



AGENDA

Raymore City Council Regular Meeting
City Hall – 100 Municipal Circle
Monday, April 27, 2026
6:00 PM

1. Call to Order

2. Roll Call

3. Pledge of Allegiance

4. Presentations / Awards

- Proclamation - Arbor Day

5. Personal Appearances

6. Staff Reports

- A. Public Works
- B. Parks and Recreation
- C. Communications Report
- D. Finance
- E. City Clerk - Financial Disclosure Statement Update
- F. Justice Center

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 Regular Meeting Minutes, April 13, 2026
- B. City Council Special Meeting Minutes, April 13, 2026
- C. Establishment of Raymore as a Blue Shield Community under the Safer Missouri Initiative launched by Governor Kehoe

Reference:
Resolution 26-23

This Resolution is the first of ten steps in the application process for continuation of the Blue Shield Safer Community Designation. Communities with this designation will have access to grant funding for law enforcement training and equipment through the Missouri Department of Public Safety.

9. Unfinished Business

A. Award of Contract - Dean Avenue/MO-58 Access Modifications (pg 44)

Reference:
Bill 4030
Dean Avenue Access Management Project Sheets
Contract

This project will primarily consist of the installation of a median in the area of the 58 Highway and Dean Avenue intersection, the installation of a new traffic signal and the mill and overlay of the pavement on 58 Highway from Dean Avenue to Westgate Drive. This contract includes the base bid and a portion of the alternate bid items.

- City Council, 04/13/2026: Approval 8-0

B. Award of Contract - Crack Seal Project (pg 105)

Reference:
Bill 4031
Contract
Crack Seal Map

The purpose of this project is to perform crack sealing maintenance work on several streets in Raymore, specifically south of Lucy Webb Road.

- City Council, 04/13/2026: Approval 8-0

C. Eastbrooke at Creekmoor 5th Final Plat (pg 165)

Reference:
Bill 4032
Final Plat Staff Report

- Attachment 1 - Site Photos
- Attachment 2 - Final Plat Drawings
- Attachment 3 - Signed Development Agreement

Cooper Land Development is requesting final plat approval of the Eastbrooke at Creekmoor 5th Final Plat, a 49-lot single family subdivision located along Creekmoor Drive, between 163rd Street and Rannoch Lane.

- City Council, 04/13/2026: Approval 8-0
- Planning and Zoning Commission, 04/07/2026: Approval 6-0

10. New Business

A. Selection of Mayor Pro Tempore

Section 3.4 of the City Charter, Mayor Pro Tempore, provides: "The Council shall elect annually from among its members a Mayor Pro Tempore. The Mayor Pro Tempore shall assume the powers and duties of the Mayor during the absence or disability of the Mayor or if a vacancy occurs. While assuming the powers and duties of the Mayor during the physical absence in person or disability of the Mayor (until and if the seat is declared vacant), the Mayor Pro Tempore shall retain his/her vote as a Councilmember, but shall not possess the additional mayoral voting power provided by Section 4.4(a), and shall not possess the mayoral veto power provided by Section 4.4(c). While assuming the powers and duties of the Mayor following a vacancy, the Mayor Pro Tempore shall possess the Mayoral veto power provided by Section 4.4(c) and the Mayoral voting power provided by Section 4.4(a), but shall not retain his/her vote as a Councilmember."

B. Governing Body Members on Planning and Zoning Commission

The Mayor will determine if he wishes to remain a member of the Planning & Zoning Commission in the coming year and the Council may also designate a member to serve.

11. Public Comments

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

12. Mayor/Council Communication

13. Adjournment

EXECUTIVE SESSION (CLOSED MEETING)

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

- Litigation matters as authorized by § 610.021 (1)

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, in 1872, J. Sterling Morton proposed to the Nebraska Board of Agriculture that a special day be set aside for the planting of trees; and,

WHEREAS, this holiday, called Arbor Day, was first observed with the planting of more than a million trees in Nebraska and is now observed throughout the nation and the world; and,

WHEREAS, trees can reduce the erosion, cut heating and cooling costs, moderate the temperature, clean the air, produce life-giving oxygen, and provide habitat for wildlife; and,

WHEREAS, trees are a renewable resource giving us paper, wood for our homes, fuel for our fires and countless other wood products and increase property values, enhance the economic vitality of business areas and beautify our community.

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

ARBOR DAY

in the City of Raymore, and do encourage all citizens to celebrate Arbor Day by planting a tree in support of efforts to protect our trees and woodlands for future generations.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the City of Raymore to be affixed this 28th day of April 2026.



Kristofer P. Turnbow, Mayor



PUBLIC WORKS MONTHLY REPORT

April 2026

ENGINEERING DIVISION

Capital Projects Under Construction

- KB Construction will be completing a culvert replacement on Linden Place.
- Phase 1 of the Dean Avenue curb replacement is under construction
- The Annual Curb and Ramp repair project started.
- A preconstruction meeting for Street Preservation including N. Madison reconstruction and Maintenance of Thoroughfares contract was conducted
- The pre construction meeting for the 58 Hwy phase 1 & Dean Avenue Access Management project was conducted.
- The Hot-in-Place Recycling Project, intended to repair our rural roads, was put out to bid.

Development Projects Under Construction

- Sendera 2nd plat - Working on final punchlist items
- Iconic - Installing private infrastructure
- Madison Valley 4th - Final punchlist items
- Madison Valley 5th - Installed surface asphalt
- Prairie View of the Good Ranch Phase 2- Installing public infrastructure.
- Branched Out Plaza-Completed water connection under 58 HWY
- Cunningham 3rd- Grading for road installation
- Eastbrook 5th- Approved for construction

OPERATIONS & MAINTENANCE DIVISION

- 57 Completed Customer Service Requests
- 68 City Hall Work Orders
- 619 Locates
- 11 Driveway Inspections
- 8 Sidewalk Inspections
- 11 Curb Inspections
- 24 Final ROW Inspections
- 13 Sewer Inspections
- 8 Water Taps
- 18 Water Inspections
- 6 Meters Activated
- 2 Meters Replaced

Road Maintenance:

- Patched 413 potholes city wide.
- Hauled 30 tons of spoil from the Public Works Facility to Raptor Disposal.
- Fabricated and replaced the ID sign located at S Foxridge Dr. and

Cedar Crest.

- Fabricated and replaced the ID sign located at Hampton Dr. & Seaton Blvd.
- Cleared storm culverts of debris city wide.
- Assisted Codes Enforcement with sign removal city wide.
- Serviced the crack sealer.
- Inventoried snow plow parts and materials.
- Replaced side boards on the dump trucks.
- Delivered and collected trash and recycling carts.
- Obtained parts and materials from suppliers.
- Utilized a rain week to perform a deep clean of the Public Works Facility. Cleaning the shop, tool room and sign shop.
- Assisted Codes Enforcement with sign removal city wide.
- Fabricated and installed a new "School Zone Time" sign on S Foxridge Dr.
- Installed a sign at Dean Ave./Cass Pwy. for the new turn lane.
- Fabricated and installed a new ID sign for Char-Don Ave./Wesley Ave.
- Made and installed a new ID Sign for Westminster/Country Ln.
- Added rock to the shoulder at J Hwy and Heron St.
- Completed service on both mowers.
- Applied and cleaned up oil dry due to a hydraulic leak on Bobcat Ct.
- Repaired the traffic signal at 58/J Hwy due to wind damage.
- Televised a collapsed storm sewer line at 413 Linden Pl.
- Repaired the traffic signal at 58 Hwy and N Madison.
- Assisted the utility division with traffic control for 2 hydrant repairs.
- Removed barricade blocks and installed 3 object marker signs at the end of Madison Creek Dr.
- Installed a stop sign at Westgate/Kentucky that was damaged by a traffic accident.
- Installed a stop sign at Shenandoah/Sumpter that was damaged by a traffic accident.
- Fabricated and installed new ID signs for Shenandoah/Sumpter that were damaged by a traffic accident.
- Fabricated and installed new ID signs at Old Paint/Rolling Rock.
- Maintained and off loaded all salt spreaders and snow plows for the season.
- Cleaned and seasoned all salt brine systems.
- Repaired stop sign lighting at S. Madison/Lucy Webb.
- Assisted the communications department with installing seasonal signs. T.B. Hannah Station.
- Performed dirtwork at 413 S. Washington.
- Serviced the mudjacker.

Water and Sewer Services:

- Painted approximately 60 fire hydrants city wide.
- Cleaned the basket at the Owen Good Lift Station.
- Investigated and resolved a water leak at the Parks Maintenance Facility.

- Lowered valve box risers on Nelson Ct.
- Utilized a rain week to perform a deep clean inside of the Kentucky Pump Station, Owen Good Pump Station, Lucy Webb Meter Vault and Gore Meter Vault.
- Performed a leak test at 307 Sky Vue Dr.
- Replace the meter register at 117 S Dean Ave.
- Pulled a meter history report at 1016 Branchwood for Utility Billing.
- Picked up bollards from the supplier for the oxygen system at the Owen Good Lift Station.
- Inventoried and ordered line locating materials.
- Inventoried water tap materials.
- Pulled KC master water meter reads.
- Raised and/or lowered meter pits city wide.
- Replaced a fire hydrant at 403 S Sunset.
- Pulled Monthly MDNR routine water samples.
- Morningview Lift Station - New Pumps, Bubbler, VFD's, Check Valves and Transducer were replaced and/or installed as part of the 2026 CIP Station Upgrade project.
- Lucy Webb Meter Vault - Had to replace the Communication Radio, Coax Cable and Antenna due to a possible lightning strike.
- Made necessary repairs to the O2 System at Owen Good Lift Station.
- Dropped off the sewer vector for repairs.
- Continued with in-home Lead Service Line Inspections.
- Continued with in field LSLI (Lead Service Line Inventory) for MDNR and EPA
- Door Hangers were hung as notification for a fire hydrant replacement on S Sunset.
- Replaced 8 meter pits city wide.
- Replaced 1 valve box.
- Sent off water meters for warranty.
- Replaced a fire hydrant at 403 N Madison.
- Responded to and Repaired a water main break at 1703 Jo Ann Dr.
- Monitored the water system on SCADA while Kansas City Water shut down our 2 eastern side water connections.
- Worked on the O2 System at the Owen Good Pump Station.
- Performed water disconnects and restores for non-payment utility accounts.
- Lowered 4 meter pits.
- Replaced a meter pit at 405 S. Sunset Dr.
- Replaced 2 water valve boxes on Kreisel Dr.
- Added Rock to the driveway at Hunters Glen (#7) Lift Station.
- Pump Maintenance was conducted at Hunters Glen (#7) Lift Station.
- Pump Maintenance was conducted at Whitetail Lift Station.
- Pump Maintenance was conducted at Owen Good Pump Station.

Traffic and Pedestrian Infrastructure:

- Sign maintenance and repairs.
- Streetlight repairs were made.
- GIS Mapping of city infrastructure continued.

- Routine mowing was completed.
- Addressed sight clearance issues.
- Traffic signal light repairs were made.

Customer Service and Administration:

- Public Works Crew Leader Christian Ferrel, Public Works Maintenance Technicians James Swena and Tommy Dempsey and Engineering Technician Kyle King attended Sewer Certification Class in Lee's Summit.
- Received quotes and placed the order for Public Works employee spring uniforms.
- Received quotes and placed the order for Public Works employee rain gear.
- Congratulations to Clayton Reed for being promoted from Public Works Maintenance Specialist to Public Works Crew Leader.
- Public Works Crew Leader Chirstian Ferrel, Public Works Maintenance Technicians James Swena and Tommy Dempsey and Engineering Technician Kyle King attended another 2 days of a 10 Day MDNR Sewer Certification Class in Lee's Summit.
- Received 3 quotes for stormwater pipe for replacement in the Jeweda Subdivision.
- Registered 4 Employees for the Next Module of APWA PWI (APWA Public Works Institute) Leadership Training.
- Public Works Assistant Director Justin Paith and Public Works Crew Leader Christian Ferrel participated in an internal meeting with the Engineering Department to discuss I&I (Inflow and Infiltration) issues and needs.
- Public Works Assistant Director Justin Paith and Public Works Administrative Assistant Ashley Tucker participated in a Zoom meeting with Backflow Management Incorporated (BMI), our current backflow system provider, to discuss the current program and also the future of the program.
- Public Works Director Trent Salsbury, Public Works Assistant Director Justin Paith and Public Works Administrative Assistant Ashley Tucker participated in an introductory Zoom Meeting with Swift Comply Backflow Management for Future Options/Opportunities. A Demo meeting was also held.
- Public Works Assistant Director Justin Paith and Public Works Crew Leader Clayton Reed along with the Engineering Department participated in a meeting hosted by Geiger Concrete discussing the new concrete specifications.
- Thank you to the Community Bank of Raymore for honoring their obligations of picking up trash along Hubach Hill as part of the Adopt-A-Street Program.
- 4 Maintenance Workers attended an IMSA (International Municipal Signal Association) training and certification class for Work Zone Temporary Traffic Control.
- 4 Maintenance Workers attended an IMSA (International Municipal Signal Association) training and certification class for Signs and Pavement Marking I.
- 2 Maintenance Works attended an IMSA (International Municipal Signal Association) training and certification class for Signs and Pavement Marking II.
- Met with ESI Water Engineering Systems on site at our Gore Meter Vault, Lucy Webb Meter Vault and the Kentucky Pump Station to evaluate our Cla Val's for

- needed maintenance and/or repairs.
- Inquired and received 3 quotes for fire hydrants and materials.
 - Line Locates were called in for the Jeweda Subdivision for a future storm pipe replacement project.
 - Completed and Conducted 2 employee evaluations.
 - Continued to collect and record completed backflow prevention tests for the city wide backflow Program.
 - Continued with LSLI Reporting.

MONTHLY REPORT

April 2026

Monthly Highlights

The Parade of Hearts “Blooming Afternoon,” pictured to the right, is on display at T.B. Hanna Station

Looking for a summer job? Work outside with Raymore Parks & Recreation! Pay is \$17.91 an hour. Must be at least 18 years old with a valid drivers license. Job duties include lawn and landscaping and small maintenance repairs. Apply for our seasonal positions at www.raymore.com/jobs



- Parks & Recreation staff prepared Recreation Parks for the annual Easter Festival on Saturday, April 4.
- Park maintenance cut out boxwood shrubs from City Hall and at the south end of Memorial Park.
- Recreation Superintendent Todd Brennon, Recreation Coordinator Cecilia Walther and Athletic Coordinator Nick Cook visited Rendezvous, a rock climbing location based in Leawood, KS, on-site for future partnership opportunities.
- Recreation Superintendent Todd Brennon and Recreation Coordinator Cecilia Walther interviewed a candidate for the Assistant Camp Coordinator position.
- Recreation Superintendent Todd Brennon attended the KC Regional Special Event Planning Forum on Wednesday in Lenexa, KS.
- Recreation Coordinator Cecilia Walther interviewed candidates for open camp counselor positions.
- Park maintenance removed graffiti that was spray painted on the skate park at Recreation Park.
- Park maintenance began mowing routine and trimmed tree limbs at Centerview.
- Athletic Coordinator Nick Cook assisted Cintas employees as they installed AED cabinets at Recreation Park and the Raymore Activity Center.
- Recreation Park will hosted 24 soccer games and 16 flag football games and a total of 11 volleyball games will be played at the Raymore Activity Center on April 11.
- Recreation Coordinator Cecilia Walther began filling out forms for the Brick Drive. Bricks will be unveiled at the Bricks & Block Party on June 25 at T.B. Hanna Station.
- Recreation Staff attended the Coffee N’ Conversation on Friday, April 10, held at the Raymore Activity Center.

- Recreation Superintendent Todd Brennon, Recreation Coordinator Cecilia Walther and Athletic Coordinator Nick Cook held a part time staff meeting on Thursday, April 16.
- Athletic Coordinator Nick Cook created rosters for the upcoming baseball, softball and t-ball season with coach meetings to be held next week.
- Raymore Parks and Recreation will host 16 soccer games and 12 flag football games at Recreation Park this Saturday and the Raymore Activity Center will host 8 volleyball games on April 18.
- Recreation Coordinator Cecilia Walther held interviews for open summer camp counselor positions.
- Recreation Coordinator Cecilia Walther attended the Cass County Health Department meeting for the Raymore Farmers Market.
- Recreation Coordinator Cecilia Walther attended the Raymore Chamber of Commerce events committee meeting.
- Park Superintendent Steve Rulo met with the Lead Center to discuss opportunities on partnering on a bike trail project.
- Park maintenance cleaned up the south entrance to Memorial Park.
- Park maintenance prepared Centerview for tree planting.
- Recreation Superintendent Todd Brennon met with Civic Rec representatives to discuss a software proposal.



**Bark in the Park
Movie Night**

Dogs must be leashed and vaccinated.
Treats for the doggos are provided!

Friday, May 1
6-9 p.m. at Hawk Ridge
Park Amphitheater
Popcorn & dog treats provided!

**RAYMORE**
parks & recreation

We had an egg-cellent time at our Easter Festival this year! 🐰🌸

Families enjoyed a fun-filled morning of games, inflatables, and of course, the mad dash for eggs.

A huge THANK YOU to everyone who came out to celebrate with us. Special thank you to [Hosted with Hannah](#) for the beautiful Easter Bunny backdrop and to [Yard Props - Celebration Yard Signs Kansas City](#) for the festive welcome sign!

We're also incredibly grateful for our amazing staff, volunteers, and vendors who helped bring this event to life. Shout out to the Boy Scout Troop 32, South Metro Fire Protection District, Mazuma Credit Union, Ray-Pec Academy & Foxwood Springs. It truly takes a community, and we have the best one around!



Raymore Summer Camp

Lock in your registration for a fun-filled summer with weekly themed games, field trips and activities with Raymore Summer Camp 2026!

There will be a parent informational meeting on Thursday, May 7 and on Monday, May 18 both at 6:30 p.m. at Centerview, 227 Municipal Dr. Parents are highly encouraged to attend one meeting. By attending one meeting, you are eligible for a \$20 credit toward camp.

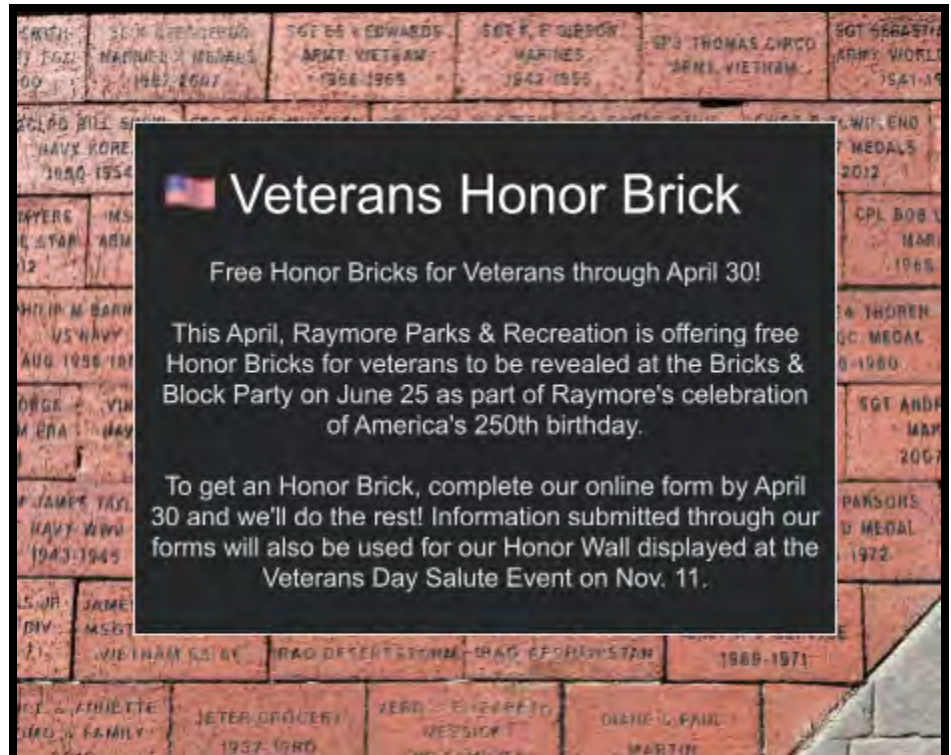
- Dates: 6/1- 8/7 (no camp on 7/3, and 8/4)
- Time: 7 a.m.-6 p.m.
- Fee: \$45 (one-time)*
- Weekly Participation Fee: \$130- \$155 (field trip destinations will determine cost per week)
- Ages: 5-11



*Registration forms are required at the time of registration. [Click here to complete the form.](#)

Weekly Themes

- Week 1 : Superhero
- Week 2 : Animal Kingdom
- Week 3 : Mad Scientist
- Week 4 : World Cup
- Week 5 : Party in the USA
- Week 6 : Adventureland
- Week 7 : Sports Mania
- Week 8 : Entrepreneur Week
- Week 9 : Arts- Scribble, Sketch, Splatter
- Week 10 : Summer Camp Rewind



Veterans Honor Brick

Free Honor Bricks for Veterans through April 30!

This April, Raymore Parks & Recreation is offering free Honor Bricks for veterans to be revealed at the Bricks & Block Party on June 25 as part of Raymore's celebration of America's 250th birthday.

To get an Honor Brick, complete our online form by April 30 and we'll do the rest! Information submitted through our forms will also be used for our Honor Wall displayed at the Veterans Day Salute Event on Nov. 11.

		Spring Sports Registration								
	2020**	2021	2022	2023	2024	2025	2026			
Baseball/Softball	395	471	540	480	503	515	588			
Volleyball	0	126	169	128	155	203	211			
Soccer	0	255	330	333	395	371	357			
Flag Football	0	115	154	190	257	260	311			
Tiny Soccer	0	64	63	66	73	91	93			
Tiny Tee Ball	62	57	69	60	61	81	82			
Tiny Kickball	0	19	24	29	29	17				
Social Soccer	0	45	28	44	32	51	58			
	457	1152	1377	1330	1505	1589	1700			
*Baseball/Softball only sport recorded in Rec Trac										
**Covid year										

Divisions	Belton	Grandview	Harrisonville	Pleasant Hill	Raymore	Peculiar	Totals						
Kindergarten	2		2	4	5								
1/2 Flag Football	3	1	3	2	8								
3/4 Flag Football	5	3	4	3	7								
5/6 Flag Football	6	1	3	2	7								
7/8 Flag Football	2	2	3	1	5								
Total	18	7	15	12	32	0	0						
<table border="1"> <tr> <td>Key</td> <td></td> </tr> <tr> <td>Playing in House</td> <td>Bold Number</td> </tr> <tr> <td>Share Play</td> <td><i>Italic Number</i></td> </tr> </table>								Key		Playing in House	Bold Number	Share Play	<i>Italic Number</i>
Key													
Playing in House	Bold Number												
Share Play	<i>Italic Number</i>												

Divisions	Belton	Grandview	Harrisonville	Pleasant Hill	Raymore	Peculiar	Totals
3/4 Volleyball	2	1	7	5	8		
5/6 Volleyball	4	1	3	5	9		
7/8 Volleyball	2	1	3	2	4		
Total	8	3	13	12	21	0	0
Key							
Playing in House	Playing in House						
Share Play	<i>Share Play</i>						

2026 Spring Soccer

Divisions	Belton	Grandview	[Redacted]	[Redacted]	Raymore	Peculiar	Totals
U6					8	2	
U7	4				6	1	
U8	5				7	2	
U9/U10	5	2			7	1	
U11/U12	4	1			5		
U13-15	4	1			3		
Total	22	4	0	0	36	6	

Key	Playing in House	Share Play
	Bold Number	<i>Italic Number</i>

EMAIL SUBSCRIBER REPORT

Total subscribers: 3,363 Email open rate: 50% (vs industry avg. +16%)
 Total sends: 16,127 Contact net growth: +1%
 Most popular e-newsletters: 1) Parks Monthly- 1,177; 2) Weekly Report- 1,016; 3) Police Blotter- 831

SOCIAL MEDIA ANALYTICS - HIGHLIGHTS

CITY OF RAYMORE

Facebook @CityofRaymoreMO

- Followers: 10,428
- 115,588 views/7,242 engagement
- Total posts: 13
- Post topics: Construction/roadwork, storm response, election, Parade of Hearts
- Top post based on views: April 17: 6:56 p.m., Raymore Public Works is responding to downed trees across roadways, 28,704 views

Instagram @CityofRaymoreMO

Followers: 1,457/26.4K views/9221 interactions/4 posts

RAYMORE POLICE DEPARTMENT

Facebook @Raymore.Police

- Followers: 11,458
- 24,945 views/752 engagement
- Total posts: 3
- Post topics: National Public Safety Telecommunicators Week, Drug Take Back Day, crosspost from Raymore Emergency Management
- Top post based on views: Join us in showing appreciation for our dispatchers, 9,665 views

RAYMORE PARKS AND RECREATION

Facebook @RaymoreParksAndRec

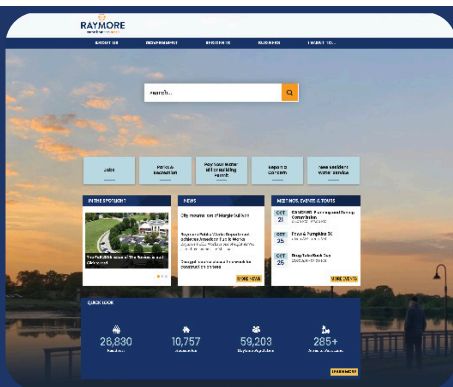
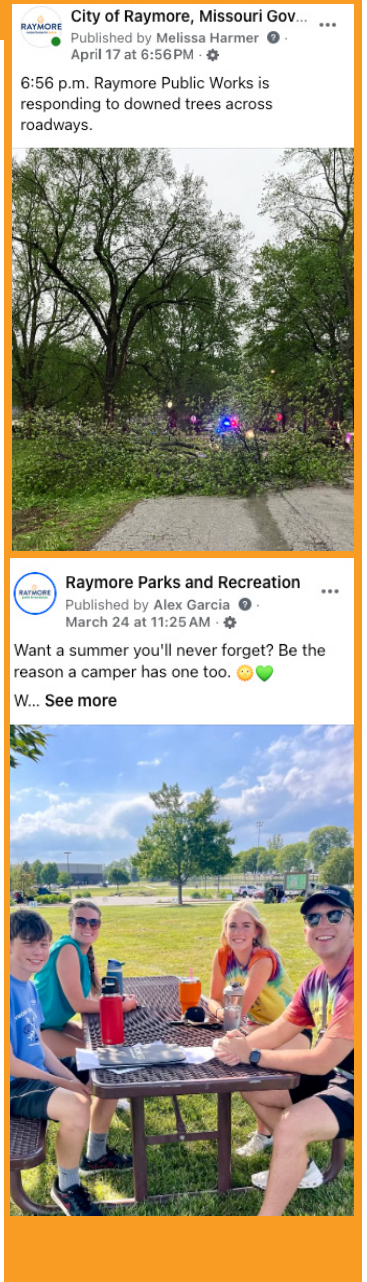
- Followers: 8,009
- 58,304 views/24,005 engagement
- Total posts: 27
- Post topics: Easter Festival, program registration (sports, instructional), summer jobs, volunteers, honor bricks
- Top post based on views: March 24: Want a summer you'll never forget?, 7,364 views

Instagram @RaymoreParks

Followers: 338/5.9K views/211 interactions/8 posts

ADDITIONAL CITY SOCIAL MEDIA ACCOUNTS

@RaymoreEmergencyManagement, @RaymoreAnimalControl and @RaymoreArts on Facebook; @CityofRaymoreMO on Threads and X (urgent notifications only)



WEBSITE www.raymore.com

- 15 news stories published:
 March 18: *Every plans overnight work at 58 Highway and Westgate Drive*
 March 23: *Two times the love: Parade of Hearts will display two sculptures...*
 March 24: *Help shape the future of Raymore by joining our citizen survey...*
 March 30: *Large street and curb projects start April 6*
 March 31: *Promote your business during Parade of Hearts 2026*
 April 3: *Wesley Circle storm pipe replacement week of April 6*
 April 6: *April 7: N. Madison Street down to one lane for sidewalk repair*
 April 7: *Municipal Election Information for Tuesday, April 7*
 April 7: *April 7, 2026 Election Results*
 April 10: *Parade of Hearts sculptures are now on display in Raymore*
 April 14: *Newly elected Councilmembers sworn in, outgoing Councilmembers...*
 April 14: *911, What's your emergency?*
 April 14: *Paws for applause: It's National Animal Care and Control Appreciation..*
 April 17: *The City of Raymore does it again-and again: Two prestigious finance...*
 April 21: *April 22: Willow Hills storm pipe replacement on N. Washington Street*



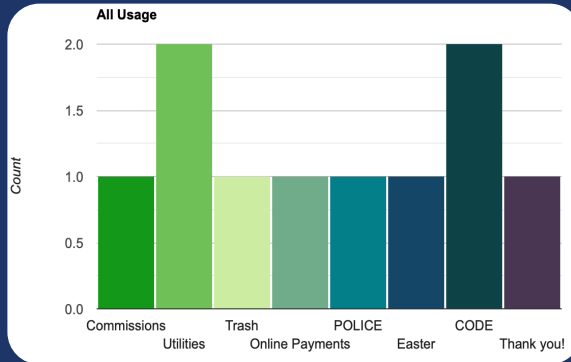
YOUTUBE youtube.com/CityofRaymore

- 442 subscribers (+16)
- 2.3K views
- 7:31 avg. view duration
- 283.7 hours of watchtime

SAY MORE IN RAYMORE PODCAST

- Season 2, Episode 3- *The Original Public Servant: Inside the Office of the City Clerk* Released March 20.
- 39 downloads last 30 days. 704 all-time downloads.*
- Locations: 92 total cities, 23 countries/territories
- Season 2, Episode 4 scheduled to release by end of April

*Episodes can be streamed without downloading, so download number is not a true reflection of listens



TEXTMYGOV

816-892-9737

- Text conversations/chats: 7
- Topics: Trash, water, online payments, commissions, police, Easter, Code/signs
- Reports: 2 - Signs
- Subscriber text notifications sent: 1 (General Info, 228 subscribers): April 2, Dean Avenue curb replacement project and annual street preservation/curb replacement projects upcoming

ITEMS OF NOTE FOR MARCH-APRIL

- The Raymore Arts Commission's third annual Power of Perspectives art competition and awards reception was held April 17, at Centerview. 140 works of original art were displayed at the exhibit. The event start time was delayed due to the severe weather, however it was still a full house and successful event!
- Raymore's Parade of Hearts sculptures have been delivered! Blooming Afternoon by artist Ian Barbaglia is at T.B. Hanna Station and Heart of the Game by artist Sharyl Salmonson is in front of Price Chopper. The sculptures will be on display through September. Raymore businesses can promote special offers designed for Parade of Hearts visitors on the web-based app through September.
- Communications staff built the site map for the new website project.
- The first survey with new resident survey program FlashVote was sent out on April 14, on the topic of community priorities.

UPCOMING

- The summer issue of The Review/Parks & Rec Program Guide will be published online in early May and in Raymore mailboxes by mid-May.
- Community Engagement Coordinator Alex Garcia is attending the Government Social Media Conference May 5-7 in New Orleans, LA.
- The Raymore Arts Commission 2026 concert series kicks off Friday, June 12, with concerts every second Friday night of the month at the Hawk Ridge Park Amphitheater. Admission is always free.
- Communications staff continue to work with Parks staff on preparation and planning for the *An All-American 250* event series this summer.

FINANCE MONTHLY REPORT

This report, consisting of a Financial Summary, Investment Summary and Grant Summary, has been prepared for the fiscal period March 1, 2026 to March 31, 2026.

February Financial Summary

Some notes regarding this month's summary operating report:

General Fund

Revenue:

41.67% of the way through the fiscal year, General Fund revenues are generally tracking as expected with total collected revenue of 51.43% of budget. Inter-fund transfers are being completed on a monthly basis with the exception of the Capital Funds Transfer. The Capital Funds Transfers will occur throughout the year after the capital project has been contracted by the Council.

- Property tax revenues collected are tracking as expected at 93.75%. Staff expects this revenue source to come in at budget.
- Franchise Tax revenues are tracking slightly above straight line at 42.13%. This revenue source varies depending on the weather. Staff will continue to monitor this closely throughout the year.
- Sales tax revenues as a whole are tracking slightly below straight line budget at 41.55%. City sales taxes are at 40.76% while state shared gasoline and vehicle taxes are at 43.15%.
- Fees and Permit revenues collected are tracking above straight line budget at 78.82%. There are 64 residential building permits issued out of the 183 budgeted starts. In addition, we have issued 9 commercial building permits.
- License revenues collected are tracking above straight line budget at 69.67%. Occupational license revenues collected are tracking ahead of expectation. Nearly all of the revenue is received in December and January when the licenses are due and staff anticipates a small amount throughout the spring for new builders to the area. Liquor licenses are due in May and processed in June.
- Municipal Court revenues collected are below straight line budget at 40.39%. Staff will monitor this revenue source closely throughout the year.
- Miscellaneous revenues are above straight line budget at 59.71% primarily due to Dispatch Fee collections in January and February.

Expenditures:

Departmental spending is tracking normally. Most of the departments are right at straight line expectation or slightly below.

- The Information Technology Department has started to replace the majority of the computers scheduled for replacement, and has renewed 50% of the annual software maintenance agreements, putting it above straight line budget.
- The Street Department is currently at 54.55% of straight line budget primarily due to the purchase of salt as well as vehicle and equipment maintenance due to snow removal.

Public Safety Sales Tax Fund

Passed: 04/08/2025

Effective: 10/01/2025

First DOR Distribution: 12/2025

Revenue:

Revenues are at 33.17% of budget 41.67% of the way through the year. Normal collection of this revenue began in December for October retail sales. Staff will continue to monitor this revenue closely.

Expenditures:

Expenses include Cadet salaries as well as tuition for five cadets in the police academy.

Parks & Recreation Fund

Revenue:

Revenues are at 51.40% of budget 41.67% of the way through the year, normal for this time of the year. Staff will monitor all revenue sources closely

Expenditures:

The Parks department is showing the same operational expenditure pattern as in years past. Recreation department expenses reciprocate recreation revenue. Expenditures are expected to increase as the number of programs offered goes up.

Enterprise Fund

Revenue:

Utility revenues as a whole are tracking at 39.22% of straight line budget. Staff will continue to monitor all utility revenue closely throughout the year.

Expenditures:

Enterprise Fund expenditures tracking below straight line budget but at expectations.

DEPARTMENT HEAD REPORT - UNAUDITED

AS OF: MARCH 31ST, 2026

01 -GENERAL FUND
FINANCIAL SUMMARY

	PRIOR YEAR ENDING PO BAL.	PRIOR YEAR PO ADJUST.	REMAINING PRIOR YEAR PO BALANCE	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
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REVENUE SUMMARY

<u>NON-DEPARTMENTAL</u>									
PROPERTY TAXES	0.00	0.00	0.00	2,127,978.00	18,030.19	1,995,063.34	0.00	132,914.66	93.75
FRANCHISE TAXES	0.00	0.00	0.00	2,699,704.00	269,078.76	1,137,431.64	0.00	1,562,272.36	42.13
SALES TAXES	0.00	0.00	0.00	5,200,460.00	418,474.17	2,160,699.49	0.00	3,039,760.51	41.55
FEES AND PERMITS	0.00	0.00	0.00	588,265.00	49,900.52	463,646.81	0.00	124,618.19	78.82
LICENSES	0.00	0.00	0.00	139,020.00	7,345.00	96,852.00	0.00	42,168.00	69.67
MUNICIPAL COURT	0.00	0.00	0.00	307,874.00	24,592.02	124,352.18	0.00	183,521.82	40.39
MISCELLANEOUS	0.00	0.00	0.00	1,029,594.00	167,277.70	614,746.55	0.00	414,847.45	59.71
TRANSFERS - INTERFUND	0.00	0.00	0.00	2,459,053.00	178,128.34	890,641.70	0.00	1,568,411.30	36.22
TOTAL NON-DEPARTMENTAL	0.00	0.00	0.00	14,551,948.00	1,132,826.70	7,483,433.71	0.00	7,068,514.29	51.43

COVID-19

TOTAL REVENUES	0.00	0.00	0.00	14,551,948.00	1,132,826.70	7,483,433.71	0.00	7,068,514.29	51.43
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EXPENDITURE SUMMARY

NON-DEPARTMENTAL	0.00	0.00	0.00	1,945,200.00	20,625.00	1,853,397.48	0.00	91,802.52	95.28
ADMINISTRATION	0.00	0.00	0.00	1,663,933.76	123,875.67	586,343.54	3,912.19	1,073,678.03	35.47
INFORMATION TECHNOLOGY	2,153.90	0.00	2,153.90	997,841.94	99,772.46	548,069.10	23,404.68	426,368.16	57.27
ECONOMIC DEVELOPMENT	0.00	0.00	0.00	198,801.00	13,758.04	91,987.16	270.11	106,543.73	46.41
COMMUNITY DEVELOPMENT	229.59	229.59	0.00	1,031,084.96	74,646.43	392,301.85	1,901.55	636,881.56	38.23
ENGINEERING	229.59	229.59	0.00	552,471.84	33,874.95	165,263.60	(157.36)	387,365.60	29.89
STREETS	2,160.01	0.00	2,160.01	1,058,970.72	83,502.54	468,179.54	10,696.63	580,094.55	45.22
BUILDING & GROUNDS	0.00	0.00	0.00	431,281.40	21,195.90	157,487.31	3,788.23	270,005.86	37.39
STORMWATER	0.00	0.00	0.00	402,176.40	25,002.44	137,666.42	3,934.67	260,575.31	35.21
COURT	0.00	0.00	0.00	218,125.00	15,621.42	84,734.62	241.85	133,148.53	38.96
FINANCE	1,000.00	1,000.00	0.00	1,055,552.86	65,482.55	395,107.81	20,426.82	640,018.23	39.37
COMMUNICATIONS	0.00	0.00	0.00	436,223.00	19,331.31	179,995.84	5,374.64	250,852.52	42.49
PROSECUTING ATTORNEY	0.00	0.00	0.00	27,000.00	2,250.00	9,000.00	2,250.00	15,750.00	41.67
POLICE	0.00	0.00	0.00	6,317,438.90	470,052.23	2,600,078.63	12,369.69	3,704,990.58	41.35
EMERGENCY MANAGEMENT	0.00	0.00	0.00	171,991.88	10,437.18	65,146.18	153.26	106,692.44	37.97

TOTAL EXPENDITURES	5,773.09	1,459.18	4,313.91	16,508,093.66	1,079,428.12	7,734,759.08	88,566.96	8,684,767.62	47.39
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REVENUES OVER/ (UNDER) EXPENDITURES	(5,773.09)	1,459.18	(4,313.91)	(1,956,145.66)	53,398.58	(251,325.37)	(88,566.96)	(1,616,253.33)	17.38
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DEPARTMENT HEAD REPORT - UNAUDITED

AS OF: MARCH 31ST, 2026

15 -PUBLIC SAFETY SALES TAX

FINANCIAL SUMMARY

	PRIOR YEAR ENDING PO BAL.	PRIOR YEAR PO ADJUST.	REMAINING | PRIOR YEAR | PO BALANCE |	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
<u>REVENUE SUMMARY</u>									
<u>NON-DEPARTMENTAL</u>									
SALES TAXES	0.00	0.00	0.00	1,026,289.00	85,026.82	340,713.66	0.00	685,575.34	33.20
MISCELLANEOUS	0.00	0.00	0.00	3,321.00	413.01	789.07	0.00	2,531.93	23.76
TOTAL NON-DEPARTMENTAL	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>1,029,610.00</u>	<u>85,439.83</u>	<u>341,502.73</u>	<u>0.00</u>	<u>688,107.27</u>	<u>33.17</u>
TOTAL REVENUES	0.00	0.00	0.00	1,029,610.00	85,439.83	341,502.73	0.00	688,107.27	33.17
<u>EXPENDITURE SUMMARY</u>									
POLICE	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>816,185.01</u>	<u>26,657.67</u>	<u>101,499.03</u>	<u>0.00</u>	<u>714,685.98</u>	<u>12.44</u>
TOTAL EXPENDITURES	0.00	0.00	0.00	816,185.01	26,657.67	101,499.03	0.00	714,685.98	12.44
REVENUES OVER/ (UNDER) EXPENDITURES	0.00	0.00	0.00	213,424.99	58,782.16	240,003.70	0.00	(26,578.71)	112.45

DEPARTMENT HEAD REPORT - UNAUDITED

AS OF: MARCH 31ST, 2026

25 -PARK FUND

FINANCIAL SUMMARY

	PRIOR YEAR ENDING PO BAL.	PRIOR YEAR PO ADJUST.	REMAINING | PRIOR YEAR | PO BALANCE |	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
<u>REVENUE SUMMARY</u>									
<u>NON-DEPARTMENTAL</u>									
TRANSFERS - INTERFUND	0.00	0.00	0.00	16,200.00	0.00	16,200.00	0.00	0.00	100.00
TOTAL NON-DEPARTMENTAL	0.00	0.00	0.00	16,200.00	0.00	16,200.00	0.00	0.00	100.00
<u>PARKS DIVISION</u>									
PROPERTY TAXES	0.00	0.00	0.00	555,127.00	4,850.91	536,652.68	0.00	18,474.32	96.67
MISCELLANEOUS	0.00	0.00	0.00	40,652.00	7,563.49	14,821.71	0.00	25,830.29	36.46
FACILITY RENTAL REVENUE	0.00	0.00	0.00	22,615.00	1,167.50	1,917.50	0.00	20,697.50	8.48
TRANSFERS - INTERFUND	0.00	0.00	0.00	825,000.00	68,750.00	343,750.00	0.00	481,250.00	41.67
TOTAL PARKS DIVISION	0.00	0.00	0.00	1,443,394.00	82,331.90	897,141.89	0.00	546,252.11	62.16
<u>RECREATION DIVISION</u>									
CONCESSION REVENUE	0.00	0.00	0.00	52,000.00	1,237.00	1,387.50	0.00	50,612.50	2.67
FACILITY RENTAL REVENUE	0.00	0.00	0.00	20,320.00	965.00	5,085.00	0.00	15,235.00	25.02
PROGRAM REVENUE	0.00	0.00	0.00	311,275.00	24,440.00	132,611.52 (	170.00)	178,833.48	42.55
TOTAL RECREATION DIVISION	0.00	0.00	0.00	383,595.00	26,642.00	139,084.02 (	170.00)	244,680.98	36.21
<u>CENTERVIEW</u>									
FACILITY RENTAL REVENUE	0.00	0.00	0.00	82,950.00	6,728.75	26,661.36	0.00	56,288.64	32.14
PROGRAM REVENUE	0.00	0.00	0.00	13,850.00	2,545.00	5,725.00	0.00	8,125.00	41.34
TOTAL CENTERVIEW	0.00	0.00	0.00	96,800.00	9,273.75	32,386.36	0.00	64,413.64	33.46
<u>RAYMORE ACTIVITY CENTER</u>									
MISCELLANEOUS	0.00	0.00	0.00	11,600.00	1,148.00	6,743.00	0.00	4,857.00	58.13
CONCESSION REVENUE	0.00	0.00	0.00	5,900.00	319.50	2,961.00	0.00	2,939.00	50.19
FACILITY RENTAL REVENUE	0.00	0.00	0.00	42,575.00	6,397.50	20,417.50	0.00	22,157.50	47.96
PROGRAM REVENUE	0.00	0.00	0.00	244,845.00	6,197.00	39,024.00	0.00	205,821.00	15.94
TOTAL RAYMORE ACTIVITY CENTER	0.00	0.00	0.00	304,920.00	14,062.00	69,145.50	0.00	235,774.50	22.68
TOTAL REVENUES	0.00	0.00	0.00	2,244,909.00	132,309.65	1,153,957.77 (	170.00)	1,091,121.23	51.40
<u>EXPENDITURE SUMMARY</u>									
PARKS DIVISION	10,499.12	0.00	10,499.12	1,266,979.49	87,751.43	485,957.90	18,343.40	762,678.19	39.80
RECREATION DIVISION	0.00	0.00	0.00	432,460.50	36,505.40	145,076.26	10,990.05	276,394.19	36.09
CENTERVIEW	0.00	0.00	0.00	116,533.96	8,507.76	45,727.34	4,693.95	66,112.67	43.27
RAYMORE ACTIVITY CENTER	0.00	0.00	0.00	299,385.54	24,099.34	140,993.15	2,485.12	155,907.27	47.92
TOTAL EXPENDITURES	10,499.12	0.00	10,499.12	2,115,359.49	156,863.93	817,754.65	36,512.52	1,261,092.32	40.38
REVENUES OVER/(UNDER) EXPENDITURES	(10,499.12)	0.00 (	10,499.12)	129,549.51 (	24,554.28)	336,203.12 (	36,682.52)	(169,971.09)	231.20

DEPARTMENT HEAD REPORT - UNAUDITED

AS OF: MARCH 31ST, 2026

50 -ENTERPRISE FUND

FINANCIAL SUMMARY

	PRIOR YEAR ENDING PO BAL.	PRIOR YEAR PO ADJUST.	REMAINING | PRIOR YEAR | PO BALANCE |	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
<u>REVENUE SUMMARY</u>									
<u>NON-DEPARTMENTAL</u>									
MISCELLANEOUS	0.00	0.00	0.00	253,724.00	35,835.76	86,723.93	0.00	167,000.07	34.18
UTILITY REVENUE	0.00	0.00	0.00	11,974,953.00	898,272.83	4,704,322.10 (	50.00)	7,270,680.90	39.28
TRANSFERS - INTERFUND	0.00	0.00	0.00	8,500.00	0.00	8,500.00	0.00	0.00	100.00
TOTAL NON-DEPARTMENTAL	0.00	0.00	0.00	12,237,177.00	934,108.59	4,799,546.03 (	50.00)	7,437,680.97	39.22
<u>COVID-19</u>									
<u>SRF SEWER BONDS</u>									
TOTAL REVENUES	0.00	0.00	0.00	12,237,177.00	934,108.59	4,799,546.03 (	50.00)	7,437,680.97	39.22
<u>EXPENDITURE SUMMARY</u>									
NON-DEPARTMENTAL	0.00	0.00	0.00	750,000.00	62,500.00	312,500.00	0.00	437,500.00	41.67
WATER	0.00	0.00	0.00	4,952,118.34	293,606.35	1,706,415.41	9,366.02	3,236,336.91	34.65
SEWER	0.00	0.00	0.00	4,859,394.34	675,989.62	1,831,274.12	45,292.30	2,982,827.92	38.62
SOLID WASTE	0.00	0.00	0.00	2,293,838.00	176,019.56	704,056.77	23,460.00	1,566,321.23	31.72
TOTAL EXPENDITURES	0.00	0.00	0.00	12,855,350.68	1,208,115.53	4,554,246.30	78,118.32	8,222,986.06	36.03
REVENUES OVER/ (UNDER) EXPENDITURES	0.00	0.00	0.00	(618,173.68)	(274,006.94)	245,299.73 (	78,168.32)	(785,305.09)	27.04-

Investment Monthly Report

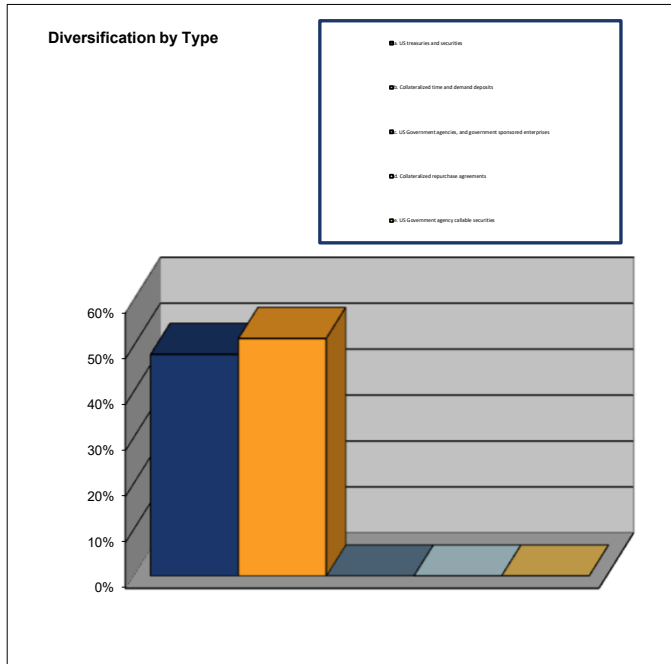
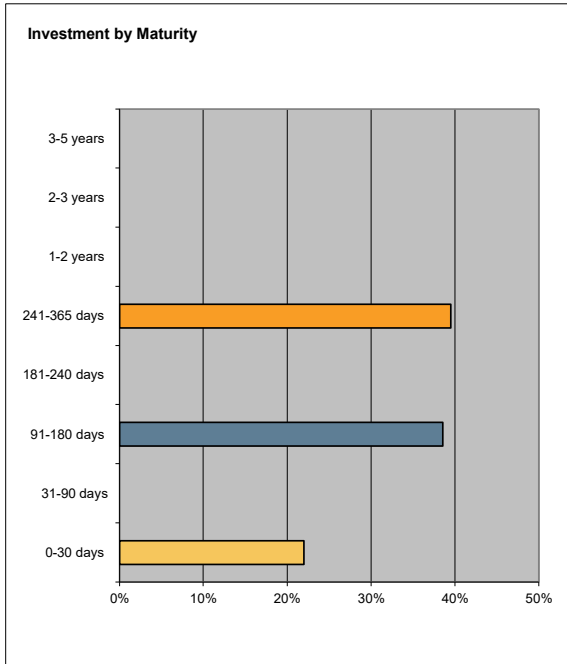
Investments Held at 03/31/2026

Purchase Date	Receipt #	Institution	Description	Restricted	Maturity Date	Principal	Par **	Yield	Market*	Premium (Discount)
12/31/25	1431717	NASB	CD		12/31/26	2,000,000.00	2,000,000.00	3.750	2,000,000.00	NA
12/31/25	1431684	NASB	CD		12/31/26	2,000,000.00	2,000,000.00	3.750	2,000,000.00	NA
10/18/12		MOSIP	MOSIP POOLE- GENERAL FUND		NA	5,002,021.17	5,002,021.17	3.930	5,002,021.17	NA
08/14/19	901472	CBR	CD	Fund 50	08/25/26	766,794.66	766,794.66	3.800	766,794.66	NA
09/05/25	1404904	NASB	CD		09/05/26	2,000,000.00	2,000,000.00	3.850	2,000,000.00	NA
03/20/26	296028283	COMMERCE	US TREASURY NOTES		03/31/27	4,984,748.87	5,147,000.00	3.799	4,984,748.87	162,251.13
08/07/25	296026850	COMMERCE	US TREASURY		08/06/26	1,999,929.45	2,077,000.00	3.838	1,999,929.45	(77,070.55)
08/07/25	296026851	COMMERCE	US TREASURY	JUSTICE CENTER	08/06/26	3,999,858.91	4,154,000.00	3.838	3,999,858.91	(154,141.09)
Investment Total						22,753,353.06	23,146,815.83		22,753,353.06	(68,960.51)

*Market value listed above is the value of the investment at month end

Average Annual Rate of Return: **3.8340**

** Par value listed above is the actual amount if less than one year or the calculated annual earnings showing a one-year duration



Listing of Investments Matured During the Month

Month	Receipt #	Institution	Description	Restricted	Maturity Date	Principal	Par **	Yield	Days Held
03/20/25	1275842	NASB	CD		03/20/26	2,500,000.00	2,500,000.00		
03/20/25		NASB	CD		03/20/26	2,500,000.00	2,500,000.00		

Average Rate of Return on Maturities:

March Grant Summary

New Grant Applications	Grantor	Award Amt. Requested / Match Required	Project / Item	Notification Timeline	Awarded / Denied

Current Grant Awards:	Grantor	Award Amt. / Match Required	Eligible Amount Expended to Date	Awards/ Reimbursements Rec'd. to Date	Grant Deadline
Police:					
State & Community Hwy. Safety Grant - DWI (Oct. 2025 - Sept. 2026)	MoDOT (Traffic & Hwy. Safety Division)	\$14,800 (no match)	\$2,174.86	\$1,935.10	09/30/26
State & Community Hwy. Safety Grant - HMV (Oct. 2025 - Sept. 2026)	MoDOT (Traffic & Hwy. Safety Division)	\$15,379 (no match)	\$0.00	\$0.00	09/30/26
Bulletproof Vest Partnership (Sept. 2019 - Aug. 2022)	DOJ	\$5,398 (50% match)	\$6,647.44	\$6,647.44	08/31/24
Parks:					
Emergency Management:					
Emergency Mgmt. Performance Grant - 2025 (July 2024 - June 2025)	FEMA	\$34,171.57 (50% match)	\$26,556.27	\$26,556.27	06/30/25
Community Development:					
Community Development	AARP	\$15,000	\$12,349.52	\$15,000.00	11/05/18

Past Grant Awards:	Grantor	Award Amount / Match Req'd.	Eligible Amount Expended to Date	Awards/ Reimbursements Rec'd. to Date	Grant Deadline
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THE RAYMORE CITY COUNCIL MET IN REGULAR SESSION ON MONDAY, APRIL 14, 2025 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: CITY MANAGER JIM FEUERBORN, CITY ATTORNEY JONATHAN ZERR, AND CITY CLERK ERICA HILL.

1. Call To Order

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

2. Roll Call

City Clerk Erica Hill called roll; quorum present to conduct business.

3. Pledge of Allegiance

4. New Business

A. Declaring April 7, 2026 Election Results - Emergency Reading

BILL 4029: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, DECLARING THE RESULTS OF THE APRIL 7, 2026, ELECTION AND DECLARING THIS BILL AS AN EMERGENCY."

City Clerk Erica Hill conducted the first reading of Bill 4029 by title only.

MOTION: By Councilmember Abdelgawad, second by Councilmember Holman to approve the first reading of Bill 4029 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 declared Bill 4029 as an emergency and called for the second reading in its entirety.

City Clerk Erica Hill conducted the second reading of Bill 4029 in its entirety.

MOTION: By Councilmember Abdelgawad, second by Councilmember Holman to approve the second reading of Bill 4029 in its entirety.

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 4029 as **Raymore City Ordinance 2026-023**.

5. Oath of Office

City Clerk Erica Hill administered the oath of office to Councilmembers Josh McDonald, Ward 1; Thomas Circo, Ward 2; Jay D. Holman, Ward 3; and Jeremy Roe, Ward 4.

6. Presentation of Service Plaques

Mayor Turnbow presented plaques to Councilmembers Abdelgawad and Mills honoring their service to the City of Raymore.

7. Adjournment

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

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

The regular meeting of the Raymore Council adjourned at 6:19 p.m.

Respectfully submitted,

Erica Hill
City Clerk

THE RAYMORE CITY COUNCIL MET IN SPECIAL SESSION ON MONDAY, APRIL 13, 2026, IN COUNCIL CHAMBERS AT 100 MUNICIPAL CIRCLE, RAYMORE, MISSOURI. MEMBERS PRESENT: MAYOR TURNBOW, COUNCILMEMBERS BAKER, BARBER, BURKE III, CIRCO, ENGERT, HOLMAN, MCDONALD, AND ROE. ALSO PRESENT: CITY MANAGER JIM FEUERBORN, CITY ATTORNEY JONATHAN ZERR, AND CITY CLERK ERICA HILL.

1. Call to Order

Mayor Turnbow called the meeting to order at 6:30 p.m.

2. Roll Call

City Clerk Erica Hill called roll; quorum present to conduct business.

3. Pledge of Allegiance

4. Presentation/Awards

Mayor Turnbow presented proclamations honoring National Animal Care and Control Appreciation Week and National Animal Care and Control Appreciation Week.

5. Personal Appearances

6. Staff Reports

Development Services Director David Gress the staff report included in the Council packet.

Chief of Police Jim Wilson reviewed the NIBRS scored crime overview for 2025 provided in the Council packet. He noted crime mapping will be live in the coming weeks. He answered questions from Council.

City Manager Jim Feuerborn announced the April 20 work session would be cancelled.

7. Committee Reports

8. Consent Agenda

A. City Council Regular Meeting minutes, March 23, 2026

B. Resolution 26-21: Acceptance of Public Infrastructure - Creekside Ranch Lots 2-20

C. Resolution 26-22: Acceptance of Public Infrastructure - Park Trails Replacement Phase 2

MOTION: By Councilmember Holman, second by Councilmember Barber to approve Item A of the Consent Agenda.

DISCUSSION: None

VOTE:	Councilmember Baker	Aye
	Councilmember Barber	Aye
	Councilmember Burke III	Aye
	Councilmember Circo	Aye
	Councilmember Engert	Aye
	Councilmember Holman	Aye
	Councilmember McDonald	Aye
	Councilmember Roe	Aye

MOTION: By Councilmember Holman, second by Councilmember Barber to approve Items B and C of the Consent Agenda.

DISCUSSION: None

VOTE:	Councilmember Baker	Aye
	Councilmember Barber	Aye
	Councilmember Burke III	Aye
	Councilmember Circo	Aye
	Councilmember Engert	Aye
	Councilmember Holman	Aye
	Councilmember McDonald	Aye
	Councilmember Roe	Aye

9. Unfinished Business

A. Prairie Acres Lot 1 Rezoning "A" to "RE"

BILL 4025: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AMENDING THE ZONING MAP FROM "A" AGRICULTURE DISTRICT TO "RE" RURAL ESTATE DISTRICT, FOR THE PROPERTY IDENTIFIED AS PRAIRIE ACRES, A SUBDIVISION OF LAND IN THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 46N, RANGE 32W, RAYMORE, CASS COUNTY, MISSOURI."

City Clerk Erica Hill conducted the second reading of Bill 4025 by title only.

Development Services Director David Gress reviewed the information included in the Council packet. Kent Stark, owner of 707 N. Prairie Lane, is requesting rezoning approval for approximately 4.54 acres of land currently encompassing a residential home and accessory agricultural buildings. The request seeks to transition the parcel from "A" Agriculture to "RE" Rural Estate to bring the tract into compliance with the City's Zoning Code. Mr. Stark proposes to subdivide this portion from his remaining 60 acres. Because the "A" Agriculture designation

requires a minimum of 10 acres, the proposed 4.54-acre subdivision necessitates rezoning to "RE" Rural Estate. This request is made in conjunction with the applicant's request to final plat the 4.54 acre parcel as Prairie Acres Lot 1. The Planning and Zoning Commission reviewed this request and held a public hearing during their February 17, 2026 meeting and voted 6-0 to recommend approval.

MOTION: By Councilmember Holman, second by Councilmember Barber to approve the second reading of Bill 4025 by title only.

DISCUSSION: None

VOTE:	Councilmember Baker	Aye
	Councilmember Barber	Aye
	Councilmember Burke III	Aye
	Councilmember Circo	Aye
	Councilmember Engert	Aye
	Councilmember Holman	Aye
	Councilmember McDonald	Aye
	Councilmember Roe	Aye

Mayor Turnbow announced the motion carried and declared Bill 4025 as **Raymore City Ordinance 2026-024.**

B. Prairie Acres Lot 1 Final Plat

BILL 4026: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, APPROVING THE FINAL PLAT FOR THE PRAIRIE ACRES SUBDIVISION, A SUBDIVISION OF LAND IN THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 46N, RANGE 32W, RAYMORE, CASS COUNTY, MISSOURI."

City Clerk Erica Hill conducted the second reading of Bill 4026 by title only.

MOTION: By Councilmember Holman, second by Councilmember Barber to approve the second reading of Bill 4026 by title only.

DISCUSSION: None

VOTE:	Councilmember Baker	Aye
	Councilmember Barber	Aye
	Councilmember Burke III	Aye
	Councilmember Circo	Aye
	Councilmember Engert	Aye
	Councilmember Holman	Aye
	Councilmember McDonald	Aye
	Councilmember Roe	Aye

Mayor Turnbow announced the motion carried and declared Bill 4026 as **Raymore City Ordinance 2026-025.**

C. 38th Amendment to Unified Development Code - Residential Design Standards

BILL 4024: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, APPROVING THE 38TH AMENDMENT TO THE UNIFIED DEVELOPMENT CODE, ESTABLISHING DESIGN STANDARDS FOR NEW SINGLE AND TWO-FAMILY RESIDENTIAL DEVELOPMENTS."

City Clerk Erica Hill conducted the second reading of Bill 4024 by title only.

Development Services Director David Gress reviewed the information included in the Council packet. In February 2025, the City Council tasked staff with the development of new standards that would discourage monotony across the City's growing residential subdivisions. Over the past several months, staff has conducted extensive research and held discussions with local builders and various real estate lenders that work in this field as it relates to construction, architecture and planning professions to create regulations that improve new development while remaining mindful of the impacts on the building community. In October 2025, staff met with Council with the Home Builders Association in attendance and presented updates related to these topics. At that time, Council directed staff to gather with more local builders that build specifically in Raymore for their feedback on the proposed standards. A meeting was held in November 2025 with 25 different builders in attendance and surveys were distributed to collect more feedback from those not able to attend. Following that, staff delivered those comments to Council in November. In January 2026, a joint work session with the Planning and Zoning Commission was held in which staff fully presented the draft of the proposed standards for both bodies to evaluate. After review, comments from the bodies and public, the points values for some landscaping items were split out into different groups. This amendment introduces new design standards for single and two-family residential construction aimed at increasing variation. Key requirements include increased variation during the subdivision platting phase regarding lot widths, greater diversity during the construction phase of home entry features such as porches, patios, and courtyards, and enhanced landscaping requirements based on a point system for all new homes. The Planning and Zoning Commission held a public hearing on the proposed amendment at their March 3, 2026 meeting and voted 7-0 to recommend approval.

Councilmember McDonald asked for clarification on Section 430.130, stating it implies the landscaping has to be maintained. Mr. Gress stated that only the text in the packet that is highlighted is being added into the code as an amendment, that section of code is currently in code and applies to properties that require site plans, such as commercial properties or multi-family properties.

Councilmember McDonald asked for clarification if there has to be different types of plantings, such as one tree and 30 grasses, and asked about the responses from the builders during the meeting with them. Mr. Gress stated as long as the points were met that would be acceptable. He noted the general consensus from the builders was a bit of confusion about how this would be implemented and the financial impact on a project, and stated the Home Builders Association spoke at the Planning and Zoning Commission meeting and those conversations were very positive.

Councilmember McDonald asked if variances could be granted due to topography on developments for the entrances. Mr. Gress stated yes, variances could be applied for on a lot by lot basis through the Planning and Zoning Commission and City Council.

Bill 4024 died for lack of motion.

D. Award of Contract - Justice Center Conceptual Design Services

BILL 4028: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH PGAV ARCHITECTS FOR CONCEPT DESIGN SERVICES FOR THE RAYMORE JUSTICE CENTER AND AUTHORIZING THE CITY MANAGER TO APPROVE CHANGES WITHIN ESTABLISHED BUDGET CONSTRAINTS."

City Clerk Erica Hill conducted the second reading of Bill 4028 by title only.

Assistant City Manager Ryan Murdock reviewed the information included in the Council packet. Over the course of the last four years, staff has undertaken an exhaustive process to determine the needs and feasibility for the Raymore Justice Center that will accommodate our growing community and provide exceptional customer service. To reach this point, staff conducted a personnel study, a space needs analysis, purchased the necessary land for the facility at 58 Highway and Pine Street, and passed the Public Safety Sales Tax in April 2025. At a recent work session of the City Council, staff was directed to take the next step toward the Justice Center by issuing an RFQ for concept design services. Staff interviewed all firms who submitted proposals and found PGAV Architects to be the most qualified firm for this project. He stated the project will move quickly, with a three month turnaround so the Council will be able to make a decision on how they would like to proceed in regards to a proposed justice center after that.

Councilmember McDonald asked if this is an expedited process. Mr. Murdock stated this is a fairly standard time frame for a concept design project, but there is a deadline.

Councilmember McDonald asked if the deadline was because we would like to put a question on the November ballot. City Manager Jim Feuerborn stated that the November ballot has been mentioned, but there are other factors that have

to be considered, such as Senate Bill 3 and the impact that has on us. He stated this is a comfortable time frame for working with the public to get a concept of what this could look like when we do eventually go for a bond issue.

Councilmember McDonald stated it was previously mentioned a few years ago that the estimated budget for the project was around \$26-30 million, and at a previous work session that this project may or may not include all of our wants versus needs for the facility. He asked if those have been specifically identified and if we have a budget that we've instructed PGAV to work towards. Mr. Murdock they would be coming up with an all encompassing package that includes all wishlist items, working within square footage parameters and in the \$20 million range. Mr. Feuerborn added this is why it's critical to gather public input while we have the experts in the room with us. Mr. Murdock stated this project will also shape the s-curve.

Councilmember McDonald asked for a couple of examples of how the company will help engage the public.

Chris Davis, PGAV Architects, 4900 Main Street, Suite 1000, Kansas City, MO, noted the positive relationship between our law enforcement and the community impressed them and is a great place to start the process and build upon. Surveys, town hall meetings, focus groups, and task forces are tools they use to gather information from citizens.

Councilmember McDonald clarified that this is the next step in this process whether it goes on the ballot in November or not. Mr. Feuerborn confirmed.

MOTION: By Councilmember Holman, second by Councilmember Barber to approve the second reading of Bill 4028 by title only.

DISCUSSION: Councilmember Baker stated with the passage of SB3, he wouldn't support putting a GO Bond on a November ballot. He would rather have more time to look at this and the vendor to not rush the process and our citizens to believe the end result is the final product. He stated he understands the need for a justice center, but doesn't think rushing through two and a half months on a \$175,000 investment with SB3 lingering is something he can support.

VOTE:	Councilmember Baker	Nay
	Councilmember Barber	Aye
	Councilmember Burke III	Aye
	Councilmember Circo	Aye
	Councilmember Engert	Aye
	Councilmember Holman	Aye
	Councilmember McDonald	Nay
	Councilmember Roe	Nay

Mayor Turnbow announced the motion carried and declared Bill 4028 as **Raymore City Ordinance 2026-026.**

10. New Business

A. Award of Contract - Dean Avenue/MO-58 Access Modifications

BILL 4030: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH JM FAHEY CONSTRUCTION COMPANY FOR THE DEAN AVENUE/MO-58 ACCESS MODIFICATIONS, CITY PROJECT NUMBER 26-437-201 IN THE AMOUNT OF \$1,018,440.00 AND AUTHORIZING THE CITY MANAGER TO APPROVE CHANGE ORDERS WITHIN ESTABLISHED BUDGET CONSTRAINTS."

City Clerk Erica Hill conducted the first reading of Bill 4030 by title only.

Public Works Director Trent Salsbury reviewed the information included in the Council packet. This project will primarily consist of the installation of a median in the area of the 58 Highway & Dean Avenue Intersection, the installation of a new traffic signal and the mill and overlay of the pavement on 58 Highway from Dean Avenue to Westgate Drive. This contract includes the base bid and a portion of the alternate bid items. The City received two bids on March 26, 2026, and JM Fahey Construction Company was determined to be the lowest and best bidder. Staff recommends the contract for the Dean Avenue Access Management Project be awarded to JM Fahey Construction Company in the amount of \$1,018,440.

Councilmember Baker asked how the roads will be affected with the medians on Dean Ave and will the work be done in conjunction with the mill and overlay on 58 Highway in that area. Mr. Salsbury stated there will be extensive traffic control and it will be modifying the middle of the road. He described the construction of the medians.

MOTION: By Councilmember Holman, second by Councilmember Barber to approve the second reading of Bill 4030 by title only.

DISCUSSION: None

VOTE:	Councilmember Baker	Aye
	Councilmember Barber	Aye
	Councilmember Burke III	Aye
	Councilmember Circo	Aye
	Councilmember Engert	Aye
	Councilmember Holman	Aye
	Councilmember McDonald	Aye
	Councilmember Roe	Aye

B. Award of Contract - Crack Seal Project

BILL 4031: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH PAVEMENT MANAGEMENT LLC FOR THE CRACK SEAL PROJECT, CITY PROJECT NUMBER 26-483-202R IN THE AMOUNT OF \$114,800.00 AND AUTHORIZING THE CITY MANAGER TO APPROVE CHANGE ORDERS WITHIN ESTABLISHED BUDGET CONSTRAINTS."

City Clerk Erica Hill conducted the first reading of Bill 4031 by title only.

Public Works Director Trent Salsbury reviewed the information included in the Council packet. The purpose of this project is to perform crack sealing maintenance work on several streets in Raymore, specifically south of Lucy Webb Road. Bids were received on February 3, 2026 for a similar crack sealing project, but all bids were rejected due to the costs being beyond the budget for the project. The project was then rebid with a lower quantity to fit the project within the budget. The City received five bids on April 1, 2026, and Pavement Management LLC was determined to be the lowest and best bidder. Staff recommends the contract for the Crack Seal Project be awarded to Pavement Management LLC in the amount of \$114,800.00.

Councilmember Baker asked if this process is similar to the process used in Whitetail Run. Mr. Salisbury stated the sealant used in Whitetail Run is mastic sealant and used for a bit larger cracks. This would be for smaller cracks, generally around a quarter inch or so, to keep water out or the pavement to extend the life. Our city operations crews are now doing our mastic program so we did not include it in this project and felt we could better use funds by contracting out this larger quantity of work.

MOTION: By Councilmember Holman, second by Councilmember Barber to approve the second reading of Bill 4031 by title only.

DISCUSSION: None

VOTE:	Councilmember Baker	Aye
	Councilmember Barber	Aye
	Councilmember Burke III	Aye
	Councilmember Circo	Aye
	Councilmember Engert	Aye
	Councilmember Holman	Aye
	Councilmember McDonald	Aye
	Councilmember Roe	Aye

C. Eastbrooke at Creekmoor 5th Final Plat

BILL 4032: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, APPROVING THE EASTBROOKE AT CREEKMOOR 5TH FINAL PLAT, A SUBDIVISION OF LAND LOCATED IN THE SOUTHEAST QUARTER AND

SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 46 NORTH, RANGE 32 WEST, IN RAYMORE, CASS COUNTY, MISSOURI.”

City Clerk Erica Hill conducted the first reading of Bill 4032 by title only.

Development Services Director David Gress reviewed the information included in the Council packet. Cooper Land Development is requesting final plat approval of the Eastbrooke at Creekmoor 5th Final Plat, which is proposed to be located along 163rd Street, north of 163rd Street and south of Rannoch Lane. The proposed plat includes 49 single family lots, including a mixture of gallery lots and standard lots, as well as three common area tracts. This phase also proposes the relocation of the golf cart path further south across Creekmoor Drive, which will improve visibility and intersection safety along this section of road for cart users. The request is ministerial in accordance with the Creekmoor Memorandum of Understanding and Preliminary Development Plan. The Planning and Zoning Commission voted 6-0 at their April 7, 2026 meeting to recommend approval to the City Council.

Councilmember Baker asked about the finding of fact number one changing the number of homes from 24 to 49. Mr. Gress stated the Memorandum of Understanding that guides the development of Creekmoor has been amended seven times since its initial approval. The original plan included various areas slated for townhomes and duplexes, this was changed early on and replaced some with single family lots in the southwest quarter of Creekmoor. The sixth and seventh amendments removed all of the other two-family areas. Those areas that were slated for two-family development were 160 to 192 family units that could be built. When it was amended, they amended the land use, so they went from being two-family lots to single-family lots. This helps explain the shifting of different lot counts around the phases due to reducing the number of lots over in one phase of Eastbrook and shifting those over to other areas of Eastbrooke. The Planning and Zoning Commission discussed the gallery lots (more narrow lots) that are typical in the Eastbrooke subdivision. Eastbrooke is not synonymous with gallery lots as the Eastbrooke third phase included significantly fewer lots than was originally planned; they are bit larger, more standard lots. This phase includes a mixture of both types of lots, 21 gallery lots and the remaining are more standard size lots.

Councilmember McDonald what the process was to allow for the gallery size lots. Mr. Gress stated the change to MOU that created the gallery lots is specific to Eastbrooke. They can do typical RI lots and patio lots, which are in the middle. Initially, the fourth and fifth phases were submitted as one large phase and staff had concerns with the alignment of the curve of Creekmoor Drive and asked them to split it into two phases. The fourth phase was approved and several homes are under construction. The proposed fifth plat they presented was all gallery lots with several fronting Creekmoor Drive. Staff and the developer went through several iterations to break up the concentration of the gallery lots particularly along Creekmoor drive based on traffic concerns, so the number of

gallery lots was reduced in exchange to a handful of more typical style lots in this phase of Eastbrooke.

MOTION: By Councilmember Holman, second by Councilmember Barber to approve the second reading of Bill 4032 by title only.

DISCUSSION: None

VOTE:	Councilmember Baker	Aye
	Councilmember Barber	Aye
	Councilmember Burke III	Aye
	Councilmember Circo	Aye
	Councilmember Engert	Aye
	Councilmember Holman	Aye
	Councilmember McDonald	Aye
	Councilmember Roe	Aye

11. Public Comment

12. Mayor/Council Communication

Mayor Turnbow and Councilmembers look forward to supporting a justice center, thanked the voters, thanked the former Councilmembers for their service, recognized National Animal Care and Control Appreciation and National Animal Care and Control Appreciation Weeks, and welcomed the new Councilmembers.

13. Adjournment

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

VOTE:	Councilmember Baker	Aye
	Councilmember Barber	Aye
	Councilmember Burke III	Aye
	Councilmember Circo	Aye
	Councilmember Engert	Aye
	Councilmember Holman	Aye
	Councilmember McDonald	Aye
	Councilmember Roe	Aye

The special meeting of the Raymore City Council adjourned at 7:52 p.m.

Respectfully submitted,

Erica Hill
City Clerk

RESOLUTION 26-23

"A RESOLUTION OF THE CITY OF RAYMORE, MISSOURI, INDICATING AN INTENT TO CONTINUE A DESIGNATION AS A BLUE SHIELD COMMUNITY UNDER THE SAFER MISSOURI INITIATIVE LAUNCHED BY GOVERNOR MIKE KEHOE."

WHEREAS, the safety and well-being of all residents, visitors, and businesses within the City of Raymore are of paramount importance; and,

WHEREAS, the City of Raymore has been a regional leader in promoting safe communities and has excelled in the area of law enforcement, consistently getting excellent reviews among its citizens in official surveys and community conversations; and,

WHEREAS, crime poses a significant threat to the quality of life, economic growth, and overall health of the community; and,

WHEREAS, the City of Raymore will continue to demonstrate a commitment to public safety, including efforts to reduce any violent crime within the City; and,

WHEREAS, a collaborative approach involving law enforcement, community organizations, residents, and other stakeholders are essential to effectively reduce crime, with these efforts bringing an unparalleled sense of unity and pride to Raymore.

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

Section 1. This Resolution reaffirms the City of Raymore's commitment to the safety and security of all residents and will prioritize public safety initiatives in its policies, budgets, and programs in an effort to reduce and eliminate crime.

Section 2. It is the intention of the City Council and the Raymore Police Department to re-apply for the designation of a Blue Shield Community, in accordance with Governor Mike Kehoe's Safer Missouri initiative.

Section 3. This Resolution shall become effective on and after the date of passage and approval.

Section 4. Any Resolution or part thereof which conflicts with this Resolution shall be null and void.

DULY READ AND PASSED THIS 27TH DAY OF APRIL, 2026, BY THE FOLLOWING VOTE:

Councilmember Baker
Councilmember Barber
Councilmember Burke III
Councilmember Circo
Councilmember Engert
Councilmember Holman
Councilmember McDonald
Councilmember Roe

ATTEST:

APPROVE:

Erica Hill, City Clerk

Kristofer P. Turnbow, Mayor

Date of Signature



RAYMORE

come home to more

CITY OF RAYMORE
AGENDA ITEM INFORMATION FORM

DATE: 4/13/2026
SUBMITTED BY: Trent Salsbury DEPARTMENT: Public Works
ITEM CATEGORY: Ordinance

TITLE / ISSUE / REQUEST

Award of Contract - Dean Avenue/MO-58 Access Modifications (pg 44)

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:	\$1,018,440.00
Amount Budgeted:	\$1,050,000.00
Funding Source/Account:	Fund 45 - \$650,000 Fund 37 - \$500,000

PROJECT TIMELINE

Estimated Start Date	Estimated End Date
5/4/2026	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 4030
2. Dean Avenue Access Management Project Sheets
3. Contract

BACKGROUND / JUSTIFICATION

This project will primarily consist of the installation of a median in the area of the 58 Highway & Dean Avenue Intersection, the installation of a new traffic signal and the mill and overlay of the pavement on 58 Highway from Dean Avenue to Westgate Drive. This contract includes the base bid and a portion of the alternate bid items.

The City received the following bids on March 26, 2026:

JM Fahey Construction Company	\$1,018,440
Primetime Contracting Corp.	\$1,370,967

JM Fahey Construction Company was determined to be the lowest and best bidder.

Staff recommends the contract for the Dean Avenue Access Management Project be awarded to JM Fahey Construction Company in the amount of \$1,018,440.

BILL 4030

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 DEAN AVENUE/MO-58 ACCESS MODIFICATIONS, CITY PROJECT NUMBER 26-437-201 IN THE AMOUNT OF \$1,018,440.00 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 March 26, 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 \$1,018,440.00 with JM Fahey Construction Company for the Dean Avenue/MO-58 Access Modifications, 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 13TH DAY OF APRIL, 2026.

BE IT REMEMBERED THAT THE ABOVE ORDINANCE WAS APPROVED AND ADOPTED THIS 27TH DAY OF APRIL, 2026, BY THE FOLLOWING VOTE:

Councilmember Baker
Councilmember Barber
Councilmember Burke III
Councilmember Circo
Councilmember Engert
Councilmember Holman
Councilmember McDonald
Councilmember Roe

ATTEST:

APPROVE:

Erica Hill, City Clerk

Kristofer P. Turnbow, Mayor

Date of Signature

DESIGN DESIGNATION

DEAN AVENUE

A.A.D.T. - 2023 = 976
 D.H.V. = 98%
 T = 50%
 V = 40 M.P.H.
 D = 51%

FUNCTIONAL CLASSIFICATION - URBAN AREA
 MO-58

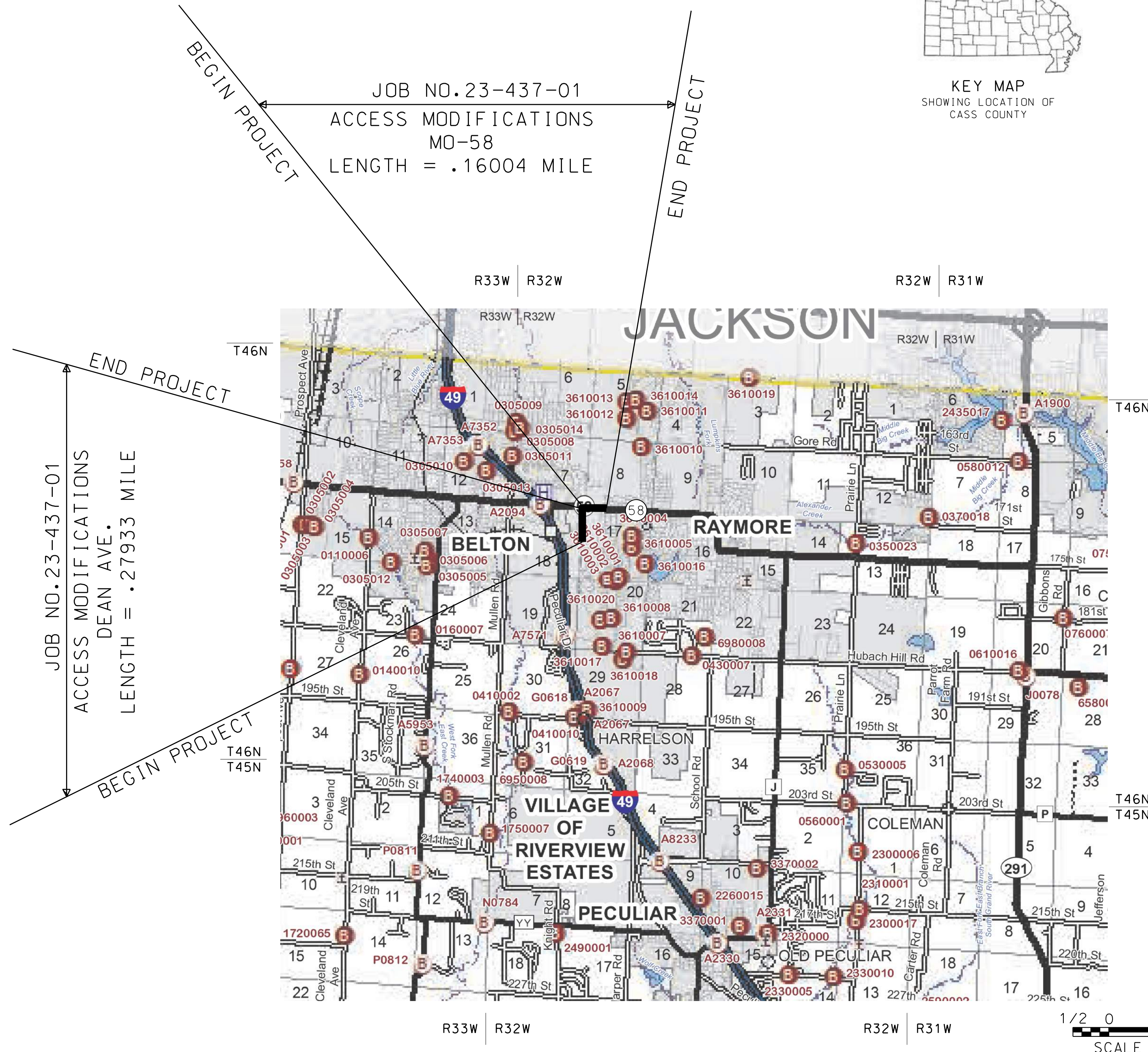
A.A.D.T. - 2023 = 26975
 D.H.V. = 98%
 T = 34%
 V = 40 M.P.H.
 D = 53%

FUNCTIONAL CLASSIFICATION - URBAN AREA

**DEAN AVENUE/MO-58
 ACCESS MODIFICATIONS
 CITY OF RAYMORE, MISSOURI
 CASS COUNTY**



KEY MAP
 SHOWING LOCATION OF
 CASS COUNTY



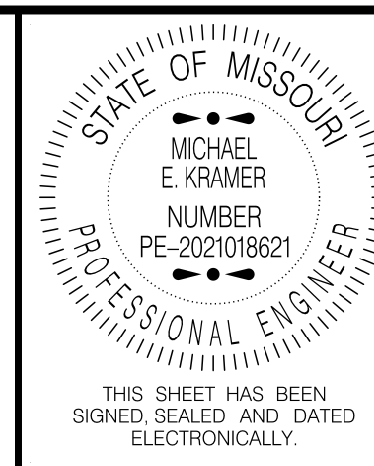
JOB NO. 23-437-01
 ACCESS MODIFICATIONS
 DEAN AVE.
 LENGTH = .27933 MILE
 BEGIN PROJECT
 END PROJECT

JOB NO. 23-437-01
 ACCESS MODIFICATIONS
 MO-58
 LENGTH = .16004 MILE

THE EXISTENCE AND APPROXIMATE LOCATION OF UTILITY FACILITIES KNOWN TO EXIST, AS SHOWN ON THE PLANS, ARE BASED ON THE BEST INFORMATION AVAILABLE TO THE COMMISSION AT THIS TIME. THIS INFORMATION IS PROVIDED BY THE COMMISSION "AS-IS" AND THE COMMISSION EXPRESSLY DISCLAIMS ANY REPRESENTATION OR WARRANTY AS TO THE COMPLETENESS, ACCURACY, OR SUITABILITY OF THE INFORMATION FOR ANY USE. RELIANCE UPON THIS INFORMATION IS DONE AT THE RISK AND PERIL OF THE USER, AND THE COMMISSION SHALL NOT BE LIABLE FOR ANY DAMAGES THAT MAY ARISE FROM ANY ERROR IN THE INFORMATION. IT IS, THEREFORE, THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE, LOCATION AND STATUS OF ANY FACILITY. SUCH VERIFICATION INCLUDES DIRECT CONTACT WITH THE LISTED UTILITIES.

INDEX OF SHEETS

DESCRIPTION	SHEET NUMBER
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TYPICAL SECTIONS (3 SHEETS)-----	4-6
SURVEY CONTROL (1 SHEET)-----	7
PLAN (5 SHEETS)-----	8-12
PLAN AND PROFILE (1 SHEET)-----	13
INTERSECTION DETAIL (1 SHEET)-----	14
ADA RAMP DETAILS (1 SHEET)-----	15
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PROJECT NO.
 23-437-01

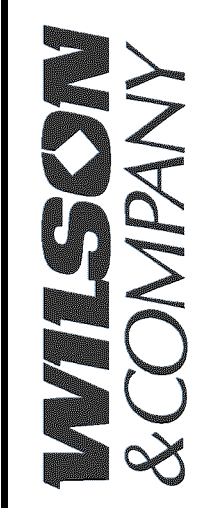
DATE	DESCRIPTION

100 Municipal Circle
 Raymore, MO 64083
 Phone (816) 331-1852
 Fax (816) 331-8067



LENGTH OF PROJECT

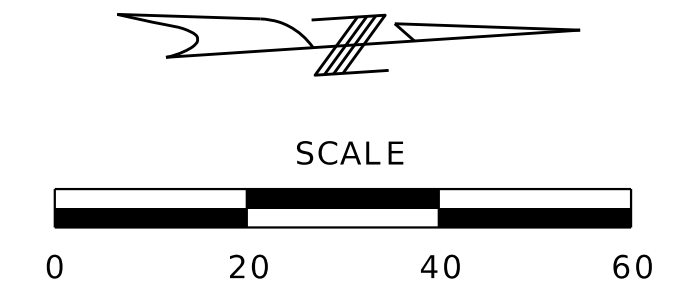
DEAN AVENUE	
BEGINNING OF PROJECT	STA. 100+00.00
END OF PROJECT	STA. 114+42.34
APPARENT LENGTH	1442.34 FEET
EQUATIONS AND EXCEPTIONS:	
MO-58	
BEGINNING OF PROJECT	STA. 200+47.12
END OF PROJECT	STA. 208+92.12
APPARENT LENGTH	845.00 FEET
EQUATIONS AND EXCEPTIONS:	
TOTAL CORRECTIONS	0.00 FEET
NET LENGTH OF PROJECT	1,987.34 FEET
STATE LENGTH	0.376 MILES
FOR INFORMATION ONLY	
ESTIMATED DISTURBED ACRES	0.36 ACRES



800 E 101st Terr., Ste. 200
 Kansas City, MO 64131
 Phone (816) 701-3100 ; Fax (816) 942-3013
 Missouri Cert. of Authority #2003007599

TITLE SHEET

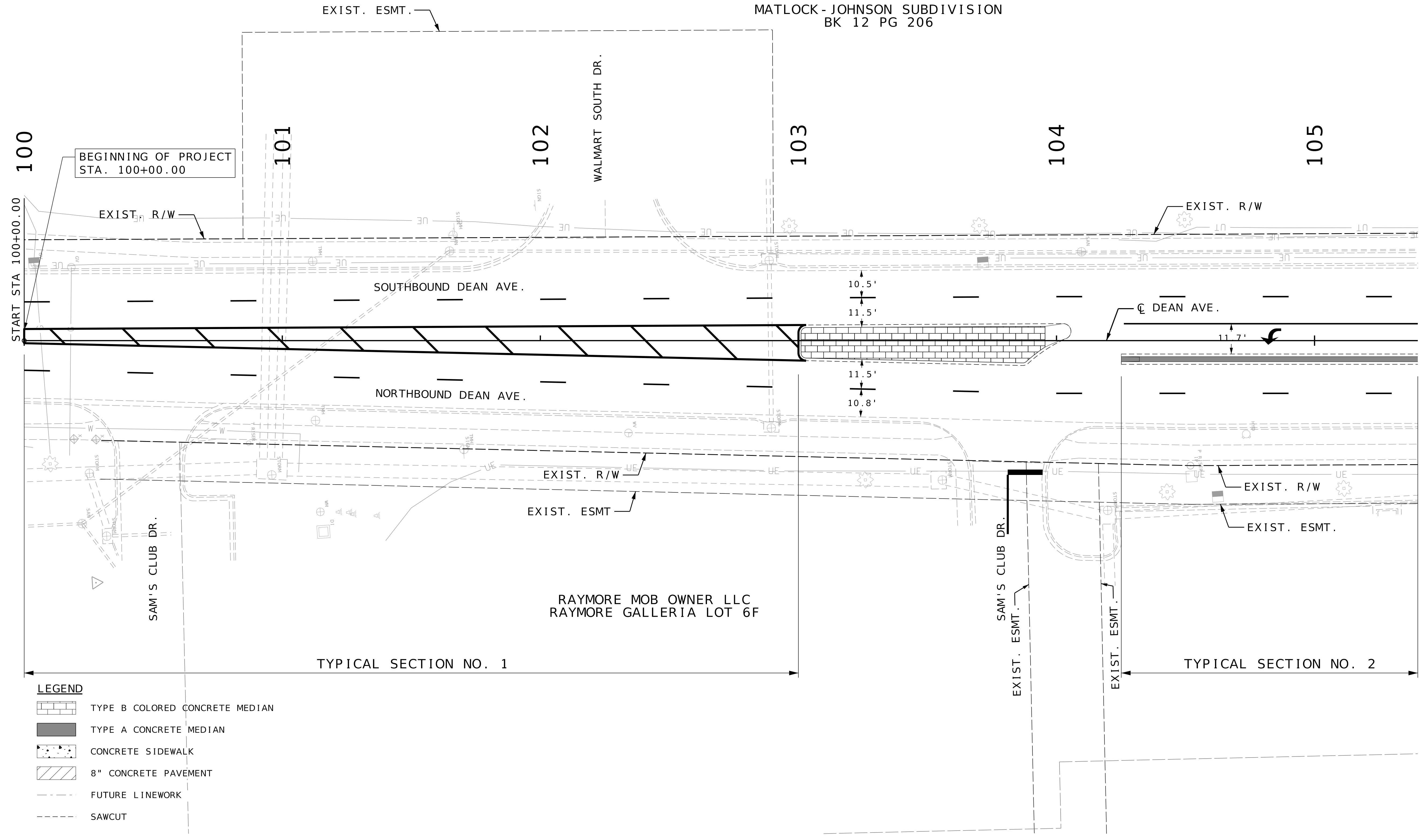
P.O.T C DEAN AVE. STA. 100+00.00
 N 961,959.120 E 2,790,392.247
 1. NOT SET



STATE OF MISSOURI
 MICHAEL E. KRAMER
 NUMBER
 PE-2021018621
 PROFESSIONAL ENGINEER
 THIS SHEET HAS BEEN
 SIGNED, SEALED AND DATED
 ELECTRONICALLY.

PROJECT NO.
 23-437-01

MATLOCK-JOHNSON SUBDIVISION
 BK 12 PG 206



- LEGEND**
- TYPE B COLORED CONCRETE MEDIAN
 - TYPE A CONCRETE MEDIAN
 - CONCRETE SIDEWALK
 - 8" CONCRETE PAVEMENT
 - FUTURE LINEWORK
 - SAWCUT

DATE	DESCRIPTION

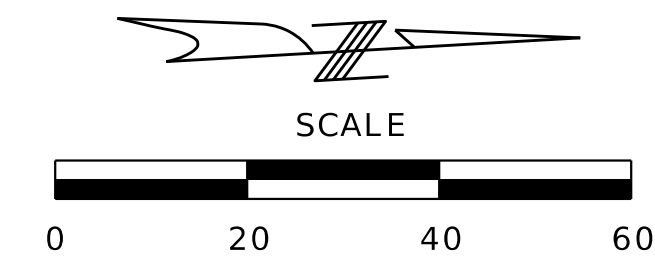
100 Municipal Circle
 Raymore, MO 64083
 Phone (816) 331-1852
 Fax (816) 331-8067



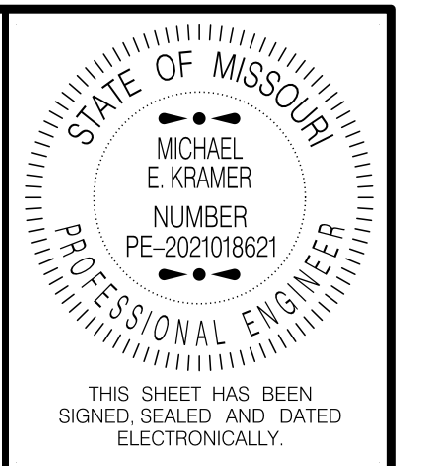
WILSON & COMPANY
 800 E 101st Terr., Ste. 200
 Kansas City, MO 64131
 Phone (816) 701-3100 ; Fax (816) 942-3013
 Missouri Cert. of Authority #2003007599

DEAN AVE. PLAN
 SHEET 1 OF 3

P.C. ☉ DEAN AVE. STA. 109+91.75
 N 962,948.730 E 2,790,457.309
 1. NOT SET



MATLOCK-JOHNSON SUBDIVISION
 BK 12 PG 206



PROJECT NO.
 23-437-01

DATE	DESCRIPTION

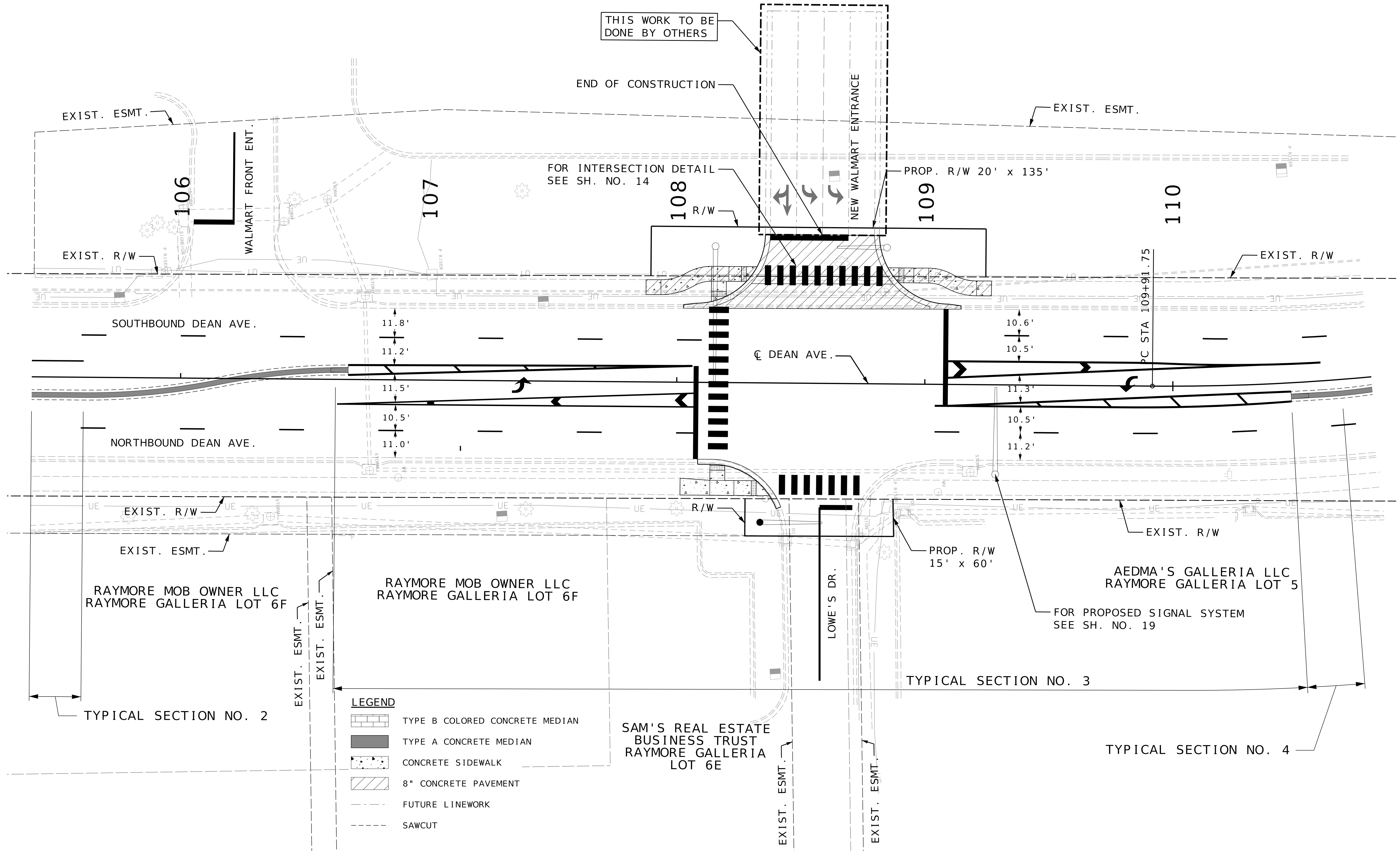
100 Municipal Circle
 Raymore, MO 64083
 Phone (816)-331-1852
 Fax (816)-331-8067



WILSON & COMPANY
 800 E 101st Terr., Ste. 200
 Kansas City, MO 64131
 Phone (816) 701-3100 ; Fax (816) 942-3013
 Missouri Cert. of Authority #2003007599

DEAN AVE. PLAN
 SHEET 2 OF 3

Sheet 9 of 75



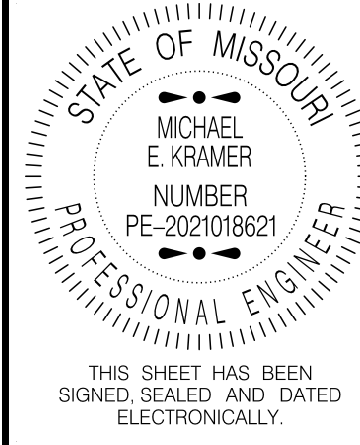
LEGEND

	TYPE B COLORED CONCRETE MEDIAN
	TYPE A CONCRETE MEDIAN
	CONCRETE SIDEWALK
	8" CONCRETE PAVEMENT
	FUTURE LINEWORK
	SAWCUT

P.R.C. @ DEAN AVE. STA. 112+41.60
 N 963,196.972 E 2,790,437.921
 1. NOT SET

P.T. @ DEAN AVE. STA. 114+73.85
 N 963,427.660 E 2,790,418.282
 1. NOT SET

P.O.T. @ DEAN AVE. STA. 115+32.00
 N 963,485.734 E 2,790,421.286
 1. NOT SET



PROJECT NO.
 23-437-01

DATE	DESCRIPTION

100 Municipal Circle
 Raymore, MO 64083
 Phone (816)-331-1852
 Fax (816)-331-0067



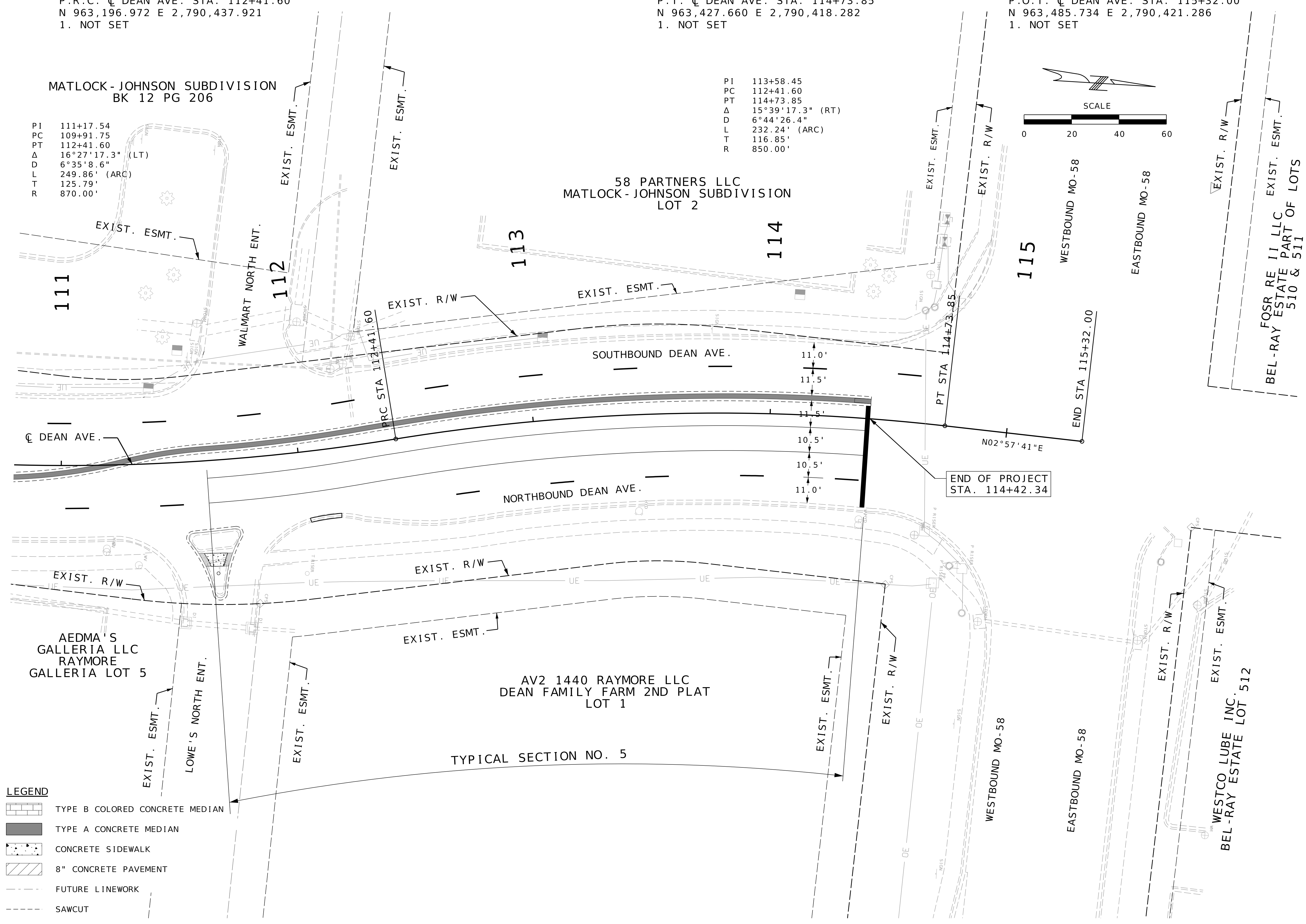
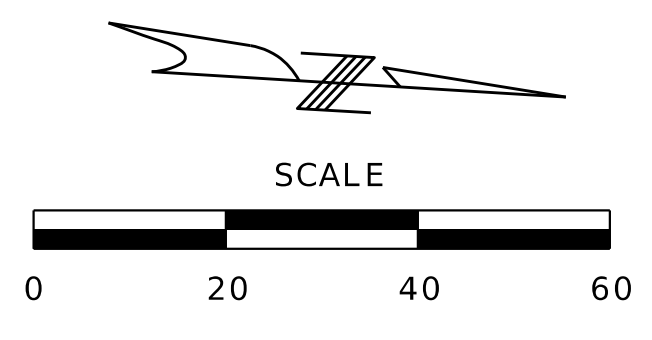
WILSON & COMPANY
 800 E 101st Terr., Ste. 200
 Kansas City, MO 64131
 Phone (816) 701-3100 ; Fax (816) 942-3013
 Missouri Cert. of Authority #2003007599

DEAN AVE. PLAN
 SHEET 3 OF 3

MATLOCK-JOHNSON SUBDIVISION
 BK 12 PG 206

PI 111+17.54
 PC 109+91.75
 PT 112+41.60
 Δ 16°27'17.3" (LT)
 D 6°35'8.6"
 L 249.86' (ARC)
 T 125.79'
 R 870.00'

PI 113+58.45
 PC 112+41.60
 PT 114+73.85
 Δ 15°39'17.3" (RT)
 D 6°44'26.4"
 L 232.24' (ARC)
 T 116.85'
 R 850.00'



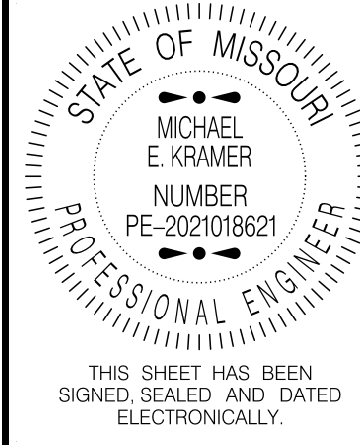
- LEGEND**
- TYPE B COLORED CONCRETE MEDIAN
 - TYPE A CONCRETE MEDIAN
 - CONCRETE SIDEWALK
 - 8" CONCRETE PAVEMENT
 - FUTURE LINEWORK
 - SAWCUT

TYPICAL SECTION NO. 5

END OF PROJECT
 STA. 114+42.34

WESTCO LUBE INC.
 BEL-RAY ESTATE LOT 512

FOSR RE II LLC
 BEL-RAY ESTATE PART OF LOTS 510 & 511



THIS SHEET HAS BEEN SIGNED, SEALED AND DATED ELECTRONICALLY.

DATE	DESCRIPTION

100 Municipal Circle
Raymore, MO 64083
Phone (816-331-1852)
Fax (816-331-8067)

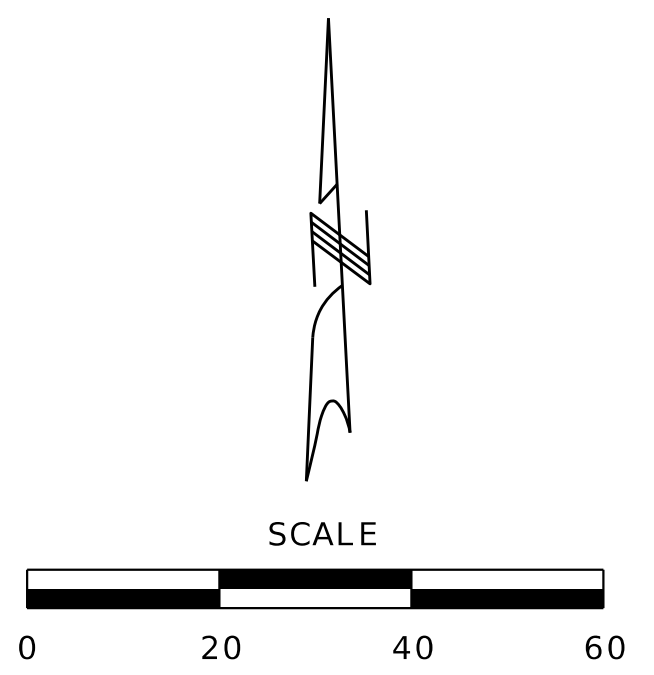


WILSON & COMPANY
800 E 101st Terr., Ste. 200
Kansas City, MO 64131
Phone (816) 701-3100 ; Fax (816) 942-3013
Missouri Cert. of Authority #2003007599

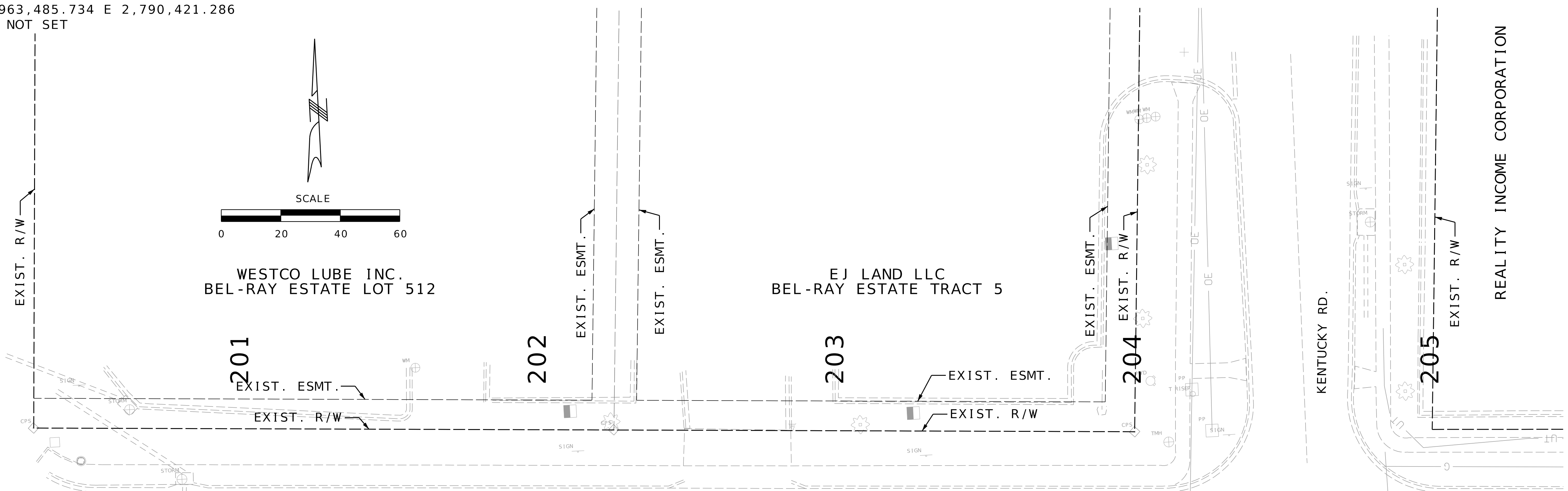
MO-58 PLAN
SHEET 1 OF 2

Sheet 11 of 75

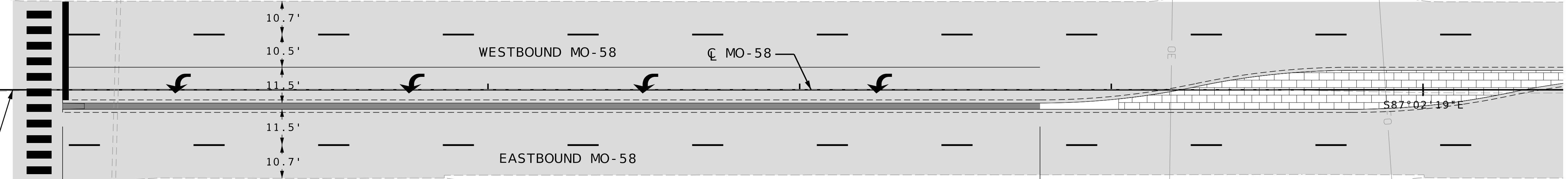
P.O.T. STA. 200+00.00
N 963,485.734 E 2,790,421.286
1. NOT SET



CLINT DR.
200
START STA. 200+00.00

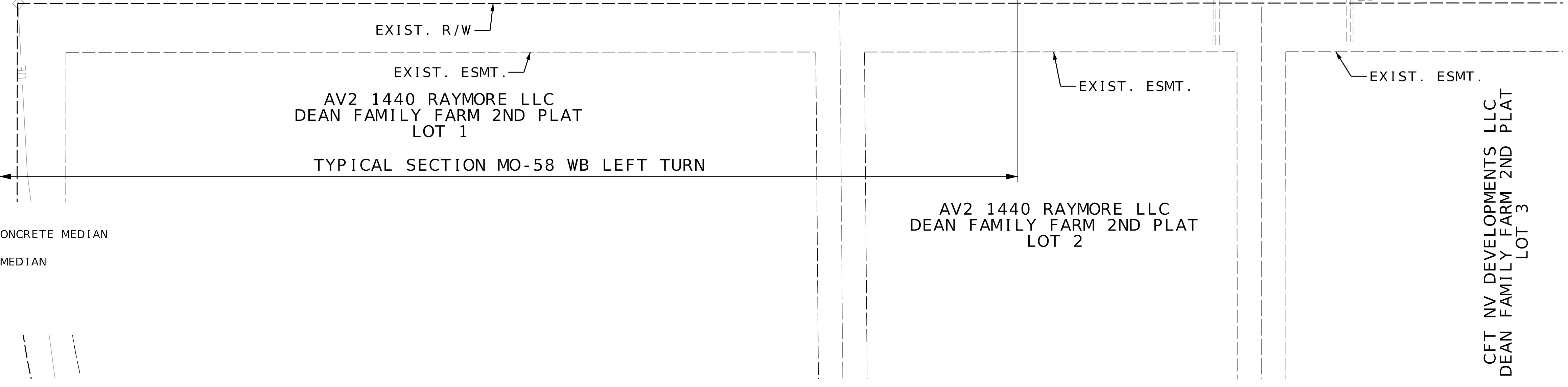


BEGINNING OF PROJECT
STA. 200+47.50

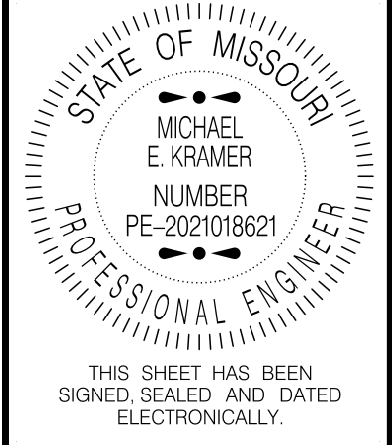


- LEGEND**
- TYPE B COLORED CONCRETE MEDIAN
 - TYPE A CONCRETE MEDIAN
 - MILL AND OVERLAY
 - SAWCUT

DEAN AVE.



P.O.T. STA. 210+00.00
 N 963,434.070 E 2,791,419.951
 1. NOT SET



PROJECT NO.
 23-437-01

DATE	DESCRIPTION

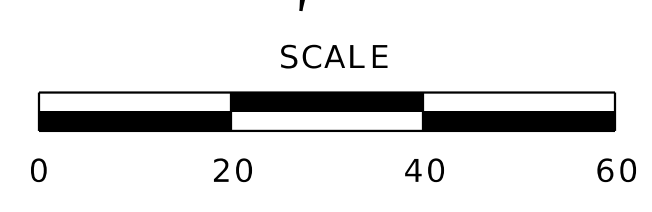
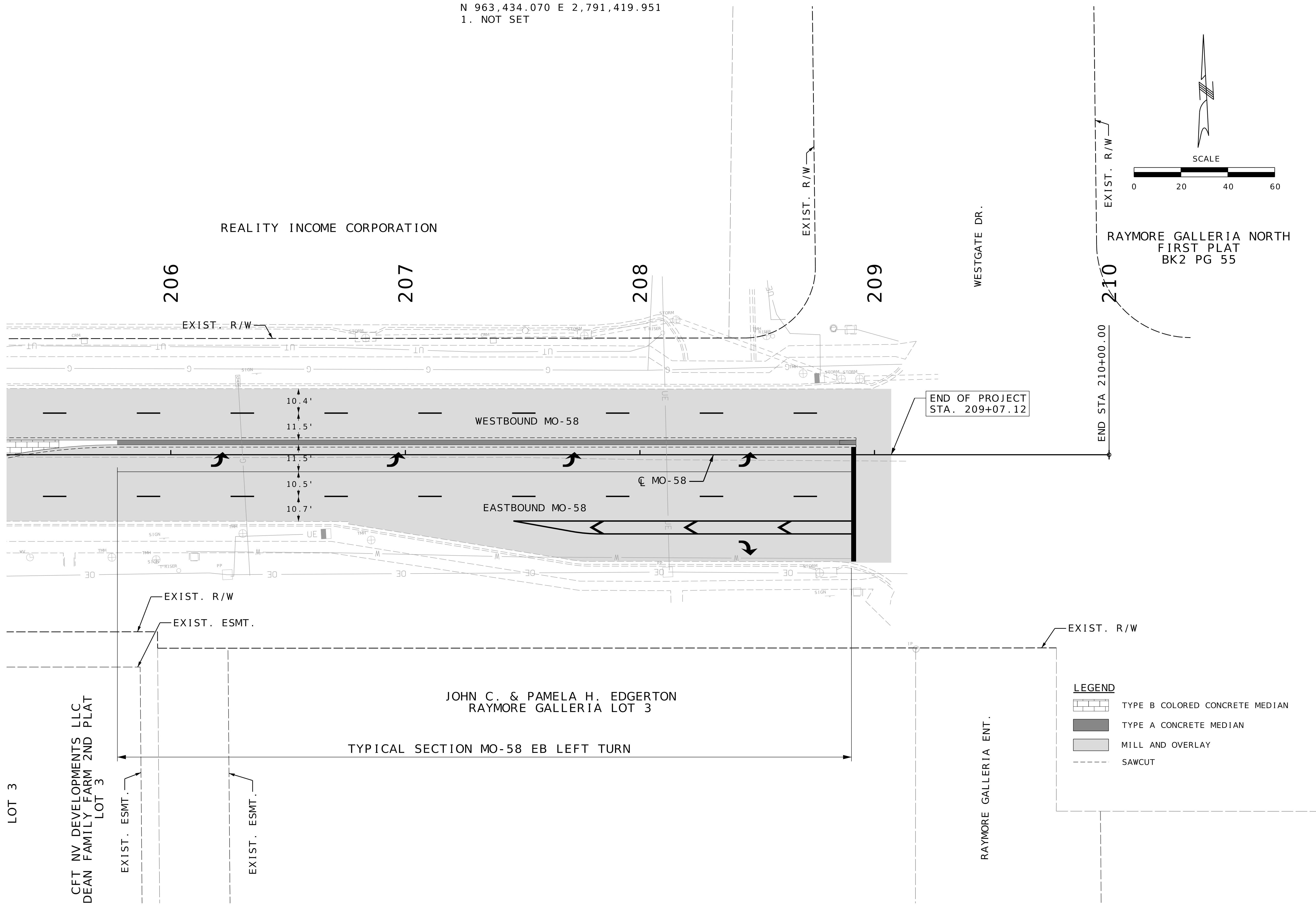
100 Municipal Circle
 Raymore, MO 64083
 Phone (816)-331-1852
 Fax (816)-331-8067



WILSON & COMPANY
 800 E 101st Terr., Ste. 200
 Kansas City, MO 64131
 Phone (816) 701-3100 ; Fax (816) 942-3013
 Missouri Cert. of Authority #2003007599

MO-58 PLAN
 SHEET 2 OF 2

Sheet 12 of 75



SCALE

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CITY OF RAYMORE
CONTRACT FOR SERVICES

Dean Avenue/MO-58 Access Modifications

This Contract for Dean Avenue/MO-58 Access Modifications, hereafter referred to as the **Contract** is made this 27th day of April, 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 Rd., 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 April 27th, 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 26-437-201 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 210 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 associated with the base bid in the amount of \$995,165.00.

The Contractor also agrees to perform a portion of the work described in the Contract Documents associated with the alternate bid in the amount of \$23,275.00. This work corresponds with the purchase and installation of the illuminated overhead street name signs.

The total contract price with the base bid and chosen alternate bid is \$1,018,440.00.

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 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)

J. M. Fahey Construction Company
Company Name

By: _____

Title: _____
Andrew Fahey - President

Attest: _____
Kevin Fahey - V.P. / Secretary

(SEAL)

APPENDIX A
SCOPE OF SERVICES AND SPECIAL PROVISIONS

Dean Avenue/MO-58 Access Modifications

ANTICIPATED SCOPE OF SERVICES:

Construction of Dean Avenue/MO-58 Access Modifications.

- Traffic Signal System- Complete
- 1109 SY Type 5 Aggregate Base
- 5,465 SY Cold Milling (3")
- 5,465 SY Asphalt Concrete Surface Course (2")(Type 5-01)
- 5,465 SY Asphalt Concrete Base Course (Varies 1"-3")(Type 5-01)
- 575 SY Concrete Median
- 153 LF Curb & Gutter (Combined)
- 181 SY Concrete Pavement
- Pavement Markings

1. SPECIFICATIONS WHICH APPLY

The performance of the work, the materials required, the basis of measurement and the basis for payment (unless otherwise stated herein) for the various portions of the work shall be in accordance with the appropriate sections of the construction standard specifications, design criteria, and standard details provided in:

- 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,
- Missouri Standard Plans And Specifications For Highway Construction and revisions effective October 1, 2025, and the current contract document entitled Standard Contract Documents
- Technical Specifications & Design Criteria For Utility And Street Construction, City Of Raymore, Missouri" 2019 and all subsequent revisions.

If a conflict exists between the specifications, the more stringent shall prevail.

2. PROJECT AWARD

Award of this project will be based upon the sum of the bid schedules, with or without consideration of any alternates. 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 reserves 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 the Notice to Proceed shall be issued April of 2026 for the Traffic Signal System.

General Conditions, Section 17.02 of the "Standard Contract Documents and Technical Specifications & Design Criteria for Utility and Street Construction, City of Raymore, Missouri" shall be amended to include the following:

After the agreement is executed, the Contractor shall notify the engineer and owner in writing when ready for the Notice to Proceed to be issued for the work on the project, except for the Traffic Signal System, starting the commencement of the contract time. The Notice to Proceed shall be issued, and Contract Times under the Contract will commence to no later than May 18th, 2026 unless agreed upon by the City to start at a later date.

The Work on the Project, except for the Traffic Signal System, will be substantially completed within **60 Calendar days** after the Notice to Proceed and will be completed and ready for final payment within **90 Calendar days** after the Notice to Proceed.

The Traffic Signal System will be ready for final payment within **210 Calendar Days** of Notice to Proceed with the Traffic Signal System.

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 of the "Standard Contract Documents and Technical Specifications & Design Criteria for Utility and Street Construction, City of Raymore, Missouri" 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. PROJECT SPECIAL REQUIREMENTS

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.

Traffic Signal System: Traffic Signal System work shall be performed in accordance with the "Missouri Standard Specifications for Highway Construction" dated 2025 and effective letting date of October 2025, as amended, or supplemented herein. The traffic signal system shall be complete, and the contractor shall furnish and install all equipment and materials necessary for the satisfactory operation of the traffic signal system whether specifically mentioned or not.

CERTIFICATION OF CONTRACTOR PERSONNEL. All traffic signal installation work shall be done by, or in the presence of and under the responsible charge of an employee of the Contractor who holds a Level II Traffic Signal Field Technician or Level II Traffic Signal Construction Technician certification which has been granted by the International Municipal Signal Association (IMSA), or an equivalent certification approved by MoDOT.

REQUIREMENTS. Before starting work, the Contractor shall provide the Engineer with the names of the Level II Traffic Signal Field Technician and/or Level II Traffic Signal Construction Technicians who have been assigned to perform traffic signal related work, and a photocopy of each such person's certification card. If the Level II Traffic Signal Field Technician or Level II Traffic Signal Construction Technicians are dismissed from the work, all traffic signal installation work shall cease until the names and photocopies of certification cards for replacement personnel are provided to the Engineer.

TRAFFIC SIGNAL MATERIAL LIST. Before commencement of installation of the traffic signals, the Contractor shall submit, for the approval of the Engineer, a complete list of traffic signal materials proposed for the installation. See the materials section of the Missouri Standard Specifications for Highway Construction the basis of acceptance. The list should be submitted as soon as practicable. Materials approved for use are included in the "Traffic Operations Approved Products List, Traffic Signals, Highway Lighting, and Highway Signing Equipment" located on the MoDOT traffic web site, <https://www.modot.org/traffic>. All other material items intended for use shall be submitted to the Engineer for acceptance approval.

It is the intent of the proposal that the total bid, as submitted, shall cover all work.

7. 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 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.

Estimated Quantities. All estimated quantities stipulated in the Bid Form or other Contract Documents are approximate and are to be used only (a) as a basis for estimating the probable cost of the Work and (b) for the purpose of comparing the Bids submitted for the Work. The actual amounts of work performed, and materials furnished under unit price items may differ from the estimated quantities. The basis of payment for work and materials will be the actual amount of work done and materials furnished, except as otherwise noted. Contractor agrees that it will make no claim for damages, anticipated profits, or otherwise on account of any difference between the amounts of work actually performed and materials actually furnished and the estimated amounts therefore.

Testing required by the Contractor shall be subsidiary to other items of the Contract Documents. No separate payment will be made.

- a. **Mobilization, Bonds, and Insurance:** Mobilization, Bonds and Insurance will be considered a lump sum item for payment. Payment shall be made on the schedule enclosed in the bid documents. 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 intersection experiences.
- b. **Clearing and Grubbing:** Clearing and Grubbing shall be considered a lump sum item for payment. The unit cost for this line item shall include all labor,

materials, and equipment necessary to prepare the site for construction as per plan. This includes any necessary Demolition and Removal (not listed separately herein) and disposal of existing improvements, shown or not shown on the plans, and Clearing and Grubbing of site necessary to complete the project.

- c. **Construction Staking and Survey Controls:** Construction Staking and Survey Controls shall be paid for as a lump sum item. The unit cost for this item shall include all labor, equipment and materials to develop and establish necessary control, detail dimensions, slope stakes and measurements required for proper layout and performance of the work. The contractor is responsible for all re-staking.
- d. **Unclassified Excavation:** Unclassified Excavation shall be paid for at the unit bid price per cubic yard. All excavation not specifically noted will be considered as Unclassified, no additional payment shall be made for rock excavation. All unsuitable or unused materials will be removed from the site at the expense of the contractor. The work provided herein will not be measured for payment, but will be considered and paid plan quantity. Unclassified Excavation will be paid for at the contract unit price and will be considered full Compensation.
- e. **Rock Excavation:** Rock Excavation shall be paid for at the unit bid price per cubic yard. Rock Excavation includes all demolition and removal and disposal of existing pavement, curb and gutter, sidewalk, or other hardscape. Saw cut to the neat lines shown on the plans or to the nearest joint as directed by the city shall be considered subsidiary to Rock Excavation. Additional removal may be ordered by the city. The work provided herein will not be measured for payment, but will be considered and paid plan quantity only. Rock Excavation will be paid for at the contract unit price and for plan quantity only, and will be considered full Compensation.
- f. **Cold Milling:** Cold milling shall be paid for at the unit bid price per square yard. The unit bid price shall include all labor, materials and equipment for the cold milling pavement surfaces, including removal of the existing surface, loading, hauling, cleanup of all loose asphalt and debris, and removal of the milled material from the site by the contractor.
- g. **Type 5 Aggregate Base:** Type 5 Aggregate Base shall be paid for at the unit bid price per square yard. The unit bid price shall include all labor, equipment and materials required to construct Aggregate Base thickness as per plan location. Aggregate Base Course Material shall be in accordance with MoDOT Standard Specifications Section 1007 and installation shall be in accordance with MoDOT Standard Specifications Section 304. Subgrade preparation and compaction shall be performed prior to placement and shall be subsidiary to aggregate base.

- h. **Full Depth Patching:** Full Depth Patching shall be paid for at the unit bid price per square yard. The unit bid price for this line item shall include all labor, equipment and materials to perform patching.

After cold milling operations, the Engineer shall determine areas where base failure of the roadway has occurred, or where the surface is broken out shall be repaired prior to the sealing operation. The failed sections will be marked by the Engineer, and shall be removed by sawing a neat rectangular hole into the pavement. The failed material shall be removed without damage to the adjacent pavement. Where base failures have occurred, the pavement shall be removed to the subgrade which shall be corrected to the satisfaction of the Engineer prior to patching. Unstable material shall be over excavated and replaced with base materials meeting the requirements of Section 2203. All surfaces shall be properly primed and tacked in accordance with Section 2204. The asphalt cross-section is generally 10 -12 inches thick from surface to subgrade.

The prepared hole shall be patched with Asphalt Concrete Type 5-01 by placing in layers not to exceed 4 inches; each layer being thoroughly compacted before the next layer is placed, it shall be thoroughly compacted by rolling with a roller meeting the requirements of Section 2205.8. The edges shall be well bonded with the old surface. The completed patch shall be in the same plane as the existing pavement.

- i. **Asphalt Concrete Surface Course (2") (Type 5-01):** Asphalt Concrete Surface Course 2" Thick APWA Type 5 (5-01) Surface Asphalt shall be paid for at the unit bid price per square yard. The unit bid price for this line item shall include all labor, equipment and materials to place the surface course as per specification and plan. 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. Alternate tack oils to the ones listed will need to be approved by the owner prior to being used. Paving will not begin until the tack has broken. Nuclear density testing of the surface lift shall be considered subsidiary to this line item.
- j. **Asphalt Concrete Base Course (1"-3.5") (Type 5-01):** Asphalt Concrete Base Course with a varied thickness APWA Type 5 (5-01) shall be paid for at the unit bid price per square yard. The unit bid price for this line item shall include all labor, equipment and materials to place the base lifts as per specification and plan, including profile grading/cross slope for surface lift to match finished grades. Nuclear density testing of each lift shall be considered subsidiary to this line item and is required before subsequent lifts are placed. Tack oil is to be Ultra Tack, 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. Alternate tack oils to the ones

listed will need to be approved by the owner prior to being used. Paving will not begin until the tack has broken

- k. **Curb and Gutter Combined:** Curb and Gutter Combined shall be paid for at the unit bid price per linear foot. The unit bid price for this line item shall include all labor, materials and equipment required to construct per plan location and detail, including asphalt patch where required. Concrete shall be CG-1, a KCMMB 4K mix and the contractor shall observe APWA Hot and Cold weather construction practices as per Raymore City Specifications.
- l. **Concrete Pavement:** Concrete Pavement and Concrete Valley Gutters shall be paid for at the unit bid price per square yard. The unit bid price shall include all labor, equipment and materials required to construct thickness of pavement as per plan location. Joint Plan and Spacing shall be in accordance with MoDOT Standard Plan 502.05. Concrete shall be a KCMMB 4K mix and the contractor shall adhere to APWA Hot and Cold weather practices as per Raymore City Specifications.
- m. **Concrete Sidewalk:** Concrete Sidewalk shall be paid for at the unit bid price per square yard. The unit bid price shall include all labor, equipment and materials required to construct 4" thick concrete sidewalk as per plan location and detail. Concrete shall be a KCMMB 4K mix and the contractor shall adhere to APWA Hot and Cold weather practices as per Raymore City Specifications.
- n. **Concrete Sidewalk Ramp:** Concrete Sidewalk Ramp shall be paid for at the unit at the unit bid price per square yard. The unit price bid for this line item shall include all labor, equipment, detectable warning surfaces, and materials to construct ADA compliant sidewalk ramps. Concrete used in the Ramp shall be an approved KCMMB 4K mixture. The ADA compliant ramp shall be 8" thick concrete without a reinforcement bar. The detectable warning surfaces shall be Armor-cast, The tile shall be at least 2' x 4' in size and be brick red in color.
- o. **Concrete Median (Type A and B) and End Transition:** Concrete Median shall be paid for at the unit bid price per square yard. The unit bid price shall include all labor, equipment and materials, rebar, color hardener, and materials required to construct concrete medians per plan location and detail, including asphalt patch where required. Concrete shall be a KCMMB 4K mix and the contractor shall adhere to APWA Hot and Cold weather practices as per Raymore City Specifications. Type B Medians shall include a light broom finish with Shake On Color Hardener (SIKA P-13 Deep Charcoal).
- p. **Adjusting Manhole:** Adjusting Manhole shall be at the unit bid price per each. The unit bid price shall include all labor, equipment and materials required to adjust Manhole as per plan location and specifications. All

adjustment rings used shall be HDPE and approved by the owner prior to installation.

- q. **Traffic Signal System**– Traffic Signal System shall be considered a lump sum item for payment. The unit cost for this line item shall include all labor, materials, and equipment necessary for the Traffic Signal System. Work shall be performed in accordance with the "Missouri Standard Specifications for Highway Construction" dated 2022 and effective letting date of January 2023, as amended, or supplemented herein. The traffic signal system shall be complete, and the contractor shall furnish and install all equipment and materials necessary for the satisfactory operation of the traffic signal system whether specifically mentioned or not.
- r. **Island Replacement:** The unit bid price shall be lump sum. The unit bid price shall include all removals and disposal, labor, equipment, materials, saw cutting, curbs, concrete median, sidewalk, detectable warning surfaces. Median shall include a light broom finish with Shake On Color Hardener (SIKA P-13 Deep Charcoal). The detectable warning surfaces shall be Armor-cast, The tile shall be at least 2' x 4' in size and be brick red in color.
- s. **Permanent Restoration** The unit bid price per acre. The unit bid price shall include all labor, equipment and materials required to establish grass and landscaping on disturbed areas. Restoration will be paid for when grass is established to the coverage density required by APWA Section 2400. Areas that are disturbed which lie outside the Contractor's seeding limits, as defined by the Plans or Contract Documents, will not be measured for payment, but shall be restored to a condition equal to or better than that existing prior to construction.
 - a. **Site Restoration and Topsoil:** Site Restoration and Topsoil shall be considered subsidiary to all items. 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. Existing wood mulch shall be removed and replaced in areas where mulch will be disturbed.
- t. **Permanent Signage:** Signage shall be considered a lump sum for payment. The unit bid price shall include all labor, equipment, and materials to install signs as per the MUTCD at locations indicated on the plans.
- u. **Permanent and Temporary Pavement Markings:** Permanent and

Temporary Pavement Markings shall be considered a lump sum for payment. The unit bid price shall include all labor, equipment, and materials to install pavement markings and symbols as per the MUTCD at locations indicated on the plans. All removal of existing pavement markings shall be subsidiary. **All permanent pavement markings shall be installed within the hours of 7 pm to 7 am.**

- a. Permanent Longitudinal Striping Pavement Markings shall be Methyl Methacrylate Pavement Marking (98:2). Use Utah Blend Coated T-13 glass beads for application on all pavement marking material.
 - b. Permanent Stop Bars, Crosswalks, and Turn Arrows shall be pre-formed Thermoplastic. All markings 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.
 - c. Temporary Pavement Markings on MO-58 shall be Temporary Removable Pavement Marking Tape. See *MoDOT SECTION 620.10 TEMPORARY PAVEMENT MARKING*.
 - d. All removal of existing markings shall be subsidiary to Permanent or Temporary Pavement Marking bid items.
- v. **Temporary Erosion Control:** Temporary Erosion Control shall be considered a lump sum for payment. The unit bid price shall include all labor, equipment, and materials to install and maintain erosion control measures including inlet and junction box protection, silt fence, ditch checks, erosion control and rock blankets, temporary seeding, appurtenances.
- w. **Work Zone Traffic Control:** Work Zone Traffic Control shall be considered a lump sum for payment. The unit bid cost for this item shall include all materials, labor and equipment required to provide a safe working environment and maintain thru traffic including, but not limited to, all signage to control traffic, detours, and through the work area, as required by the MUTCD and dictated on the plans. **The contractor shall provide a work zone traffic control plan for approval by the Owner for Milling and Overlay Operations.**
- x. **Pre-Construction Photos:** Pre-Construction Photos shall be considered a lump sum for payment. The unit bid cost for this item shall include all materials, labor and equipment required to provide electronic photographic documentation of all existing conditions, including haul roads, driveways, properties, fences, and other items that may potentially be disturbed by construction activities. The photographs shall include GPS locations and be

provided to the owner prior to the start of construction activities.

ALTERNATE 1

- y. **Illuminated Overhead Street name Signs:** Illuminated Overhead Street name Signs: shall be considered a lump sum for payment, for an increase or decrease from the Base Bid Item No. 17 Traffic Signal System. The lump sum bid cost for this item shall include providing Illuminated Street Name Signs, including all installation, equipment, wiring, brackets, fuses, and appurtenances.

8. ADDITIONAL BIDDING INFORMATION

- 8.1 Project is tax exempt.

CITY OF RAYMORE, MISSOURI
RFP # 26-437-201

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 April, 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:

8. The unlawful manufacture, distribution, dispensing, possession or use of alcohol or other drugs; and
9. Any impairment or incapacitation from the use of alcohol or other drugs (except the use of drugs for legitimate medical purposes).
10. 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.

CITY OF RAYMORE

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



ADDENDUM NO. 1

Dean Ave/MO-58 Access
Project #26-437-201

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/or clarification.

Clarification: Refer to Pages AD1-1 to AD1-3 attached for additional information regarding project phasing.

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

Company Name: JM Fahey Construction Company

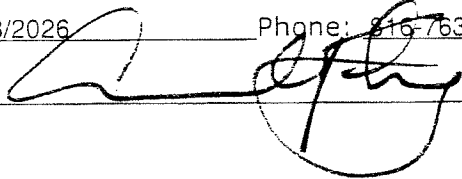
By: Andrew Fahey

Title: President

Address: 408 High Grove Road

City, State, Zip: Grandview, MO 64030

Date: 3/18/2026 Phone: 816-763-3010

Signature of Bidder: 

ADDENDUM MUST BE SUBMITTED WITH BID

**INSTRUCTIONS FOR RESPONDING TO
RFP 26-437-201**

Please Remit

- * One (1) original signed unbound proposal
- * Two (2) copies of original signed proposal (no wire bindings)

<input checked="" type="checkbox"/>	PROPOSAL CHECKLIST TO INCLUDE WITH PACKET
	Form A - Commitment to sign Agreements
	Form B - Contractor Disclosures
	Form C - Experience/References
	Form D - Work Agreement
	Form E - Proposal Pricing (Including unit prices, where required)
	Addenda, if applicable
	E-Verify - Attach to original
	Bid Bond (if required) - Attach to original
	Certificate Copies (if required) - Attach to original - See Appendix B Section Q

Total of three (3) proposals submitted

MUST BE RECEIVED BY: March 19th, 2026 11:00 a.m.

PLEASE MARK YOUR SUBMITTAL "SEALED PROPOSAL 26-437-201" WITH YOUR COMPANY NAME PRINTED ON IT AND SUBMIT IT TO:

Kim Quade, CPPB
Purchasing Specialist
City of Raymore
100 Municipal Circle
Raymore, Missouri 64083

Any questions regarding this Request for Proposal shall be submitted to the Purchasing Specialist, Kim Quade, CPPB by email at Kquade@raymore.com or by phone at (816) 892-3045.

The Owner reserves the right to reject any or all proposals and to waive informalities or deficiencies therein. To negotiate with any or all bidders or others for more favorable terms or prices, and to award a contract to other than the bidder submitting the lowest cost bid proposal, with or without negotiation and to determine which is the lowest best and most responsive, to accept, at its option, any alternates and to approve the bond.

CITY OF RAYMORE

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



ADDENDUM NO. 3

Dean Avenue Access
Project #26-437-201

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. 3 - BID OPENING DATE CHANGE

Bid opening date has changed to March 26th, 2026 at 11:00 am.

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

Company Name: JM Fahey Construction Company

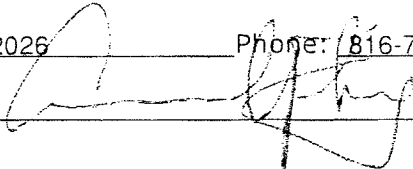
By: Andrew Fahey

Title: President

Address: 408 High Grove Road

City, State, Zip: Grandview, MO 64030

Date: 3/26/2026 Phone: 816-763-3010

Signature of Bidder: 

ADDENDUM MUST BE SUBMITTED WITH BID

CITY OF RAYMORE

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



ADDENDUM NO. 4

Dean Avenue Access
Project #26-437-201

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. 4 - Questions and Clarifications

Please see attached sheets AD4-1 to AD4-3 and detail sheets.

Proposals Due March 26, 2026 11:00 a.m.

Addendum 4 is final no more questions.

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

Company Name: JM Fahey Construction Company

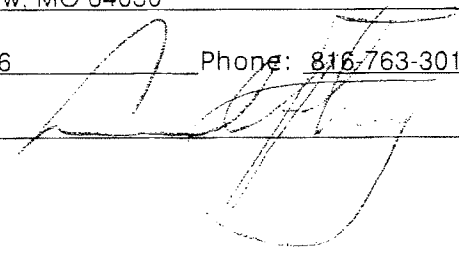
By: Andrew Fahey

Title: President

Address: 408 High Grove Road

City, State, Zip: Grandview, MO 64030

Date: 3/26/2026 Phone: 816-763-3010

Signature of Bidder: 

ADDENDUM MUST BE SUBMITTED WITH BID

PROPOSAL FORM A

RFP 26-437-201

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

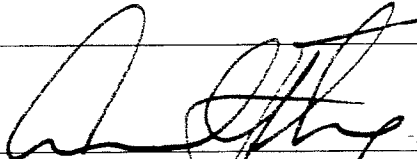
ADDRESS: 408 High Grove Road
Street

ADDRESS: Gradnview MO 64030
City State Zip

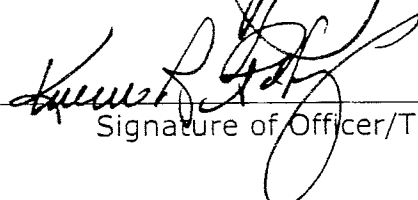
PHONE: 816-763-3010

E-MAIL: bids@jmfahey.com

DATE: 03/18/2026
(Month-Day-Year)


Signature of Officer/Title Andrew M Fahey - President

DATE: 03/18/2026
(Month-Day-Year)


Signature of Officer/Title Kevin R Fahey - Secretary

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 26-437-201

CONTRACTOR DISCLOSURES

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

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

Legal Matters

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

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

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

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

Required Representations

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

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

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

PROPOSAL FORM C

RFP 26-437-201

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	\$2,616,572.50	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 Stepan - (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 Stepan - (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

BID PROPOSAL FORM E – Project No. 26-437-201

Dean Avenue/MO-58 Access Modifications

BASE BID:

No.	Description	Unit	Estimated Quantity	Unit Price	Extension
1	Mobilization	L.S.	1	32,000.00	32,000.00
2	Clearing And Grubbing	L.S.	1	2,500.00	2,500.00
3	Construction Staking	L.S.	1	9,500.00	9,500.00
4	Unclassified Excavation	C.Y.	83	109.00	9,047.00
5	Rock Excavation	C.Y.	378	150.00	56,700.00
6	Cold Milling (3")	S.Y.	5,465	2.50	13,662.50
7	Type 5 Aggregate Base (4" Thick)	S.Y.	249	17.25	4,295.25
8	Type 5 Aggregate Base (6" Thick)	S.Y.	829	22.50	18,652.50
9	Full Depth Patching	S.Y.	275	83.75	23,031.25
10	Asphalt Concrete Surface Course (2")(TYPE 5-01)	S.Y.	5,465	9.75	53,283.75
11	Asphalt Concrete Base Course (Varies 1" to 3.5")(TYPE 5-01)	S.Y.	5,465	11.75	64,213.75
12	Curb And Gutter (Combined)	L.F.	153	59.00	9,027.00
13	Concrete Pavement (8" Uniform) (AE) (Plain) (Valley Gutter)	S.Y.	78	126.00	9,828.00
14	Concrete Pavement (8" Uniform) (AE) (Plain)	S.Y.	103	122.00	12,566.00
15	Concrete Sidewalk (4")	S.Y.	59	133.00	7,847.00
16	Concrete Sidewalk Ramp	S.Y.	29	269.00	7,801.00
17	Concrete Median (Type A & B)	S.Y.	575	346.00	198,950.00
18	Concrete Median End Transition	S.Y.	10	386.00	3,860.00
19	Adjusting Manhole	EACH	1	3,400.00	3,400.00

20	Traffic Signal System	L.S.	1	315,000.00	315,000.00
21	Island Replacement	L.S.	1	15,000.00	15,000.00
22	Permanent Restoration	AC	0.15	26,000.00	3,900.00
23	Permanent Signing	L.S.	1	7,500.00	7,500.00
24	Permanent Pavement Marking	L.S.	1	41,000.00	41,000.00
25	Temporary Pavement Marking	L.S.	1	34,000.00	34,000.00
26	Temporary Erosion Control	L.S.	1	5,500.00	5,500.00
27	Work Zone Traffic Control	L.S.	1	32,000.00	32,000.00
28	Pre-Construction Photos	L.S.	1	1,100.00	1,100.00
	TOTAL				\$ 995,165.00

Total Base Bid for Project Number: 26-437-201

\$ 995,165.00

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

(\$ Nine hundred ninety five thousand, one hundred sixty five dollars and no cents)

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

ALTERNATE 1:

1	Colored Traffic Signal System Appurtenances	L.S.	1	24,000.-	24,000.-
2	Illuminated Overhead Street Name Signs	L.S.	1	23,275.-	23,275.-
	TOTAL				47,275.-

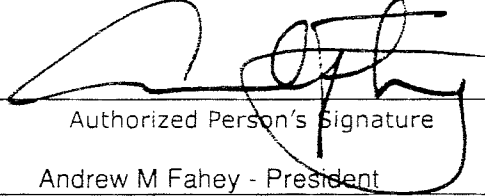
Alternate Number 1 Bid:

\$ 47,275.00

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

(\$ Forty Seven Thousand Two Hundred Seventy Five)
AND NO CENTS

Company Name JM Fahey Construction Company

By 
 Authorized Person's Signature
Andrew M Fahey - President
 Print or type name and title of signer

Company Address 408 High Grove Road
Grandview, MO 64030

Phone 816-763-3010

Fax _____

Email bids@jmfahey.com

Date 03/17/2026

ADDENDA

Bidder acknowledges receipt of the following addendum:

Addendum No. 1

Addendum No. 2

Addendum No. 3

Addendum No. 4

Addendum No. _____

Addendum No. _____

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 # 26-437-201.
- 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

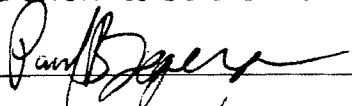

Signature

Name: _____ Andrew M Fahey _____

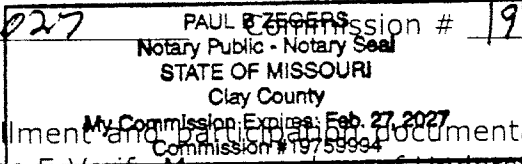
Title: _____ President _____

STATE OF _____ Missouri _____ COUNTY OF _____ Jackson _____

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

Notary Public:  _____

My Commission Expires: 02/27/2027 _____ Commission # 19759994 _____



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

Document A310™ – 2010

Conforms with The American Institute of Architects AIA Document 310

Bid Bond

CONTRACTOR:

(Name, legal status and address)

J.M. Fahey Construction Company
408 High Grove Road
Grandview, MO 64030

SURETY:

(Name, legal status and principal place of business)

Travelers Casualty and Surety Company of
America
One Tower Square
Hartford, CT 06183

This document has important
legal consequences. Consultation
with an attorney is encouraged
with respect to its completion or
modification.

OWNER:

(Name, legal status and address)

City of Raymore
100 Municipal Circle
Raymore, MO 64083

Any singular reference to
Contractor, Surety, Owner or
other party shall be considered
plural where applicable.

BOND AMOUNT: \$ 5%

Five Percent of Amount Bid

PROJECT:

(Name, location or address, and Project number, if any)

Dean Ave. & MO-58 Access Modifications; 26-437-201

The Contractor and Surety are bound to the Owner in the amount set forth above, for the payment of which the Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, as provided herein. The conditions of this Bond are such that if the Owner accepts the bid of the Contractor within the time specified in the bid documents, or within such time period as may be agreed to by the Owner and Contractor, and the Contractor either (1) enters into a contract with the Owner in accordance with the terms of such bid, and gives such bond or bonds as may be specified in the bidding or Contract Documents, with a surety admitted in the jurisdiction of the Project and otherwise acceptable to the Owner, for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof; or (2) pays to the Owner the difference, not to exceed the amount of this Bond, between the amount specified in said bid and such larger amount for which the Owner may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect. The Surety hereby waives any notice of an agreement between the Owner and Contractor to extend the time in which the Owner may accept the bid. Waiver of notice by the Surety shall not apply to any extension exceeding sixty (60) days in the aggregate beyond the time for acceptance of bids specified in the bid documents, and the Owner and Contractor shall obtain the Surety's consent for an extension beyond sixty (60) days.

If this Bond is issued in connection with a subcontractor's bid to a Contractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

When this Bond has been furnished to comply with a statutory or other legal requirement in the location of the Project, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

Signed and sealed this 19th day of March, 2026



(Witness)

J.M. Fahey Construction Company
(Principal) _____ *(Seal)*

By: 

(Title)

Travelers Casualty and Surety Company of America
(Surety) _____ *(Seal)*

By: 

(Title) C. Stephens Griggs Attorney-in-Fact

Surety Phone No. 860-277-0111



**Travelers Casualty and Surety Company of America
Travelers Casualty and Surety Company
St. Paul Fire and Marine Insurance Company**

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That Travelers Casualty and Surety Company of America, Travelers Casualty and Surety Company, and St. Paul Fire and Marine Insurance Company are corporations duly organized under the laws of the State of Connecticut (herein collectively called the "Companies"), and that the Companies do hereby make, constitute and appoint **C. Stephens Griggs** of **KANSAS CITY**, Missouri, their true and lawful Attorney(s)-in-Fact to sign, execute, seal and acknowledge any and all bonds, recognizances, conditional undertakings and other writings obligatory in the nature thereof on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

IN WITNESS WHEREOF, the Companies have caused this instrument to be signed, and their corporate seals to be hereto affixed, this 21st day of April, 2021.



State of Connecticut

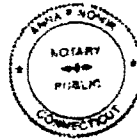
City of Hartford ss.

By: 
Robert L. Raney, Senior Vice President

On this the 21st day of April, 2021, before me personally appeared **Robert L. Raney**, who acknowledged himself to be the Senior Vice President of each of the Companies, and that he, as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing on behalf of said Companies by himself as a duly authorized officer.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission expires the 30th day of June, 2026




Anna P. Nowik, Notary Public

This Power of Attorney is granted under and by the authority of the following resolutions adopted by the Boards of Directors of each of the Companies, which resolutions are now in full force and effect, reading as follows:

RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President, any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary may appoint Attorneys-in-Fact and Agents to act for and on behalf of the Company and may give such appointee such authority as his or her certificate of authority may prescribe to sign with the Company's name and seal with the Company's seal bonds, recognizances, contracts of indemnity, and other writings obligatory in the nature of a bond, recognizance, or conditional undertaking, and any of said officers or the Board of Directors at any time may remove any such appointee and revoke the power given him or her; and it is

FURTHER RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President may delegate all or any part of the foregoing authority to one or more officers or employees of this Company, provided that each such delegation is in writing and a copy thereof is filed in the office of the Secretary; and it is

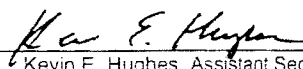
FURTHER RESOLVED, that any bond, recognizance, contract of indemnity, or writing obligatory in the nature of a bond, recognizance, or conditional undertaking shall be valid and binding upon the Company when (a) signed by the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary and duly attested and sealed with the Company's seal by a Secretary or Assistant Secretary; or (b) duly executed (under seal, if required) by one or more Attorneys-in-Fact and Agents pursuant to the power prescribed in his or her certificate or their certificates of authority or by one or more Company officers pursuant to a written delegation of authority; and it is

FURTHER RESOLVED, that the signature of each of the following officers: President, any Executive Vice President, any Senior Vice President, any Vice President, any Assistant Vice President, any Secretary, any Assistant Secretary, and the seal of the Company may be affixed by facsimile to any Power of Attorney or to any certificate relating thereto appointing Resident Vice Presidents, Resident Assistant Secretaries or Attorneys-in-Fact for purposes only of executing and attesting bonds and undertakings and other writings obligatory in the nature thereof, and any such Power of Attorney or certificate bearing such facsimile signature or facsimile seal shall be valid and binding upon the Company and any such power so executed and certified by such facsimile signature and facsimile seal shall be valid and binding on the Company in the future with respect to any bond or understanding to which it is attached.

I, **Kevin E. Hughes**, the undersigned, Assistant Secretary of each of the Companies, do hereby certify that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which remains in full force and effect.

Dated this 19th day of March, 2026




Kevin E. Hughes, Assistant Secretary

To verify the authenticity of this Power of Attorney, please call us at 1-800-421-3880.
Please refer to the above-named Attorney(s)-in-Fact and the details of the bond to which this Power of Attorney is attached.



RAYMORE

come home to more

CITY OF RAYMORE
AGENDA ITEM INFORMATION FORM

DATE: 4/13/2026
SUBMITTED BY: Trent Salsbury DEPARTMENT: Public Works
ITEM CATEGORY: Ordinance

TITLE / ISSUE / REQUEST

Award of Contract - Crack Seal Project (pg 105)

STRATEGIC PLAN GOAL / STRATEGY

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

FINANCIAL IMPACT

Award To:	Pavement Management LLC
Amount of Request/Contract:	\$114,800.00
Amount Budgeted:	\$120,000.00
Funding Source/Account:	Fund 36

PROJECT TIMELINE

Estimated Start Date	Estimated End Date
6/1/2026	7/31/2026

STAFF RECOMMENDATION:

Approval

OTHER BOARDS & COMMISSIONS ASSIGNED

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

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Bill 4031
2. Contract
3. Crack Seal Map

BACKGROUND / JUSTIFICATION

The purpose of this project is to perform crack sealing maintenance work on several streets in Raymore, specifically south of Lucy Webb Road. Bids were received on Feb. 3 for

a similar crack sealing project, but all bids were rejected due to the costs being beyond the budget for the project. The project was then rebid with a lower quantity to fit the project within the budget.

The City received the following bids on April 1, 2026:

Pro Asphalt & Maintenance, LLC	\$115,750.00
Vance Brothers, LLC	\$165,740.00
Sweetens Sealing Services	\$115,900.00
Pavement Management LLC	\$114,800.00
Fahrner Asphalt Sealers, LLC	\$142,880.00

Pavement Management, LLC was determined to be the lowest and best bidder.

Staff recommends the contract for the Crack Seal Project be awarded to Pavement Management LLC in the amount of \$114,800.00.

BILL 4031

ORDINANCE

"AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH PAVEMENT MANAGEMENT LLC FOR THE CRACK SEAL PROJECT, CITY PROJECT NUMBER 26-483-202R IN THE AMOUNT OF \$114,800.00 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 April 1, 2026; and,

WHEREAS, Pavement Management LLC 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 \$114,800.00 with Pavement Management LLC for the Crack Seal 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 13TH DAY OF APRIL, 2026.

BE IT REMEMBERED THAT THE ABOVE ORDINANCE WAS APPROVED AND ADOPTED THIS 27TH DAY OF APRIL, 2026, BY THE FOLLOWING VOTE:

Councilmember Baker
Councilmember Barber
Councilmember Burke III
Councilmember Circo
Councilmember Engert
Councilmember Holman
Councilmember McDonald
Councilmember Roe

ATTEST:

APPROVE:

Erica Hill, City Clerk

Kristofer P. Turnbow, Mayor

Date of Signature



CITY OF RAYMORE
CONTRACT FOR SERVICES

2026 Crack Seal Project

This Contract for the 2026 Crack Seal Project, hereafter referred to as the **Contract** is made this 1st day of April, 2026, between Pavement Management LLC, an entity organized and existing under the laws of the State of Missouri, with its principal office located at PO Box 273, Lee's Summit, MO 64063, 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 April 1, 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 26-483-202R and the General Terms and Conditions in Appendix B, commonly referred to as Contract Terms and Conditions and according to Contract Agreement set forth here. Contractor agrees to provide all labor, materials; tools, permits, and/or professional services and perform the contracted work in accordance with all specifications, terms and conditions as set forth within the proposal documents, including bonding, insurance, prevailing wage requirements, and termination clauses as needed or required. The work as

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

ARTICLE II TIME OF COMMENCEMENT AND COMPLETION

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

ARTICLE III CONTRACT SUM AND PAYMENT

The Contractor agrees to perform all work described in the Contract Documents in the amount of \$114,800.00.

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 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

- 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.
- 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.
- 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:

- A. * submitting the attached AFFIDAVIT OF WORK AUTHORIZATION and
- B. * 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)

PAVEMENT MANAGEMENT LLC

By: _____
Muller J

Title: _____
President

Attest: _____
Dawn Taylor

(SEAL) *no seal*

APPENDIX A
SCOPE OF SERVICES AND SPECIAL PROVISIONS

2026 Crack Seal Project

ANTICIPATED SCOPE OF SERVICES:

The purpose of this project is to perform crack sealing maintenance work on several streets in the City of Raymore, specifically roads south of Lucy Webb. The Contractor will be determined by the proposed volume of crack sealant on the proposal form.

1. **SPECIFICATIONS WHICH APPLY**

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

2. **PROJECT AWARD**

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

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

3. **PROJECT COMPLETION AND SCHEDULE**

The Contractor shall complete all work within **60 calendar days** of the issuance of the Notice to Proceed. If work is suspended for winter shutdown, the contract time will be paused during the period of suspension as approved by the City. Prior to shutdown, the Contractor shall secure the site, provide temporary surfacing or traffic control measures as directed, and ensure the work area is left in a safe, serviceable condition. Temporary surfacing and traffic control will need to be checked weekly by the contractor, while fixing any issues. Work shall resume promptly upon issuance of approval to restart, and the remaining contract time shall recommence.

4. ENGINEER

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

5. GENERAL CONDITIONS

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

6. SPECIAL CONDITIONS

- Mobilization, Bonds and Insurance: The lump sum price shall include all costs for mobilization, demobilization, performance, payment bonds, preconstruction photos and required insurance. The City of Raymore will only pay for these items one time. Any additional mobilizations will be at the expense of the contractor. Please see Appendix B General Terms and Conditions for additional information.
- Application of Crack Sealant: Crack Sealant shall be applied to the streets in the general area of town South of Lucy Webb Road defined as Zone 3. Work should generally be completed from West to East to go as far as the bid quantity allows. Any crack **1/8" or larger** shall be crack sealed. Roads in Zone 3 that are excluded from the work are shown on the map in red and will be discussed at the pre construction meeting. Curb lines will **not** be a part of this project. The contractor will be responsible for providing a list of completed roads prior to the completion of the project.

Approved Crack Sealants:

Roadsaver 221 Crafc
Approved Equal

Dirt and debris generated while preparing the roadway surface for the sealant shall be swept up by the contractor and removed from the roadway and gutter. Dirt and debris blown or swept onto adjacent

sidewalks, driveways, and yards shall be removed by the contractor at the end of each day.

The contractor will be allowed to store material in the City of Raymore Operations and Maintenance shop. The Contractor shall be responsible for all traffic control for the work required, and follow the standard set forth in the MUTCD 2009 manual.

The contractor shall have all necessary equipment to perform and complete the Crack Sealing Project. All cracks shall be cleaned with high pressure air heat lance before the sealant is added.

All visible cracks shall be cleaned and sealed. Care shall be taken not to allow dust or debris from cleaning to contaminate previously cleaned cracks. All dust and debris blown into driveways and sidewalks shall be cleaned by the contractor.

Excessive sealant on the pavement surface will not be allowed. The pavement shall not be wet or damp when applying sealant. Traffic will not be allowed on the new sealant until it is dry enough that it will not track. Intersections or other areas that must carry traffic may require that the sealant be covered with fine sand/powder or approved method.

*Sealant will not be reheated except as allowed by supplier's instructions. The application of sealant shall follow all the manufacturers recommended procedures.

- 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.
- 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.

7. ADDITIONAL REQUIREMENTS

- *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 # 26-483-202R

Appendix B
General Terms and Conditions

- *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.

- *Contract Period*

Award of this contract is anticipated prior to the end of April, 2026

- *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.

- *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.

- *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.

- *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.

- *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.

- *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.

- *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.

- *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.

- *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.

- *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:

- The unlawful manufacture, distribution, dispensing, possession or use of alcohol or other drugs; and
- Any impairment or incapacitation from the use of alcohol or other drugs (except the use of drugs for legitimate medical purposes).
- 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.

- *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.

- *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.

- *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.

- *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).

- *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.

- *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%

- *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 26-483-202R

PROPOSAL VALIDITY AND COMMITMENT TO SIGN AGREEMENTS

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

FIRM NAME: Pavement Management

ADDRESS: PO Box 273
Street

ADDRESS: Lee's Summit MO 64063
City State Zip

PHONE: 816-246-5200

E-MAIL: mibanner@pavement-management.com

DATE: 4/1/22 Michael I. President
(Month-Day-Year) Signature of Officer/Title

DATE: _____
(Month-Day-Year) Signature of Officer/Title

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

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

PROPOSAL FORM B

RFP 26-483-202R

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 X No ___ *1 time*

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

10. Has the Firm been the subject to any bankruptcy proceeding?

Yes ___ No

Legal Matters

- 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.

- 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 26-483-202R

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 Shawnee, KS
ADDRESS	11110 Johnson Dr. Shawnee, KS 66203
CONTACT PERSON	Kenny Khongmalig
CONTACT EMAIL	KKhongmalig@CityofShawnee.org
TELEPHONE NUMBER	913-631-2500
PROJECT, AMOUNT AND DATE COMPLETED	Crack Sealing * 98,350.00 October 23, 2025

COMPANY NAME	City of Marshall, MO
ADDRESS	214 N. Lafayette Ave. Marshall, MO 65340
CONTACT PERSON	Randy Corrine
CONTACT EMAIL	rcorrine@mmuonline.net
TELEPHONE NUMBER	660-886-3945

PROJECT, AMOUNT AND DATE COMPLETED	2025 Crack & Slurry Seal \$332,116.33 August 31, 2025
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COMPANY NAME	City of Lexington MO
ADDRESS	919 Franklin Ave Lexington, MO 64067
CONTACT PERSON	Carla Ghislerbert
CONTACT EMAIL	cityclerk@cityoflexington.net
TELEPHONE NUMBER	660-259-4633
PROJECT, AMOUNT AND DATE COMPLETED	Street microsurfacing & crack sealing July 7, 2023 \$203,419.05

COMPANY NAME	City of Lees Summit, MO
ADDRESS	220 S. Green St. Lees Summit, MO 64063
CONTACT PERSON	Vince Schmeiger
CONTACT EMAIL	Vince.Schmeiger@cityofls.net
TELEPHONE NUMBER	216-718-6822
PROJECT, AMOUNT AND DATE COMPLETED	2024 Crack Sealing program \$49,227.75 December 17, 2024

COMPANY NAME	City of Fairway KS
ADDRESS	4717 Ree Parkway, Fairway KS 66205
CONTACT PERSON	Bill Stoasdill
CONTACT EMAIL	bstoasdill@fairwaykansas.org
TELEPHONE NUMBER	913-722-2822
PROJECT, AMOUNT AND DATE COMPLETED	2025 Crack Seal program \$19,655.00 November 19, 2025

State the number of Years in Business: 14

State the current number of personnel on staff: 10

PROPOSAL FORM D

RFP 26-483-202R

Proposal of Pavement Management LLC, organized and
(Company Name)
existing under the laws of the State of MISSOURI, doing business
as (*) LLC

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. 26-483-202R - 2026 Crack Sealing 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.

BID PROPOSAL FORM E – Project No. 26-483-202R

2026 Crack Seal Project

Base Bid

Bid Items	Units	Estimated Quantities	\$/Units	Total
Mobilization, Bonds and Insurance	LS	1	6,400.00	\$ 6,400.00
Application of Crack Sealant	Gal	4000	27.10	\$ 108,400.00
TOTAL BASE BID				114,800.00

Company Name Payment Management LLC

Total Base Bid for Project Number: 26-483-202R

\$ 114,800.00

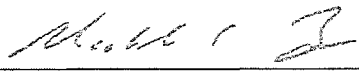
In the blank above insert numbers for the sum of the bid.

(\$ One Hundred Fourteen thousand Eight Hundred Dollars = 114,800.00)

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

**BID PROPOSAL FORM E - RFP 26-483-202R
CONTINUED**

Company Name Pavement Management LLC

By 
Authorized Person's Signature

Michael Benner - President
Print or type name and title of signer

ADDENDA

Bidder acknowledges receipt of the following addendum:

Addendum No. 1

Addendum No. _____

Company Address _____

Addendum No. _____

Po Box 273

Addendum No. _____

Lee's Summit, MO 641063

Addendum No. _____

Phone 816-246-5200

Addendum No. _____

Fax 816-246-5210

Email mbenner@pavement-management.com

Date 4-1-26

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

Crack Seal Project

Project #26-483-202

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 - Questions and Clarification

1. Question: What size of cracks do we need to fill?

Response: All cracks ranging from 1/8" up to 1 1/2" shall be sealed. We will NOT crack seal curb lines.

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

Company Name: PAVEMENT MANAGEMENT LLC

By: Michael C. B. Mendenhall

Title: President

Address: Po Box 273

City, State, Zip: Lee's Summit, mo 64063

Date: 4-1-22 Phone: 816-246-5200

Signature of Bidder: Michael C. B. Mendenhall

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 Michael Benner who, being duly sworn, states on his oath or affirmation as follows:

Name/Contractor: Michael Benner

Company: Pavement Management LLC

Address: PO Box 273 Lees Summit, MO 64063

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 # 26-483-202R.
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.

Pavement Management LLC

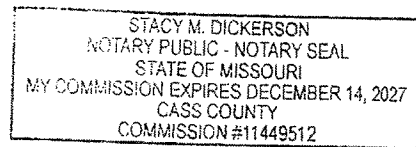
Company Name

Michael B

Signature

Name: Michael Benner

Title: President



STATE OF Missouri COUNTY OF Jackson

Subscribed and sworn to before me this 31st day of MARCH, 2026.

Notary Public: Stacy M. Dickerson

My Commission Expires: 12/14/2027 Commission # 11449512

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: 570651

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 Pavement Management LLC (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 or to verify the entire workforce if the contractor so chooses.

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 with the FAR E-Verify clause") 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

E-Verify



Company ID Number: 570651

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 Pavement Management LLC	
Michael Benner Name (Please Type or Print)	Title
Electronically Signed Signature	06/16/2012 Date
Department of Homeland Security – Verification Division	
USCIS Verification Division	
Name (Please Type or Print)	Title
Electronically Signed Signature	06/16/2012 Date
Information Required for the E-Verify Program	
Information relating to your Company:	
Company Name:	Pavement Management LLC
Company Facility Address:	120 SW 2nd Street
	Lees Summit, MO 64063
Company Alternate Address:	PO Box 273
	Lees Summit, MO 64063
County or Parish:	JACKSON
Employer Identification Number:	454175693

Bid Bond

CONTRACTOR:
(Name, legal status and address)
 Pavement Management, LLC
 P.O. Box 273
 Lee's Summit, MO 64063

SURETY:
(Name, legal status and principal place of business)
 The Gray Casualty & Surety Company
 PO Box 6202
 Metairie, LA 70009

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

OWNER:
(Name, legal status and address)
 City of Raymore, MO
 100 Municipal Circle
 Raymore, MO 64083

BOND AMOUNT: Five Percent of the Total Amount Bid (5%)

PROJECT:
(Name, location or address, and Project number, if any)
 2026 Crack Seal Project
 Various Streets
 Raymore, MO 64083

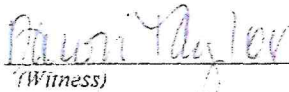
Project Number, if any:
 26-483-202R

The Contractor and Surety are bound to the Owner in the amount set forth above, for the payment of which the Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, as provided herein. The conditions of this Bond are such that if the Owner accepts the bid of the Contractor within the time specified in the bid documents, or within such time period as may be agreed to by the Owner and Contractor, and the Contractor either (1) enters into a contract with the Owner in accordance with the terms of such bid, and gives such bond or bonds as may be specified in the bidding or Contract Documents, with a surety admitted in the jurisdiction of the Project and otherwise acceptable to the Owner, for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof; or (2) pays to the Owner the difference, not to exceed the amount of this Bond, between the amount specified in said bid and such larger amount for which the Owner may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect. The Surety hereby waives any notice of an agreement between the Owner and Contractor to extend the time in which the Owner may accept the bid. Waiver of notice by the Surety shall not apply to any extension exceeding sixty (60) days in the aggregate beyond the time for acceptance of bids specified in the bid documents, and the Owner and Contractor shall obtain the Surety's consent for an extension beyond sixty (60) days.

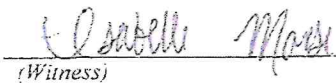
If this Bond is issued in connection with a subcontractor's bid to a Contractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.


When this Bond has been furnished to comply with a statutory or other legal requirement in the location of the Project, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

Signed and sealed this 18th day of March, 2026


(Witness)

Pavement Management, LLC
(Principal)  *(Seal)* no seal


(Witness)

The Gray Casualty & Surety Company
(Surety)  *(Seal)*
(Title) Nicole M. Johnson, Attorney-In-Fact

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**THE GRAY INSURANCE COMPANY
THE GRAY CASUALTY & SURETY COMPANY**

GENERAL POWER OF ATTORNEY

Bond Number: Principal: Pavement Management, LLC

Project: 2026 Crack Seal Project

KNOW ALL BY THESE PRESENTS, THAT The Gray Insurance Company and The Gray Casualty & Surety Company, corporations duly organized and existing under the laws of Louisiana, and having their principal offices in Metairie, Louisiana, do hereby make, constitute, and appoint: **Eric Dedovesh, Nicole M. Johnson, and Rodney W. Paddock of Lee's Summit, Missouri jointly and severally** on behalf of each of the Companies named above its true and lawful Attorney(s)-in-Fact, to make, execute, seal and deliver, for and on its behalf and as its deed, bonds, or other writings obligatory in the nature of a bond, as surety, contracts of suretyship as are or may be required or permitted by law, regulation, contract or otherwise, provided that no bond or undertaking or contract of suretyship executed under this authority shall exceed the amount of \$25,000,000.00.

This Power of Attorney is granted and is signed by facsimile under and by the authority of the following Resolutions adopted by the Boards of Directors of both The Gray Insurance Company and The Gray Casualty & Surety Company at meetings duly called and held on the 26th day of June, 2003.

"RESOLVED, that the President, Executive Vice President, any Vice President, or the Secretary be and each or any of them hereby is authorized to execute a power of Attorney qualifying the attorney named in the given Power of Attorney to execute on behalf of the Company bonds, undertakings, and all contracts of surety, and that each or any of them is hereby authorized to attest to the execution of such Power of Attorney, and to attach the seal of the Company; and it is

FURTHER RESOLVED, that the signature of such officers and the seal of the Company may be affixed to any such Power of Attorney or to any certificate relating thereto by facsimile, and any such Power of Attorney or certificate bearing such facsimile signature or facsimile seal shall be binding upon the Company now and in the future when so affixed with regard to any bond, undertaking or contract of surety to which it is attached.

IN WITNESS WHEREOF, The Gray Insurance Company and The Gray Casualty & Surety Company have caused their official seals to be hereinto affixed, and these presents to be signed by their authorized officers this 4th day of November, 2022.



By:

Michael T. Gray

Michael T. Gray
President
The Gray Insurance Company

Cullen S. Piske

Cullen S. Piske
President
The Gray Casualty & Surety Company



State of Louisiana

ss:

Parish of Jefferson

On this 4th day of November, 2022, before me, a Notary Public, personally appeared Michael T. Gray, President of The Gray Insurance Company, and Cullen S. Piske, President of The Gray Casualty & Surety Company, personally known to me, being duly sworn, acknowledged that they signed the above Power of Attorney and affixed the seals of the companies as officers of, and acknowledged said instrument to be the voluntary act and deed, of their companies.



Leigh Anne Henican
Notary Public
Notary ID No. 92653
Orleans Parish, Louisiana

Leigh Anne Henican

Leigh Anne Henican
Notary Public, Parish of Orleans State of Louisiana
My Commission is for Life

I, Mark S. Manguno, Secretary of The Gray Insurance Company, do hereby certify that the above and forgoing is a true and correct copy of a Power of Attorney given by the companies, which is still in full force and effect. IN WITNESS WHEREOF, I have set my hand and affixed the seals of the Company this 18th day of March, 2026

Mark Manguno

I, Leigh Anne Henican, Secretary of The Gray Casualty & Surety Company, do hereby certify that the above and forgoing is a true and correct copy of a Power of Attorney given by the companies, which is still in full force and effect. IN WITNESS WHEREOF, I have set my hand and affixed the seals of the Company this 18th day of March, 2026

Leigh Anne Henican



PROPOSAL FORM A
RFP 26-483-202R

PROPOSAL VALIDITY AND COMMITMENT TO SIGN AGREEMENTS

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

FIRM NAME: Pavement Management

ADDRESS: Po Box 273
Street

ADDRESS: Lee's Summit MO 64063
City State Zip

PHONE: 816-246-5200

E-MAIL: mbenner@pavement-management.com

DATE: 4-1-26 Michael J President
(Month-Day-Year) Signature of Officer/Title

DATE: _____
(Month-Day-Year) Signature of Officer/Title

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

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

PROPOSAL FORM B

RFP 26-483-202R

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 X No ___ *1 time*

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

- 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.

- 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 26-483-202R

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 Shawnee, KS
ADDRESS	11110 Johnson dr. Shawnee, KS 66203
CONTACT PERSON	Kenny Khongmaly
CONTACT EMAIL	KKhongmaly@CityofShawnee.org
TELEPHONE NUMBER	913-631-2500
PROJECT, AMOUNT AND DATE COMPLETED	Crack Sealing * 98,350.00 October 23, 2025

COMPANY NAME	City of Marshall, MO
ADDRESS	214 n. Lafayette Ave. Marshall, MO 65340
CONTACT PERSON	Randy Cornine
CONTACT EMAIL	rcornine@mmuonline.net
TELEPHONE NUMBER	660-886-3945

PROJECT, AMOUNT AND DATE COMPLETED	2025 Crack & Slurry Seal \$332,116.33 August 31, 2025
---	--

COMPANY NAME	City of Lexington MO
ADDRESS	919 Franklin Ave Lexington, MO 64067
CONTACT PERSON	Carla Ghisarberti
CONTACT EMAIL	cityclerk@cityoflexington.net
TELEPHONE NUMBER	660-259-4633
PROJECT, AMOUNT AND DATE COMPLETED	Street microsurfacing + crack Sealing July 7, 2023 \$203,419.05

COMPANY NAME	City of Lee's Summit, MO
ADDRESS	220 Se Green St. Lee's Summit, MO 64063
CONTACT PERSON	Vince Schmaeger
CONTACT EMAIL	Vince.Schmaeger@cityofLS.net
TELEPHONE NUMBER	816-718-6822
PROJECT, AMOUNT AND DATE COMPLETED	2024 Crack Sealing program \$49,227.75 December 17, 2024

COMPANY NAME	City of Fairway, KS
ADDRESS	4717 Roe Parkway Fairway KS 66205
CONTACT PERSON	Bill Stogsdill
CONTACT EMAIL	bstogsdill@fairwaykansas.org
TELEPHONE NUMBER	913-722-2822
PROJECT, AMOUNT AND DATE COMPLETED	2025 Crack Seal program \$19,655.00 November 19, 2025

State the number of Years in Business: 14

State the current number of personnel on staff: 10

PROPOSAL FORM D

RFP 26-483-202R

Proposal of Pavement Management LLC, organized and
(Company Name)
existing under the laws of the State of Missouri, doing business
as (*) LLC

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. 26-483-202R - 2026 Crack Sealing 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.

BID PROPOSAL FORM E – Project No. 26-483-202R

2026 Crack Seal Project

Base Bid

Bid Items	Units	Estimated Quantities	\$/Units	Total
Mobilization, Bonds and Insurance	LS	1	6,400.00	\$ 6,400.00
Application of Crack Sealant	Gal	4000	27.10	\$ 108,400.00
TOTAL BASE BID				114,800.00

Company Name Pavement Management LLC

Total Base Bid for Project Number: 26-483-202R

\$ 114,800.00

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

(\$ One Hundred Fourteen thousand Eight Hundred Dollars = 114,800)

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

**BID PROPOSAL FORM E - RFP 26-483-202R
CONTINUED**

Company Name Pavement Management LLC

By 
Authorized Person's Signature

Michael Benner - President
Print or type name and title of signer

ADDENDA
Bidder acknowledges receipt of the following addendum:

Addendum No. 1

Addendum No. _____

Company Address _____

Po Box 273

Lee's Summit, MO 64063

Addendum No. _____

Addendum No. _____

Addendum No. _____

Phone 816-246-5200

Addendum No. _____

Fax 816-246-5210

Email mbenner@pavement-management.com

Date 4-1-26

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

Crack Seal Project
Project #26-483-202

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 - Questions and Clarification

1. Question: What size of cracks do we need to fill?

Response: All cracks ranging from 1/8" up to 1 1/2" shall be sealed. We will NOT crack seal curb lines.

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

Company Name: PAVEMENT MANAGEMENT LLC
By: Michael C B MICHAEL C BEANER
Title: PRESIDENT
Address: PO BOX 273
City, State, Zip: LEO'S SUMMIT, MO 64063
Date: 4-1-26 Phone: 816-246-5200
Signature of Bidder: Michael C B

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 Michael Benner, who, being duly sworn, states on his oath or affirmation as follows:

Name/Contractor: Michael Benner

Company: Pavement Management LLC

Address: PO Box 273 Lee's Summit, MO 64063

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 # 26-483-202R.
3. Contractor does not knowingly employ any person who is an unauthorized alien in connection with the contracted services set forth above.

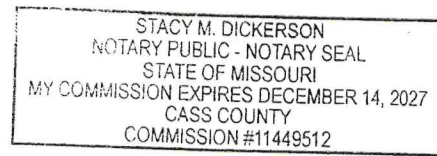
4. Attached hereto is documentation affirming Contractor's enrollment and participation in a federal work authorization program with respect to the employees working in connection with the contracted services.

Company Name Pavement management LLC

Signature [Handwritten Signature]

Name: Michael Benner

Title: President



STATE OF Missouri COUNTY OF Jackson

Subscribed and sworn to before me this 31st day of MARCH, 2026.

Notary Public: [Handwritten Signature]

My Commission Expires: 12/14/2027 Commission # 11449512

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: 570651

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 Pavement Management LLC (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 or to verify the entire workforce if the contractor so chooses.

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 with the FAR E-Verify clause") 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



Company ID Number: 570651

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 Pavement Management LLC	
Michael Benner	
Name (Please Type or Print)	Title
Electronically Signed	06/16/2012
Signature	Date
Department of Homeland Security – Verification Division	
USCIS Verification Division	
Name (Please Type or Print)	Title
Electronically Signed	06/16/2012
Signature	Date

Information Required for the E-Verify Program

Information relating to your Company:

Company Name:	Pavement Management LLC
Company Facility Address:	120 SW 2nd Street
	Lees Summit, MO 64063
Company Alternate Address:	PO Box 273
	Lees Summit, MO 64063
County or Parish:	JACKSON
Employer Identification Number:	454175693

AIA[®] Document A310[™] – 2010

Bid Bond

CONTRACTOR:
(Name, legal status and address)
 Pavement Management, LLC
 P.O. Box 273
 Lee's Summit, MO 64063

SURETY:
(Name, legal status and principal place of business)
 The Gray Casualty & Surety Company
 PO Box 6202
 Metairie, LA 70009

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

OWNER:
(Name, legal status and address)
 City of Raymore, MO
 100 Municipal Circle
 Raymore, MO 64083

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

BOND AMOUNT: Five Percent of the Total Amount Bid (5%)

PROJECT:
(Name, location or address, and Project number, if any)
 2026 Crack Seal Project
 Various Streets
 Raymore, MO 64083

Project Number, if any:
 26-483-202R

The Contractor and Surety are bound to the Owner in the amount set forth above, for the payment of which the Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, as provided herein. The conditions of this Bond are such that if the Owner accepts the bid of the Contractor within the time specified in the bid documents, or within such time period as may be agreed to by the Owner and Contractor, and the Contractor either (1) enters into a contract with the Owner in accordance with the terms of such bid, and gives such bond or bonds as may be specified in the bidding or Contract Documents, with a surety admitted in the jurisdiction of the Project and otherwise acceptable to the Owner, for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof; or (2) pays to the Owner the difference, not to exceed the amount of this Bond, between the amount specified in said bid and such larger amount for which the Owner may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect. The Surety hereby waives any notice of an agreement between the Owner and Contractor to extend the time in which the Owner may accept the bid. Waiver of notice by the Surety shall not apply to any extension exceeding sixty (60) days in the aggregate beyond the time for acceptance of bids specified in the bid documents, and the Owner and Contractor shall obtain the Surety's consent for an extension beyond sixty (60) days.

If this Bond is issued in connection with a subcontractor's bid to a Contractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

When this Bond has been furnished to comply with a statutory or other legal requirement in the location of the Project, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

Signed and sealed this 18th day of March, 2026

Patricia Taylor
(Witness)

Pavement Management, LLC
(Principal) *[Signature]* *(Seal)*
(Title) Principal

no seal

Isabelle Morse
(Witness)

The Gray Casualty & Surety Company
(Surety) *[Signature]* *(Seal)*
(Title) Nicole M. Johnson, Attorney-In-Fact

Init.

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**THE GRAY INSURANCE COMPANY
THE GRAY CASUALTY & SURETY COMPANY**

GENERAL POWER OF ATTORNEY

Bond Number: Principal: Pavement Management, LLC

Project: 2026 Crack Seal Project

KNOW ALL BY THESE PRESENTS, THAT The Gray Insurance Company and The Gray Casualty & Surety Company, corporations duly organized and existing under the laws of Louisiana, and having their principal offices in Metairie, Louisiana, do hereby make, constitute, and appoint: **Eric Dedovesh, Nicole M. Johnson, and Rodney W. Paddock of Lee's Summit, Missouri jointly and severally** on behalf of each of the Companies named above its true and lawful Attorney(s)-in-Fact, to make, execute, seal and deliver, for and on its behalf and as its deed, bonds, or other writings obligatory in the nature of a bond, as surety, contracts of suretyship as are or may be required or permitted by law, regulation, contract or otherwise, provided that no bond or undertaking or contract of suretyship executed under this authority shall exceed the amount of \$25,000,000.00.

This Power of Attorney is granted and is signed by facsimile under and by the authority of the following Resolutions adopted by the Boards of Directors of both The Gray Insurance Company and The Gray Casualty & Surety Company at meetings duly called and held on the 26th day of June, 2003.

"RESOLVED, that the President, Executive Vice President, any Vice President, or the Secretary be and each or any of them hereby is authorized to execute a power of Attorney qualifying the attorney named in the given Power of Attorney to execute on behalf of the Company bonds, undertakings, and all contracts of surety, and that each or any of them is hereby authorized to attest to the execution of such Power of Attorney, and to attach the seal of the Company; and it is

FURTHER RESOLVED, that the signature of such officers and the seal of the Company may be affixed to any such Power of Attorney or to any certificate relating thereto by facsimile, and any such Power of Attorney or certificate bearing such facsimile signature or facsimile seal shall be binding upon the Company now and in the future when so affixed with regard to any bond, undertaking or contract of surety to which it is attached.

IN WITNESS WHEREOF, The Gray Insurance Company and The Gray Casualty & Surety Company have caused their official seals to be hereinto affixed, and these presents to be signed by their authorized officers this 4th day of November, 2022.



By:

Michael T. Gray

Michael T. Gray
President
The Gray Insurance Company

Cullen S. Piske

Cullen S. Piske
President
The Gray Casualty & Surety Company



State of Louisiana

ss:

Parish of Jefferson

On this 4th day of November, 2022, before me, a Notary Public, personally appeared Michael T. Gray, President of The Gray Insurance Company, and Cullen S. Piske, President of The Gray Casualty & Surety Company, personally known to me, being duly sworn, acknowledged that they signed the above Power of Attorney and affixed the seals of the companies as officers of, and acknowledged said instrument to be the voluntary act and deed, of their companies.



Leigh Anne Henican
Notary Public
Notary ID No. 92653
Orleans Parish, Louisiana

Leigh Anne Henican

Leigh Anne Henican
Notary Public, Parish of Orleans State of Louisiana
My Commission is for Life

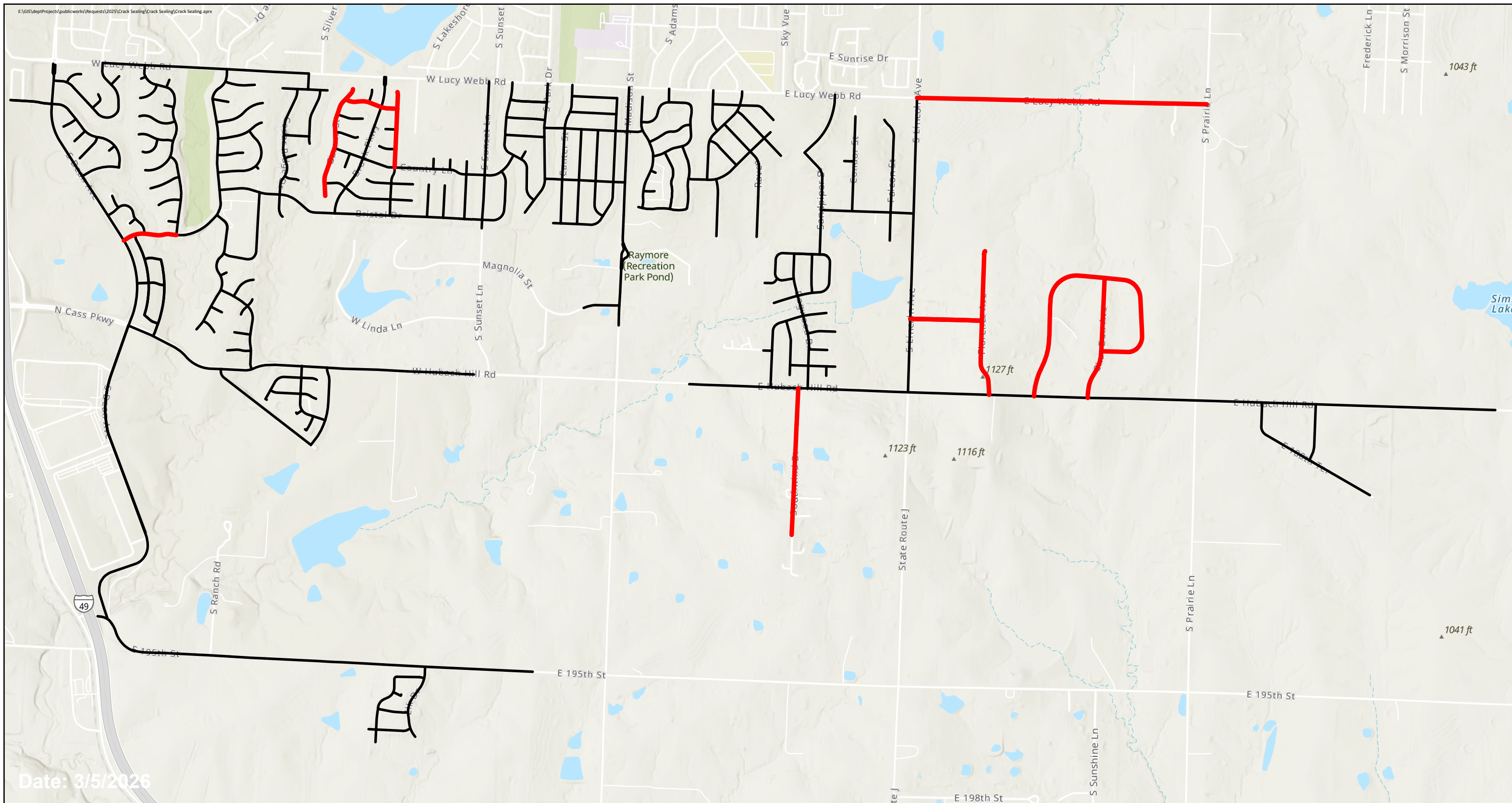
I, Mark S. Manguno, Secretary of The Gray Insurance Company, do hereby certify that the above and forgoing is a true and correct copy of a Power of Attorney given by the companies, which is still in full force and effect. IN WITNESS WHEREOF, I have set my hand and affixed the seals of the Company this 18th day of March, 2026.

Mark Manguno

I, Leigh Anne Henican, Secretary of The Gray Casualty & Surety Company, do hereby certify that the above and forgoing is a true and correct copy of a Power of Attorney given by the companies, which is still in full force and effect. IN WITNESS WHEREOF, I have set my hand and affixed the seals of the Company this 18th day of March, 2026.

Leigh Anne Henican





Date: 3/5/2026



LEGEND

- Crack Seal
- Excluded Roads

N

0 0.25
Miles

SMALL CRACK SEAL PROGRAM
public works



CITY OF RAYMORE
AGENDA ITEM INFORMATION FORM

DATE: 4/13/2026
SUBMITTED BY: David Gress DEPARTMENT: Development Services
ITEM CATEGORY: Ordinance

TITLE / ISSUE / REQUEST

Eastbrooke at Creekmoor 5th Final Plat (pg 165)

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:	4/7/2026
Action/Vote:	Approval, 6-0

- LIST OF REFERENCE DOCUMENTS ATTACHED
- | |
|--|
| 1. Bill 4032 |
| 2. Final Plat Staff Report |
| 3. Attachment 1 - Site Photos |
| 4. Attachment 2 - Final Plat Drawings |
| 5. Attachment 3 - Signed Development Agreement |

BACKGROUND / JUSTIFICATION

Cooper Land Development is requesting final plat approval of the Eastbrooke at Creekmoor 5th Final Plat, which is proposed to be located along 163rd Street, north of 163rd Street and south of Rannoch Lane. The proposed plat includes 49 single family lots, including a mixture of gallery lots and standard lots, as well as three common area tracts.

This phase also proposes the relocation of the golf cart path further south across Creekmoor Drive, which will improve visibility and intersection safety along this section of road for cart users.

The request is ministerial in accordance with the Creekmoor Memorandum of Understanding and Preliminary Development Plan.

The Planning and Zoning Commission voted 6-0 at their April 7, 2026 meeting to recommend approval to the City Council.

BILL 4032

ORDINANCE

"AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, APPROVING THE EASTBROOKE AT CREEKMOOR 5TH FINAL PLAT, A SUBDIVISION OF LAND LOCATED IN THE SOUTHEAST QUARTER AND SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 46 NORTH, RANGE 32 WEST, 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 Eastbrooke at Creekmoor 5th Plat is hereby approved for the tract of land described below:

A TRACT OF LAND IN THE SOUTHEAST QUARTER AND SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 46 NORTH, RANGE 32 WEST, IN RAYMORE, CASS COUNTY, MISSOURI BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 142, REPLAT OF EASTBROOK AT CREEKMOOR FOURTH PLAT, A SUBDIVISION IN RAYMORE, CASS COUNTY, MISSOURI; THENCE S86°42'08"W, ALONG THE NORTH LINE OF SAID LOT 142, A DISTANCE OF 40.16 FEET TO THE NORTHWEST CORNER OF SAID LOT 142; THENCE N74°08'17"W, ALONG THE NORTHERLY LINE OF LOTS 143, 144 AND 145 OF SAID REPLAT OF EASTBROOK AT CREEKMOOR FOURTH PLAT, A DISTANCE OF 132.77 FEET; THENCE S66°25'05"W, ALONG THE NORTH LINE OF SAID LOT 145, A DISTANCE OF 47.54 FEET TO THE NORTHWEST CORNER OF SAID LOT 145, SAID POINT ALSO BEING A POINT ON THE EAST LINE OF TRACT I OF SAID REPLAT OF EASTBROOK AT CREEKMOOR FOURTH PLAT; THENCE N05°34'48"W, ALONG THE EASTERLY LINE OF SAID TRACT I, A DISTANCE OF 56.00 FEET TO THE NORTHEAST CORNER OF SAID TRACT I; THENCE N39°56'08"E, A DISTANCE OF 70.85 FEET; THENCE N14°01'29"E, A DISTANCE OF 35.67 FEET; THENCE N01°37'52"E, A DISTANCE OF 60.41 FEET; THENCE N12°18'58"W, A DISTANCE OF 73.46 FEET; THENCE N55°48'48"W, A DISTANCE OF 79.37 FEET; THENCE N70°10'04"W, A DISTANCE OF 100.52 FEET; THENCE N86°44'01"W, A DISTANCE OF 92.08 FEET TO THE SOUTHEAST CORNER OF WESTBROOK AT CREEKMOOR 13TH PLAT; THENCE N09°16'32"E, ALONG THE EAST LINE OF SAID WESTBROOK AT CREEKMOOR 13TH PLAT, A DISTANCE OF 105.05 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF CREEKMOOR DRIVE; THENCE N41°04'15"E, ALONG THE EAST LINE OF SAID WESTBROOK AT CREEKMOOR 13TH PLAT, A DISTANCE OF 50.00 FEET TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF SAID CREEKMOOR DRIVE; THENCE N18°22'04"E, ALONG THE EAST LINE OF SAID WESTBROOK AT CREEKMOOR 13TH PLAT, A DISTANCE OF 134.28 FEET; THENCE N03°45'39"E, ALONG THE EAST LINE OF SAID WESTBROOK AT CREEKMOOR 13TH PLAT, A DISTANCE OF 373.07 FEET TO THE NORTHEAST CORNER OF SAID WESTBROOK AT CREEKMOOR 13TH PLAT; THENCE S74°56'29"E, A

DISTANCE OF 510.65 FEET; THENCE S85°03'05"E, A DISTANCE OF 153.74 FEET; THENCE N75°46'35"E, A DISTANCE OF 480.92 FEET; THENCE S18°16'14"W, A DISTANCE OF 478.34 FEET; THENCE S33°02'26"W, A DISTANCE OF 623.60 FEET TO A POINT ON THE NORTH LINE OF TRACT J OF SAID REPLAT OF EASTBROOK AT CREEKMOOR FOURTH PLAT; THENCE S81°25'12"W, ALONG THE NORTHERLY LINE OF SAID TRACT J, A DISTANCE OF 83.96 FEET TO A POINT ON THE NORTHERLY LINE OF LOT 141 OF SAID REPLAT OF EASTBROOK AT CREEKMOOR FOURTH PLAT; THENCE S83°32'52"W, ALONG THE NORTHERLY LINE OF SAID LOT 141, A DISTANCE OF 48.31 FEET TO THE NORTHWEST CORNER OF SAID LOT 141; THENCE S05°58'23"W, ALONG THE WESTERLY LINE OF SAID LOT 141, A DISTANCE OF 127.01 FEET TO THE SOUTHWEST CORNER OF SAID LOT 141, SAID POINT ALSO BEING ON THE NORTHERLY RIGHT OF WAY LINE OF GLEN CIRCLE; THENCE WESTERLY, ALONG A CURVE TO THE LEFT, ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID GLEN CIRCLE HAVING AN INITIAL TANGENT BEARING OF N84°01'37"W, A RADIUS OF 200.00 FEET, AN ARC DISTANCE OF 14.36 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE, N88°08'24"W, A DISTANCE OF 23.72 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE ALONG A CURVE TO THE RIGHT BEING TANGENT TO THE PREVIOUSLY DESCRIBED COURSE HAVING A RADIUS OF 15.00 FEET, AN ARC DISTANCE OF 23.56 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE, N88°08'24"W, A DISTANCE OF 50.00 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF S01°51'36"W AND A RADIUS OF 15.00 FEET, AN ARC DISTANCE OF 23.56 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE, N88°08'24"W, A DISTANCE OF 52.09 FEET TO THE SOUTHEAST CORNER OF SAID LOT 142; THENCE N01°51'36"E, ALONG THE EAST LINE OF SAID LOT 142, A DISTANCE OF 126.24 FEET TO THE POINT OF BEGINNING.

Section 3. Development Agreement. The Development Agreement between the City of Raymore, Missouri, and Cooper Land Development is approved and the City Manager is directed to execute said agreement on behalf of the City of Raymore, Missouri.

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 13TH DAY OF APRIL, 2026.

BE IT REMEMBERED THAT THE ABOVE ORDINANCE WAS APPROVED AND ADOPTED THIS 27TH DAY OF APRIL, 2026, BY THE FOLLOWING VOTE:

Councilmember Baker
Councilmember Barber
Councilmember Burke III
Councilmember Circo
Councilmember Engert
Councilmember Holman
Councilmember McDonald
Councilmember Roe

ATTEST:

APPROVE:

Erica Hill, City Clerk

Kristofer P. Turnbow, Mayor

Date of Signature

FINAL PLAT - EASTBROOKE AT CREEKMOOR 5TH

APPLICANT

Property Owner: Cooper Land Development
Engineering/Arch. Firm: Warger Associates

PROJECT LOCATION REQUESTED ACTION

North of Glenn Circle and Creekmoor Drive Final Plat Approval

PROJECT NARRATIVE

An application was filed requesting final plat approval of the 5th phase of the Eastbrooke subdivision, consisting of 49 lots and 3 tracts of land located north of E 163rd Street and Creekmoor Drive.

ZONING AND LAND USE SUMMARY

EXISTING ZONING

"PUD" Planned Unit Development

SURROUNDING ZONING & LAND USE

North: PUD, Open Space/Golf Course
South: PUD, Dwelling, Single-Family Detached
East: PUD, Open Space/Golf Course
West: PUD, Dwelling, Single-Family Detached

TOTAL TRACT SIZE	NUMBER OF LOTS	DENSITY
19.05 Acres	49	2.57 du/ac



PAST PLANNING ACTIONS -

- The Preliminary Plan and Memorandum of Understanding (MOU) for Creekmoor were approved by the City Council on January 26, 2004.
- On November 25, 2019, the City Council approved the 6th Amendment to the Creekmoor MOU, which eliminated select two-family land use designations within the Land Use Plan, and replaced them with single-family land use designations. It also created the development standards for areas contained in the Land Use Plan known as Gallery Lots.
- The Eastbrooke at Creekmoor - First Final Plat to the northeast was approved by City Council on July 13, 2020.
- The Eastbrooke at Creekmoor - Second Final Plat to the northeast was approved by City Council on May 24, 2021.
- On October 25, 2021, the City Council approved the 7th Amendment to the Creekmoor MOU, which eliminated all proposed two-family residential land uses and replaced them with single-family residential land uses.
- The Eastbrooke at Creekmoor - Third Plat to the east was approved by City Council on November 8, 2021.
- The Eastbrooke at Creekmoor - Fourth Plat to the east was approved by City Council on October 9, 2023.

DEVELOPMENT STANDARDS -

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

DIMENSIONAL STANDARD	MINIMUM REQUIREMENT
Lot Size	4,500 sq. ft. for Regular or Cul-de-Sac Lots 5,200 sq. ft. for Corner Lots
Lot Size per Dwelling Unit	8,400 sq. ft.
Lot Width x Lot Depth	40 ft. x 100 ft.
Front-Yard Setback	25 ft.

Rear-Yard Setback	25 ft.
Side-Yard Setback (interior)	5 ft.
Side-Yard Setback (exterior)	7 ft.
Building Height	35 ft.
Building Coverage	30%

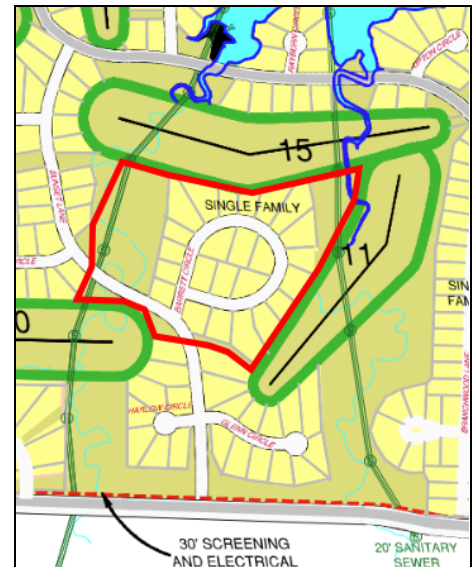
STAFF COMMENTS -

PLANNING AND ZONING -

- The proposed layout for Eastbrooke 5th Plat has deviated from the preliminary development plan for this area of Creekmoor (in red). While the final gap in Creekmoor Drive is proposed to connect the neighborhood to E 163rd Street, the internal loop street planned for Eastbrooke 5th is no longer a loop and now consists of two cul-de-sac streets.

PUBLIC WORKS & ENGINEERING -

- Grading of the subject property may commence prior to the approval of the final plat application, including the construction of public utilities, once the construction plans have been approved and fees are paid.
- There is an existing section of the private golf cart path which crossed Creekmoor Drive which will be removed and reconstructed with this development to ensure intersection visibility is adequate along this roadway.



ALIGNMENT WITH RAYMORE BLUEPRINT 2045 -

Future Land Use Framework - The Future Land Use Map designates this property as appropriate for low-density residential development.

Major Street Plan - E 163rd Street, which provides access into the Eastbrook subdivision is classified as a Major Collector. Creekmoor Drive is classified as a Minor Collector. All

other roads within the subdivision are classified as local roads.

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 has deviated from the approved preliminary plat, both in the overall number of lots and the roadway network. The lot count conveyed on the preliminary plat increased from 24 to 49. The planned loop street has been replaced with two cul-de-sac streets.

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

The proposed final plat does comply with all conditions, restrictions and requirements of the Unified Development Code and all other applicable ordinances and design standards for the City.

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

The proposed plat complies with the conditions of the Memorandum of Understanding that was attached to the approval of the preliminary plat.

PROJECT REVIEW SCHEDULE

COUNCIL, COMMISSION OR BOARD	ACTION	DATE
Planning and Zoning Commission	Review & Recommendation	April 7, 2026
City Council	Review	April 13, 2026
City Council	Decision	April 27, 2026

STAFF RECOMMENDATIONS -

Staff recommends that the Planning and Zoning Commission accept the proposed findings of fact and forward Case No. 25026 Eastbrooke at Creekmoor 5th Final Plat to the City Council with a recommendation of approval.

The recommendation for approval is subject to the following conditions:

- The final plat shall be signed and recorded with the Cass County Recorder of Deeds within one year of City Council approval or the approval of the plat shall be considered null and void.
- The Development Agreement for the Eastbrooke at Creekmoor 5th final plat 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 & ZONING COMMISSION
RECOMMENDATION - 4/7/2026**

The Planning and Zoning Commission, at their April 7, 2026 meeting, voted 6-0 to accept the proposed findings of fact and recommended approval of Case No. 25026 Eastbrooke at Creekmoor 5th Final Plat to the City Council, subject to the conditions as outlined.

CITY COUNCIL ACTION 1ST READING -

CITY COUNCIL ACTION 2ND READING -

PROJECT ATTACHMENTS -

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

Looking North from Glenn Circle and Creekmoor Drive



Looking NW from Alignment of the Future Creekmoor Drive



Looking SE at the Terminus of Creekmoor Drive South of Rannoch Ln

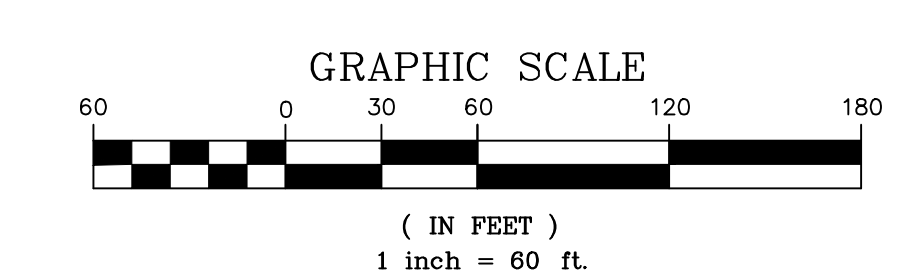
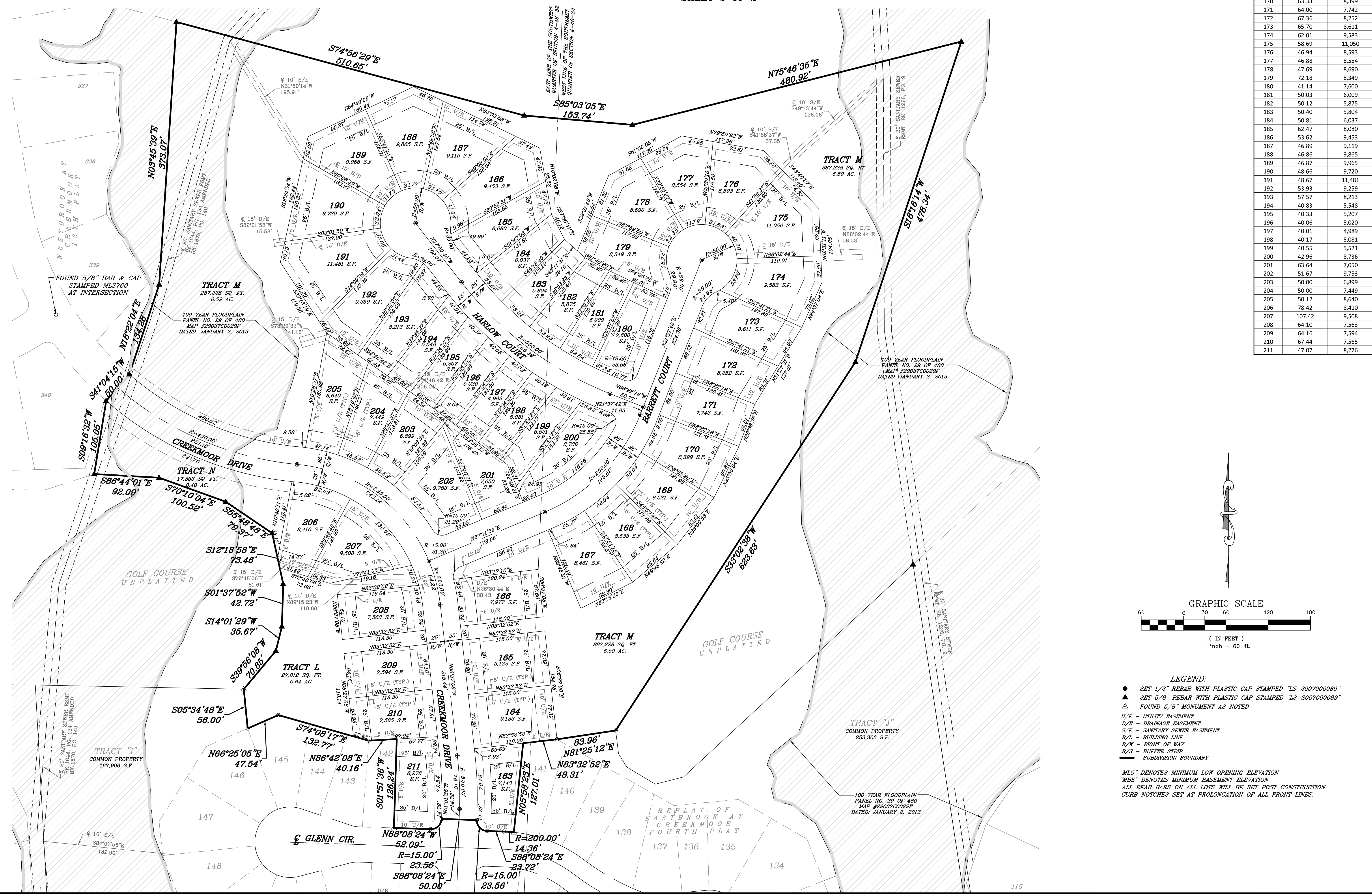


Looking SE from the Alignment of the Future Creekmoor Drive



FINAL PLAT
EASTBROOK AT CREEKMOOR – FIFTH PLAT
 LOTS 163 THROUGH 211 AND TRACTS L, M, & N
 PART OF THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER
 OF SECTION 4, TOWNSHIP 46 NORTH, RANGE 32 WEST,
 RAYMORE, CASS COUNTY, MISSOURI
 SHEET 2 OF 2

LOT NO	WIDTH @ B/L	LOT AREA
163	54.86	7,143
164	77.39	9,132
165	76.90	9,132
166	67.66	7,977
167	63.63	8,461
168	63.20	8,533
169	63.20	8,521
170	63.33	8,399
171	64.00	7,742
172	67.36	8,252
173	65.70	8,611
174	62.01	9,583
175	58.69	11,050
176	46.94	8,593
177	46.88	8,554
178	47.69	8,690
179	72.18	8,349
180	41.14	7,600
181	50.03	6,009
182	50.12	5,875
183	50.40	5,804
184	50.81	6,037
185	62.47	8,080
186	53.62	9,453
187	46.89	9,119
188	46.86	9,865
189	46.87	9,965
190	48.66	9,720
191	48.67	11,481
192	53.93	9,259
193	57.57	8,213
194	40.83	5,548
195	40.33	5,207
196	40.06	5,020
197	40.01	4,989
198	40.17	5,081
199	40.55	5,521
200	42.96	8,736
201	63.64	7,050
202	51.67	9,753
203	50.00	6,899
204	50.00	7,449
205	50.12	8,640
206	78.42	8,410
207	107.42	9,508
208	64.10	7,563
209	64.16	7,594
210	67.44	7,565
211	47.07	8,276



- LEGEND:**
- SET 1/2" REBAR WITH PLASTIC CAP STAMPED "LS-2007000089"
 - ▲ SET 5/8" REBAR WITH PLASTIC CAP STAMPED "LS-2007000089"
 - △ FOUND 5/8" MONUMENT AS NOTED
 - U/E - UTILITY EASEMENT
 - D/E - DRAINAGE EASEMENT
 - S/E - SANITARY SEWER EASEMENT
 - B/L - BUILDING LINE
 - R/W - RIGHT OF WAY
 - B/S - BUFFER STRIP
 - - - SUBDIVISION BOUNDARY

"MLO" DENOTES MINIMUM LOW OPENING ELEVATION
 "MSE" DENOTES MINIMUM EASEMENT ELEVATION
 ALL REAR BARS ON ALL LOTS WILL BE SET POST CONSTRUCTION.
 CURB NOTCHES SET AT PROLONGATION OF ALL FRONT LINES.

DEVELOPER:
COOPER LAND DEVELOPMENT, INC.
 903 NORTH 47TH STREET, SUITE 200
 ROGERS, ARKANSAS 72756

ENGINEER:
R.L. BUFORD & ASSOCIATES
 ENGINEERING, LLC
 20 BOX 14069
 PARKVILLE, MO 64152

03/25/2025 SURVEYOR'S CERTIFICATION
 I HEREBY CERTIFY THAT WE HAVE MADE A SURVEY OF THE PREMISES HEREIN DESCRIBED WHICH MEET OR EXCEED THE CURRENT "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AS JOINTLY ESTABLISHED BY THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, DIVISION OF SURVEYS AND MAPPING, AND THE MISSOURI BOARD OF SURVEYORS AND MAPPERS. THE RESULTS OF SAID SURVEY ARE REPRESENTED ON THIS DRAWING TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

R.L. Buford & Associates, LLC
 LAND SURVEYING - DEVELOPMENT CONSULTANTS
 R.L. BUFORD & ASSOCIATES, LLC - NO. CERT. OF AUTHORITY #2016031877
 208 S. GARDNER ST., SUITE 200, PARKVILLE, MO 64152

P.O. BOX 14069, PARKVILLE, MO. 64152. (616) 741-6152

DATE	03/04/2026
FIELD BOOK	
COUNTY	CASS
SECTION	4-46-32
TOWNSHIP	TWP-46-32
RANGE	R-32-W
JOB NO.	CA-22160
DRAWN BY	J.L.K.E.

FOR **COOPER LAND DEVELOPMENT**
 JODY LATHAM

FINAL PLAT
 EASTBROOK AT CREEKMOOR - FIFTH PLAT - SHEET 2 OF 2
 © COPYRIGHT 2025 R.L. BUFORD & ASSOCIATES, LLC



Development Agreement

For

*Eastbrooke at Creekmoor 5th Final Plat
Lots 163 through 211 and Tracts L, M & N*

Legal Description Contained on Pages 2-3

Between Cooper Land Development, Inc., Grantor and
City of Raymore, Grantee
100 Municipal Circle
Raymore, MO 64083

April 27, 2026

DEVELOPMENT AGREEMENT

THIS AGREEMENT, MADE THIS 27th day of April, 2026 by and between, **Cooper Land Development, Inc.** 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 **Eastbrooke at Creekmoor 5th Plat** 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: **Eastbrooke at Creekmoor 5th Plat**

A TRACT OF LAND IN THE SOUTHEAST QUARTER AND SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 46 NORTH, RANGE 32 WEST, IN RAYMORE, CASS COUNTY, MISSOURI BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 142, REPLAT OF EASTBROOK AT CREEKMOOR FOURTH PLAT, A SUBDIVISION IN RAYMORE, CASS COUNTY, MISSOURI; THENCE S86°42'08"W, ALONG THE NORTH LINE OF SAID LOT 142, A DISTANCE OF 40.16 FEET TO THE NORTHWEST CORNER OF SAID LOT 142; THENCE N74°08'17"W, ALONG THE NORTHERLY LINE OF LOTS 143, 144 AND 145 OF SAID REPLAT OF EASTBROOK AT CREEKMOOR FOURTH PLAT, A DISTANCE OF 132.77 FEET; THENCE S66°25'05"W, ALONG THE NORTH LINE OF SAID LOT 145, A DISTANCE OF 47.54 FEET TO THE NORTHWEST CORNER OF SAID LOT 145, SAID POINT ALSO BEING A POINT ON THE EAST LINE OF TRACT I OF SAID REPLAT OF EASTBROOK AT CREEKMOOR FOURTH PLAT; THENCE N05°34'48"W, ALONG THE EASTERLY LINE OF SAID TRACT I, A DISTANCE OF 56.00 FEET TO THE NORTHEAST CORNER OF SAID TRACT I; THENCE N39°56'08"E, A DISTANCE OF 70.85 FEET; THENCE N14°01'29"E, A DISTANCE OF 35.67 FEET; THENCE N01°37'52"E, A DISTANCE OF 60.41 FEET; THENCE N12°18'58"W, A DISTANCE OF 73.46 FEET; THENCE N55°48'48"W, A DISTANCE OF 79.37 FEET; THENCE N70°10'04"W, A DISTANCE OF 100.52 FEET; THENCE N86°44'01"W, A DISTANCE OF 92.08 FEET TO THE SOUTHEAST CORNER OF WESTBROOK AT CREEKMOOR 13TH PLAT; THENCE N09°16'32"E, ALONG THE EAST LINE OF SAID WESTBROOK AT CREEKMOOR 13TH PLAT, A DISTANCE OF 105.05 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF CREEKMOOR DRIVE; THENCE N41°04'15"E, ALONG THE EAST LINE OF SAID WESTBROOK AT CREEKMOOR 13TH PLAT, A DISTANCE OF 50.00 FEET TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF SAID CREEKMOOR DRIVE; THENCE N18°22'04"E, ALONG THE EAST LINE OF SAID WESTBROOK AT CREEKMOOR 13TH PLAT, A DISTANCE OF 134.28 FEET; THENCE N03°45'39"E, ALONG THE EAST LINE OF SAID WESTBROOK AT CREEKMOOR 13TH PLAT, A DISTANCE OF 373.07 FEET TO THE NORTHEAST CORNER OF SAID WESTBROOK AT CREEKMOOR 13TH PLAT; THENCE S74°56'29"E, A DISTANCE OF 510.65 FEET; THENCE S85°03'05"E, A DISTANCE OF 153.74 FEET; THENCE N75°46'35"E, A DISTANCE OF 480.92 FEET; THENCE S18°16'14"W, A DISTANCE OF 478.34 FEET; THENCE S33°02'26"W, A DISTANCE OF 623.60 FEET TO A POINT ON THE NORTH LINE OF TRACT J OF SAID REPLAT OF EASTBROOK AT CREEKMOOR FOURTH PLAT; THENCE S81°25'12"W, ALONG THE NORTHERLY LINE OF SAID TRACT J, A DISTANCE OF 83.96 FEET TO A POINT ON THE NORTHERLY LINE OF LOT 141 OF SAID REPLAT OF EASTBROOK AT CREEKMOOR FOURTH PLAT; THENCE S83°32'52"W, ALONG THE NORTHERLY LINE OF SAID LOT 141, A DISTANCE OF 48.31 FEET TO THE NORTHWEST CORNER OF SAID LOT 141; THENCE S05°58'23"W, ALONG THE WESTERLY LINE OF SAID LOT 141, A DISTANCE OF 127.01 FEET TO THE SOUTHWEST CORNER OF

SAID LOT 141, SAID POINT ALSO BEING ON THE NORTHERLY RIGHT OF WAY LINE OF GLEN CIRCLE; THENCE WESTERLY, ALONG A CURVE TO THE LEFT, ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID GLEN CIRCLE HAVING AN INITIAL TANGENT BEARING OF N84°01'37"W, A RADIUS OF 200.00 FEET, AN ARC DISTANCE OF 14.36 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE, N88°08'24"W, A DISTANCE OF 23.72 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE ALONG A CURVE TO THE RIGHT BEING TANGENT TO THE PREVIOUSLY DESCRIBED COURSE HAVING A RADIUS OF 15.00 FEET, AN ARC DISTANCE OF 23.56 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE, N88°08'24"W, A DISTANCE OF 50.00 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF S01°51'36"W AND A RADIUS OF 15.00 FEET, AN ARC DISTANCE OF 23.56 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE, N88°08'24"W, A DISTANCE OF 52.09 FEET TO THE SOUTHEAST CORNER OF SAID LOT 142; THENCE N01°51'36"E, ALONG THE EAST LINE OF SAID LOT 142, A DISTANCE OF 126.24 FEET TO THE POINT OF BEGINNING.

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 latest version of 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 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.
5. 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.
6. 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.
7. 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.

8. The Sub-divider shall install stormwater treatment facilities (i.e. permeable pavement) in the islands in the cul-de-sac prior to City acceptance of the Improvements. The Creekmoor POA will be responsible for the maintenance of these features.

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 save 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.

FLOODPLAIN

1. No portion of any platted lot shall encroach into the Federal Emergency Management Agency (FEMA) floodplain or the 100-year flood elevation for areas not identified as special flood hazard areas. Common area tracts are allowed to encroach into the floodplain.

2. No land disturbance activities or removal of any trees shall occur within the floodplain area except for:

- a. work to install the necessary outlet structures for the stormwater detention facilities; or
- b. work necessary for implementation of any stream enhancements required as part of the stream assessment for the development.
- c. work necessary for installation of utilities.

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 **Eastbrooke at Creekmoor 5th Final Plat** is **\$7,042.77**. Fees paid at the time building permit applications are to be made at a rate of **\$143.73 per dwelling unit**.
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.

NON-LOCAL COMMERCIAL CONSTRUCTION VEHICLES WITHIN RESIDENTIAL NEIGHBORHOODS

Section 340.320 authorizes the City Traffic Engineer to determine and designate streets or parts of streets located within residentially zoned developments where new construction is progressing upon which non-local commercial construction vehicles shall be prohibited from travel.

The City shall maintain exclusive control over the use of its public streets, and reserves the right, with the review and approval of public improvement plans and issuance of a construction permit, to determine access restrictions and establish construction routes, if determined necessary by the Public Works Director, in order to reduce the potential or further deterioration of existing streets in established subdivisions.

MAINTENANCE OF COMMON AREAS AND AMENITIES

1. Except as otherwise specified below as being a City obligation, all common areas and amenities in the Project shall be maintained exclusively by the Developer and/or the POA in perpetuity upon appropriate inspections and approvals from the City once constructed. Maintenance obligations are as follows:
 - a. City will maintain concrete curb around any street islands and along the edge of the public streets; all areas inside the curb line of the street islands are private and to be maintained by the Developer and/or the POA; all areas of the streets and right-of-ways shall be maintained by the City; and
 - b. All common or open areas outside of public right-of-way are private and to be maintained by the Developer and/or the POA per City code.

ADDITIONAL REQUIREMENTS

1. The Sub-divider agrees to comply with the regulations and policies of the utility companies having facilities within the City limits.
2. The Sub-divider agrees to install a five-foot (5') sidewalk in all common area tracts within the subdivision in accordance with the approved public improvement plans.
3. The sub-divider agrees to relocate the existing cart-path within this development in accordance with the approved public improvement plan.

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. This agreement shall be recorded by the Sub-divider, and the covenants herein shall run with the land described in this agreement and shall be binding and inure 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. 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.
6. 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.
7. 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.
8. The Sub-divider and City acknowledge the Memorandum of Understanding for Creekmoor Subdivision, executed by both parties and approved by City Council on January 26, 2004, June 26, 2006, July 24, 2006, July 23, 2007, July 27, 2015, June 13, 2016, November 25, 2019, and October 25, 2021 remains in effect
9. 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 the Sub-divider, at:

Jody Latham
903 North 47th Street, Suite 200
Rogers, AR 72756

11. The Sub-divider acknowledges that this plat will expire within one year of the date the Raymore City Council approves an ordinance approving **Eastbrooke at Creekmoor 5th Plat**; 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 **Eastbrooke at Creekmoor 5th Plat**.

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

Jody Lathan
Sub-divider – Signature

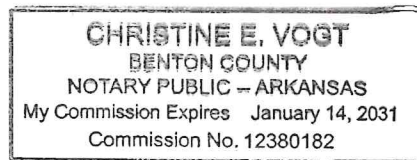
JODY LATHAN
Printed Name

Sub-divider – Signature

Printed Name

Subscribed and sworn to me on this
the 6th day of April 2026
in the County of Benton,
State of Arkansas.

Stamp:



Notary Public: [Signature]

My Commission Expires: 1-14-2031

**ATTACHMENT A
FEE SCHEDULE**

ATTACHMENT A - DEVELOPMENT FEE SCHEDULE

FEE CALCULATION FOR **[EASTBROOKE AT CREEKMOOR 5TH PLAT]**

Total Cost for New Public Improvements \$ 1,392,410.00

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.

	Land Disturbance Permit Fee. [455.010B]		
	01-00-4170-0000		
1	If fee paid prior to recording of plat, receipt # _____ *must be paid prior to issuance of a land disturbance permit	\$ 500.00	[PAID]
	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.		
2	[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]
	Additional Erosion Control Financial Security:		
	(The remaining deposit above the first \$5,000 due can be paid in cash) [455.010F]: (9.6 ac. total disturbed)		
2a	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	\$ 4,600.00	[PAID]
	Infrastructure Construction Plan Review Fee:		
	An amount equal to one percent (1%) of the estimated public improvement costs performed by the developer. [445.020H1]		
3	01-00-4182-0000 *must be paid prior to issuance of a construction permit	\$ 13,924.10	
	Infrastructure Construction Inspection Fee:		
	An amount equal to five percent (5%) of the estimated public improvement costs performed by the developer. [445.020H2]		
4	01-00-4165-0000 *must be paid prior to issuance of a construction permit	\$ 69,620.50	
	Emergency Outdoor Warning Siren Fee:		
	\$9.00 per acre (19.05 acres) [Schedule of Fees and Charges]		
5	01-00-4185-0000 *must be paid prior to recording of the final plat	\$ 171.45	
	Parkland Dedication Fee in Lieu		
	27-00-4705-0000		
6	*must be paid prior to recording of the final plat	PAID AT BLDG PERMIT [\$143.73 per DU]	
TOTAL FEES TO BE PAID PRIOR TO RECORDING PLAT [5] [6]		\$ 171.45	
TOTAL FEES TO BE PAID PRIOR TO ISSUANCE OF A LAND DISTURBANCE PERMIT [1] [2] [2a]		\$ 10,100.00	
TOTAL FEES TO BE PAID PRIOR TO ISSUANCE OF A CONSTRUCTION PERMIT FOR PUBLIC IMPROVEMENTS [3] [4]		\$ 83,544.60	