026.

Notary Public: 

My Commission Expires: January 27, 2029 Commission # 17469660

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: 200668

Approved by:

Employer Tandem Paving Co., Inc.	
Name (Please Type or Print) David D Smith	Title
Signature Electronically Signed	Date 03/25/2009
Department of Homeland Security – Verification Division	
Name (Please Type or Print) USCIS Verification Division	Title
Signature Electronically Signed	Date 03/25/2009



Company ID Number: 200668

Information Required for the E-Verify Program	
Information relating to your Company:	
Company Name	Tandem Paving Co., Inc.
Company Facility Address	617 SE Industrial Drive Blue Springs, MO 64014
Company Alternate Address	P. O. Box 1417 Blue Springs, MO 64013
County or Parish	JACKSON
Employer Identification Number	430998849
North American Industry Classification Systems Code	238
Parent Company	
Number of Employees	10 to 19
Number of Sites Verified for	1 site(s)

PROPOSAL FORM A
RFP 26-483-204 and 26-497-201

PROPOSAL VALIDITY AND COMMITMENT TO SIGN AGREEMENTS

I (authorized agent) C.K. Smith having authority to act on behalf of (Company name) Tandem Paving Co, Inc. do hereby acknowledge that (Company name) Tandem Paving Co, 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: Tandem Paving Co, Inc.

ADDRESS: 617 SE Industrial Drive
Street

ADDRESS: Blue Springs, MO 64014
City State Zip

PHONE: 816.229.6398

E-MAIL: cksmith@tandempaving.com

DATE: 02-09-26
(Month-Day-Year)


Signature of Officer/Title VP

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 26-483-204 and 26-497-201

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 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 26-483-204 and 26-497-201

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	Please see attached references.
ADDRESS	
CONTACT PERSON	
CONTACT EMAIL	
TELEPHONE NUMBER	
PROJECT, AMOUNT AND DATE COMPLETED	

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

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

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

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

State the number of Years in Business: 53

State the current number of personnel on staff: 42



Reference List

Customer Reference:

Name	City of Lee's Summit, MO
Project	2025 Street Program
Contact	Vince Schmoeger
Title	Project Manager – Public Works
Phone	816.969.1800
Email	vince.schmoeger@cityofls.net
Name	City of Blue Springs, MO
Project	2023 Street Program & 2024 Street Program
Contact	Dennis Dovel
Title	Asst City Administrator
Phone	816.228.0265
Email	ddovel@bluespringsgov.com
Name	Platte County Public Works
Project	2025 Street Program
Contact	Bob Heim
Title	Director – Public Works
Phone	816.858.2223
Email	bheim@co.platte.mo.us
Name	City of Grain Valley, MO
Project	2023 Street Preservation
Contact	Partick Martin
Title	Community Development Director
Phone	816.847.6221
Email	pmartin@raymore.com
Name	City of Lake Winnebago, MO
Project	Various Roadways - Mill and Overlay
Contact	Steve Besermin
Title	Director of Public Works
Phone	816.507.6814
Email	lwpubworks@comcast.net

PO Box 1417
Blue Springs, MO 64013

Office: 816.229.6398
Fax: 816.229.3929

PROPOSAL FORM D
RFP 26-483-204 and 26-497-201

Proposal of Tandem Paving Co, Inc., organized and
(Company Name)
existing under the laws of the State of Missouri, doing business
as _____ (*) 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. 26-483-204 and 26-497-201 – 2026 Street Preservation and North Madison Reconstruction.

This work is to be performed in strict accordance with the Plans and Specifications, including addendum number(s) 1, 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.

***REVISED* BID PROPOSAL FORM E**

Residential Base Bid 26-483-204

Bid Items	Units	Estimated Quantities	\$/Units	Total
Mobilization, Bonds and Insurance	Each	2	\$8,750.00	\$ 17,500.00
Full Width Milling	SY	53,610	\$1.60	\$85,776.00
2" Type 5 Recycled Overlay	Tons	6,043	\$72.45	\$437,815.35
Full Depth Patch, Recycled Type 5	Tons	490	\$120.00	\$ 58,800.00
Residential Traffic Control	LS	1	\$12,250.00	\$ 12,250.00
TOTAL BASE BID				\$612,141.35

Maintenance of Thoroughfares Base Bid 26-483-204

Bid Items	Units	Estimated Quantities	\$/Units	Total
Full Width Milling	SY	16,135	\$1.60	\$25,816.00
2" Type 5 Recycled Overlay	Tons	1,818	\$72.45	\$131,714.10
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TOTAL BASE BID				\$206,830.10

North Madison Base Bid 26-497-201

Bid Items	Units	Estimated Quantities	\$/Units	Total
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Striping- N. Madison	LS	1	\$12,500.00	\$12,500.00
Traffic Control	LS	1	\$8,400.00	\$ 8,400.00
TOTAL BASE BID				\$259,398.90

TOTAL BASE BID ALL THREE PROJECTS COMBINED:

Company Name Tandem Paving Co, Inc.

Total Base Bid for Project Number: 26-483-204 / 26-497-201

\$ 1,078,370.35

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

(\$ One million seventy-eight thousand three hundred seventy and 35/100 dollars **)**

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

BID PROPOSAL FORM E – RFP 26-483-204 and 26-497-201
CONTINUED

Company Name Tandem Paving Co, Inc.

By 
Authorized Person's Signature

C.K. Smith - Vice President
Print or type name and title of signer

Company Address _____

617 SE Industrial Drive, Blue Springs, MO 64014

Phone 816.229.6398

Fax N/A

Email cksmith@tandempaving.com

Date 2/9/26

ADDENDA

Bidder acknowledges receipt of the following addendum:

Addendum No. 1

Addendum No. _____

Addendum No. _____

Addendum No. _____

Addendum No. _____

Addendum No. _____

LATE BIDS CANNOT BE ACCEPTED!

CITY OF RAYMORE

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



ADDENDUM NO. 1

2026 Street Preservation and N. Madison Reconstruction
Project #26-483-204/26-497-201

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 Form and Map

1. Question: Vacuum truck or mechanical sweeper?

Response: Mechanical and vacuum street sweepers will be permitted on this project.

2. Question: Will a comparable tack oil be allowed on this project?

Response: Yes approved equal tack oils will be permitted on this project. Prior approval is required prior to use on the project.

3. Question: Is there a rate you will want the tack oil applied?

Response: Tack shall be metered and applied at the rate of 0.05 to 0.10 gal/SY and shall be applied between lifts, unless lifts are placed the same day.

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

Company Name: Tandem Paving Co, Inc.

By: C.K. Smith

Title: Vice President

Address: 617 SE Industrial Drive

City, State, Zip: Blue Springs, MO 64014

Date: 2/9/26 Phone: 816.215.1876

Signature of Bidder: 

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 C.K. Smith, who, being duly sworn, states on his oath or affirmation as follows:

Name/Contractor: Tandem Paving Co, Inc.

Company: Tandem Paving Co, Inc.

Address: 617 SE Industrial Drive, Blue Springs, MO 64014

- 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 # 26-483-201 and 26-497-201.
- 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.

Tandem Paving Co, Inc.

Company Name


Signature

Name: C.K. Smith

Title: Vice President

STATE OF Missouri COUNTY OF Jackson

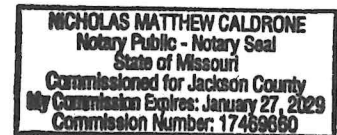
Subscribed and sworn to before me this 9th day of February, 2026.

Notary Public: 

My Commission Expires: JANUARY 27, 2029 Commission # 17469640

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: 200668

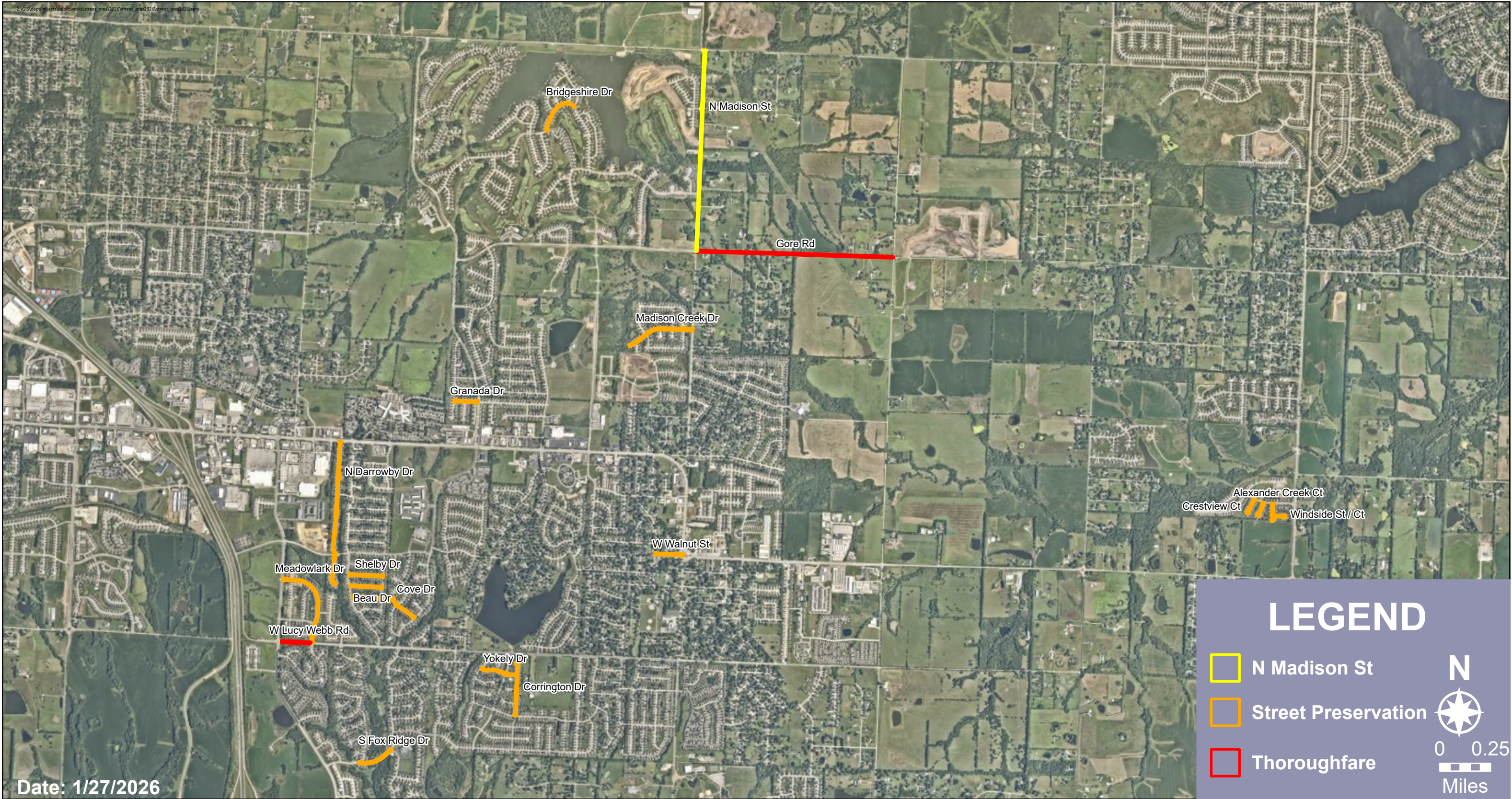
Approved by:

Employer Tandem Paving Co., Inc.	
Name (Please Type or Print) David D Smith	Title
Signature Electronically Signed	Date 03/25/2009
Department of Homeland Security – Verification Division	
Name (Please Type or Print) USCIS Verification Division	Title
Signature Electronically Signed	Date 03/25/2009



Company ID Number: 200668

Information Required for the E-Verify Program	
Information relating to your Company:	
Company Name	Tandem Paving Co., Inc.
Company Facility Address	617 SE Industrial Drive Blue Springs, MO 64014
Company Alternate Address	P. O. Box 1417 Blue Springs, MO 64013
County or Parish	JACKSON
Employer Identification Number	430998849
North American Industry Classification Systems Code	238
Parent Company	
Number of Employees	10 to 19
Number of Sites Verified for	1 site(s)





CITY OF RAYMORE
AGENDA ITEM INFORMATION FORM

DATE: 3/9/2026

SUBMITTED BY: Trent Salsbury

DEPARTMENT: Public Works

ITEM CATEGORY: Ordinance

TITLE / ISSUE / REQUEST

Extraterritorial Municipal Sewer Service Agreement (pg 203)

STRATEGIC PLAN GOAL / STRATEGY

4.1 Support a proactive approach to the growth and expansion of the City.

FINANCIAL IMPACT

Amount of Request/Contract:

Amount Budgeted:

Funding Source/Account:

PROJECT TIMELINE

Estimated Start Date
4/1/2026

Estimated End Date
4/30/2026

STAFF RECOMMENDATION:

Approval

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission:

Date:

Action/Vote:

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Bill 4023
2. Agreement
3. Connection Map - 1420 Hickory St

BACKGROUND / JUSTIFICATION

Gary and Cheryl Smither, owners of property located at 1420 Hickory St. in unincorporated Cass County, have requested to be allowed to connect to the City's sanitary sewer system.

The included extraterritorial sewer service agreement has been developed for residents who wish to use City sewer service outside of the City limits. The agreement outlines that applicants must agree that their property will be voluntarily annexed to the City at such time as the property becomes contiguous to the City limits and pay any applicable fees for connection to our sewer system. In addition, in accordance with City Code Section 710.35, properties outside of the City limits that are provided City sewer service shall pay an increased monthly rate as outlined in the schedule of fees.

BILL 4023

ORDINANCE

"AN ORDINANCE OF THE CITY OF RAYMORE MISSOURI, PROVIDING FOR SERVING OF A PROPERTY OUTSIDE THE CITY LIMITS WITH CITY SANITARY SEWER."

WHEREAS, Gary and Cheryl Smither have requested that their property, located at 1420 Hickory Street in unincorporated Cass County, Missouri, be connected to the City sewer system; and,

WHEREAS, the Raymore City Council consents to this connection; and,

WHEREAS, the City Code and precedent provide guidance regarding the terms under which properties outside the City limits may receive City sewer service.

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

Section 1. The Mayor is hereby directed and authorized to enter into an agreement with Gary and Cheryl Smither.

Section 2. The Mayor and the City Clerk are hereby authorized to execute the agreement attached hereto as Exhibit A for and on behalf of the City of Raymore.

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 9TH DAY OF MARCH, 2026.

**BE IT REMEMBERED THAT THE ABOVE ORDINANCE WAS APPROVED AND
ADOPTED THIS 23RD DAY OF MARCH, 2026, 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

Document Title:	Extra-Territorial Municipal Sewer Service Agreement
Document Date:	<u>February 20</u> , 20 <u>26</u>
Legal Description:	<u>See Exhibit A</u>
Grantor's Name:	City of Raymore, Missouri, a municipal corporation
Grantor's Address:	100 Municipal Circle, Raymore, MO 64083
Grantees' Names:	
Grantees' Address:	<u>1420 Hickory Lane, Raymore, Cass County, Missouri</u> <u>64083</u>
Reference Document/Book/Page:	<u>Service Parcel: Book 3007, Page 839</u> <u>Parcel the sewer extends through: Book 6, Page 9</u>

EXTRA-TERRITORIAL MUNICIPAL SEWER SERVICE AGREEMENT

THIS EXTRA-TERRITORIAL MUNICIPAL SEWER SERVICE AGREEMENT ("Agreement") is made and entered into this 20th day of February, 2026, by and between the City of Raymore, Missouri ("City") and _____ ("Customer") for the purposes of memorializing the duties, obligations, conditions, and agreements between City and Customer for municipal sewer services provided by City to the property located at 1420 Hickory St. Raymore, Missouri (the "Property"). The City and the Customer are referred to herein collectively as the "Parties" and may be referred to generally herein in the singular as a "Party".

RECITALS

1. Customer is a resident of unincorporated Cass County, Missouri, and has applied to connect to the sewer system ("Sewer System") operated and maintained by the City to serve the Property.
2. The Property is owned by Customer and is currently utilized for residential purposes. The Property is legally described on Exhibit "A", attached hereto and incorporated by reference herein.

3. The Property lies outside of the current corporate boundaries of the City but is adjacent to a primary interceptor of the Sewer System and is located within the planned service area of the Sewer System.

4. The City has capacity now and in the foreseeable future for the addition of the Property to the Sewer System.

5. The City is willing to allow the connection of the Property, and the structures thereon, to the Sewer System, subject to the terms and conditions set forth herein.

6. The Property is not within the jurisdictional boundaries of any other municipality, water or sewer district, nor other governmental authority ("Alternate Provider") which has jurisdiction and/or capability of providing sewer services to the Property.

7. The Property is not subject to any current or threatened annexation or incorporation by an Alternate Provider which has the capability of providing sewer services to the Property. If the Property is within the jurisdictional boundaries of any Alternate Provider, such Alternate Provider has provided, or will provide prior to connection to the Sewer System, written from its authorized representative or governing board for Customer and City to enter into this Agreement.

TERMS & CONDITIONS

NOW THEREFORE, in consideration of the Mutual covenants contained herein, the Parties hereby agree as follows:

A. Provision of Service. The City agrees to permit the Customer to connect the Property, and any structures now, or hereafter constructed on such Property, to the Sewer System, subject to all applicable City standards, regulations, building codes, regulations, and permitting requirements of the City.

B. Responsibility for Costs. Customer shall be solely responsible for all costs associated with the design, permitting, construction, and connection of the Property and structures thereon, to the Sewer System including but not limited to: (a) engineering fees, (b) construction costs, (c) inspection fees, (d) tap fees, (e) line extension fees, (f) plan review fees, (g) service sewer inspection charges, (g) sanitary sewer inspection fees, and (h) any required permits or easements. The Customer agrees to pay the the minimum cost of \$1,472 for the sewer connection fee as outlined in the adopted schedule of fees.

C. Service Rates for Sewer System Usage. Customer shall be charged standard monthly fees ("Standard Fees") for services provided to the Property by the City for use of the Sewer System. The Standard Fees shall be equal to the amounts imposed upon individuals and properties within the corporate limits and jurisdictional boundaries of the City for services and access to the Sewer System and in accordance with the Schedule of Fees as established annually by the City. In addition to the Standard Fees, Customer agrees to pay a monthly surcharge rate of 125% of the applicable inside City rate ("Extra-Territorial Surcharge") above the Standard Fees The Extra-Territorial Surcharge shall remain in effect, and billed monthly until

such time as the Property is annexed into the City, after which time, the Property shall be subject only to the Standard Fees.

D. Annexation Agreement. (Choose one.)

☐ _____ (Signature of Customer.) The Property is currently compact, contiguous, and adjacent to the corporate boundaries and jurisdictional limits of the City and as such, Customer, or the successors, assigns, and heirs of Customer, shall undertake annexation proceedings according to Missouri law for inclusion of the Property into the corporate boundaries and jurisdiction of the City within one (1) year of the effective date of this Agreement at Customer's sole cost and expense.

☒ Larry C. Smith (Signature of Customer.) The Property is not currently compact, contiguous, nor adjacent to the corporate boundaries and jurisdictional limits of the City. Customer, on behalf of themselves, their successors, heirs and assigns, hereby consents to, and shall not oppose, protest, or appeal, any future annexation of the Property into the corporate boundaries and jurisdictional limits of the City. Such annexation may be initiated by the City in accordance with Missouri. Such annexation shall be at the sole cost and expense of the City and may be initiated at the discretion of City when the corporate boundaries and jurisdictional limits of the City are compact, contiguous, and adjacent to the Property. The consent provided by Customer herein cannot, and shall not, be revoked by Customer, or the successors, heirs, and assigns of Customer, while the City is providing Sewer Services to the Property.

E. Alexander Creek Interceptor. (Choose one.)

☐ _____ (Signature of Customer.) Customer seeks to connect the Property to the "Alexander Creek Interceptor" as that term is identified within the Advance Financing Reimbursement Agreement ("Reimbursement Agreement") between the City and the Raymore Peculiar School District ("District") dated January 26, 2009. The Alexander Creek Interceptor is a part of the Sewer System. Under the Reimbursement Agreement, Customer is required to provide a reimbursement payable ("Reimbursement Payment") to the District. The Reimbursement Payment is equal to the proportion of the capacity that Customer has in the Alexander Creek Interceptor line (calculated pursuant to the terms of the Reimbursement Agreement). Connection to the Sewer System within the Alexander Creek Interceptor cannot occur until the District has notified the City that it is satisfied with the Reimbursement Payment. The Reimbursement Payment for the Property, as calculated and approved by the District is \$ _____. The Reimbursement Payment is in addition to City connection fees, or other permit fees in effect. Customer shall submit a copy of the District notification that it has been satisfied with the Reimbursement Payment shall be submitted by Customer prior to issuance of any permits for the Property.

☒ Larry C. Smith (Signature of Customer.) Customer does not seek to connect the Property to the "Alexander Creek Interceptor" as that term is identified within the Reimbursement Agreement. No Reimbursement Payment required.

F. Binding Effect. This Agreement shall be recorded by the City at the sole cost and expense of Customer and the covenants, conditions, terms and obligations contained herein shall bind the Parties, their successors, heirs, and assigns, in interest and title. Any duties under this Agreement shall run with the land and the Customer's grantees, successors, heirs, and assigns shall be bound by the provision of this Agreement. Upon transfer of title of any portion of the Property, the Customer shall give written notice of the date of closing, description of the property and names of the purchasers to the City at least ten (10) days prior to closing.

G. City Obligations.

- (i) City shall provide for the operation, repair, and maintenance of the entire Sewer System including conveyance and disposal of raw sewage, including any facilities or infrastructure constructed by the Customer ("Facilities") and conveyed/accepted by the City, provided however, that City shall not be obligated to maintain any laterals or individual home pumping systems serving any single connection at any time. City shall not be responsible for the Facilities constructed by the Customer, unless, and until, such time as the City and all other governing authorities shall have approved such Facilities and a written agreement is signed between Customer and City dedicating and accepting such Facilities, and provided further, that the Customer shall have properly conveyed such Facilities to the City. The responsibility of the City to repair and maintain the Facilities shall not operate to relieve Customer's warranty of construction in any manner.
- (ii) City shall provide treatment sufficient for the building units covered hereby and comply with all rules and regulations of the Department of Natural Resources and all other agencies governing such Facilities and Sewer System.
- (iii) City shall charge, and send notices of such charges, on a monthly basis according to its Standard Fees and the Extra-Territorial Surcharge provided for herein for the Sewer System services and shall comply with all other notices, policies, and procedures adopted by City in the administration of the Sewer System.

H. Customer Obligations.

- (i) Construct all Facilities, laterals or individual home pumping systems serving any single connection and located within the Property to provide the Property with proper sewer service connection the Sewer System, at Customer's expense, in accordance with the plans and specifications which shall have been approved by the City and the Missouri Department of Natural Resources (if required). Said construction shall be inspected and supervised by such agencies, departments, and the City, and notice of the progress of such construction is to be given to the City to maintain adequate inspection. In the event that the Customer shall fail to give proper notice, or shall fail to construct said Facilities, laterals or individual home pumping systems serving any single connection and located within the Property, in accordance with such standards and plans, the City shall, and is hereby granted the right and authority to, order said construction to be halted, and order any

deficiency corrected to meet with the approval of such governing authorities and/or the City.

- (ii) Furnish, at the sole expense of Customer, any easements to the City at least five feet (5') on either side of the centerline of any sanitary sewer lines or other Facilities conveyed to the City, plus an easement for any sewer appurtenances, together with the right of ingress and egress to construct operate and maintain said sanitary sewer lines or other Facilities conveyed to the City.
- (iii) Convey title to all sewer collection lines and sewer appurtenances (excluding laterals or individual home pumping systems serving any single connection and located within the Property) presently in use and all sewer appurtenances constructed within the Property to the City and warrant all transfer to be free and clear of encumbrances or mechanic's liens and any defects.
- (iv) Furnish, at the sole expense of Customer, an Ownership & Encumbrance Report as evidence of ownership of the Property, and if the Property is encumbered, furnish subordination to this Agreement from all secured parties.
- (v) Insure that no roof drains, foundation drains, or stormwater from any source be permitted to enter any of the sewer lines or appurtenances thereto. Insure that no materials such as inorganic chemicals, gasoline, oil, lint, or other objectionable materials deleterious to the Sewer System be permitted to enter the Sewer System. In the event that any of the foregoing are introduced into the Sewer System, the City shall have the right to enter the premises of the offending Party and to discontinue sewer service, or access to the Sewer System until such time as full remediation, repair, and restitution has been provided by Customer.
- (vi) Furnish reproducible "as-built" engineering drawings upon request of the City for all new sewer utility trunks, laterals, mains, and other appurtenances or Facilities constructed pursuant to this Agreement within ninety (90) days of completion of construction. If such plans are not furnished, the City shall have the right to terminate this Agreement, sewer services, and access to the Sewer System.

I. Mutual Obligations and Agreements.

- (i) No septic tanks or other means of treating or disposing of sewage shall be permitted within the Property without the written consent of the City.
- (ii) City, its employees, representatives, and authorized agents, are hereby granted the right to enter the Property at all reasonable times for the purpose of inspecting the Sewer System and Facilities.
- (iii) If the Property is to contain multiple units serviced by the Sewer System, charges for each such unit shall commence upon the date that such unit shall be connected to the Sewer System and put in service. Service charges shall continue to run

with the land until service is terminated by physical disconnection. If not paid within thirty (30) days of due date, charges shall bear a delinquent late charge pursuant to the adopted Schedule of Fees. All unpaid charges of whatever nature including, but not limited to, connection, maintenance, and late fee charges shall become a first lien on the Property. Customer shall pay all costs of filing, recording, attorneys' fees, and late charges in addition to the cost of releasing the lien. Filing a lien shall not preclude service disconnection.

- (iv) Customer shall have no rights, and the City shall be under no obligation, unless and until the Customer shall have fully complied with each and every term of this Agreement. The right to connect to the Sewer System, or to have the City take ownership of any Facilities constructed by the Customer shall exist only upon full and complete performance by the Customer as specified herein.

J. No Partnership. This Agreement is not intended and shall not be construed to create the relationship of agent, servant, employee, partnership, joint venture or association as between the Licensor and the Licensee. No joint employment is intended or created by this Agreement for any purpose.

K. Definitions. Defined terms shall be as identified herein. As to the terms, "City" and "Customer", the following shall apply:

- (i) "City" contemplates not only the City of Raymore, Missouri, but also its successors and assigns, and any person, engineering firm, corporation, municipality, or other governmental agency taking over the performance of the obligations for which this instrument provides.
- (ii) "Customer" contemplates all owners of the Property whether one or more, corporate or individual, and contemplates not only the present owner or owners of the Property, but also the successors, heirs, and assigns, who or which may take over the performance of the undertakings and the obligations for which this Agreement provides.

L. Severability. If any provision of this Agreement is held unenforceable by a court of competent jurisdiction, that provision shall be severed and shall not affect the validity or enforceability of the remaining provisions.

M. Governing Law. This Agreement shall be governed by and construed in accordance with the internal laws (and not the laws of conflicts) of the State of Missouri.

N. Complete Agreement. This Agreement constitutes the complete agreement and sets forth the entire understanding and agreement of the Parties as to the subject matter of this Agreement and supersedes all prior discussions and understandings in respect to the subject of this Agreement, whether written or oral.

O. Dispute Resolution. Except as to payment of Standard Charges and Extra-Territorial Surcharges, if there is any default by a Party, or dispute/controversy between the Parties arising

out of or relating to this Agreement, the Parties agree that such default, dispute/controversy will be first mediated. The Parties agree to provide written Notice of such default, dispute or controversy with a fifteen (15) day opportunity of the opposing Party to cure such default. If mediation should fail to resolve the dispute or controversy, the Parties may seek further recourse through legal action in the Circuit Court of Cass County, Missouri, at Harrisonville. All costs and expenses, including reasonable attorneys' fees and experts' fees, of all Parties incurred in any dispute that is determined and/or settled by mediation pursuant to this Agreement will be borne by the Party determined to be liable in respect of such dispute; provided, however, that if complete liability is not assessed against only one Party, the Parties will share the total costs in proportion to their respective amounts of liability so determined. Except where clearly prevented by the area in dispute, both Parties agree to continue performing their respective obligations under this Agreement until the dispute is resolved. The mediation shall be held at a mutually agreed upon location. Agreements reached in mediation for the resolution of disputes shall be enforceable as settlement agreements in any court having jurisdiction thereof.

P. Additional Remedies for Non-Payment. In addition to any remedies available and outlined in Section O of this Agreement above, any disputes resulting from the failure of Customer to provide payment for sewer services as billed by the City may be resolved by the City pursuant to any and all adopted ordinances, fee structure and policies as adopted by the City at the time of default by Customer.

Q. Amendment. No modification, amendment, termination, or attempted waiver of this Contract, or any provision thereof, shall be valid unless in writing signed by the Party against whom the same is sought to be enforced, and approved by the governing body of the City.

R. Waiver. The waiver by a Party of a breach of any provision of this Agreement by the other Party shall not operate or be construed as a waiver of any other or subsequent breach by the Party in breach.

S. Assignment. This Contract may not be assigned by either Party without the prior written consent of the other Party; provided. The benefits and obligations of this Contract shall be binding upon and inure to the Parties hereto, their successors and assigns.

T. Notices. Any notice required under the terms of this Contract shall be governed by the following provisions:

(i) Effective Notice. All notices required under this Agreement shall be in writing and shall be effective as set forth in this section.

(ii) Method of Delivery. Except as to monthly bills issued by the City (which shall be delivered pursuant to its adopted billing procedures and practices) all notices, requests, demands and other communications hereunder ("Notice") shall be deemed to have been duly given if the same shall be in writing and delivered via e-mail at approved e-mail addresses provided below, or by a nationally recognized overnight delivery service with cost borne by the sender (marked by the sender for next business day delivery), or sent by certified United States mail, return receipt requested, postage pre-paid, and addressed as

set forth below. Notices given by a nationally recognized overnight delivery service shall be deemed given the next business day after deposit with such delivery service in accordance with the requirements hereof, and Notices given by certified mail shall be deemed given the third (3rd) business day after deposit with the United States Postal Service in accordance with the requirements hereof. Written notice shall be deemed to have been duly served if delivered in person to the individual, to a member of the firm/company/entity, or to an officer of the corporation for which it was intended.

- (iii) City Notice. Notice to City shall be addressed to:

ATTN: City Manager
100 Municipal Cir
Raymore, MO 64083

- (iv) Customer Notice. Notice to Customer shall be addressed to:

Gary & Cheryl Smither
1420 Hickory St
Raymore, MO 64083
E-mail: Cheryl@Primeaccounting.com

- (v) Change of Notice. Any party shall have the right to change its respective address or email for receipt of Notice by written Notice to the other party.

U. Effectiveness. This Agreement shall become effective only after it has been; (a) authorized by the governing body of the City, (b) executed by the authorized representative on behalf of the City, and (c) executed by Customer, or their authorized representative.

V. Authorized Representatives. City warrants to Customer that they have followed all applicable statutory procedures required under Missouri law (including but not limited to the Open Records or "Sunshine" law contained in Chapter 610 RSMo), and its own enabling acts in connection with their respective authorization and approval of this Agreement. Each individual executing this Agreement represents and warrants that he or she has been duly authorized by appropriate action of the governing body of their respective entity which he/she signs to execute and deliver this Agreement in the capacity and for the entity set forth where he/she signs and that as a result of his/her signature, this Agreement shall be binding upon the party for which he/she signs.

W. Indemnification. Customer will defend and indemnify City, its officers, elected representatives, and employees from any claims and liabilities (including reasonable attorneys' fees and court costs) related to any third-party claim for property damage, personal injury, or death to the extent caused by gross negligence, recklessness, or intentional wrongful conduct of Customer or its contractors arising from this Agreement; provided, however, that indemnification relating to personal injury of employees will not apply to any claims made by City employees

that are covered under applicable workers' compensation laws; and provided, further, that Customer's indemnification obligations will not extend to liability to the extent caused by the negligence or willful misconduct by any indemnitee or City

X. Insurance. During the construction of the Facilities, Customer agrees to obtain and keep in force commercial liability insurance, naming City as additional insureds, in an amount not below the sovereign immunity cap outlined in Section 537.610 RSMo and as increased by the Director of the Department of Commerce and Insurance. For convenience, the 20__ sovereign immunity cap as calculated by \$2,000,000 for claims arising out of a single accident or occurrence and \$ 300,000 for any one person in a single accident or occurrence.

Y. Counterparts. This Agreement may be executed in counterparts with the same force and effect as if executed in one complete document. Facsimile, computer formatted, copied, or electronically preserved copies of the original of this Agreement shall be enforceable and any party who receives a copy of this Agreement showing that it has been executed may rely upon the same with full force and effect as if it were an original.

Z. Cooperation. The parties agree to cooperate with one another at all times and to coordinate their activities as necessary during the term of this Agreement. The parties agree to cooperate with any other subcontractors or parties retained by the parties, and to ensure performance in an efficient and timely manner.

IN WITNESS THEREOF, the Parties hereto have set their hands and corporate seals on this ____ day of _____, 20____.

**CITY OF RAYMORE, a municipal
corporation of Cass County, Missouri**

Dated: _____

Mayor

Approved in Form by:

Attest:

City Attorney

City Clerk

“CITY”

STATE OF _____)
)ss.
COUNTY OF _____)

On this _____ day of _____, 20_____, before me, a Notary Public in and for said County and State, personally appeared _____, to me personally known, who, being by me duly sworn or affirmed, did say that they are the Mayor of the CITY OF RAYMORE, a Municipal Corporation of Cass County, Missouri, and that the foregoing instrument was signed on behalf of said entity, and said person acknowledged said instrument to be the free act and deed of said entity.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year last above written.

Notary Public

Printed Name

My Commission Expires:

[Remainder of page intentionally left blank.]

Dated: FEBRUARY 20, 2026

Gary C. Smith
Signature

GARY C. SMITH
Printed Name

“CUSTOMER”

STATE OF Missouri)
)ss.
COUNTY OF Cass)

On this 20th day of February, 2026, before me appeared Gary C. Smith to me personally known who being by me duly sworn did state that they are the customers in the foregoing instrument which was signed by them and acknowledged that it was signed of their free act and deed for the purposes provided for therein.

IN WITNESS WHEREOF, I have set my hand and affixed my official seal in the County and State aforesaid, the day and year first written above.

Emily Jordan
Notary Public

Emily Jordan
Printed Name

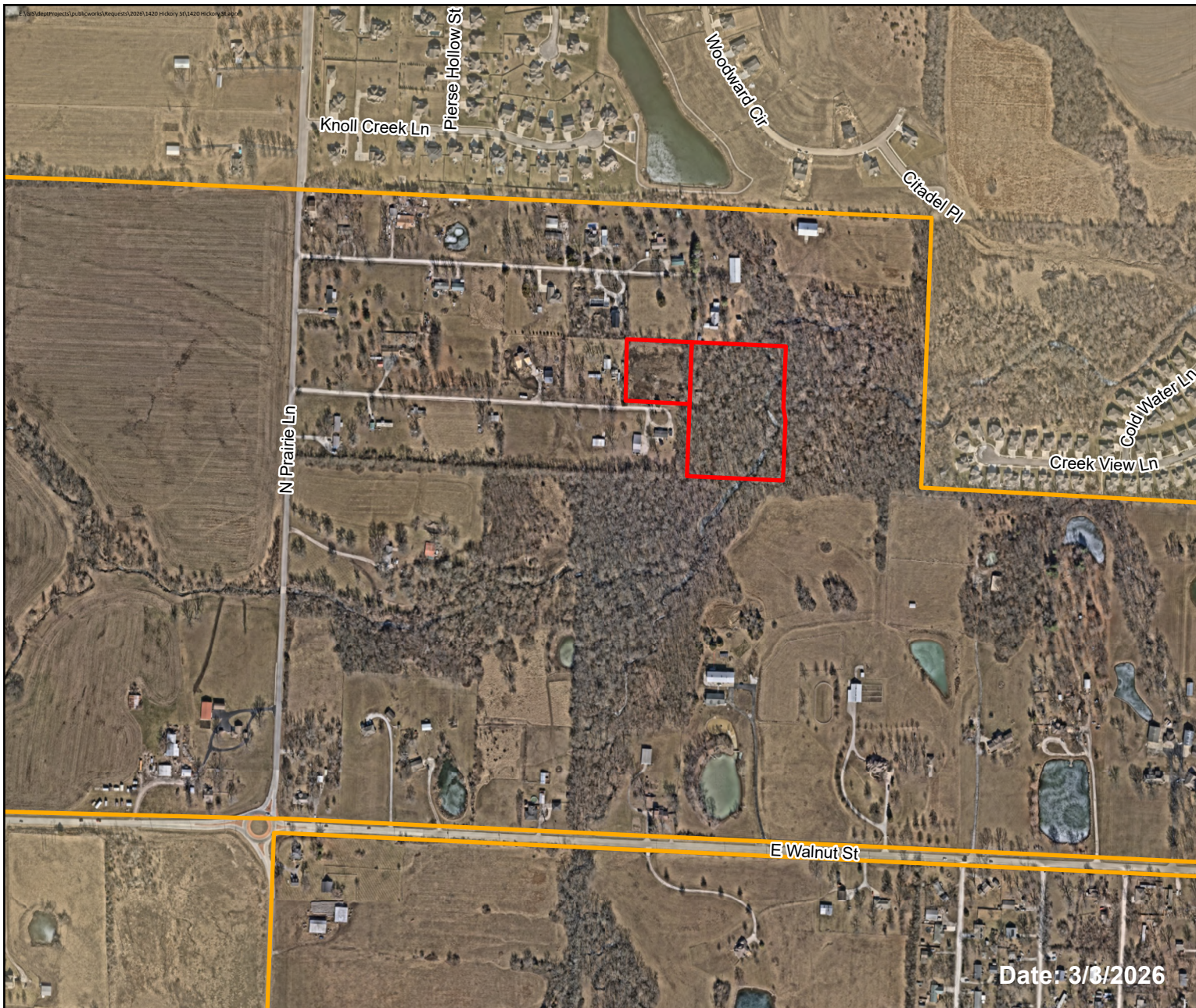
My Commission Expires: 03/08/2029



Exhibit A

SERVICE PARCEL - All of a certain parcel of Real Estates commencing at a point in the West line of Section Thirteen (13), Township Forty-six (46), Range Thirty-two (32), Cass County, Missouri, said point bearing South 0°48'50" East a distance of 562.00 feet from the Northwest corner thereof; thence East 1389.50 feet to the trust point of beginning of the tract herein to be described; thence South 0°48'50" East a distance of 256.10 feet; thence East 227.00 feet, thence North 0°48'50" West a distance of 256.10 feet; thence West 277.00 feet to the point of beginning, containing 1.5/8 acres more or less, except a reservation in a deed filed in Cass County, Missouri at Book 3087, Page 839.

PARCEL THE SEWER WILL EXTEND THROUGH - Lot Two (2), Fulton Acres, a subdivision in Cass County, Missouri, according to the recorded plat thereof, filed with the Cass County Recorder of Deeds in Plat Book 6 at Page 9



LEGEND

 Parcel

 City Limit





CITY OF RAYMORE
AGENDA ITEM INFORMATION FORM

DATE: 3/9/2026

SUBMITTED BY: Trent Salsbury

DEPARTMENT: Public Works

ITEM CATEGORY: Ordinance

TITLE / ISSUE / REQUEST

Award of Contract - 58 Highway Mill and Overlay Project and ADA
Ramp/Sidewalk/Concrete Repair (pg 220)

STRATEGIC PLAN GOAL / STRATEGY

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

FINANCIAL IMPACT

Award To: JM Fahey Construction Company
Amount of Request/Contract: \$840,197.75
Amount Budgeted: \$1,400,000.00
Funding Source/Account:

PROJECT TIMELINE

Estimated Start Date
4/13/2026

Estimated End Date
6/12/2026

STAFF RECOMMENDATION:

Approval

OTHER BOARDS & COMMISSIONS ASSIGNED

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

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Bill 4021
2. Contract

BACKGROUND / JUSTIFICATION

The 58 Highway Mill and Overlay Project primarily consists of 4,200 linear feet of 3-inch
deep asphalt milling with a 3-inch asphalt overlay and curb replacement. Additional work

includes the repair or replacement of storm sewer lids, curbs and sidewalks as needed.

The City only received one bid on this project. City staff contacted two of the prospective bidders to ask why they did not place a bid and were told that due to some of the equipment and testing requirements, the prospective bidders did not feel that they could place a competitive bid. The bid that was received was consistent with the engineer's estimate for the work.

City staff recommends award of the project to JM Fahey Construction Company in the amount of \$840,197.75

BILL 4021

ORDINANCE

"AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH JM FAHEY CONSTRUCTION COMPANY FOR THE 58 HIGHWAY MILL AND OVERLAY PROJECT AND ADA RAMP/SIDEWALK/CONCRETE REPAIR, CITY PROJECT NUMBER 26-494-201/26-503-201 IN THE AMOUNT OF \$840,197.75 AND AUTHORIZING THE CITY MANAGER TO APPROVE CHANGE ORDERS WITHIN ESTABLISHED BUDGET CONSTRAINTS."

WHEREAS, this project is included in the FY 2026 Capital Budget; and,

WHEREAS, bids for this project were received on February 18, 2026; and,

WHEREAS, JM Fahey Construction Company 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 \$840,197.75 with JM Fahey Construction Company for the 58 Highway Mill and Overlay, Ramp and Sidewalk 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 9TH DAY OF MARCH, 2026.

**BE IT REMEMBERED THAT THE ABOVE ORDINANCE WAS APPROVED AND
ADOPTED THIS 23RD DAY OF MARCH, 2026, 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

58 Highway Mill and Overlay Project and ADA Ramp/Sidewalk/Concrete Repair

This Contract for 58 Highway Mill and Overlay Project and ADA Ramp/Sidewalk/Concrete Repair, hereafter referred to as the **Contract** is made this 23rd day of March, 2026, between JM Fahey Construction Company, an entity organized and existing under the laws of the State of Missouri, with its principal office located at 408 High Grove Road, Grandview MO, 64030, 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 March 23rd, 2026 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 26-494-201/26-503-201 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 \$840,197.75.

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)

JM FAHEY CONSTRUCTION COMPANY

By: _____

Title: _____

Attest: _____

(SEAL)

APPENDIX A

SCOPE OF SERVICES AND SPECIAL PROVISIONS

ANTICIPATED SCOPE OF SERVICES:

- The 58 Highway Mill and Overlay Project primarily consists of 3 inch deep Asphalt Milling with 3" Asphalt Overlay and Curb Replacement. The ADA Ramp/Sidewalk/Concrete Repair project primarily consists of various concrete replacement projects.

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

Contractor shall complete work within **90** calendar days of issuance of the Notice to Proceed.

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.

GC 6.02: Add "No. 1 Change Orders" and "No. 2 Addenda" to the order of preference list.

6. SPECIAL CONDITIONS

- **Full Width Milling:** Shall be paid for at the unit bid price per square yard (SY). The milling depth will be 3". The unit bid price shall include all materials, labor, equipment, hauling and disposal of millings to complete the work. Contractor to retain the millings. Note: An asphalt paving fabric (Petrotac PV-4591 or similar material) approximately 6' wide was placed along the longitudinal joint of both the westbound and eastbound lanes during the previous mill and overlay project. The full width milling unit price shall include the removal and disposal of the fabric. The 3" full width milling unit price shall also include concrete milling at the intersection of Peace Drive and 58 Highway.
- **3" Type 5 VIRGIN Overlay:** 3" Type 5 Virgin Overlay shall be paid for at the unit bid price per ton. The unit bid price shall include all materials, labor and equipment **including a Material Transfer Vehicle (MTV) and 20+ ton rollers** required to place and compact a 3" thick surface mat. Vacuum sweeping, testing and tack oil are subsidiary to this line item. UltraTack, Trackless Tack NTSS-1HM manufactured by Blacklidge, CAT-TAC Trackless Tack manufactured by Hunt Refining or an approved trackless tack is specified for this project. Tack shall be applied at the rate of 0.05 to 0.10 gal/SY and shall be applied between lifts, unless lifts are placed the same day. 58 Highway shall not stay unsurfaced longer than seven (7) calendar days without the permission of the City. Night paving may be required by The City.

The line item cost of base and surface asphalt per ton will be indexed as per the following:

The adjustment applies only to the virgin asphalt cement actually placed. The percent AC on the job mix should be used for the calculation unless the

change in target AC meets the requirement for field mix design. The asphalt cement contribution of RAP is excluded.

The adjustment is calculated using the following formula

$$A=(B \times C) \times (D - E)$$

Where: A = Adjustment for mix placed during monthly average index priced.
 B = Tons of mix placed during the monthly average index period
 C = % of virgin asphalt binder as listed in the job mix formula
 D = Monthly average priced at time of mix placement
 E = Monthly average price at time of bid

The baseline asphalt prices for the index are taken from the Asphalt Weekly Monitor published by Poten & Partners Inc. The average of the midpoint published prices for PG 64-22 in the St. Louis, Missouri and Kansas City area will be used. The monthly base price will be the price in the last published Asphalt Weekly Monitor prior to MODOT's monthly bid opening.

- **Full Depth Patching:** Full Depth Patching (12") shall be paid for at the unit bid price per ton. The unit bid price shall include all materials, labor and equipment required to remove and dispose of existing material and replace with compacted asphalt to the milled surface. Asphalt shall be Type 5 Recycled and not exceed 4" lifts when being installed. Temperature between asphalt lifts is 180°F and falling. Asphalt below 150°F will require tack oil to be applied. Asphalt exceeding 180°F will be required to naturally cool until the correct temperature is reached.
- **Curb Removal and Replacement:** The unit price named in the bid shall be for the linear feet of curb & gutter removed and replaced. The unit price named in the bid shall cover all costs in connection for removing and installing Straight Back (CG-1) curb. Weather permitting curbs shall be replaced within 24 hours of curb removal. Site restoration is subsidiary to the curb bid item. The site shall be restored to equivalent or better condition. Expansion joint material will be required at curb and sidewalk borders, expansion joint material shall be subsidiary to the curb removal and replacement bid item.
- **ADA Ramp:** The unit price named in the bid shall be for Each ADA Ramp installed. The unit price named in the bid shall cover all costs in connection therewith, including removal of existing material, disposal of material, 4" compacted AB-3 base, doweling into existing concrete, truncated dome pad (more than one pad may be required at no additional cost), installation of new 6" thick concrete ADA Ramp and protection of the new ramp during the curing process. The ADA Ramps include the transition, ramp, landing. The ADA Ramp and curb shall not be installed monolithically. Site restoration is subsidiary to

the ADA ramp bid item. The site shall be restored to equivalent or better condition.

- **4" Sidewalk Replacement:** The unit price named in the bid shall be for the Square Foot (SF) of sidewalk removed and replaced. The unit price named in the bid shall cover all costs associated with the removal of existing material, disposal of material, 4" compacted AB-3 base, doweling into existing concrete and protection of the sidewalk during the curing process. The sidewalk shall be 4" thick concrete without reinforcement. Weather permitting sidewalk shall be replaced within 24 hours of existing sidewalk removal. Site restoration is subsidiary to the Sidewalk bid item. The site shall be restored to equivalent or better condition.
- **Concrete Routing and Sealing:** The unit price named in the bid shall be for the Lump Sum (LS) to repair 25 cracks in existing concrete sidewalk panels. The unit price named in the bid shall cover all costs associated with routing existing concrete cracks, disposal of debris, and installing non-shrink grout.
- **Existing Utility Concrete Pad:** The unit price named in the bid shall be for Each 6" thick concrete pad placed. The unit price named in the bid shall cover all costs associated with the removal of existing material, disposal of material, expansion joint separating utility from concrete and installing 6" Thick KCMMB 4k Concrete. Water valves shall be centered within a 2'x2'x6" diamond pad. Manholes shall be centered when possible in a 5'x5'x6" diamond pad. The concrete pads shall be installed after the 3" asphalt surface has been placed.
- **Temporary Pavement Markings:** The unit price named in the bid shall be for (Each) Temporary Pavement Marking operation. The temporary pavement markings shall mark the existing lanes of traffic on 58 Highway, arrows and other marking will not be required. Temporary pavement marking will be required immediately after the milling and paving is completed each day. Use MoDOT section 1048.10 Temporary Pavement Marking Materials for additional information on materials and application. Only Temporary Raised Pavement Markers utilizing pressure sensitive adhesives shall be allowed on the new asphalt overlay, no temporary paint will be allowed.
- **Permanent Pavement Markings:** Permanent pavement markings shall be considered a lump sum for payment. The unit bid price shall include all materials, labor and equipment required by manufactures specification to replace all of the existing traffic markings that were removed. The contractor shall record and note the existing pavement markings and measurements prior to the milling operation. **All pavement markings shall be Methyl methacrylate (98:2) for all white and yellow pavement markings.** Use *Utah Blend Coated T-13 glass beads* for

application on all pavement marking material. **All arrows shall be pre-formed thermoplastic**, the (24) arrows shall be inlaid. The required thickness for symbols is a minimum of ninety (90) mil at the edges and a maximum of 140 mil at the center. All pavement markings shall be installed per manufacture specifications. Striping on affected roadways shall commence within forty-eight (48) hours following completion of asphalt overlay, weather permitting. **Permanent Pavement Marking shall be applied between the hours of 7 pm and 7 am.**

- **Traffic Control:** The unit price named in the bid shall be for the Lump Sum (LS) to design, place and remove all required traffic control for all operations on the 2026 58 Highway Mill and Overlay Project and 2026 ADA Ramp/Sidewalk/Concrete Repair. The traffic control shall follow the most current edition of the Manual on Uniform Traffic Control Devices (MUTCD). The City of Raymore will require the traffic control plan to be submitted and approved prior to construction. Publishable traffic control maps will be required. Lane closures will only be allowed while workers are on site. 58 Highway must remain open to traffic at all times. If the contractor chooses or is required to perform overnight work, appropriate traffic control and safety devices shall be provided with no change to the unit price.
- **12' x 4' Storm Box Lid Replacement:** Storm Box Lid Replacement shall be paid at the unit bid price per each. The unit price shall include all labor, equipment and materials to remove the existing lids, dispose of any debris and install the new lids. Lids will be allowed to be precast or cast in place. Any curb or sidewalk removal required to remove and replace the lid for this line item will be paid for under the respective line item.
- **Mobilization, Bonds and Insurance:** The unit price named in the bid shall be for the Lump Sum (LS) of the mobilization, bonds and insurance. Please see Appendix B General Terms and Conditions for additional information.
- *Expansion Joints & Dowels:* The contractor shall use three #5 smooth dowels when connecting curb 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.
- *Site Restoration:* Site Restoration shall be considered subsidiary to the curb replacement bid item. 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:* The City of Raymore's working hours are 7 am to 7 pm, Monday through Saturday. The City may require overnight work on the 2026 58 Highway mill and overlay project which would take place between the hours of 7 pm to 7 am.
- *Signing:* The Contractor will furnish adequate signs, barricades, warning lights, arrowboards and all other equipment necessary in accordance with the Manual on Uniform Traffic Control Devices, to direct and re-route traffic and will furnish flagmen and other personnel necessary to provide the required traffic control in accordance with the approved schedule of operations.
- *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:* The contractor shall follow the Mid-West Concrete Industry Board, Inc (MCIB) Sections 10 and 11 for cold or hot weather concrete. With the following exception: concrete shall not be placed when temperatures are below 34 °F.
- *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. The above tests shall be repeated twice per week for projects lasting more than two days. A KCMMB 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.
- *Tax Exempt:* This is a Tax Exempt Project
- *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 BIDDING INFORMATION

10.1 Project is tax exempt.

CITY OF RAYMORE, MISSOURI
RFP # 26-494-201/26-503-201

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 March, 2026.

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.

PROPOSAL FORM A
RFP 26-494-201/26-503-201

PROPOSAL VALIDITY AND COMMITMENT TO SIGN AGREEMENTS

I (authorized agent) Andrew M Fahey having authority to act on behalf of (Company name) JM Fahey Construction Company do hereby acknowledge that (Company name) JM Fahey Construction Company 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: JM Fahey Construction Company

ADDRESS: 408 High Grove Road
Street

ADDRESS: Gradnview MO 64030
City State Zip

PHONE: 816-763-3010

E-MAIL: bids@jmfahey.com

DATE: 02/18/2026
(Month-Day-Year)

 - Andrew M Fahey - President
Signature of Officer/Title

DATE: 02/18/2026
(Month-Day-Year)

 - Kevin R Fahey - Secretary
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 26-494-201/26-503-201

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 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 26-494-201/26-503-201

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	SEE ATTACHED
ADDRESS	
CONTACT PERSON	
CONTACT EMAIL	
TELEPHONE NUMBER	
PROJECT, AMOUNT AND DATE COMPLETED	

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

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

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

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

State the number of Years in Business: 55

State the current number of personnel on staff: 100

J.M. FAHEY CONSTRUCTION COMPANY

ACTIVE PROJECTS IN EXCESS OF \$1,000,000

PROJECT	CONTRACT AMOUNT	STATUS	OWNER - CONTACT
Front St	\$2,229,367.00	Active	Grain Valley - Patrick Martin - 816-847-6221
25-1 Mill & Overlay	\$10,190,515.00	Active	KCMO - Garrett Ross - (816) 513-4701
25-2 Mill & Overlay	\$9,486,892.50	Active	KCMO - Garrett Ross - (816) 513-4701
25-3 Mill & Overlay	\$9,138,372.50	Active	KCMO - Garrett Ross - (816) 513-4701
Mill & Overlay K-92 in Jefferson County	\$1,221,940.50	Active	KDOT - Amy Pope - (913) 942-3040
Truman Connected	\$2,616,572.60	Active	Independence - Steven Maldonado - 816-325-7611

COMPLETED PROJECTS IN EXCESS OF \$1,000,000

PROJECT	CONTRACT AMOUNT	STATUS	OWNER - CONTACT
2021 Pavement Management	\$1,266,297.13	Closed	Leavenworth - Mike Stephan - (913) 684-0392
Leavenworth Route 2	\$1,287,259.00	Closed	Linaweaver Construction - Marcus Linaweaver - (913) 351-3474
Shawnee 2022 Mill and Overlay	\$2,187,758.00	Closed	McAnany Construction - Eric Vossman - (913)915-5756
Leawood Lee Boulevard	\$1,387,337.00	Closed	Leawood - John Westbrook - (913) 663-9135
Leawood 2022 Residential Program	\$1,372,308.00	Closed	Leawood - John Westbrook - (913) 663-9135
2021 Projects	\$381,083.70	Closed	Westwood Hills - John Sullivan - (913) 432-1550
Shawnee 75th Street Improvements	\$493,216.00	Closed	Miles Construction - Eric Reents - (913)957-0792
Blue Rock Urban Outfitters	\$737,283.00	Closed	Blue Rock - Dennis Vance - (215) 688-8385
Merriam West Frontage Road	\$205,170.00	Closed	Miles Construction - Jane Miles-Breuer - (913) 957-0792
KDOT K7 & Hollingsworth Road	\$228,242.00	Closed	Miles Construction - Jane Miles-Breuer - (913) 957-0792
2021 Street Resurfacing	\$5,729,575.00	Closed	UG - Brandon Grover - (913) 573-5704
North Side Drainage Correction 40'	\$294,929.00	Closed	Foley Equipment - David Doffing - (316)-665-2518
2022 PMP Mill & Overlay & Pavement Rehab Project	\$832,682.50	Closed	Leavenworth - Mike Stephan - (913) 684-0392
Leavenworth 2nd & Chestnut Stone Arch Replacement	\$290,573.00	Closed	LEXECO - Matt Kaaz - (913)-775-1200
KDOT Call 215 - 47th St from Rainbow to Mission	\$240,880.00	Closed	Miles Construction - Eric Reents - (913)957-0792
22-2 Street Resurfacing	\$9,682,941.00	Closed	KCMO - Garrett Ross - (816) 513-4701
22-3 Street Resurfacing	\$8,988,267.00	Closed	KCMO - Garrett Ross - (816) 513-4701
2022 Street Preservation Project	\$1,306,175.50	Closed	City of Raymore - Phil Becker - 816-331-1852
23-1 Street Resurfacing	\$10,371,636.25	Closed	KCMO - Garrett Ross - (816) 513-4701
23-2 Street Resurfacing	\$9,857,382.50	Closed	KCMO - Garrett Ross - (816) 513-4701
23-3 Street Resurfacing	\$9,541,516.25	Closed	KCMO - Garrett Ross - (816) 513-4701
Red Bridge Road	\$6,340,060.20	Closed	KCMO Parks & Recreation - James Wang - (816) 513-7622
Nieman Road Reconstruction - Shawnee Mission to 79th	\$4,161,393.25	Closed	Shawnee - Jason DeWald - (913) 742-6234
2022-23 Street Resurfacing	\$8,903,500.00	Closed	UG - Brandon Grover - (913) 573-5704
2024 Street Preservation	\$1,040,582.50	Closed	Raymore - Phil Becker - 816-892-3072
Mill & Overlay K-92 in Leavenworth County	\$3,869,854.00	Closed	KDOT - Amy Pope - (913) 942-3040
KC Streetcar - South Terminus/Mill & Overlay	\$5,457,936.00	Closeout	KC Streetcar - Aaron Adams - (816) 233-9001
24-2 Street Resurfacing	\$8,611,041.25	Closeout	KCMO - Garrett Ross - (816) 513-4701
24-3 Street Resurfacing	\$8,300,416.25	Closeout	KCMO - Garrett Ross - (816) 513-4701
Mill & Overlay K-5 in Wyandotte County	\$1,615,655.75	Closeout	KDOT - Amy Pope - (913) 942-3040
2023-24 Street Resurfacing	\$12,913,200.00	Closed	UG - Brandon Grover - (913) 573-5704
2023 CARS - Nall Ave - 75th to 67th	\$2,774,954.00	Closed	Prairie Village - Melissa Prenger - 913-385-4647
Raytown Road Maintenance	\$1,204,812.20	Closed	Raytown - Damon Hodges - 816-737-6065
Mill & Overlay K-16 in Leavenworth County	\$4,095,096.00	Closeout	KDOT - Amy Pope - (913) 942-3040
Nall Ave STP	\$1,060,737.25	Closeout	Roeland Park - Donnie Scharff - 913-722-2600
Square Streetscape	\$2,236,594.50	Closeout	Independence - Steven Maldonado - 816-325-7611
Blue Ridge Blvd	\$1,618,997.75	Closeout	Grandview - Athena Hyun - 816-797-1878

PROPOSAL FORM D
RFP 26-26-494-201/26-503-201

Proposal of JM Fahey Construction Company, organized and
(Company Name)
existing under the laws of the State of Missouri, doing business
as (*) 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. 26-494-201/26-503-201 58 Hwy Mill and Overlay and Ramp/Sidewalk/Concrete.

This work is to be performed in strict accordance with the Plans and Specifications, including addendum number(s) 1, 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.

***REVISED* BID PROPOSAL FORM E – Project No. 26-494-201**

**58 Highway Mill and Overlay Project
Base Bid**

Curb Base Bid Items	Units	Estimated Quantities	\$/Units	Total
Full Width Milling	SY	27535	\$2.50	\$ 68,837.50
3" Type 5 Virgin or Recycled Overlay	Ton	5018	\$82.00	\$ 411,476.00
Full Depth Patching	Ton	36	\$155.00	\$ 5,580.00
Curb Removal and Replacement	LF	3750	\$42.00	\$ 157,500.00
Existing Utility Concrete Pad	Each	7	\$2,175.00	\$ 15,225.00
Temporary Pavement Markings	Each	2	\$775.00	\$ 1,550.00
Permanent Pavement Markings	LS	1	\$30,010.00	\$ 30,010.00
Pavement Smoothness Testing	LS	1	\$7,500.00	\$ 7,500.00
Traffic Control	LS	1	\$4,500.00	\$ 4,500.00
Mobilization, bonds and insurance	LS	1	\$17,000.00	\$ 17,000.00
TOTAL BASE BID				\$ 719,178.50

**ADA Ramp/Sidewalk/Concrete Repair
Base Bid**

Curb Base Bid Items	Units	Estimated Quantities	\$/Units	Total
ADA Ramp	Each	9	\$2,900.00	\$ 26,100.00
4" Sidewalk Replacement	SF	5661	\$14.25	\$ 80,669.25
Concrete Routing and Sealing	LS	1	\$3,250.00	\$ 3,250.00
12' x 4' Storm Box Lid Replacement:	EA	4	\$2,750.00	\$11,000.00
TOTAL BASE BID				\$ 121,019.25

TOTAL BASE BID BOTH PROJECTS COMBINED:

Total Base Bid for Project Number: 26-494-201 / 26-503-201

\$ 840,197.75

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

(\$EIGHT HUNDRED FORTHY THOUSAND ONE HUNDRED NINTY SEVEN)
DOLLARS AND SEVENTY FIVE CENTS.

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

Company Name JM FAHEY CONSTRUCTION COMPANY

By 
Authorized Person's Signature

ANDREW FAHEY - PRESIDENT
Print or type name and title of signer

Company Address _____

408 HIGH GROVE RD

GRANDVIEW MO 64030

Phone 816-763-3010

Fax _____

Email BIDS@JMFAYEY.COM

Date 2/18/26

ADDENDA

Bidder acknowledges receipt of the following addendum:

Addendum No. 1

Addendum No. _____

Addendum No. _____

Addendum No. _____

Addendum No. _____

Addendum No. _____

CITY OF RAYMORE

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



ADDENDUM NO. 1

58 Highway Mill/Ramp/Sidewalk/Concrete
Project #26-494-201/26-503-201

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 - Questions and clarification. Revised Proposal Form Attached

1. Question: Would the City of Raymore be interested in using Type 5 recycled mix instead of the APWA type 5-01 Virgin mix?

Response: The City **will allow** Type 5-01 recycled asphalt in accordance with APWA Section 2205.4, C, 1. "Recycled Asphaltic Concrete shall be equal to that produced as new material. RAP, FRAP and RAM shall represent no more than 30% of the composition for all surface mixes."

2. Question: Will pavement smoothness testing be required?

Response: Pavement smoothness testing **will be required** in accordance with the latest version of APWA section 2211. Bid Form E has been revised to include a line item for pavement smoothness testing. No additional or reduced payments will be made based on performance during the smoothness testing.

3. Question: In the spec book, under the working hours section, it says the working hours are 7am-7pm, Monday through Sunday. However, there is a caveat stating that the city may require overnight work. Requiring overnight work for the mill and overlay portion will drastically affect the cost of the work. I did see that the striping will have to be overnight, but will the asphalt and concrete work?

Response: All work regarding pavement markings will be required during night time hours, 7 pm- 7 am.

All other tasks that will take place listed in the RFP will be allowed during daylight or night time hours. However, we will operate with a time frame of **9 am- 6am** which will limit the disruption to morning traffic. In the event that the City solely deems night operations to be required (other than pavement markings) a contract change order will be allowed at that time. If the contractor elects to work at night a contract change order will not be considered. The City would encourage the consideration of night paving operations due to the limited traffic that the highway experiences.

4. Question: What about utilities? Will there be any conflicts?

Response: The City doesn't expect and isn't aware of any serious utility conflicts. However, we recommend the Bidder do their due diligence that they feel is needed before bidding.

5. Question: In the RFP there is a 20 ton roller spec, will a 10 ton roller be acceptable as it is standard.

Response: 10 ton rollers are acceptable on this project.

6. Question: Is the MTV required?

Response: Yes, we are requiring the contractor to utilize the MTV.

7. Question: Tack requirements?

Response: We will allow an approved equal. We will want to review the equal at the time of the pre construction meeting.

8. Question: Is a mechanical sweeper ok or does the City want a vacuum?

Response: We will allow a mechanical sweeper.

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

Company Name: JM FAHEY CONSTRUCTION

By: TATE VICKERS

Title: ESTIMATOR

Address: 408 HIGH GROVE RD

City, State, Zip: GRANDVIEW MO 64030

Date: 2/18/26 Phone: 816-763-3010

Signature of Bidder: 

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 Andrew M Fahey, who, being duly sworn, states on his oath or affirmation as follows:

Name/Contractor: Andrew M Fahey / JM Fahey Construction Company

Company: JM Fahey Construction Company

Address: 408 High Grove Road - Grandview, MO 64030

- 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 # 26-494-201/26-503-201.
- 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.

JM Fahey Construction Company
Company Name

[Signature]
Signature

Name: Andrew M Fahey

Title: President

STATE OF Missouri COUNTY OF Jackson

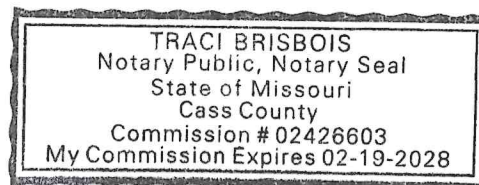
Subscribed and sworn to before me this 18th day of February, 2026.

Notary Public: Traci Brisbois

My Commission Expires: 2/19/2028 Commission # 02426603

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.



**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 J. M. Fahey Construction Company (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: 178720

Approved by:

Employer J. M. Fahey Construction Company	
Name (Please Type or Print) Bridget K Fahey	Title
Signature Electronically Signed	Date 01/12/2009
Department of Homeland Security – Verification Division	
Name (Please Type or Print) USCIS Verification Division	Title
Signature Electronically Signed	Date 01/12/2009

Company ID Number: 178720

Information Required for the E-Verify Program	
Information relating to your Company:	
Company Name	J. M. Fahey Construction Company
Company Facility Address	408 High Grove Road Grandview, MO 64030
Company Alternate Address	
County or Parish	JACKSON
Employer Identification Number	431029042
North American Industry Classification Systems Code	237
Parent Company	
Number of Employees	20 to 99
Number of Sites Verified for	1



CITY OF RAYMORE
AGENDA ITEM INFORMATION FORM

DATE: 3/9/2026

SUBMITTED BY: Nathan Musteen

DEPARTMENT: Parks and Recreation

ITEM CATEGORY: Ordinance

TITLE / ISSUE / REQUEST

Award of Contract - T.B. Hanna Station Tree Maintenance and Removal (pg 268)

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:	Arbor Masters
Amount of Request/Contract:	\$24,800
Amount Budgeted:	\$55,000
Funding Source/Account:	47-00-8430-0000 - Parks Sales Tax

PROJECT TIMELINE

Estimated Start Date
3/25/2026

Estimated End Date
5/8/2026

STAFF RECOMMENDATION:

Award of Contract

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission:	Parks and Recreation Board
Date:	February 24, 2026
Action/Vote:	6-0

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Bill 4022
2. Contract
3. Arbor Masters Proposal
4. Bid Tab

BACKGROUND / JUSTIFICATION

The FY26 Capital Improvement Plan includes a list of projects to prepare the park for expansion at T.B. Hanna Station, including tree maintenance. The general scope of work includes tree trimming, tree removal and stump grinding services for pre-identified trees that need maintenance.

Five complete proposals were received. Arbor Masters was the lowest, most responsive bid. The total bid tab is attached.

BILL 4022**ORDINANCE**

"AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, APPROVING AND AUTHORIZING A CONTRACT WITH ARBOR MASTERS IN THE TOTAL AMOUNT OF \$24,800.00 FOR THE TRIMMING, REMOVAL AND STUMP GRINDING OF HAZARDOUS TREES AT T.B. HANNA STATION."

WHEREAS, the Parks and Recreation Board has approved the removal of hazardous trees, limbs and stump grinding at T.B. Hanna Station and the expanded park area west of Adams Street; and,

WHEREAS, City staff advertised and received bids for the tree maintenance at T.B. Hanna Station; and,

WHEREAS, City staff reviewed the proposals and found that Arbor Masters 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 9TH DAY OF MARCH, 2026.

**BE IT REMEMBERED THAT THE ABOVE ORDINANCE WAS APPROVED AND
ADOPTED THIS 23RD DAY OF MARCH, 2026, 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

Tree Maintenance and Removal - T.B. Hanna Station

This Contract for Tree Maintenance and Removal, hereafter referred to as the **Contract** is made this 24th day of March, 2026, between Arbor Masters, an entity organized and existing under the laws of the State of Kansas, with its principal office located at 8250 Cole Parkway, Shawnee, Kansas 66227, 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 March 24, 2026, 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 26-480-201 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 45 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 \$24,800.00.

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 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 h

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)

Company Name

By: _____

Title: _____

Attest: _____

(SEAL)

APPENDIX A

SCOPE OF SERVICES AND SPECIAL PROVISIONS

Tree Maintenance & Removal - T.B. Hanna Station

ANTICIPATED SCOPE OF SERVICES:

T.B. Hanna Station - Tree Maintenance, Removal and Stump Grinding

The general scope of work includes providing tree trimming, tree removal and stump grinding services for pre-identified trees located at T.B. Hanna Station, 214 South Washington Street, and two adjacent city park properties located at 204 and 216 South Adams Street.



A. Tree Work - Contractor will use the following method to identify work

Orange Ribbon - Trees marked with an orange ribbon are NOT to be removed. The Contractor is to assume each orange ribbon tree is scheduled for the following:

- **Crown Lifting**: Removing lower branches to provide clearance for pedestrians or vehicles.
- **Deadwood Removal**: Removing dead, dying, or diseased branches.
- **Structural Pruning**: Pruning to build a strong structure, especially in young trees, by removing crossing or weakly attached branches.

Additional work may be carried out at the direction of the Parks and Recreation Staff after award or during project. Additional work may include:

- [Crown Reduction](#): Pruning to reduce the overall size of the tree while maintaining its natural appearance.
- [Crown Thinning](#): Removing some secondary branches to reduce density and improve light and air circulation.

Pink Ribbon - Trees marked with a pink ribbon **ARE** to be removed. The Contractor is to assume each pink ribbon tree should be removed in its entirety and the stump removed according to specifications listed below.

NO Ribbon - Tree shall be protected from any damage that might occur, otherwise it is to remain untouched.

Existing Stumps - Existing stumps shall be identified by Park and Recreation Staff with spray paint and noted during the pre-bid meeting. Existing stumps are to be removed according to specifications listed below.

Stump Holes - Newly removed tree stumps and existing tree stumps that are removed shall be backfilled and seeded according to specifications listed below.

Wood Chips/Debris - All removed trees, limbs, branches and debris shall be mulched in a professional grade chipper with the mulch taken to the Park Maintenance facility at 909 South Madison to be used by Parks and Recreation Staff for future tree mulch. Logs unsuitable for chipping shall be disposed of by the contractor.

B. Additional Scope

1. Minimum Specifications: All work shall be accomplished in accordance with the American National Standards Institute (ANSI) Z133 Safety Standards and the following minimum specifications:

Prior to commencing work, the Contractor shall contact Missouri One-Call (1-800-344-7483) and other potentially affected utility entities for location of underground utilities.

1.1 The Contractor shall remove the trees and stumps designated by the City. Removal of a tree includes removal of the stump.

1.2 Contractor shall keep the premises free from accumulations of waste materials, rubbish, and other debris resulting from the Work, and at the completion of the Work he shall remove all waste materials, rubbish and debris from and about the premises as well as all tools, construction equipment and machinery, and surplus materials, and shall leave the site clean and ready for occupancy by the City. Contractor shall restore to their original condition those portions of the site not designated for alteration by the Contract. Divots/low spots created by tree removal shall be filled prior to leaving the job site.

1.3 Work Productivity: If, in the opinion of the City, a contractor is not performing satisfactorily or is failing to prosecute the work with such diligence as will insure timely completion, the contract may be terminated.

1.4 Crew Size: Contractor must use due diligence in determining and placing sufficient crew members as the situation dictates.

1.5 Stump Removal:

1.5.1 Contractor shall also coordinate stump removal work with the Parks and Recreation Department for location of possible irrigation systems, underground cisterns and/or other points of concern.

1.5.2 Stumps, root flares, surface root laterals shall be removed to a minimum depth of six (12) inches below grade. Grade is defined as the elevation of surrounding soil that has not been displaced by the tree including its roots.

1.5.3 Should extra root removal be required, the Contractor may contact the City representative and, at the City's discretion, an allowance may be made for additional compensation. The City representative must approve additional payment in writing.

1.5.4 No soil or grass mounds, humps or depressions shall be left upon completion of stump removal. Page 10 of 25

1.5.6 Stump chips shall be removed from the site upon completion of stump grinding unless authorized otherwise by the City.

1.6 Stump hole backfill: Fill soil is to be tamped down and raked smooth to match grade as described in Paragraph 1.5.2 above. The contractor shall anticipate potential settling to reduce potential for future return to the site by crowning the affected area to a minimum depth of two (2) inches surrounding the existing grade. In no case shall the final grade be more than six (6) inches above the surrounding existing grade.

Soil shall be fertile, friable, and loamy of uniform quality without admixture of subsoil materials, and shall be free from materials such as hard clods, stiff clay, hardpan, partially disintegrated stone, stone larger than one (1) inch in diameter, and other impurities. Soil shall be relatively free from vegetation debris. Topsoil shall be free of noxious weeds and other objectionable, undesirable vegetation that will prevent establishment of suitable turf.

1.7 Seeding:

1.7.1 Seeding preparation work shall be performed prior to schedule seeding. Each site shall be raked to loosen the soil and any weeds shall be removed.

1.7.2 Apply seed mixture evenly and thoroughly over area at a rate equivalent to 8.0 lbs. per 1,000 S.F. Seed shall be a 3-way turf type fescue approved by the Parks Superintendent.

1.7.3 Evenly spread straw or biodegradable matting, suitable for lawn maturation, shall be used to seed and mulch disturbed areas or stump hole locations.

1.7.6 For tree or stump removals taking place outside of recommended seeding times (March 1-April 30 and September 1-October 31), reseeding and mulching can be completed during the next seeding time, unless otherwise directed by the City.

2. Public Protection: The Contractor shall comply with all local, state, and federal safety rules, regulations, or laws. The Contractor shall erect temporary barriers and other protection necessary to protect persons and

property from injury or damages during all stages of work. The Contractor shall contact the City of Raymore prior to any work which may require full or partial street closure or blockage. City officials will coordinate with the contractor on street closures.

3. Signing and Barricades:

3.1 All traffic control signs and barricades shall be coordinated with the Parks and Recreation Department and the Raymore Public Works Department.

3.2 Work sites shall be confined to the smallest area possible, so maximum use of the street, sidewalk, and other byway is maintained and hazard to traffic is reduced to a minimum.

3.3 It is recommended that the contractor confine the work area to be within park property boundaries when possible.

4. Permission on Private Property: All work will be performed on City property. In the event that work may be required on private property, the Contractor must confer with Parks and Recreation staff prior to working with the owner or owners, agent or individuals, or Board having authority thereover of each tree, bush, or hedge intended to be trimmed or removed.

5. Project Meetings: Weekly Project meetings shall be scheduled between the contractor and Parks and Recreation Staff upon Notice to Proceed.

15.1 Pre-work Conference: As scheduled by the City. Attendance by the City and the Contractor.

15.2 Additional meetings may be scheduled at the discretion of the City in consultation with the Contractor.

6. Additional Time: Extra time may be allowed past the completion time stated in Contractor's bid for inclement weather conditions or other causes beyond the control of the Contractor, however, extensions are to be approved in writing by City representative.

1. ADDITIONAL BIDDING INFORMATION

Project is tax exempt.

CITY OF RAYMORE, MISSOURI
RFP # 26-480-201

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 March, 2026.

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.

PROPOSAL FORM A
RFP 26-480-201

PROPOSAL VALIDITY AND COMMITMENT TO SIGN AGREEMENTS

I (authorized agent) Patrick Turley having authority to act on behalf of (Company name) Arbor Masters do hereby acknowledge that (Company name) Arbor Masters 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: Arbor Masters

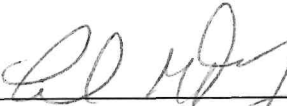
ADDRESS: 8250 Cole Parkway
Street

ADDRESS: Shawnee KS 66227
City State Zip

PHONE: O: 913-441-8888 C: 913-579-1312

E-MAIL: tgleason@arbormasters.com

DATE: 1.26.2026
(Month-Day-Year)

 President
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 26-480-201

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 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.

PROPOSAL FORM C
RFP 26-480-201

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 Overland Park, Kansas
ADDRESS	8500 Santa Fe Drive
CONTACT PERSON	Bailey Patterson City Forester
CONTACT EMAIL	baileypatterson@opkansas.org
TELEPHONE NUMBER	913-895-6000
PROJECT, AMOUNT AND DATE COMPLETED	Ash Tree Removals \$516K September 2025

COMPANY NAME	City of Kansas City, MO
ADDRESS	4600 E 63rd St, Kansas City, MO 64130
CONTACT PERSON	Kevin Lapointe - City Forester
CONTACT EMAIL	kevin.lapointe@kcmo.org
TELEPHONE NUMBER	816-513-7776
PROJECT, AMOUNT AND DATE COMPLETED	Tree maintenance and removals \$1.5M Contract 2022-2024

COMPANY NAME	City of Lee's Summit, MO
ADDRESS	220 SE Green St, Lee's Summit, MO 64063
CONTACT PERSON	Tarah Daugherty
CONTACT EMAIL	tarah.daugherty@cityofls.net
TELEPHONE NUMBER	816-969-10185
PROJECT, AMOUNT AND DATE COMPLETED	Tree maintenance and removals \$91.1K 2023

COMPANY NAME	Leawood Homes Association
ADDRESS	PO Box 26145, Overland Park, KS 66225
CONTACT PERSON	RJ Allen
CONTACT EMAIL	rjallen@hasolutions.com
TELEPHONE NUMBER	913-825-0001
PROJECT, AMOUNT AND DATE COMPLETED	Tree Maintenance \$234.6K to date 2024-2027 - ongoing contract

COMPANY NAME	City of Jackson County, MO
ADDRESS	22807 SW Woods Chapel Rd, Blues Springs, MO 64015
CONTACT PERSON	John Konon
CONTACT EMAIL	jkonon@jacksongov.org
TELEPHONE NUMBER	816-881-3292
PROJECT, AMOUNT AND DATE COMPLETED	Tree removal Services for various county departments \$75.1K Nov 2023-Nov 2024

State the number of Years in Business: 69

State the current number of personnel on staff: 210

PROPOSAL FORM D

RFP 26-480-201

Proposal of Shawnee Mission Tree Service, Inc., organized and
(Company Name)
existing under the laws of the State of Kansas, doing business
as Arbor Masters (*)

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. 26-480-201 – Tree Maintenance & Removal - T.B. Hanna Station.

This work is to be performed in strict accordance with the Plans and Specifications, including addendum number(s) 1, 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.

***REVISED* BID PROPOSAL FORM E – Project No. 26-480-201**

Tree Maintenance & Removal - T.B. Hanna Station

Base Bid

Bid Items	Units	Estimated Quantities	Total
Mobilization, Bonds and Insurance	LS		\$ 0.00
			\$
Orange Ribbon	LS	25	\$ 9,400.00
Pink Ribbon Removal & Restoration	LS	15	\$ 13,300.00
Stump Removal & Restoration	LS	7	\$ 2,100.00
Wood Chips / Mulch	LS		\$
TOTAL BASE BID			\$ 24,800.00

Company Name Arbor Masters

Total Base Bid for Project Number: 26-480-201

\$ 24,800.00

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

(\$ Twenty four thousand, eight hundred dollars and 00/100's)

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

***REVISED* BID PROPOSAL FORM E – RFP 26-480-201**
CONTINUED

Company Name Arbor Masters

By 
Authorized Person's Signature

Trevor Gleason, Regional Director
Print or type name and title of signer

Company Address 8250 Cole Parkway
Shawnee, KS 66227

Phone O:913-441-8888 C:913-579-1312

Fax 913-441-8922

Email tgleason@arbormasters.com

Date 1.26.2026

ADDENDA

Bidder acknowledges receipt of the following addendum:

Addendum No. 1

Addendum No.

Addendum No.

Addendum No.

Addendum No.

Addendum No.

LATE BIDS CANNOT BE ACCEPTED!

CITY OF RAYMORE

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



ADDENDUM NO. 1

T.B. Hanna Tree Removal and Maintenance
Project #26-480-201

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.

1. Question: Could the trees be marked with paint?

Response: The Pink Ribbon (removal) trees will be sprayed at the bottom of the tree with paint. The Orange Ribbon trees will be ribbons only.

2. Clarification: Tree numbers will be confirmed and the proposal form numbers will be revised. See attached.

3. Clarification: Appendix A - Item B Additional Scope #1.5.2 should be worded as follows: Stumps, root flares, surface root laterals shall be removed to a minimum depth of six (6) inches below grade. Grade is defined as the elevation of surrounding soil that has not been displaced by the tree including its roots.

4. Clarification: On trees that are being trimmed up no spikes are allowed.

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

Company Name: Arbor Masters

By: Trevor Gleason

Title: Regional Director

Address: 8250 Cole Parkway

City, State, Zip: Shawnee, KS 66227

Date: 1.26.2026 Phone: O:913-441-8888 C: 913-579-1312

Signature of Bidder: 

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 Patrick Turley who, being duly sworn, states on his oath or affirmation as follows:

Name/Contractor: Patrick M. Turley, President

Company: Arbor Masters

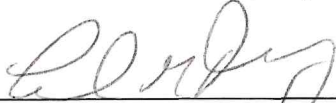
Address: 8250 Cole Parkway, Shawnee, KS 66227

- 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 # 26-480-201.
- 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.

Arbor Masters

Company Name



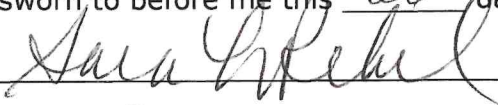
Signature

Name: Patrick M. Tarley

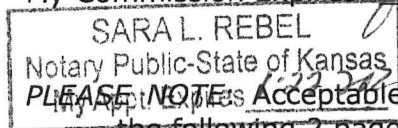
Title: President

STATE OF Kansas COUNTY OF Johnson

Subscribed and sworn to before me this 26 day of January, 2026.

Notary Public: 

My Commission Expires: Jan 22, 2029 Commission # 1226688



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: 167944

Information Required for the E-Verify Program	
Information relating to your Company:	
Company Name	SHAWNEE MISSION TREE SERVICE, INC. DBA ARBOR MASTERS
Company Facility Address	8250 COLE PKWY SHAWNEE, KS 66227
Company Alternate Address	
County or Parish	JOHNSON
Employer Identification Number	480833928
North American Industry Classification Systems Code	811
Parent Company	
Number of Employees	100 to 499
Number of Sites Verified for	1 site(s)



Company ID Number: 167944



Are you verifying for more than 1 site? If yes, please provide the number of sites verified for in each State:

KS

1



Company ID Number: 167944

Information relating to the Program Administrator(s) for your Company on policy questions or operational problems:

Name STEVE FRITZ
Phone Number 9134418888
Fax 9134418922
Email SFRITZ@ARBORMASTERS.COM

Name LAURA ORDAZ
Phone Number 9134418888
Fax 9134418922
Email LORDAZ@ARBORMASTERS.COM

Name RON KEITH
Phone Number 9134418888
Fax 9134418922
Email SFRITZ@ARBORMASTERS.COM

City of Raymore

OCCUPATIONAL LICENSE

ARBOR MASTERS
8250 COLE PARKWAY
SHAWNEE KS 66227

PRINT DATE: 11/21/2025
LICENSE NUMBER: 08948
LICENSE FEE: \$ 100.00
LICENSE LOCATION: 8250 COLE PARKWAY

City of Raymore

OCCUPATIONAL LICENSE

LICENSE YEAR: 2026

LICENSE NUMBER: 08948

LICENSE IS HEREBY GRANTED TO: ARBOR MASTERS

AT LOCATION OF 8250 COLE PARKWAY

IS HEREBY AUTHORIZED TO CONDUCT BUSINESS IN SAID CITY, SUBJECT TO THE PROVISIONS OF ALL ORDINANCES NOW IN FORCE AND THAT MAY HEREAFTER BE PASSED BY SAID CITY OF RAYMORE.

AS CITY CLERK OF THE CITY OF RAYMORE, MISSOURI, I HAVE HERETO SET MY HAND AND THE CORPORATE SEAL OF THE CITY THIS 21st DAY OF November, 2025.



ATTEST: CITY CLERK



COUNTERSIGNED: FINANCE DIRECTOR

THIS LICENSE MUST BE DISPLAYED IN A PROMINENT PLACE AND IS NON-TRANSFERABLE



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

2/25/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER The Robert E Miller Group 903 E 104th Street, Suite 800 Kansas City MO 64131	CONTACT NAME: PHONE (A/C, No, Ext): 816-333-3000 FAX (A/C, No): 816-822-1634 E-MAIL ADDRESS: certs@millercare.com
INSURED Arbor Masters 8250 Cole Parkway Shawnee Mission KS 66227	INSURER(S) AFFORDING COVERAGE INSURER A: Zurich American Ins Co. (AC) INSURER B: Navigators Insurance Company INSURER C: Ascot Specialty Insurance Comp INSURER D: INSURER E: INSURER F:

License#: 959085
ARBOMAS-04

NAIC #

16535

42307

45055

COVERAGES**CERTIFICATE NUMBER:** 2075094004**REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PROJECT ☒ LOC OTHER:	Y		GLO581802212	3/1/2025	3/1/2026	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
A	AUTOMOBILE LIABILITY ☒ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☒ HIRED AUTOS ONLY ☒ NON-OWNED AUTOS ONLY			BAP581802312	3/1/2025	3/1/2026	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ Comprehensive: \$250 Collision: \$500
B	UMBRELLA LIAB ☒ OCCUR ☒ EXCESS LIAB ☐ CLAIMS-MADE DED RETENTION \$			AZ25EXC799733IV	3/1/2025	3/1/2026	EACH OCCURRENCE \$ 4,000,000 AGGREGATE \$ 4,000,000 \$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N N	N/A	WC581802112	3/1/2025	3/1/2026	☒ PER STATUTE ☐ OTHER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
C C C	Equipment Property Crime			IMMA251000235901 IMMA251000235901 IMMA251000235901	3/1/2025 3/1/2025 3/1/2025	3/1/2026 3/1/2026 3/1/2026	Blanket: \$6,500,238 Contents \$25,000 Third Party \$500,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER**CANCELLATION**City of Raymore, MO
100 Municipal Circle
Raymore MO 64083
USA

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

RFP 26-480-201

TB HANNA TREE REMOVAL AND MAINTENANCE
PRELIMINARY PROPOSAL TABULATION

BIDDER	BASE BID
Arbor Masters	\$24,800.00
Custom Tree Care	\$26,925.02
Outdoor Solutions	\$49,859.40
True Vine Tree	\$54,750.00
Monster Tree	\$59,231.60

THE RAYMORE CITY COUNCIL HELD A WORK SESSION ON MONDAY, MARCH 2, 2026, 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. America 250 and World Cup Events and Program Discussion

Parks and Recreation Director Nathan Musteen provided the City Council an overview of the planned summer events associated with the America 250 celebration and World Cup.

B. Board and Commission Appointments

Mayor Turnbow shared recommended Board and Commission Appointments with the City Council. The appointments will be presented for consideration at the next regular meeting.

C. Other

The work session of the Raymore City Council adjourned at 6:45 p.m.