



RAYMORE PLANNING AND ZONING COMMISSION AGENDA

Tuesday, September 1, 2020 - 7:00 p.m.

City Hall Council Chambers
100 Municipal Circle
Raymore, Missouri 64083

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Personal Appearances - None
5. Consent Agenda
 - a. Approval of Minutes from August 18, 2020 meeting
6. Unfinished Business - None
7. New Business
 - a. Case #20014: FY 2021-2025 Capital Improvement Program (*public hearing*)
 - b. Case #20012: 32nd Amendment to the Unified Development Code - Small Wireless Facilities (*public hearing*)
8. City Council Report
9. Staff Report
10. Public Comment
11. Commission Member Comment
12. Adjournment

Any person requiring special accommodation (i.e. qualified interpreter, large print, hearing assistance) in order to attend this meeting, please notify the City Clerk at (816) 331-0488 no later than forty-eight (48) hours prior to the scheduled commencement of the meeting.

Meeting Procedures

The following rules of conduct apply:

1. Public can only speak during the meeting under the following circumstances:
 - a. The citizen has made a formal request to the Development Services Department to make a personal appearance before the Planning Commission;
or,
 - b. A public hearing has been called by the Chairman and the Chairman has asked if anyone from the public has comments on the application being considered;
or
 - c. A citizen may speak under Public Comment at the end of the meeting.
2. If you wish to speak to the Planning Commission, please proceed to the podium and state your name and address. Spelling of your last name would be appreciated.
3. Please turn off (or place on silent) any pagers or cellular phones.
4. Please no talking on phones or with another person in the audience during the meeting.
5. Please no public displays, such as clapping, cheering, or comments when another person is speaking.
6. While you may not agree with what an individual is saying to the Planning Commission, please treat everyone with courtesy and respect during the meeting.

Every application before the Planning Commission will be reviewed as follows:

1. Chairman will read the case number from the agenda that is to be considered.
2. Applicant will present their request to the Planning Commission.
3. Staff will provide a staff report.
4. If the application requires a public hearing, Chairman will open the hearing and invite anyone to speak on the request.
5. Chairman will close the public hearing.
6. Planning Commission members can discuss the request amongst themselves, ask questions of the applicant or staff, and may respond to a question asked from the public.
7. Planning Commission members will vote on the request.

THE **PLANNING AND ZONING COMMISSION** OF THE CITY OF RAYMORE, MISSOURI, MET IN REGULAR SESSION **TUESDAY, AUGUST 18, 2020**, IN CITY COUNCIL CHAMBERS, 100 MUNICIPAL CIRCLE, RAYMORE, MISSOURI WITH THE FOLLOWING COMMISSION MEMBERS PRESENT: CHAIRMAN WILLIAM FAULKNER, MATTHEW WIGGINS, ERIC BOWIE (arrived at 7:14 p.m.), KELLY FIZER, JIM PETERMANN, MARIO URQUILLA, CALVIN ACKLIN AND MAYOR KRIS TURNBOW. ABSENT WAS JEREMY MANSUR. ALSO PRESENT WAS CITY PLANNER KATIE JARDIEU.

1. **Call to Order** – Chairman Faulkner called the meeting to order at 7:00 p.m.
2. **Pledge of Allegiance**
3. **Roll Call** – Roll was taken and Chairman Faulkner declared a quorum present to conduct business.
4. **Personal Appearances** – None
5. **Consent Agenda** - Chairman Faulkner requested to move Case #20016 - The Prairie of the Good Ranch - Final Plat to the Regular Agenda for discussion

Motion by Commissioner Faulkner, Seconded by Mayor Turnbow, to move case #20016 - The Prairie of the Good Ranch - Final Plat to New Business on the agenda.

Vote on Motion:

Chairman Faulkner	Aye
Commissioner Wiggins	Aye
Commissioner Bowie	Absent
Commissioner Acklin	Aye
Commissioner Fizer	Aye
Commissioner Petermann	Aye
Commissioner Urquilla	Aye
Commissioner Mansur	Absent
Mayor Turnbow	Aye

Motion passed 7-0-0.

- a. **Approval of the minutes of the August 4, 2020 meeting.**

Motion by Commissioner Wiggins, Seconded by Commissioner Urquilla, to approve the minutes of the August 4 meeting.

Vote on Motion:

Chairman Faulkner	Aye
Commissioner Wiggins	Aye
Commissioner Bowie	Absent
Commissioner Acklin	Aye
Commissioner Fizer	Aye
Commissioner Petermann	Aye
Commissioner Urquilla	Aye
Commissioner Mansur	Absent
Mayor Turnbow	Aye

Motion passed 7-0-0.

6. Unfinished Business - None

7. New Business -

a. Case #20016 - The Prairie of the Good Ranch - Final Plat

City Planner, Katie Jardieu, gave an overview of the staff report, highlighting that the reason for the replat was to account for the Southern Star pipeline easement. It was originally thought to be 50 feet, but Southern Star has stated it needs to be 66 feet. The streets for the subdivision were completed and accepted by the City on July 27, 2020.

Chairman Faulkner asked that the dates on the plat be changed to reflect the current date and revisions of the map. He also asked if the new cul-de-sac design, that was constructed, be included on the map, including the island design from UDC Code 445.030.110C. Ms. Jardieu responded that the cul-de-sac design was grandfathered in, however the developer went ahead and constructed the new design and the roads have been accepted.

Mayor Turnbow agreed with Chairman Faulkner and sought more explanation regarding the islands as he didn't see them when on site. Ms. Jardieu stated that Public Works reported that there was an island and the roads have been accepted. Mayor Turnbow stated that due to the smaller size of the cul-de-sac that he didn't see them and would like confirmation that the islands are present and the plat reflect true conditions.

Chairman Faulkner stated the motion could include updating the dates where appropriate and also suggest that the actual condition of the cul-de-sac be reflected on the plat. Both Mayor Turnbow and Ms. Jardieu agreed that this was a reasonable request.

Motion by Commissioner Urquilla, Seconded by Mayor Turnbow, to accept the staff proposed findings of fact and forward Case #20016 - The Prairie of the Good Ranch - Final Plat Lots 1-65 and Tracts A-E with a recommendation of approval subject to the condition that the map reflect the amended date and to include the required design of the cul-de-sac if needed, or to reflect that it was grandfathered in.

Vote on Motion:

Chairman Faulkner	Aye
Commissioner Wiggins	Aye
Commissioner Bowie	Absent
Commissioner Acklin	Aye
Commissioner Fizer	Aye
Commissioner Petermann	Aye
Commissioner Urquilla	Aye
Commissioner Mansur	Absent
Mayor Turnbow	Aye

Motion passed 7-0-0.

Commissioner Bowie arrived at 7:14 pm.

8. City Council Report

Ms. Jardieu provided a review of the following Council meetings:

- July 27 - appointment of Simon Casas to the Park Board
- recommendation of appointment of Reginald Townsend to the Kansas City Area Transportation Authority by the Board of County Commissioners

- Establishing a stop sign at Foxridge Drive and 163rd Street
- Award of the Willowind Gravity Sewer contract
- Support of application to MHDC for Grant Park Villas
- Dean Avenue extension Right-of-Way Final plat

9. Staff Report

Ms. Jardieu stated that the July staff report was the same from the previous Aug 4th meeting. As an additional note though, Westgate Drive is being striped and will be completed and open by the end of the week. Harold Estates sewer will be started soon as well.

Mayor Turnbow added that the resolution going to the county from City Council regarding the appointment of Reginald Townsend to KCAC will be forwarded to the state Senate for approval. Economic development and with I-49 it warranted Cass County being represented on the KCATA Board. There was a reconfiguration of the budget but no tax levy increase is proposed. The Willowind sewer contract has been awarded and is a big deal and exciting. It will allow for removal of the Harold Estates lift station. Grant Park Villas will receive a letter of support from the Council as done previously. The election has been declared and the City is moving forward with the G. O. Bond. The first award will be approximately \$9 million, as will the second award. The third award will then be approximately \$5.5 million.

10. Public Comment

No public comment

11. Commission Member Comment

Commissioner Bowie thanked staff for the update and apologized for being late.

Commissioner Fizer asked everyone to be safe.

Commissioner Acklin thanked staff for the updates.

Commissioner Urquilla appreciated Chairman Faulkner bringing the plat items to everyone's attention.

Commissioner Petermann thanked staff for the updates.

Commissioner Wiggins thanked staff for the updates.

Mayor Turnbow appreciated everyone attending the meeting at somewhat of a last minute as the applicant is looking to move forward with building.

Chairman Faulkner thanked the staff.

12. Adjournment

Motion by Commissioner Wiggins, Seconded by Commissioner Urquilla, to adjourn the August 18, 2020 Planning and Zoning Commission meeting.

Vote on Motion:

Chairman Faulkner	Aye
Commissioner Wiggins	Aye
Commissioner Bowie	Aye

Commissioner Acklin	Aye
Commissioner Fizer	Aye
Commissioner Petermann	Aye
Commissioner Urquilla	Aye
Commissioner Mansur	Absent
Mayor Turnbow	Aye

Motion passed 8-0-0.

The August 18, 2020 meeting adjourned at 7:26 p.m.

Respectfully submitted,

Katie Jardieu

City of
**RAYMORE,
MISSOURI**



CAPITAL IMPROVEMENT PROGRAM FOR FISCAL YEAR BEGINNING NOV. 1, 2020



RAYMORE

come home to more

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ELECTED OFFICIALS, PLANNING COMMISSION & CAPITAL IMPROVEMENT COMMITTEE

Mayor and City Council

Kristofer Turnbow	Mayor
Reginald Townsend	Ward I
Dale Jacobson	Ward I
Tom Circo	Ward II
Joseph Burke III	Ward II
Kevin Barber	Ward III
Jay Holman (Mayor Pro Tem)	Ward III
Sonja Abdelgawad	Ward IV
John Berendzen	Ward IV

Planning & Zoning Commission

Eric Bowie	Ward I
Kelly Fizer, <i>Vice Chair</i>	Ward I
Jim Peterman	Ward II
Mario Urquilla	Ward II
Matthew Wiggins	Ward III
Jerry Faulkner, <i>Chair</i>	Ward III
Calvin Acklin	Ward IV
Jeremy Mansur	Ward IV

Capital Improvement Committee

Jim Feuerborn, City Manager
Mike Ekey, Assistant City Manager

Jan Zimmerman, Assistant to the City Manager / Chief of Police
Jim Cadoret, Assistant to the City Manager / Development Services Director

Mike Krass	Public Works Director / City Engineer
Jim Mayberry	Integrated Technology Systems Manager
Nathan Musteen	Parks & Recreation Director
Elisa Williams	Finance Director

- Volunteer Boards & Commissions**
 Arts Commission
 Board of Appeals
 Board of Zoning Adjustment
 License Tax Review Committee
 Planning & Zoning Commission
 Tax Increment Financing Committee
 Tree Board

City of Raymore

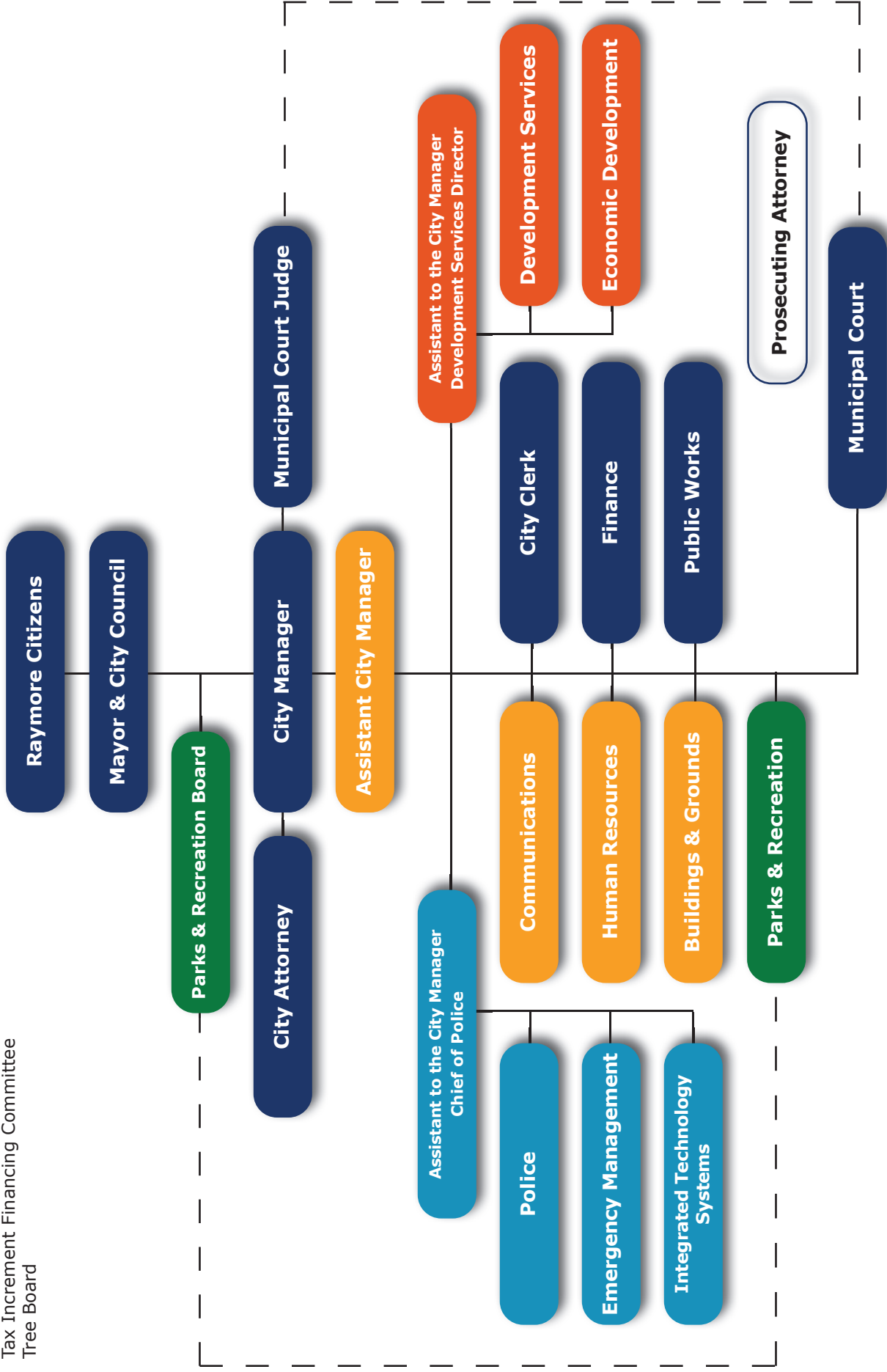




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GOVERNMENT FINANCE OFFICERS ASSOCIATION

*Distinguished
Budget Presentation
Award*

PRESENTED TO

**City of Raymore
Missouri**

For the Fiscal Year Beginning

November 1, 2018

Christopher P. Morrill

Executive Director



City of
**RAYMORE,
MISSOURI**

100 Municipal Circle • Raymore, Mo.
(816) 331-0488 • www.raymore.com

August 17, 2020

**The Honorable Kristofer Turnbow and
Members of the Raymore City Council**

Dear Mayor Turnbow and Members of Council:

The Adopted Capital Budget for Fiscal Year 2021 and the five-year Capital Improvement Program (CIP) FY 2021 - 2025 are hereby transmitted for Council consideration. The Capital Budget and CIP are designed to further the City Council's goals as established in its:

- *FY 2021 – 2025 CIP*
- *Ten-year Road Plan*
- *Growth Management Plan*
- *Strategic Plan*
- *Parks Master Plan*
- *Stormwater Master Plan*
- *Transportation Master Plan*
- *Water System Master Plan*
- *Wastewater System Master Plan*

With these plans in mind the CIP Committee collects project requests submitted by the Department Heads for creation and consideration by the CIP Committee. The CIP Committee, through a series of meetings, develops the project plan for the term of the program. Projects are studied and ranked according to criteria set forth by the Committee. Projects proposed for the CIP are reviewed, evaluated, and recommended to the City Manager. The projects accepted by the City Manager are now presented to the City Council for consideration.



REVENUES

The Capital Budget is funded through a number of different operating and capital funds. Some projects may be funded from more than one fund. Some funds are fairly restricted as to what they may be used for, and others may be used more broadly. The authorized use of the capital fund is explained within the fund narrative. Year-to-year revenues into the capital funds from FY 2020 to FY 2021 are anticipated to remain relatively constant.

Sales Taxes: The Transportation Fund (36), Capital Improvement Fund (45), Stormwater Sales Tax Fund (46), and Park Sales Tax Fund (47) obtain as their primary revenue source sales taxes. As stated in the General Fund, estimated FY 2021 revenues are based on current receipts, no loss of business and no new business coming on line. These figures are especially conservative in estimating this year in consideration of the uncertainty associated with the current pandemic. Within the Parks Sales Tax Fund and the Stormwater Sales Tax Fund the City Council determines each year how to allocate twenty percent of the revenue from the Park/Stormwater Sales Tax. Forty percent of the revenue from the half-cent Park/Stormwater Sales Tax is allocated to the Stormwater Sales Tax Fund by law; forty percent of the revenue is allocated to the Park Sales Tax Fund by law; and twenty percent is at the discretion of the Council to allocate. For FY 2021, it is proposed to allocate the discretionary 20% at 15% to the Park Sales Tax Fund, resulting in a total 55% being allocated to the Park Sales Tax Fund and 5% being allocated to the Stormwater Sales Tax Fund resulting in a total 45% being allocated to the Stormwater Sales Tax Fund. As stated in the Operating Fund the uncertainty of FY2021 Park and Recreation program revenues due to the pandemic leads to this recommendation.

Building fees and permits: This is another major component of revenue for certain capital funds including the Park Fee in Lieu Fund (27), Excise Fund (37), Water Connection Fee Fund (52), and Sewer Connection Fee Fund (53). The new residential starts for FY 2021 are estimated at 100 and no new commercial or industrial starts are contemplated in these proposed capital budgets.

Transfers from other funds: A final source of revenue for certain capital funds relies on transfers in from other funds according to pre-established formulas or funding needs. This allows for a set operational amount to be transferred into the capital fund to avoid spikes in the other funds as needs arise. The two funds that rely on transfers in are the Building and Equipment Replacement Fund (05) and the Enterprise Capital Maintenance Fund (54). Fund (05) receives a set transfer payment each year of \$100,000 from the Capital

Improvement Fund (45). Fund (54) receives approximately \$600,000 each year from the Enterprise Fund (50).

PROPOSED FY 2021 CAPITAL BUDGET

The proposed 2021 capital budget includes project funding of \$3,115,338 for 20 recommended projects. Not included in this presentation and associated with the successful August 4, 2021 No Tax Increase Bond issue are several other projects to be scheduled for FY2021. There are tentatively proposed four projects to be completed prior to the end of FY2021 at a cost of \$6,700,000. In addition there is design work proposed for three additional projects for a total of \$1,000,000. Immediately following this transmittal message are two project summary sheets showing all of the projects by category and by funding source.

These projects can be found within the capital budget narratives. Each project is listed with project description, justification, budget impact and project cost. Further information can be found within the project detail sheets of the CIP.

FY 2021 CAPITAL PROJECT SUMMARY

Buildings & Grounds	\$20,000
Parks	\$391,000
Sewer	\$342,458
Stormwater	\$325,000
Transportation	\$1,890,000
Water	\$146,880
Total	\$3,115,338

ACKNOWLEDGMENTS

My sincere thanks go to the department heads and division managers who worked hard to prepare the capital budget, and especially the Capital Improvement Committee. Parks & Recreation Director Nathan Musteen worked with the Park Board on the submission for Parks & Recreation capital projects. Public Works Director Mike Krass has a major role in putting together data for most of the projects in the capital budget and capital improvement program. Finance Director Elisa Williams and Assistant City Manager Mike Ekey put in countless hours of work in working with the CIP Committee, vetting projects, and providing estimates and guidance before anything is recommended to the City Manager. My sincere thanks and gratitude go to them for their work.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Jim Feuerborn". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Jim Feuerborn, City Manager

CAPITAL IMPROVEMENT PROGRAM

FY 2021-2025

Capital improvement programming is a guide allowing the efficient and effective use of public funds on public projects. The result of this improvement programming process is the Capital Improvement Program (CIP), a document published annually that proposes the development, modernization, or replacement of physical public projects over a five-year period. The CIP shows the arrangement of projects in a sequential order based on the schedule of priorities and assigns an estimated cost and anticipated method of financing for each project. The first year of the CIP shows specific funding and reflects projects funded during the regular budget process as the Capital Budget.

Programming capital improvements over time can promote better use of the City's limited resources and assists in the coordination of public and private development. By looking beyond the first year budget and projecting what, where, when, and how capital investments should be made, capital programming enables the City to maintain an effective level of service to the present and future population.

The Capital Improvement Program is a statement of the City's long and short-term capital improvement plans. The short-term element is stated in each year's adopted budget, the Capital Budget. The first year of the adopted CIP is incorporated into the annual operating budget as the Capital Budget. The long-

term portion is presented in the City's five-year Capital Improvement Program.

GOALS OF CAPITAL IMPROVEMENT PROGRAM

The goal of the CIP is to establish a system of procedures and priorities by which to evaluate public improvement projects in terms of public safety, public need, the City's Growth Management Plan, project continuity, financial resources, the City Council vision statement, and the strategic goals for the City. The following CIP goals guide the CIP process.

1. Focus attention on and assist in the implementation of established community goals as outlined in the adopted Growth Management Plan.
2. Focus attention on and assist in the implementation of the strategic goals established by the City Council.
3. Forecast public facilities and improvements that will be needed in the near future.
4. Anticipate and project financing needs in order to maximize federal, state, and county funds.
5. Balance the needs of future land development areas in the City with the needs of existing developed areas.

6. Promote and enhance the economic development of the City of Raymore in a timely manner.
7. Balance the need of public improvements and the present financial capability of the City to provide these improvements.
8. Provide improvements in a timely and systematic manner.
9. Allow City departments to establish a methodology and priority system to continue providing efficient and effective services.
10. Provide an opportunity for citizens and interested parties to voice their requests for community improvement projects.

RESPONSIBILITY FOR THE DEVELOPMENT OF THE CIP

The following information summarizes the process used to adopt the CIP and the responsibility of each of the five major groups in that process. The City Charter provides that “The City Manager shall prepare and submit to the Mayor and Council a five (5) year capital program prior to the final date for submission of the budget. The Council by resolution shall adopt the capital program with or without amendment on or before the last day of the month of the current fiscal year.”

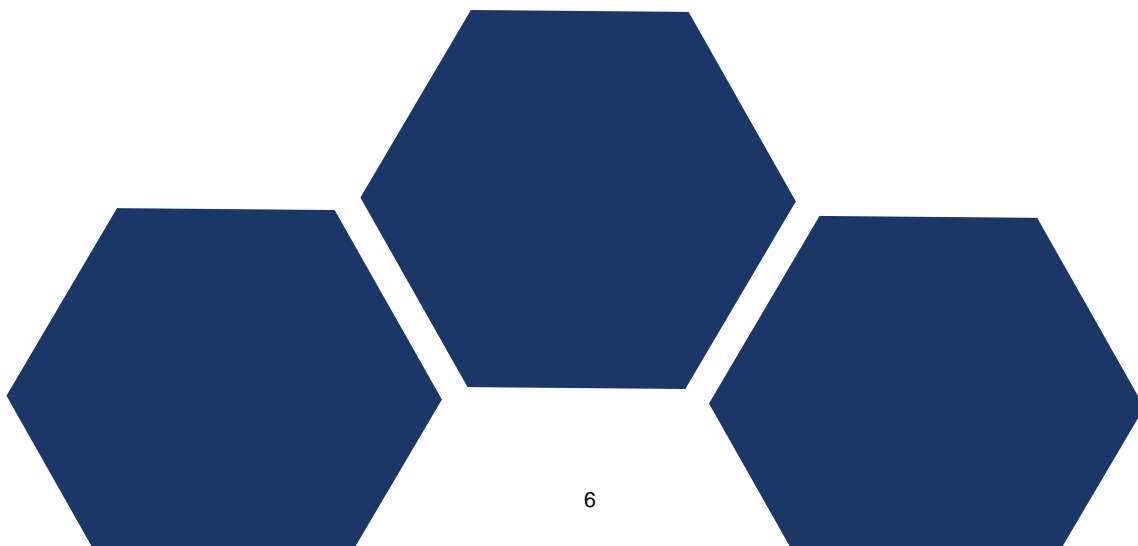
Capital Improvement Committee — A group of key City staff representatives initiates the CIP process. The staff committee is responsible for establishing an inventory of capital needs within their respective areas, undertaking an evaluation of each project request, describing each proposed project in sufficient detail for others to understand, and, as a group, providing a preliminary ranking of each project relative to the funding cycle.

City Manager — The Capital Improvement Committee’s recommendations are forwarded to the City Manager, who reviews the proposed program for consistency with legal requirements, previous plans, and financial viability. The City Manager then finalizes the recommendations for City Council consideration. Capital projects proposed by the Park Board are passed on to the City Council unchanged as long as they are within the funding amounts available.

Planning & Zoning Commission — The Planning & Zoning Commission has two primary responsibilities in the CIP process. First, the commission ensures that recommendations within the CIP are consistent with the comprehensive plan. Second, the commission takes public comment at a hearing, and serves as a recommending body to the City Council.

Public — Citizens are invited to supply input at all stages of the process, and in particular at the public hearing held by the Planning Commission as well as a second one held by the City Council.

City Council — Finally, the City Council reviews the recommended CIP based upon input from the above groups. This review is usually accomplished in a series of work sessions. A public hearing on the proposed CIP is held by the Council. Finally, the City Council will adopt the Capital Budget as an element of the annual operating budget and endorse the Capital Improvement Program by resolution.



PRIORITIES SETTING

The following criteria is outlined in the Growth Management Plan.

1. Maintenance

- Ordinary: Is this project necessary to improve the quality of life, but is not essential and could be postponed to a later date?
- Continuation: Is this project a continuation of a previous year's ongoing effort and therefore worthy of a higher degree of consideration?
- Imminent: Is this a project that represents some threat to the public health or safety if not undertaken?

2. Redevelopment

- Stabilization of Decline: A project in the original town core, heading toward physical decline, might receive a higher rating than one within a blighted area because it can be seen as eliminating a greater problem before it occurs.
- New Construction: Projects that encourage new construction in older areas of the community are as important, in many instances, as projects in new areas. Consequently, they should be given consideration in the programming process.

3. Public Policy Support

- Growth Management Plan: Projects that serve to implement the goals of the Growth Management Plan should be given immediate consideration.
- Council Goals: Consideration should be given to projects that address adopted Council goals.
- Intergovernmental Considerations: Consideration should be given to projects that encourage intergovernmental cooperation, and/or implement federal or state mandates.
- Geographic Distribution: The CIP should be developed with an eye toward distributing projects in all areas of the city needing attention.
- Timing: It is critical to allow financing for timely projects, such as matching funds for state grants. The CIP process should be flexible and re-evaluated to accommodate such circumstances; and the availability of

such funds should be factored into the rating. Private sector initiatives should be evaluated and supported with public projects so that growth is adequately served.

4. Investment Opportunities

- Term: Consideration should be given to whether the implementation of a project has an immediate impact on the community.
- Characteristics of the Investment: Projects that are calculated to spur economic development should be given a high priority. Care should be taken not to spend public dollars when improvements might be constructed privately in the future, or to undertake projects that might benefit some private parties at the expense of others.
- Leverage: A project that leverages monies from other entities (grants, private investment, special assessments, etc.) might be rated more highly than one which must stand alone; particularly if the "window of opportunity" is small and a program must be taken advantage of immediately.
- Uniqueness and/or Innovation: Some projects represent a unique opportunity to the community. These projects, then, should receive additional consideration.

5. Debt Capacity

- Availability: Clearly the ability of the community to fund improvements must be a consideration. Consequently, a project that utilizes currently budgeted funds should be rated higher than a project that requires a tax bond vote.
- Revenue Source: Some projects may receive a higher rating because of the way they can be funded. For example, a project funded by revenue stream unique to that project may be rated more highly than one that requires general obligation debt. In some instances, some monies are obligated for specific purposes by ordinance, ballot language or bond requirements.

CIP PROJECT COST & TIMING

Proposed project costs are estimates. Near-term project costs, as well as those where design work has been done, are generally the most accurate. The timing of projects is dependent on available funding, administrative capacity, and coordination with other projects when it is beneficial to achieve cost savings and to avoid conflicts.

ORGANIZATION OF THE CIP

The City of Raymore Capital Improvement Program is composed of four major sections.

Section One — Introduction

This section includes narrative information describing the CIP and how it was developed. An overview of the excise tax 10-year road plan is provided in this section. These projects are incorporated into the other sections, but receive detailed treatment here in compliance with the excise tax process.

Section Two – Summary Information

This section provides a summary of projects, including funded amounts by year.

Section Three—Project Detail Sheets

The project detail sheets provide a descriptive narrative of the project, including a detailed breakdown of estimated cost, proposed funding, project description, and justification. The detail sheets in this section are divided into the following areas:

- Buildings & Grounds
- Community Development
- Parks & Recreation
- Sanitary Sewer
- Storm Water
- Transportation
- Water Supply

Section Four—Projects Identified as Future Needs

This section includes a listing of projects identified by department heads. These projects have been identified as future needs of the City, for which no funding source has currently been identified.

CAPITAL FUNDS

Fund Number	Fund
05	BERP Fund
27	Park Fee In-Lieu Fund
36	Transportation Fund
36.38	Transportation GO Bond Funds
37	Excise Tax Fund
45	Capital Improvement Fund
46	Stormwater Sales Tax Fund
47	Park Sales Tax Fund
47.37	Parks GO Bond Funds
52	Water Tap Fund
53	Sewer Connection Fund
54	Enterprise Capital Maintenance Fund



EXCISE TAX PROJECT SUMMARY

10-YEAR ROAD PLAN

The 10-Year Road Plan lays out a plan for the use of funds accumulated in the Excise Tax Fund.

Chapter 605 of the Raymore Municipal Code provides for the collection and administration of the Excise Tax. Section 605.050, Findings, Purpose, Intent and Authority, provides:

- “New growth and development in the City has resulted, and will continue to result, in increased usage, burden and demand on the existing streets of the City, and the need for construction of new streets to add capacity and to complete the street network planned to support full-build-out of the City.” [Section 605.050.A.3]
- “The City assumes the responsibility for, and is committed to, raising revenue for the design, construction, reconstruction and repair and maintenance of adequate roads, streets and bridges necessary to serve the population of the City . . . ” [Section 605.050.A.4]
- “[The Excise Tax] is for the purpose of raising revenue, the proceeds of which shall be used for streets and related improvements throughout the City, including but not limited to the design, construction, reconstruction and improvements to streets, roads and bridges and related improvements in the City . . . ” [605.050.B.1]

While the City Code does provide that the excise tax may be used for repair and maintenance, it has historically been the City’s practice to use funds from this source to increase the capacity of the City’s road system to cope with the impacts of new development.

In the FY 2015 Budget, the City practice was changed to include maintenance of high volume, large capacity streets as a use for the Excise Tax Funds.

ADOPTED FY 2021 10-YEAR ROAD PLAN

For several years until FY 2012 the 10-Year Road Plan called for the construction of 163rd Street between Foxridge Drive and Kentucky Road in 2020. It has become clear, however, that given the amount of revenue that is raised from this source each year it will be more than 10 years before sufficient funds are amassed in the Excise Tax Fund. City staff currently estimates that sufficient funds will not be amassed until FY 2027. Accordingly, no major projects are currently listed in the 10-year road plan. In FY 2021, staff is recommending that amount be \$50,000.

Capital Improvement Program by Funding Source and Project - 5 Year Summary

By Fund

	2020-21	2021-22	2022-23	2023-24	2024-25
Building & Equipment Replacement Program (05)					
Public Works Door Access System	\$ 20,000				
Park Fee-in-Lieu Fund (27) (no projects scheduled)					
Transportation Fund (36)					
Annual Curb Replacement Program	\$ 400,000	\$ 400,000	\$ 400,000	\$ 400,000	\$ 400,000
Annual Street Preservation Program	\$ 800,000	\$ 800,000	\$ 800,000	\$ 800,000	\$ 800,000
Right of Way Infrastructure Repairs	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000
Falcon & Condor Cul-de-sacs	\$ 65,000				
Roadside Trail Maintenance	\$ 25,000				
Transportation GO Bond Fund (36.39)					
GO Bond Ward Road	\$ 4,500,000				
GO Bond Sunset/163rd Street Design	\$ 600,000				
GO Bond Johnston Drive	\$ 600,000				
Excise Tax Fund (37)					
Maintenance of Thoroughfare Routes	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000
Capital Improvement Fund (45)					
Sidewalk Gap Program	\$ 200,000				
Hawk Ridge Park Security Cameras	\$ 10,000				
Baseball Concession Stand Doors Replacement	\$ 6,000				
Streetlights (2) 163rd & Foxridge Drive	\$ 50,000				
Stormwater Sales Tax Fund (46)					
Annual Curb Replacement Program	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000
Silver Lake Circle groundwater diversion	\$ 125,000				
Park Sales Tax Fund (47)					
Hawk's Nest Playground	\$ 150,000				
T.B. Hanna Station Site Work	\$ 225,000				
Recreation Park Playground Replacement - Age 2-5		\$ 300,000			
Dog Park			\$ 300,000		
Recreation Park Baseball Complex Scoreboards			\$ 50,000		
T.B. Hanna Station Phase 2				\$ 350,000	
Park Maintenance Building Apron					\$ 75,000
Recreation Park Picnic Pavilion					\$ 200,000
Concession Roof repairs & paint (baseball/soccer)					\$ 100,000
Park GO Bond Fund (47.39)					
GO Bond Hawkridge Park Improvements Design	\$ 100,000				
GO Bond City Hall Trails & Plaza	\$ 400,000				
GO Bond Centerview Phase II	\$ 1,200,000				
GO Bond RAC Expansion Design	\$ 300,000				
Water Connection Fee Fund (52) (no projects scheduled)					
Sewer Connection Fund (53) (no projects scheduled)					
Enterprise Cap. Maint Fund (54)					
Sanitary Sewer Inflow and Infiltration Reduction	\$ 132,458	\$ 135,769	\$ 139,163	\$ 142,642	\$ 146,209
Hydrant Replacement	\$ 146,880	\$ 149,818	\$ 152,814	\$ 155,870	\$ 158,988
Owen Good Force Condition Analysis	\$ 95,000				
Owen Good Lift Station Improvements	\$ 70,000				
Owen Good Door Access & Security Cameras	\$ 30,000				
Owen Good Security Gate	\$ 15,000				
Total Projects by Fiscal Year	\$10,815,338	\$ 2,335,587	\$ 2,391,977	\$ 2,398,512	\$ 2,430,197

City of Raymore, Missouri
Capital Improvement Program
 FY '21 thru FY '25

FUNDING SOURCE SUMMARY

Source	FY '21	FY '22	FY '23	FY '24	FY '25	Total
05 - BERP Fund	20,000					<i>20,000</i>
36 - Transportation Sales Tax Fund	1,440,000	1,350,000	1,350,000	1,350,000	1,350,000	<i>6,840,000</i>
37 - Excise Tax Fund	200,000	200,000	200,000	200,000	200,000	<i>1,000,000</i>
45 - Capital Improvement Sales Tax Fund	266,000					<i>266,000</i>
46 - Stormwater Sales Tax Fund	325,000	200,000	200,000	200,000	200,000	<i>1,125,000</i>
47 - Park Sales Tax Fund	375,000	300,000	350,000	350,000	375,000	<i>1,750,000</i>
54 - Enterprise Capital Maintenance Fund	489,338	285,587	291,977	298,512	305,197	<i>1,670,611</i>
GRAND TOTAL	3,115,338	2,335,587	2,391,977	2,398,512	2,430,197	<i>12,671,611</i>

City of Raymore, Missouri
Capital Improvement Program
 FY '21 thru FY '25

PROJECTS BY FUNDING SOURCE

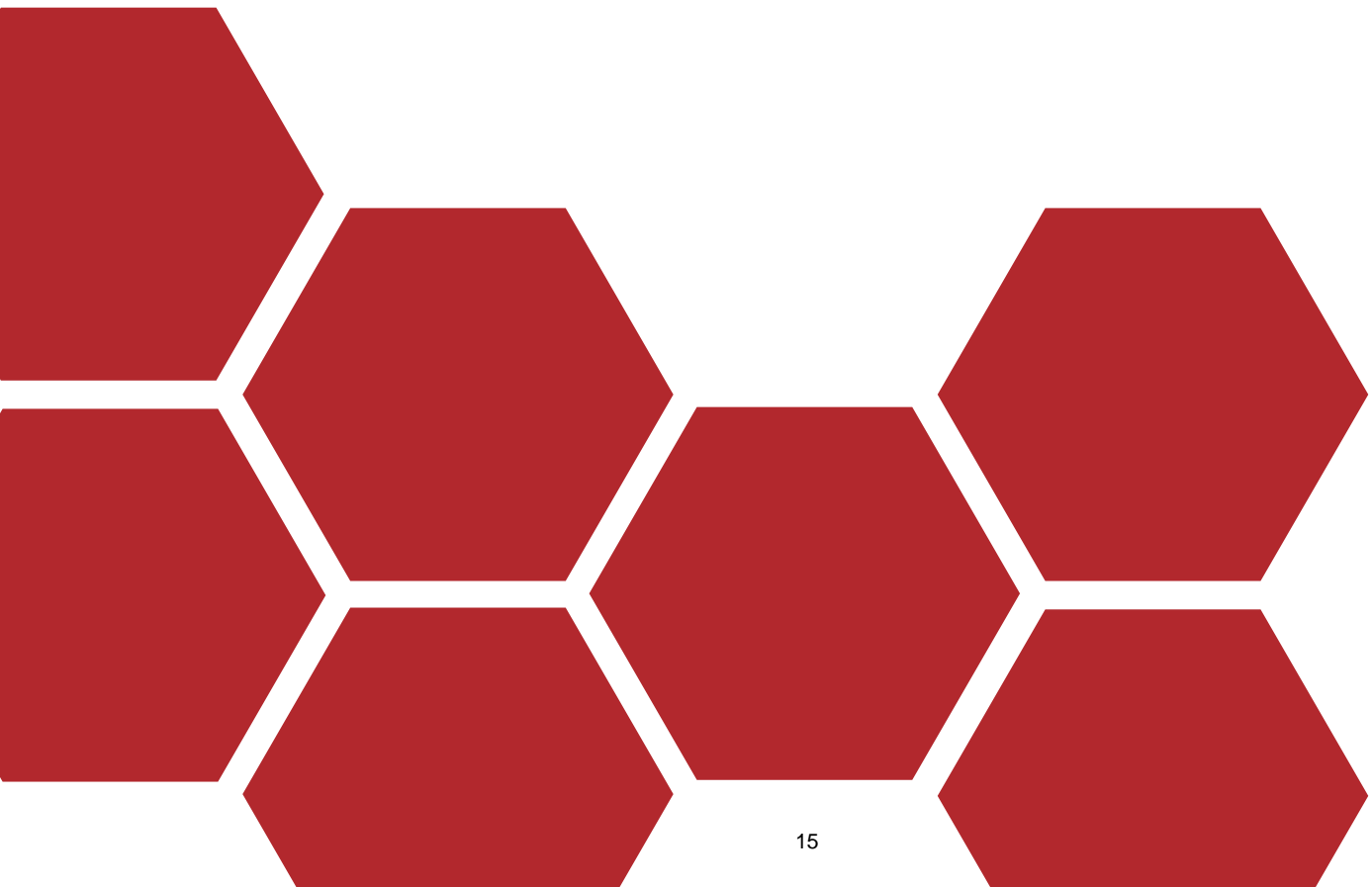
Source	Project #	Priority	FY '21	FY '22	FY '23	FY '24	FY '25	Total
05 - BERP Fund								
Public Works Door Access System	21-BG-001	3	20,000					20,000
05 - BERP Fund Total			20,000					20,000
36 - Transportation Sales Tax Fund								
Annual Curb Replacement Program	09-TRAN-122	2	400,000	400,000	400,000	400,000	400,000	2,000,000
Annual Street Preservation Program	09-TRAN-124	3	800,000	800,000	800,000	800,000	800,000	4,000,000
Right of Way Infrastructure Repairs	10-TRAN-117	3	150,000	150,000	150,000	150,000	150,000	750,000
Falcon and Condor Cul-de-sacs	21-TRANS-001	3	65,000					65,000
Roadside Trail Maintenance	21-TRANS-002	3	25,000					25,000
36 - Transportation Sales Tax Fund Total			1,440,000	1,350,000	1,350,000	1,350,000	1,350,000	6,840,000
37 - Excise Tax Fund								
Maintenance of Thoroughfare Routes	13-TRAN-001	2	200,000	200,000	200,000	200,000	200,000	1,000,000
37 - Excise Tax Fund Total			200,000	200,000	200,000	200,000	200,000	1,000,000
45 - Capital Improvement Sales Tax F								
Hawk Ridge Park Security Cameras	21-BG-01	2	10,000					10,000
Baseball Concession Stand Door Replacement	21-PRK-01	2	6,000					6,000
Sidewalk Gap Program	21-TRAN-003	1	200,000					200,000
Streetlights 163rd & Foxridge Drive	21-TRANS-04	3	50,000					50,000
45 - Capital Improvement Sales Tax Fund Total			266,000					266,000
46 - Stormwater Sales Tax Fund								
Annual Curb Replacement Program	15-STM-001	2	200,000	200,000	200,000	200,000	200,000	1,000,000
Silver Lake Circle Groundwater Diversion	21-STM-001	1	125,000					125,000
46 - Stormwater Sales Tax Fund Total			325,000	200,000	200,000	200,000	200,000	1,125,000
47 - Park Sales Tax Fund								
Dog Park	13-PRK-005	3			300,000			300,000
Park Maintenance Facility Building Apron	18-PRK-006	3				75,000		75,000
Recreation Park Playground Equipment 2-5	20-PK-005	3		300,000				300,000
Recreation Park Picnic Pavilion	20-PRK-015	3				200,000		200,000
Hawk Ridge Park - Hawk's Nest Playground	21-PRK-002	3	150,000					150,000
T.B. Hanna Site Work	21-PRK-007	2	225,000					225,000
Scoreboards - Baseball Complex	22-PRK-007	3			50,000			50,000
T.B. Hanna Station Phase 2	23-PRK-008	3				350,000		350,000
Concession Roof Repairs and Paint	24-PK-001	3					100,000	100,000

Source	Project #	Priority	FY '21	FY '22	FY '23	FY '24	FY '25	Total
47 - Park Sales Tax Fund Total			375,000	300,000	350,000	350,000	375,000	1,750,000
54 - Enterprise Capital Maintenance								
Sanitary Sewer Inflow & Infiltration Reduction	09-SAN-119	1	132,458	135,769	139,163	142,642	146,209	696,241
Hydrant Replacement	19-WAT-001	1	146,880	149,818	152,814	155,870	158,988	764,370
Owen Good Security Gate	21-SAN-002	2	15,000					15,000
Owen Good Door Access & Security Camera	21-SAN-003	2	30,000					30,000
Owen Good Lift Station Improvements	21-SAN-004	2	70,000					70,000
Owen Good Force Condition Analysis	21-SAN-005	n/a	95,000					95,000
54 - Enterprise Capital Maintenance Fund Total			489,338	285,587	291,977	298,512	305,197	1,670,611
GRAND TOTAL			3,115,338	2,335,587	2,391,977	2,398,512	2,430,197	12,671,611



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BUILDINGS & GROUNDS





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City of Raymore, Missouri
Capital Improvement Program
 FY 21 thru FY 25

PROJECTS BY CATEGORY AND DEPARTMENT

Department Category	FY 21	FY 22	FY 23	FY 24	FY 25	Total
Buildings and Grounds						
<i>Buildings</i>						
Public Works Door Access System <i>21-BG-001</i>	20,000					<i>20,000</i>
<i>Sub-Total</i>	<i>20,000</i>					<i>20,000</i>
Department Total:	20,000					20,000
GRAND TOTAL	20,000					20,000

Capital Improvement Program

FY 21 *thru* FY 25

City of Raymore, Missouri

Department Buildings and Grounds

Contact IT Director

Type Equipment

Useful Life 10 years

Category Buildings

Priority 3 Important

Status Active

Total Project Cost: \$20,000

Project #	21-BG-001
Project Name	Public Works Door Access System

Report Type

Description

This project involves the installation of equipment needed to add the remaining exterior doors at the Public Works facility to the door access system.

Justification

Exterior doors at the Public Works facility are currently left unlocked or open to allow employee access to the facility. By adding the exterior doors to the access system they can keep access to the facility secured.

Expenditures	FY 21	FY 22	FY 23	FY 24	FY 25	Total
Construction/Maintenance	20,000					20,000
Total	20,000					20,000

Funding Sources	FY 21	FY 22	FY 23	FY 24	FY 25	Total
05 - BERP Fund	20,000					20,000
Total	20,000					20,000

Budget Impact/Other

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Capital Improvement Program

City of Raymore, Missouri

FY 21 *thru* FY 25

Department Buildings and Grounds

Contact IT Director

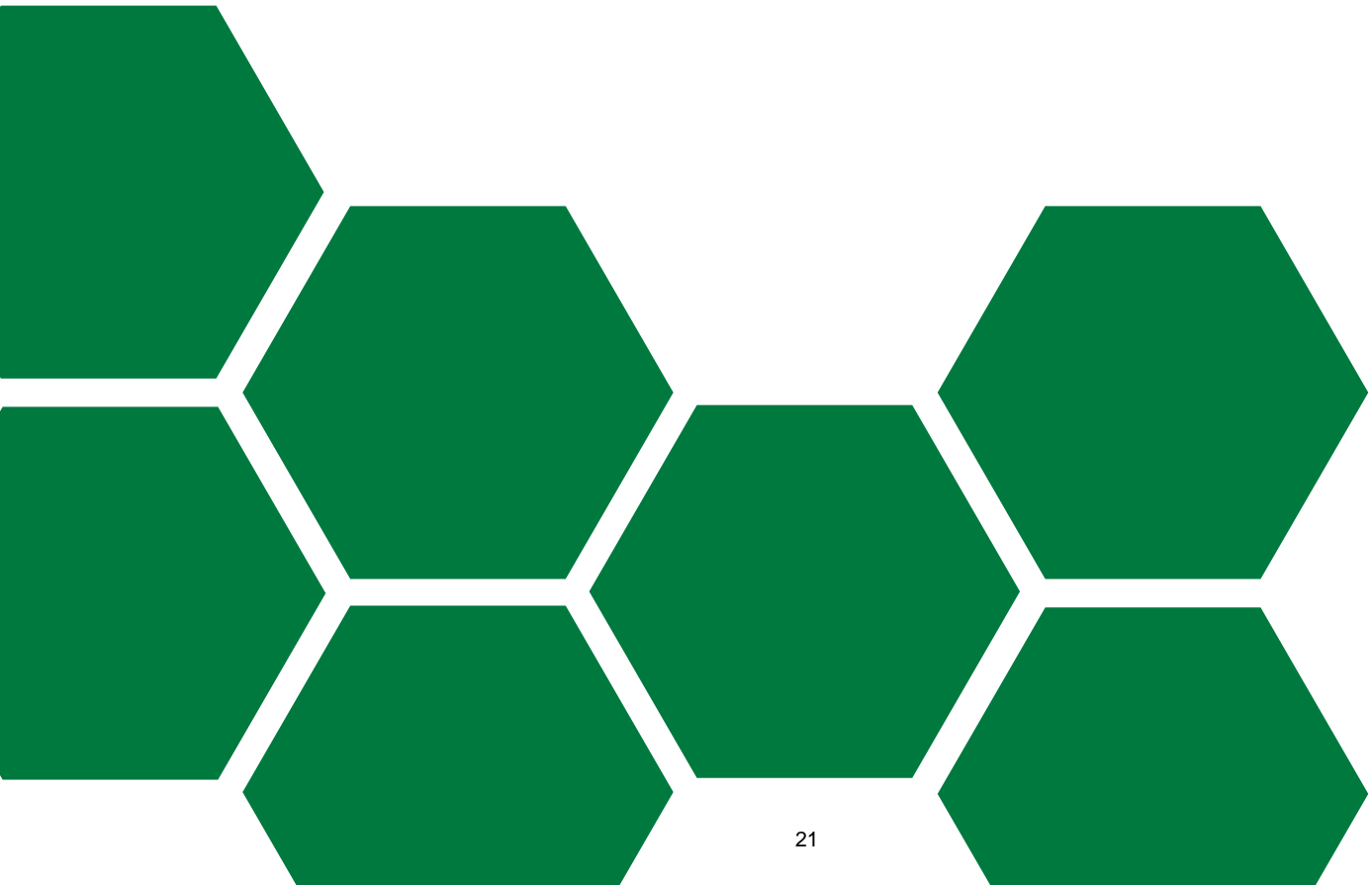
Project #	21-BG-001
Project Name	Public Works Door Access System





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PARKS & RECREATION





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City of Raymore, Missouri
Capital Improvement Program
 FY 21 thru FY 25

PROJECTS BY CATEGORY AND DEPARTMENT

Department Category		FY 21	FY 22	FY 23	FY 24	FY 25	Total
Parks & Recreation							
<u>Buildings Improvements</u>							
Baseball Concession Stand Door Replacement	21-PRK-01	6,000					6,000
<i>Sub-Total</i>		6,000					6,000
<u>Park Improvements</u>							
Dog Park	13-PRK-005			300,000			300,000
Park Maintenance Facility Building Apron	18-PRK-006					75,000	75,000
Recreation Park Playground Equipment 2-5	20-PK-005		300,000				300,000
Recreation Park Picnic Pavilion	20-PRK-015					200,000	200,000
Hawk Ridge Park Security Cameras	21-BG-01	10,000					10,000
Hawk Ridge Park - Hawk's Nest Playground	21-PRK-002	150,000					150,000
T.B. Hanna Site Work	21-PRK-007	225,000					225,000
Scoreboards - Baseball Complex	22-PRK-007			50,000			50,000
T.B. Hanna Station Phase 2	23-PRK-008				350,000		350,000
<i>Sub-Total</i>		385,000	300,000	350,000	350,000	275,000	1,660,000
<u>Park Maintenance</u>							
Concession Roof Repairs and Paint	24-PK-001					100,000	100,000
<i>Sub-Total</i>						100,000	100,000
Department Total:		391,000	300,000	350,000	350,000	375,000	1,766,000
GRAND TOTAL		391,000	300,000	350,000	350,000	375,000	1,766,000

Capital Improvement Program

FY 21 *thru* FY 25

City of Raymore, Missouri

Department Parks & Recreation
Contact Parks and Recreation Director

Project #	13-PRK-005
Project Name	Dog Park

Type New Construction
Useful Life 30 years
Category Park Improvements
Priority 3 Important
Status Active

Report Type CIP

Total Project Cost: \$300,000

Description

This project involves the construction of fencing and dog park amenities. The project will involve items such as the purchase of amenities, extension of water service to the site, construction of an asphalt path, construction of double gated fencing, parking lot and entrance road.

Justification

The City currently does not have an area for off leash dog activity. Citizens have indicated an interest in adding such an area to the park system.

Expenditures	FY 21	FY 22	FY 23	FY 24	FY 25	Total
Construction/Maintenance			300,000			300,000
Total			300,000			300,000

Funding Sources	FY 21	FY 22	FY 23	FY 24	FY 25	Total
47 - Park Sales Tax Fund			300,000			300,000
Total			300,000			300,000

Budget Impact/Other

Staff anticipates additional staffing and maintenance costs of \$6,360 per fiscal year. This will provide an additional park as well as make the City more inviting to people to visit or move in to the community.

Budget Items	FY 21	FY 22	FY 23	FY 24	FY 25	Total
Other (Insurance, Utilities)	1,000	1,000	1,000	1,000	1,000	5,000
Staff Cost	4,800	4,800	4,800	4,800	4,800	24,000
Supplies/Materials	560	560	560	560	560	2,800
Total	6,360	6,360	6,360	6,360	6,360	31,800

Capital Improvement Program
City of Raymore, Missouri

FY 21 *thru* FY 25

Department Parks & Recreation

Contact Parks and Recreation Director

Project # 13-PRK-005

Project Name Dog Park



Capital Improvement Program

FY 21 *thru* FY 25

City of Raymore, Missouri

Department Parks & Recreation
Contact Parks and Recreation Director

Project # 18-PRK-006
Project Name Park Maintenance Facility Building Apron

Type New Construction
Useful Life 30 years
Category Park Improvements
Priority 3 Important
Status Active

Report Type CIP

Total Project Cost: \$125,000

Description

This project would involve installation of a concrete parking apron along the building.

Justification

The parking lot is currently gravel and the driveway approach is deteriorating. The concrete apron would create a solid parking surface along the south side of the facility while providing a more stable area around the foundation.

Expenditures	FY 21	FY 22	FY 23	FY 24	FY 25	Total
Construction/Maintenance					75,000	75,000
Total					75,000	75,000
Funding Sources	FY 21	FY 22	FY 23	FY 24	FY 25	Total
47 - Park Sales Tax Fund					75,000	75,000
Total					75,000	75,000

Budget Impact/Other

No anticipated additional costs. Concrete parking requires very little maintenance.

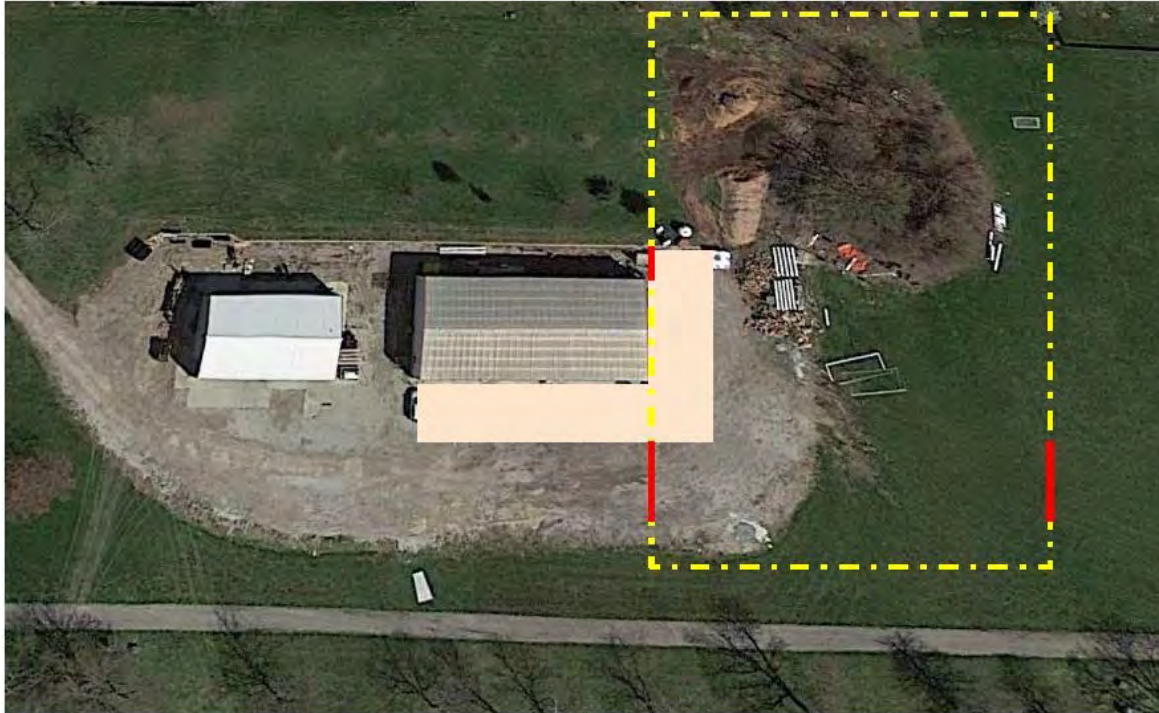
Capital Improvement Program
City of Raymore, Missouri

FY 21 *thru* FY 25

Department Parks & Recreation

Contact Parks and Recreation Director

Project #	18-PRK-006
Project Name	Park Maintenance Facility Building Apron



Capital Improvement Program

FY 21 *thru* FY 25

City of Raymore, Missouri

Department Parks & Recreation
Contact Parks and Recreation Director

Project # 20-PK-005
Project Name Recreation Park Playground Equipment 2-5

Type Equipment
Useful Life 20 years
Category Park Improvements
Priority 3 Important
Status Active

Report Type

Total Project Cost: \$300,000

Description

Remove and replace the playground equipment and surfacing at Recreation Park.

Justification

This playground is located in our most popular park and sits next to our largest playground that is to be replaced, The equipment is approximately 21 years old and is outdated and no longer suitable for play. The playground has reached its useful life expectancy.

Expenditures	FY 21	FY 22	FY 23	FY 24	FY 25	Total
Equip/Vehicles/Furnishings		300,000				300,000
Total		300,000				300,000

Funding Sources	FY 21	FY 22	FY 23	FY 24	FY 25	Total
47 - Park Sales Tax Fund		300,000				300,000
Total		300,000				300,000

Budget Impact/Other

Regular maintenance costs for general play equipment upkeep is anticipated.

Capital Improvement Program
City of Raymore, Missouri

FY 21 *thru* FY 25

Department Parks & Recreation

Contact Parks and Recreation Director

Project # 20-PK-005

Project Name Recreation Park Playground Equipment 2-5



Capital Improvement Program

FY 21 *thru* FY 25

City of Raymore, Missouri

Department Parks & Recreation
Contact Parks and Recreation Director

Project # 20-PRK-015
Project Name Recreation Park Picnic Pavilion

Type Improvement
Useful Life 20 years
Category Park Improvements
Priority 3 Important
Status Active

Report Type CIP

Total Project Cost: \$200,000

Description

This playground is a new addition to Rec Park located near the Recreation Activity Center.

Justification

Staff identified the need for providing an additional playground at this location. This new play amenity will enhance the area, provide additional play features for the summer camp, utilize a prime location, increase park viability from Madison Street and increase rentals at the future Recreation Park Pavilion.

Expenditures	FY 21	FY 22	FY 23	FY 24	FY 25	Total
Construction/Maintenance					200,000	200,000
Total					200,000	200,000

Funding Sources	FY 21	FY 22	FY 23	FY 24	FY 25	Total
47 - Park Sales Tax Fund					200,000	200,000
Total					200,000	200,000

Budget Impact/Other

No anticipated additional impact on the operating budget beyond regular maintenance at a minimal cost. Regular maintenance extends the useful life.

Capital Improvement Program
City of Raymore, Missouri

FY 21 *thru* FY 25

Department Parks & Recreation

Contact Parks and Recreation Director

Project #	20-PRK-015
Project Name	Recreation Park Picnic Pavilion



Capital Improvement Program

FY 21 *thru* FY 25

City of Raymore, Missouri

Department Parks & Recreation

Contact IT Director

Type Equipment

Useful Life 10 years

Category Park Improvements

Priority 2 Very Important

Status Active

Total Project Cost: \$10,000

Project #	21-BG-01
Project Name	Hawk Ridge Park Security Cameras

Report Type

Description

This project involves the installation of additional security cameras to the pavilion and amphitheater at Hawk Ridge Park.

Justification

Additional cameras are needed to be able to view and record the east bathroom doors entrances and the picnic area on the North side at the pavilion and additional cameras are needed to view to the North trail and dock area at the amphitheater.

Expenditures	FY 21	FY 22	FY 23	FY 24	FY 25	Total
Construction/Maintenance	10,000					10,000
Total	10,000					10,000
Funding Sources	FY 21	FY 22	FY 23	FY 24	FY 25	Total
45 - Capital Improvement Sales Tax Fund	10,000					10,000
Total	10,000					10,000

Budget Impact/Other

Capital Improvement Program
City of Raymore, Missouri

FY 21 *thru* FY 25

Department Parks & Recreation

Contact IT Director

Project # 21-BG-01
Project Name Hawk Ridge Park Security Cameras



Capital Improvement Program

FY 21 *thru* FY 25

City of Raymore, Missouri

Department Parks & Recreation
Contact Parks and Recreation Director

Project #	21-PRK-002
Project Name	Hawk Ridge Park - Hawk's Nest Playground

Type New Construction
Useful Life 20 years
Category Park Improvements
Priority 3 Important
Status Active

Report Type

Total Project Cost: \$10,000

Description

Hawks Nest Playground includes the following features:
 Nature themed area completely accessible to children of all abilities
 Fencing to provide the utmost safety particularly for children (such as those with Autism) who have difficulty recognizing boundaries.
 Safe, spongy surfacing that ensures mobility for children/adults in wheelchairs and walkers and those who have trouble on uneven surfacing.
 Accessibility throughout the entire structure to allow every child to reach every platform
 Parallel play opportunities giving kids with and without mobility devices a chance to play and challenge themselves at their own level, arriving at the next location together.
 Swings including accessible, high back, infant, belt seats, and dish swings.
 Roller slide to provide sliding experience for children with cochlear implants
 Two Ziplines promoting parallel play, one with an accessible, high back seat running right beside a typical seat.
 A flush mounted merry-go-round that accommodates two wheelchairs and several other users allowing all kids to play together.
 Numerous interactive panels promoting problem solving/motor skill development.

Justification

Hawk Ridge Park will be a destination park for families throughout the region to enjoy our accessible fishing dock, picnic shelters, restrooms, outdoor amphitheater, trails and a universally accessible Hawks Nest Playground.

The Hawks Nest playground is designed for all children, particularly those with disabilities. The features will surpass typical ADA standards and enable children with a wide variety of abilities to engage in play. Children with Autism, Cerebral Palsy, neurological disorders, congenital diseases, cognitive delays, head injuries, hearing and visual impairments and more will have a place to play.

Expenditures	FY 21	FY 22	FY 23	FY 24	FY 25	Total
Construction/Maintenance	150,000					150,000
Total	150,000					150,000

Funding Sources	FY 21	FY 22	FY 23	FY 24	FY 25	Total
47 - Park Sales Tax Fund	150,000					150,000
Total	150,000					150,000

Budget Impact/Other

No anticipated additional impact on the operating budget beyond regular maintenance at a minimal cost. Regular maintenance extends the useful life.

Capital Improvement Program

FY 21 *thru* FY 25

City of Raymore, Missouri

Department Parks & Recreation
Contact Parks and Recreation Director

Project # 21-PRK-007
Project Name T.B. Hanna Site Work

Type New Construction
Useful Life 25 years
Category Park Improvements
Priority 2 Very Important
Status Active

Report Type

Total Project Cost: \$10,000

Description

This project will finalize improvements at T.B. Hanna Station. Additional projects such as the expanded Ice Rink at the Depot and improvements to the general grading, landscaping and site work associated with the sprayground are included.

Justification

T.B. Hanna Station was listed as part of the 2016 GO Bond Projects. Additional improvements were added throughout the design process including a \$135,000 donation from Variety KC to make improvements to the sprayground and playground as all-inclusive amenities. Upgrades to the Ice Rink and overall aesthetics of the park are also included.

Expenditures	FY 21	FY 22	FY 23	FY 24	FY 25	Total
Construction/Maintenance	225,000					225,000
Total	225,000					225,000

Funding Sources	FY 21	FY 22	FY 23	FY 24	FY 25	Total
47 - Park Sales Tax Fund	225,000					225,000
Total	225,000					225,000

Budget Impact/Other

Park maintenance levels will be applied according to the Park Maintenance Plan. Regular maintenance and safety inspections for the lifespan of the equipment.

Capital Improvement Program

FY 21 *thru* FY 25

City of Raymore, Missouri

Department Parks & Recreation
Contact Parks and Recreation Director

Project # 21-PRK-01
Project Name Baseball Concession Stand Door Replacement

Type Improvement
Useful Life 15 years
Category Buildings Improvements
Priority 2 Very Important
Status Active

Report Type

Total Project Cost: \$6,000

Description

The removal and replacement of the concession and restroom doors at the baseball concession stand.

Justification

The doors and frames are the original units installed in 2000. The locks are worn out and difficult to lock, the frames are rusted and need replaced. The IT department is scheduled to install employee door access systems and electronic controlled locking mechanisms to assist the Police Department for locking the restrooms every evening. Replacing the doors prior to these upgrades is preferred.

Expenditures	FY 21	FY 22	FY 23	FY 24	FY 25	Total
Construction/Maintenance	6,000					6,000
Total	6,000					6,000

Funding Sources	FY 21	FY 22	FY 23	FY 24	FY 25	Total
45 - Capital Improvement Sales Tax Fund	6,000					6,000
Total	6,000					6,000

Budget Impact/Other

This project will ultimately relieve the Police Department from having to lock the restrooms each night and provide remote access for Park and Recreation Staff. Security and efficiency increases with this project.

Capital Improvement Program
City of Raymore, Missouri

FY 21 *thru* FY 25

Department Parks & Recreation

Contact Parks and Recreation Director

Project # 21-PRK-01

Project Name Baseball Concession Stand Door Replacement



Capital Improvement Program

FY 21 *thru* FY 25

City of Raymore, Missouri

Department Parks & Recreation
Contact Parks and Recreation Director

Project # 22-PRK-007
Project Name Scoreboards - Baseball Complex

Type Equipment
Useful Life
Category Park Improvements
Priority 3 Important
Status Active

Report Type

Total Project Cost: \$6,000

Description

This project includes the installation of scoreboards on fields 1, 2, 3 and 4 at the Recreation Park Baseball/Softball Complex.

Justification

The Park Foundation has donated funding for scoreboards on fields 5 and 6. The addition of fields 1 - 4 would provide scoreboards for the remaining fields at the complex.

Expenditures	FY 21	FY 22	FY 23	FY 24	FY 25	Total
Construction/Maintenance			50,000			50,000
Total			50,000			50,000

Funding Sources	FY 21	FY 22	FY 23	FY 24	FY 25	Total
47 - Park Sales Tax Fund			50,000			50,000
Total			50,000			50,000

Budget Impact/Other

Staff anticipates additional utility costs of \$350 per fiscal year.

Budget Items	FY 21	FY 22	FY 23	FY 24	FY 25	Total
Other (Insurance, Utilities)	350	350	350	350		1,400
Total	350	350	350	350		1,400



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Capital Improvement Program

FY 21 *thru* FY 25

City of Raymore, Missouri

Department Parks & Recreation
Contact Parks and Recreation Director

Project #	23-PRK-008
Project Name	T.B. Hanna Station Phase 2

Type New Construction
Useful Life
Category Park Improvements
Priority 3 Important
Status Active

Report Type

Total Project Cost: \$350,000

Description

This project involves the construction of three corner entrances at T.B. Hanna Station. Matching the current corner improvements at Olive and Washington Streets, the project will provide a finished look to the entire city block and be an inviting approach park patrons from all directions while protecting large mature trees currently at the unfinished corners.

Justification

At the present time there is only one access to the park from the surrounding streets.

Expenditures	FY 21	FY 22	FY 23	FY 24	FY 25	Total
Construction/Maintenance				350,000		350,000
Total				350,000		350,000

Funding Sources	FY 21	FY 22	FY 23	FY 24	FY 25	Total
47 - Park Sales Tax Fund				350,000		350,000
Total				350,000		350,000

Budget Impact/Other

No anticipated impact on the operating budget beyond regular maintenance at a minimal cost. Regular maintenance extends the useful life.

Capital Improvement Program
City of Raymore, Missouri

FY 21 *thru* FY 25

Department Parks & Recreation

Contact Parks and Recreation Director

Project # 23-PRK-008
Project Name T.B. Hanna Station Phase 2



Capital Improvement Program

FY 21 *thru* FY 25

City of Raymore, Missouri

Department Parks & Recreation
Contact Parks and Recreation Director

Project # 24-PK-001
Project Name Concession Roof Repairs and Paint

Type Maintenance
Useful Life 20 years
Category Park Maintenance
Priority 3 Important
Status Active

Report Type

Total Project Cost: \$100,000

Description

New roofs on the two concession stands at Recreation Park.

Justification

The current roofs on the concession stands at Recreation Park were installed in the early 2000's. The colors are faded and in need of painting. The metal roofs are nearing their life expectancy.

Expenditures	FY 21	FY 22	FY 23	FY 24	FY 25	Total
Construction/Maintenance					100,000	100,000
Total					100,000	100,000

Funding Sources	FY 21	FY 22	FY 23	FY 24	FY 25	Total
47 - Park Sales Tax Fund					100,000	100,000
Total					100,000	100,000

Budget Impact/Other

Minimal maintenance costs are anticipated.

Capital Improvement Program
City of Raymore, Missouri

FY 21 *thru* FY 25

Department Parks & Recreation

Contact Parks and Recreation Director

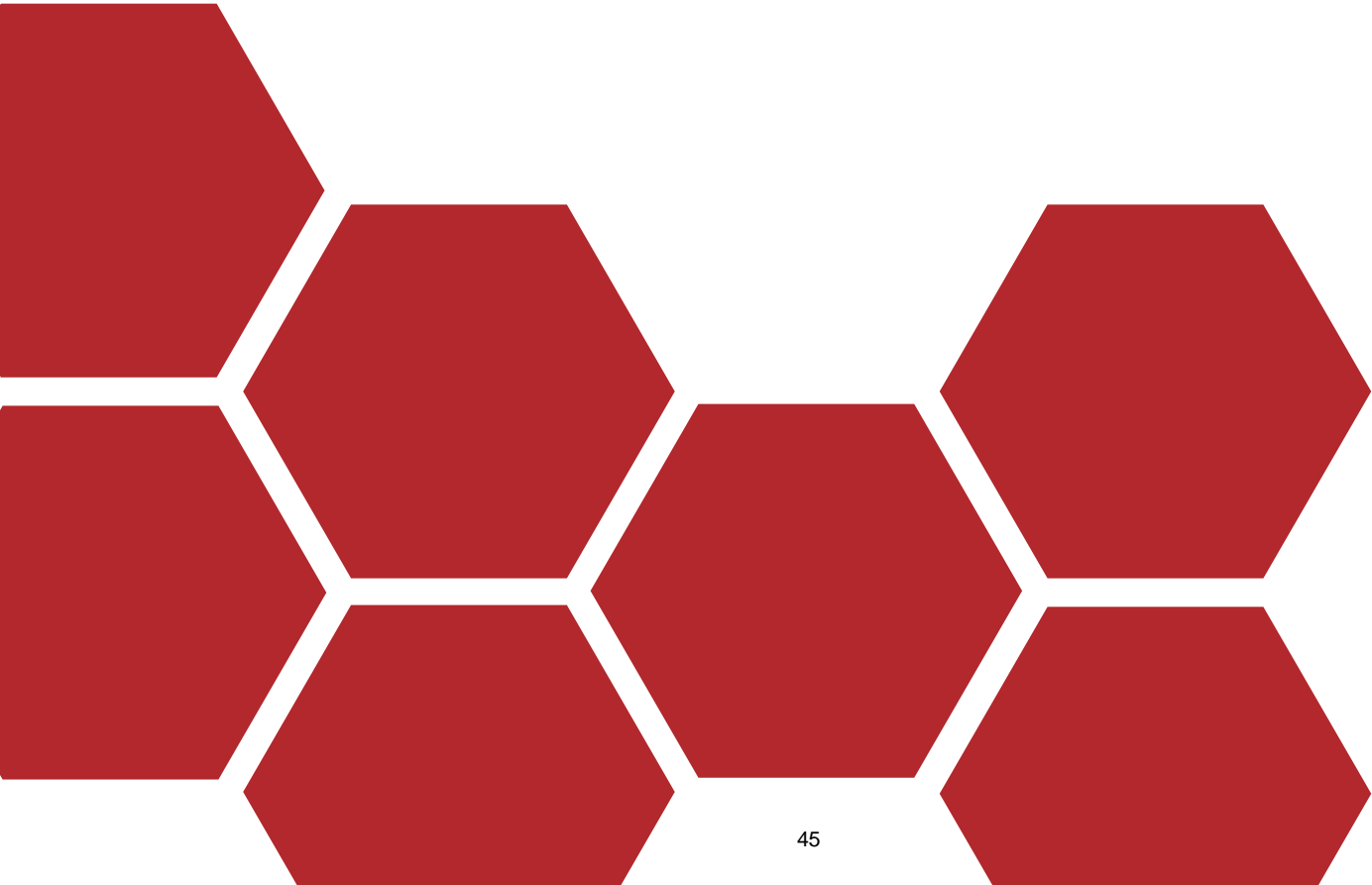
Project #	24-PK-001
Project Name	Concession Roof Repairs and Paint





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SANITARY SEWER





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City of Raymore, Missouri
Capital Improvement Program
 FY 21 thru FY 25

PROJECTS BY CATEGORY AND DEPARTMENT

Department Category	FY 21	FY 22	FY 23	FY 24	FY 25	Total
Sanitary Sewer						
<u>Storm Sewer/Drainage</u>						
Owen Good Security Gate <i>21-SAN-002</i>	15,000					15,000
Owen Good Door Access & Security Camera <i>21-SAN-003</i>	30,000					30,000
Sub-Total	45,000					45,000
<u>Unassigned</u>						
Owen Good Lift Station Improvements <i>21-SAN-004</i>	70,000					70,000
Owen Good Force Condition Analysis <i>21-SAN-005</i>	95,000					95,000
Sub-Total	165,000					165,000
<u>Wastewater</u>						
Sanitary Sewer Inflow & Infiltration Reduction <i>09-SAN-119</i>	132,458	135,769	139,163	142,642	146,209	696,241
Sub-Total	132,458	135,769	139,163	142,642	146,209	696,241
Department Total:	342,458	135,769	139,163	142,642	146,209	906,241
GRAND TOTAL	342,458	135,769	139,163	142,642	146,209	906,241

Capital Improvement Program

FY 21 *thru* FY 25

City of Raymore, Missouri

Department Sanitary Sewer
Contact Public Works Director
Type Maintenance
Useful Life 50 years
Category Wastewater
Priority 1 Critical
Status Active

Project # 09-SAN-119
Project Name Sanitary Sewer Inflow & Infiltration Reduction

Report Type CIP

Total Project Cost: \$2,232,760

Description

This project involves relining of sewer mains, sealing of manholes and other actions to eliminate the infiltration of clean water entering the sanitary sewer system.

Justification

Clean water entering the sanitary sewer system results in increased costs due to the need to have larger pump stations and having pumps run more often than necessary, thereby increasing utility costs. In addition, the increased inflow/infiltration increases treatment costs for treatment by the Little Blue Valley Sewer District (LBVSD). The City has committed to LBVSD to make substantial efforts to reduce inflow and infiltration. The 2004 Sanitary Sewer Master Plan identified areas of significant inflow and infiltration throughout the City. This project will continue the City's longstanding annual program to alleviate inflow and infiltration in identified areas.

Expenditures	FY 21	FY 22	FY 23	FY 24	FY 25	Total
Construction/Maintenance	132,458	135,769	139,163	142,642	146,209	696,241
Total	132,458	135,769	139,163	142,642	146,209	696,241

Funding Sources	FY 21	FY 22	FY 23	FY 24	FY 25	Total
54 - Enterprise Capital Maintenance Fund	132,458	135,769	139,163	142,642	146,209	696,241
Total	132,458	135,769	139,163	142,642	146,209	696,241

Budget Impact/Other

A reduction in the flow will result in a decrease in the City's payment for treatment. Staff estimates annual savings of \$30,000. This maintains an overall systemize approach to maximize our maintenance dollars, as well as provide a clean safe sanitary system.

Budget Items	FY 21	FY 22	FY 23	FY 24	FY 25	Total
Maintenance	-30,000	-30,000	-30,000	-30,000	-30,000	-150,000
Total	-30,000	-30,000	-30,000	-30,000	-30,000	-150,000

Capital Improvement Program
City of Raymore, Missouri

FY 21 *thru* FY 25

Department Sanitary Sewer

Contact Public Works Director

Project #	09-SAN-119
Project Name	Sanitary Sewer Inflow & Infiltration Reduction



Capital Improvement Program

FY 21 *thru* FY 25

City of Raymore, Missouri

Department Sanitary Sewer

Contact IT Director

Type Improvement

Useful Life 10 years

Category Storm Sewer/Drainage

Priority 2 Very Important

Status Active

Total Project Cost: \$15,000

Project #	21-SAN-002
Project Name	Owen Good Security Gate

Report Type

Description

This project involves the installation of equipment needed to add the existing security gate at the Owengood lift station to the door access control system.

Justification

The security gate at Owengood lift station is a pin number system which is not reliable as numbers can be given out to anyone. Also, staff states that when the current system gets water in the controller the system does not work. By adding this gate to the door access system this will eliminate these issues.

Expenditures	FY 21	FY 22	FY 23	FY 24	FY 25	Total
Construction/Maintenance	15,000					15,000
Total	15,000					15,000

Funding Sources	FY 21	FY 22	FY 23	FY 24	FY 25	Total
54 - Enterprise Capital Maintenance Fund	15,000					15,000
Total	15,000					15,000

Budget Impact/Other

This project relies on the CIP project Owengood Door Access & Security Camera System networking components portion to connect into the existing door access system.

Capital Improvement Program

FY 21 *thru* FY 25

City of Raymore, Missouri

Department Sanitary Sewer
Contact Public Works Director
Type Improvement
Useful Life 10 years
Category Storm Sewer/Drainage
Priority 2 Very Important
Status Active

Project # 21-SAN-003
Project Name Owen Good Door Access & Security Camera

Report Type

Total Project Cost: \$30,000

Description

This project involves the installation of equipment needed to add 2 buildings to the door access system and the addition of security cameras at the Owengood lift station.

Justification

Issues with access to the Owengood facility. Current keyed system does not allow for known access plus there are currently no security cameras at the facility. These items would supply information of access to the facility in real time and recorded data.

Expenditures	FY 21	FY 22	FY 23	FY 24	FY 25	Total
Construction/Maintenance	30,000					30,000
Total	30,000					30,000
Funding Sources	FY 21	FY 22	FY 23	FY 24	FY 25	Total
54 - Enterprise Capital Maintenance Fund	30,000					30,000
Total	30,000					30,000

Budget Impact/Other

Ongoing Cost: Verizon wireless service. \$720 per year

Capital Improvement Program

FY 21 *thru* FY 25

City of Raymore, Missouri

Department Sanitary Sewer

Contact

Project #	21-SAN-004
Project Name	Owen Good Lift Station Improvements

Type Improvement

Useful Life 10 years

Category Unassigned

Priority 2 Very Important

Status Active

Report Type

Total Project Cost: \$70,000

Description

This project involves removing sediment from the wet well at the Owen Good Lift Station and the installation of a mixer to keep the sediment in suspension rather than settling in the wet well. It will also provide for a pump repair kit.

Justification

Over time sediment has accumulated in the bottom of the wet well which has reduced the space between the bottom of the well and the pumps. When the pumps are operated at higher speeds this lack of space leads to turbulence in the wet well which causes cavitation leading to premature failure of the pump impellers.

When pumps are in need of repair it can take several weeks or longer to obtain the necessary repair parts from the manufacturer. Purchasing a repair kit will greatly reduce the time a pump is out of service.

Expenditures	FY 21	FY 22	FY 23	FY 24	FY 25	Total
Construction/Maintenance	70,000					70,000
Total	70,000					70,000
Funding Sources	FY 21	FY 22	FY 23	FY 24	FY 25	Total
54 - Enterprise Capital Maintenance Fund	70,000					70,000
Total	70,000					70,000

Budget Impact/Other

None

Capital Improvement Program

FY 21 *thru* FY 25

City of Raymore, Missouri

Department Sanitary Sewer

Contact

Type Unassigned

Useful Life

Category Unassigned

Priority n/a

Status Active

Total Project Cost: \$95,000

Project #	21-SAN-005
Project Name	Owen Good Force Condition Analysis

Report Type

Description

This inspection will provide a condition analysis of the Owen Good Forcemain from the pump station at 195th Street to the point where the flow transitions from pressure to gravity flow at the Mazuma Credit Union.

Justification

This type of inspection was last performed in 2011. At that time a number of areas showed signs of diminished pipe wall thickness which over time could lead to leaks in the pipe. This study will identify if the condition of the main has remained stable or if there are areas where repairs or replacement are needed.

Expenditures	FY 21	FY 22	FY 23	FY 24	FY 25	Total
Planning/Design	95,000					95,000
Total	95,000					95,000

Funding Sources	FY 21	FY 22	FY 23	FY 24	FY 25	Total
54 - Enterprise Capital Maintenance Fund	95,000					95,000
Total	95,000					95,000

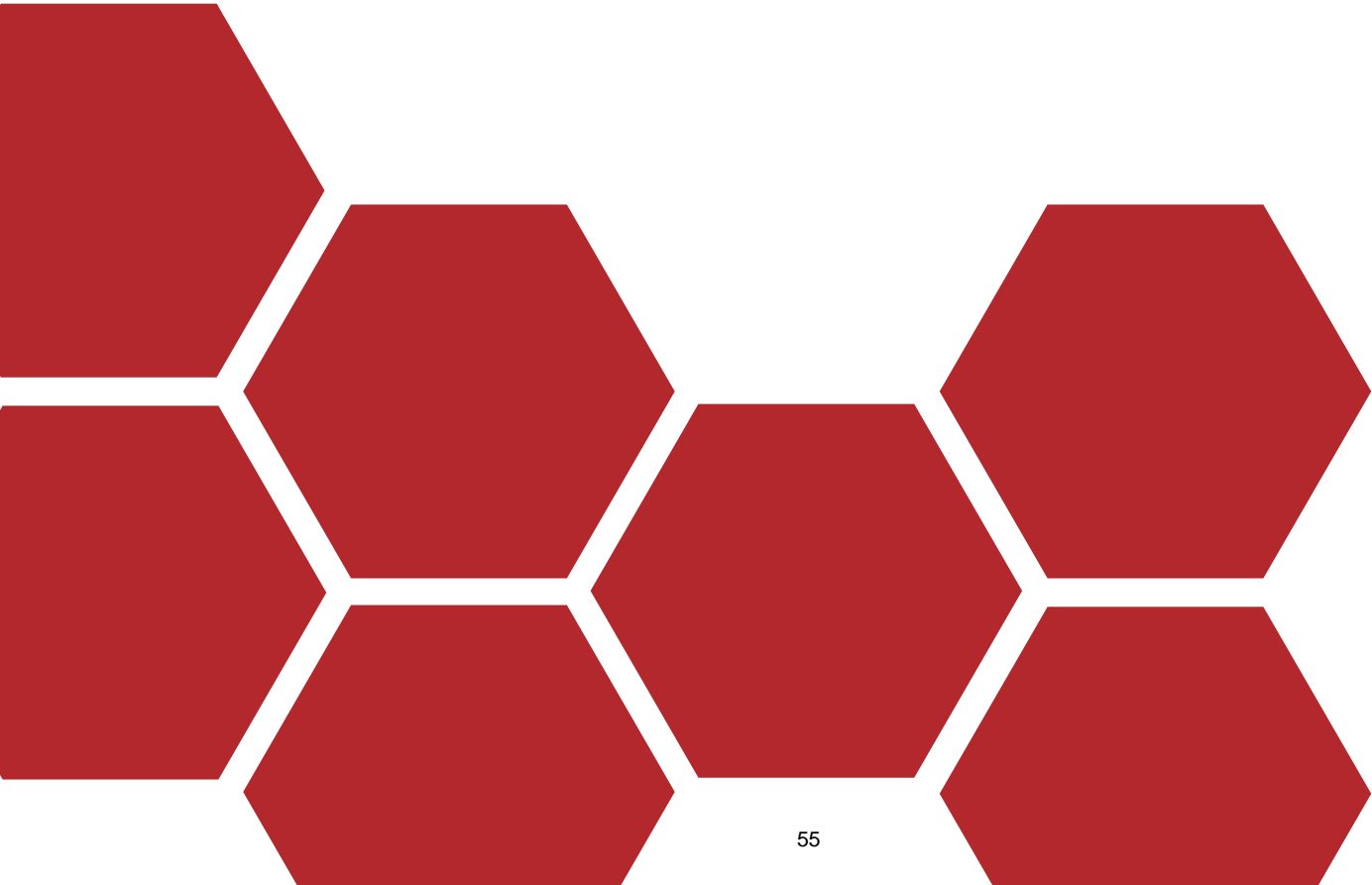
Budget Impact/Other

None



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STORMWATER





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City of Raymore, Missouri
Capital Improvement Program
 FY 21 thru FY 25

PROJECTS BY CATEGORY AND DEPARTMENT

Department Category	FY 21	FY 22	FY 23	FY 24	FY 25	Total
Stormwater						
<u>Storm Sewer/Drainage</u>						
Annual Curb Replacement Program <i>15-STM-001</i>	200,000	200,000	200,000	200,000	200,000	1,000,000
Silver Lake Circle Groundwater Diversion <i>21-STM-001</i>	125,000					125,000
Sub-Total	<i>325,000</i>	<i>200,000</i>	<i>200,000</i>	<i>200,000</i>	<i>200,000</i>	<i>1,125,000</i>
Department Total:	325,000	200,000	200,000	200,000	200,000	1,125,000
GRAND TOTAL	325,000	200,000	200,000	200,000	200,000	1,125,000

Capital Improvement Program

FY 21 *thru* FY 25

City of Raymore, Missouri

Department Stormwater
Contact Public Works Director
Type Improvement
Useful Life 50 years
Category Storm Sewer/Drainage
Priority 2 Very Important
Status Active

Project # 15-STM-001
Project Name Annual Curb Replacement Program

Report Type CIP

Total Project Cost: \$2,300,000

Description

The City is in the midst of a multi-year program to address curb deterioration. The proposed FY 2020 and future funding from both the Transportation and Storm Water Funds will provide for removal and replacement of approximately 20,000 feet of curb and gutter at various locations each year.

Justification

The concrete curb and gutter has deteriorated in many areas throughout the City. In 2012, Engineering staff completed a condition survey of curb and gutter throughout the City and that survey was updated during the summer and fall of 2016. The cost of the replacement program is being borne by both the Stormwater and Transportation Funds in recognition of the fact that curbs serve both as a road support device and as a storm water conveyance measure.

Expenditures	FY 21	FY 22	FY 23	FY 24	FY 25	Total
Construction/Maintenance	200,000	200,000	200,000	200,000	200,000	1,000,000
Total	200,000	200,000	200,000	200,000	200,000	1,000,000
Funding Sources	FY 21	FY 22	FY 23	FY 24	FY 25	Total
46 - Stormwater Sales Tax Fund	200,000	200,000	200,000	200,000	200,000	1,000,000
Total	200,000	200,000	200,000	200,000	200,000	1,000,000

Budget Impact/Other

Estimated reduction in maintenance costs of \$750 per fiscal year. The replacement now significantly extends the useful life of the curbs. This will provide a cleaner stormwater environment.

Budget Items	FY 21	FY 22	FY 23	FY 24	FY 25	Total
Maintenance	-750	-750	-750	-750	-750	-3,750
Total	-750	-750	-750	-750	-750	-3,750

Capital Improvement Program

City of Raymore, Missouri

FY 21 *thru* FY 25

Department Stormwater

Contact Public Works Director

Project # 15-STM-001

Project Name Annual Curb Replacement Program



Capital Improvement Program

FY 21 *thru* FY 25

City of Raymore, Missouri

Department Stormwater
Contact Public Works Director
Type New Construction
Useful Life 25 years
Category Storm Sewer/Drainage
Priority 1 Critical
Status Active

Project # 21-STM-001
Project Name Silver Lake Circle Groundwater Diversion

Report Type

Total Project Cost: \$125,000

Description

This project involves the installation of a pipe along Silver Lake Circle to collect sump pump discharges.

Justification

Several homes in the vicinity of the Silver Lake Circle / Lancaster intersection have sump pumps that discharge year round. This causes significant icing problems in the winter and has severely damaged the pavement at the intersection.

Expenditures	FY 21	FY 22	FY 23	FY 24	FY 25	Total
Construction/Maintenance	125,000					125,000
Total	125,000					125,000
Funding Sources	FY 21	FY 22	FY 23	FY 24	FY 25	Total
46 - Stormwater Sales Tax Fund	125,000					125,000
Total	125,000					125,000

Budget Impact/Other

Capital Improvement Program
City of Raymore, Missouri

FY 21 *thru* FY 25

Department Stormwater
Contact Public Works Director

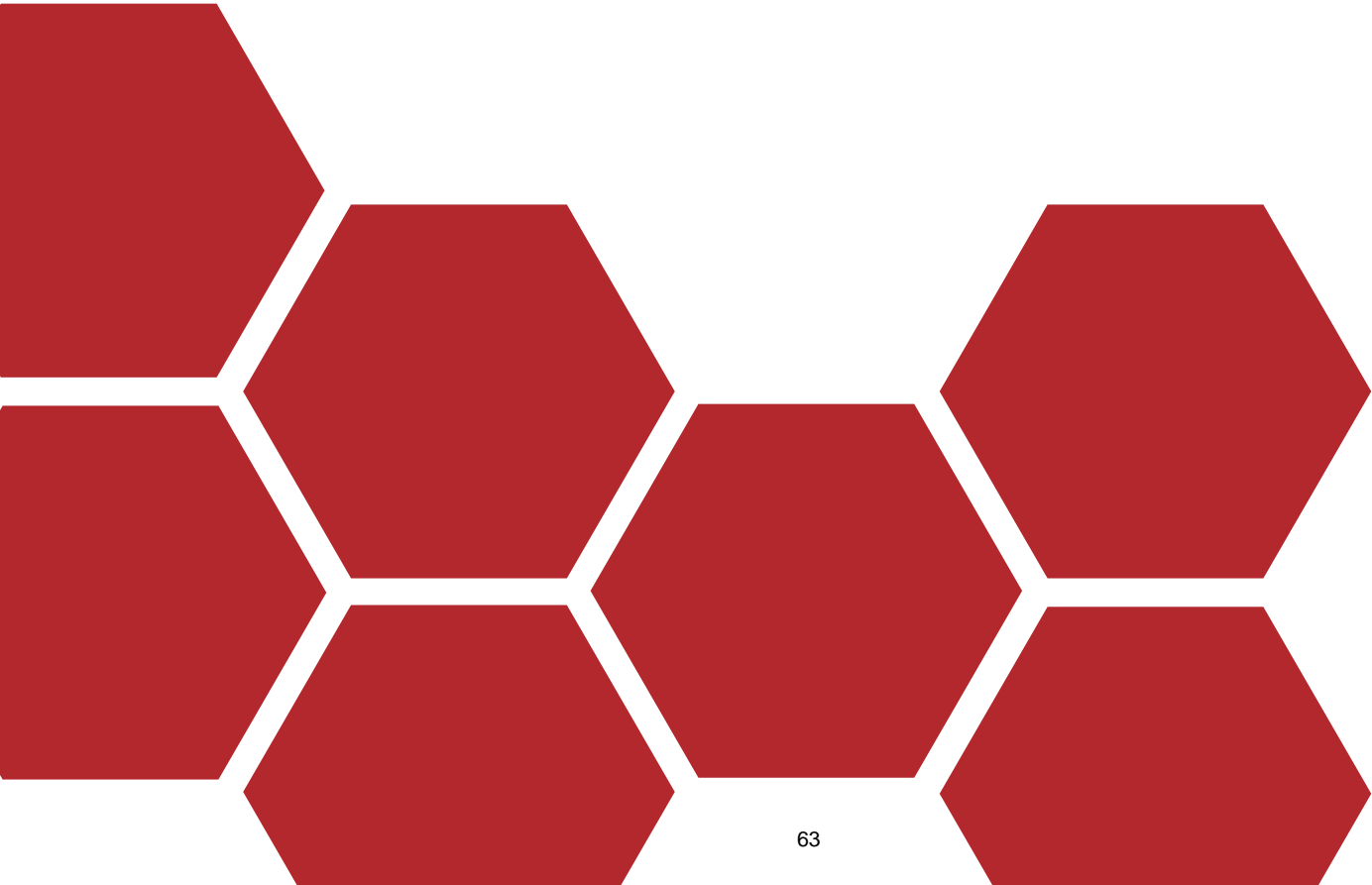
Project #	21-STM-001
Project Name	Silver Lake Circle Groundwater Diversion





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TRANSPORTATION





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City of Raymore, Missouri
Capital Improvement Program
 FY 21 thru FY 25

PROJECTS BY CATEGORY AND DEPARTMENT

Department Category		FY 21	FY 22	FY 23	FY 24	FY 25	Total
Transportation							
<u>Park Maintenance</u>							
Roadside Trail Maintenance	<i>21-TRANS-002</i>	25,000					25,000
Sub-Total		25,000					25,000
<u>Street Construction</u>							
Right of Way Infrastructure Repairs	<i>10-TRAN-117</i>	150,000	150,000	150,000	150,000	150,000	750,000
Maintenance of Thoroughfare Routes	<i>13-TRAN-001</i>	200,000	200,000	200,000	200,000	200,000	1,000,000
Sidewalk Gap Program	<i>21-TRAN-003</i>	200,000					200,000
Falcon and Condor Cul-de-sacs	<i>21-TRANS-001</i>	65,000					65,000
Sub-Total		615,000	350,000	350,000	350,000	350,000	2,015,000
<u>Street Paving</u>							
Annual Street Preservation Program	<i>09-TRAN-124</i>	800,000	800,000	800,000	800,000	800,000	4,000,000
Sub-Total		800,000	800,000	800,000	800,000	800,000	4,000,000
<u>Street Reconstruction</u>							
Annual Curb Replacement Program	<i>09-TRAN-122</i>	400,000	400,000	400,000	400,000	400,000	2,000,000
Streetslights 163rd & Foxridge Drive	<i>21-TRANS-04</i>	50,000					50,000
Sub-Total		450,000	400,000	400,000	400,000	400,000	2,050,000
Department Total:		1,890,000	1,550,000	1,550,000	1,550,000	1,550,000	8,090,000
GRAND TOTAL		1,890,000	1,550,000	1,550,000	1,550,000	1,550,000	8,090,000

Capital Improvement Program

FY 21 *thru* FY 25

City of Raymore, Missouri

Department Transportation
Contact Public Works Director
Type Improvement
Useful Life 50 years
Category Street Reconstruction
Priority 2 Very Important
Status Active

Project # 09-TRAN-122
Project Name Annual Curb Replacement Program

Report Type CIP

Total Project Cost: \$5,617,612

Description

The City is in the midst of a multi-year program to address curb deterioration. The proposed FY 2020 and future funding from both the Transportation and Stormwater Funds will provide for removal and replacement of approximately 20,000 feet of curb and gutter at various locations each year.

Justification

The concrete curb and gutter has deteriorated in many areas throughout the City. In 2012, Engineering staff completed a condition survey of curb and gutter throughout the city and that survey was updated during the summer and fall of 2016. The cost of the replacement program is being borne by both the Stormwater and Transportation Funds in recognition of the fact that curbs serve both as a road support device and as a storm water conveyance measure.

Expenditures	FY 21	FY 22	FY 23	FY 24	FY 25	Total
Construction/Maintenance	400,000	400,000	400,000	400,000	400,000	2,000,000
Total	400,000	400,000	400,000	400,000	400,000	2,000,000

Funding Sources	FY 21	FY 22	FY 23	FY 24	FY 25	Total
36 - Transportation Sales Tax Fund	400,000	400,000	400,000	400,000	400,000	2,000,000
Total	400,000	400,000	400,000	400,000	400,000	2,000,000

Budget Impact/Other

Estimated reduction in maintenance cost of \$750 per fiscal year. The replacement now significantly extends the useful life of the curbs. This will provide a cleaner stormwater environment.

Budget Items	FY 21	FY 22	FY 23	FY 24	FY 25	Total
Maintenance	-750	-750	-750	-750	-750	-3,750
Total	-750	-750	-750	-750	-750	-3,750

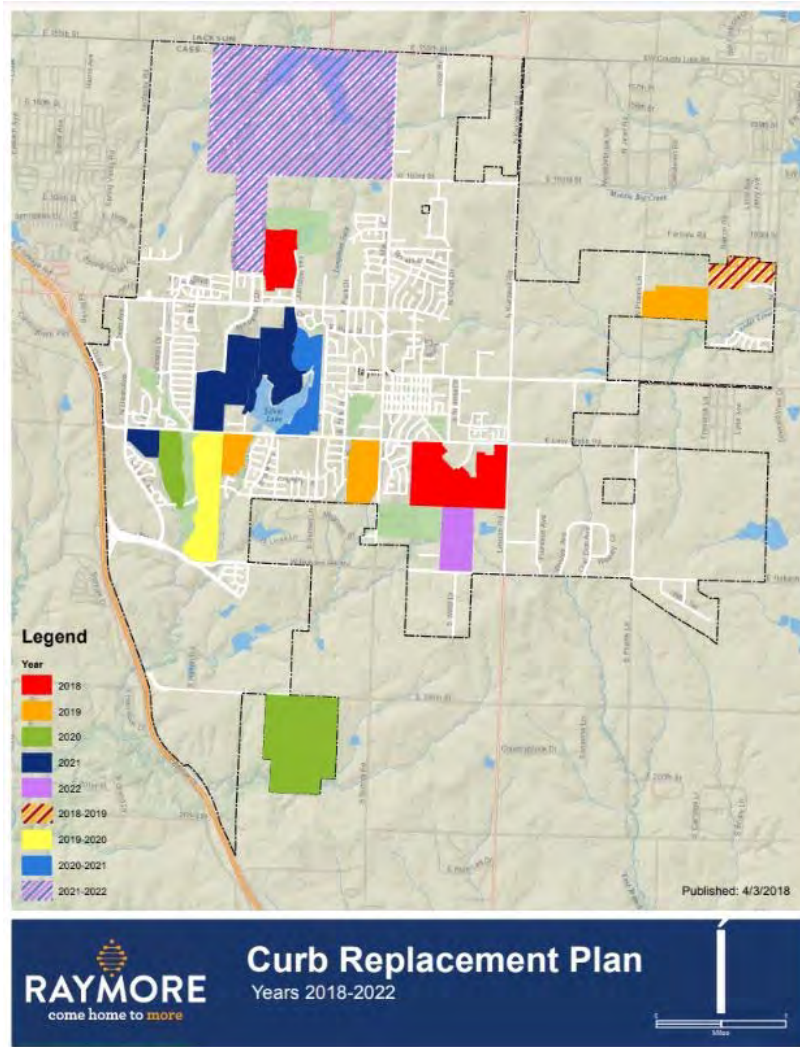
Capital Improvement Program
City of Raymore, Missouri

FY 21 *thru* FY 25

Department Transportation

Contact Public Works Director

Project # 09-TRAN-122
Project Name Annual Curb Replacement Program



Capital Improvement Program

FY 21 *thru* FY 25

City of Raymore, Missouri

Department Transportation
Contact Public Works Director
Type Maintenance
Useful Life 10 years
Category Street Paving
Priority 3 Important
Status Active

Project # 09-TRAN-124
Project Name Annual Street Preservation Program

Report Type

Total Project Cost: \$6,400,000

Description

Street Preservation involves taking actions to preserve the local street network, which may include milling of streets and overlaying with several inches of pavement, micro paving, chip/sealing, and crack sealing. This occurs in various locations around the City, approved by the City Council on an annual basis.

Justification

The City's Comprehensive Pavement Management program outlines a regular maintenance schedule for the street network in order to maintain the network in "good" condition or better. In June of 2014, staff outlined a plan to address streets in the city that were beginning to fall into the "poor" category according to the Pavement Management Program and received Council approval to include the plan in the 2015 capital budget and beyond.

Expenditures	FY 21	FY 22	FY 23	FY 24	FY 25	Total
Construction/Maintenance	800,000	800,000	800,000	800,000	800,000	4,000,000
Total	800,000	800,000	800,000	800,000	800,000	4,000,000

Funding Sources	FY 21	FY 22	FY 23	FY 24	FY 25	Total
36 - Transportation Sales Tax Fund	800,000	800,000	800,000	800,000	800,000	4,000,000
Total	800,000	800,000	800,000	800,000	800,000	4,000,000

Budget Impact/Other

Estimated reduction in maintenance cost of \$1,300 per fiscal year. This maintains an overall systemized approach to maximize our maintenance dollars, as well as improve the safety and esthetics of the system.

Budget Items	FY 21	FY 22	FY 23	FY 24	FY 25	Total
Supplies/Materials	-1,300	-1,300	-1,300	-1,300	-1,300	-6,500
Total	-1,300	-1,300	-1,300	-1,300	-1,300	-6,500

Capital Improvement Program
City of Raymore, Missouri

FY 21 *thru* FY 25

Department Transportation

Contact Public Works Director

Project #	09-TRAN-124
Project Name	Annual Street Preservation Program



Capital Improvement Program

FY 21 *thru* FY 25

City of Raymore, Missouri

Department Transportation
Contact Public Works Director
Type Improvement
Useful Life 30 years
Category Street Construction
Priority 3 Important
Status Active

Project # 10-TRAN-117
Project Name Right of Way Infrastructure Repairs

Report Type CIP

Total Project Cost: \$3,383,722

Description

Following completion of the annual sidewalk program, this program will provide funding for repair of various infrastructure within Public Rights of Way such as sidewalks/pathways, curb and gutter, and stormwater culverts.

Justification

Operations and Maintenance has a considerable backlog of sidewalk and curb repairs. This project will provide supplemental funding for the removal and replacement of displaced sidewalk panels that can not be corrected by mudjacking. Staff is also starting to encounter a number of street crossing culvert failures which require immediate attention. This project will provide funding for these repairs. It is proposed that the hierarchy for the use of these funds would be sidewalk repairs, curb repairs and culvert repairs.

Expenditures	FY 21	FY 22	FY 23	FY 24	FY 25	Total
Construction/Maintenance	150,000	150,000	150,000	150,000	150,000	750,000
Total	150,000	150,000	150,000	150,000	150,000	750,000

Funding Sources	FY 21	FY 22	FY 23	FY 24	FY 25	Total
36 - Transportation Sales Tax Fund	150,000	150,000	150,000	150,000	150,000	750,000
Total	150,000	150,000	150,000	150,000	150,000	750,000

Budget Impact/Other

No anticipated additional operating costs.

Capital Improvement Program
City of Raymore, Missouri

FY 21 *thru* FY 25

Department Transportation

Contact Public Works Director

Project # 10-TRAN-117

Project Name Right of Way Infrastructure Repairs



Capital Improvement Program

FY 21 *thru* FY 25

City of Raymore, Missouri

Department Transportation
Contact Public Works Director
Type Maintenance
Useful Life 6 years
Category Street Construction
Priority 2 Very Important
Status Active

Project # 13-TRAN-001
Project Name Maintenance of Thoroughfare Routes

Report Type CIP

Total Project Cost: \$2,688,000

Description

This project involves micro-surfacing of collector and arterial roads on a regular six-year cycle. For FY 2020, locations have not been determined at this time.

Justification

The City's Comprehensive Pavement Management Program recommends that collector and arterial streets receive surface treatments on a regular basis to preserve the integrity of the pavement and increase service life.

Expenditures	FY 21	FY 22	FY 23	FY 24	FY 25	Total
Construction/Maintenance	200,000	200,000	200,000	200,000	200,000	1,000,000
Total	200,000	200,000	200,000	200,000	200,000	1,000,000

Funding Sources	FY 21	FY 22	FY 23	FY 24	FY 25	Total
37 - Excise Tax Fund	200,000	200,000	200,000	200,000	200,000	1,000,000
Total	200,000	200,000	200,000	200,000	200,000	1,000,000

Budget Impact/Other

Estimated reduction in maintenance costs of \$750 per fiscal year. This is a surface preservation and extends the surface life of the pavement, as well as improves the safety and esthetics of the system.

Budget Items	FY 21	FY 22	FY 23	FY 24	FY 25	Total
Maintenance	-750	-750	-750	-750	-750	-3,750
Total	-750	-750	-750	-750	-750	-3,750

Capital Improvement Program
City of Raymore, Missouri

FY 21 *thru* FY 25

Department Transportation
Contact Public Works Director

Project #	13-TRAN-001
Project Name	Maintenance of Thoroughfare Routes



Capital Improvement Program

FY 21 *thru* FY 25

City of Raymore, Missouri

Department Transportation
Contact Public Works Director

Project # 21-TRAN -003
Project Name Sidewalk Gap Program

Type New Construction
Useful Life 25 years
Category Street Construction
Priority 1 Critical
Status Active

Report Type

Total Project Cost: \$200,000

Description

This project involves installation of sidewalks to fill in gaps in the existing sidewalk network. The gaps are typically short segments of sidewalk that if constructed will complete a sidewalk network for a neighborhood, often providing connectivity with other neighborhoods.

Justification

Gaps in the sidewalk network create an unsafe environment for pedestrians, often forcing residents to walk in the street. Construction of gap sidewalks will often complete a sidewalk in a neighborhood and provide a continual connection with other neighborhoods.

Expenditures	FY 21	FY 22	FY 23	FY 24	FY 25	Total
Construction/Maintenance	200,000					200,000
Total	200,000					200,000
Funding Sources	FY 21	FY 22	FY 23	FY 24	FY 25	Total
45 - Capital Improvement Sales Tax Fund	200,000					200,000
Total	200,000					200,000

Budget Impact/Other



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Capital Improvement Program

FY 21 *thru* FY 25

City of Raymore, Missouri

Department Transportation
Contact Public Works Director

Project #	21-TRANS-001
Project Name	Falcon and Condor Cul-de-sacs

Type New Construction
Useful Life 25 years
Category Street Construction
Priority 3 Important
Status Active

Report Type

Total Project Cost: \$65,000

Description

This project will provide for space for vehicles to turn around at the ends of Falcon and Condor Streets.

Justification

Currently Falcon and Condor streets terminate with no space for vehicles to turn around without using private driveways or creating a safety hazard by backing down the roadway.

Expenditures	FY 21	FY 22	FY 23	FY 24	FY 25	Total
Construction/Maintenance	65,000					65,000
Total	65,000					65,000

Funding Sources	FY 21	FY 22	FY 23	FY 24	FY 25	Total
36 - Transportation Sales Tax Fund	65,000					65,000
Total	65,000					65,000

Budget Impact/Other

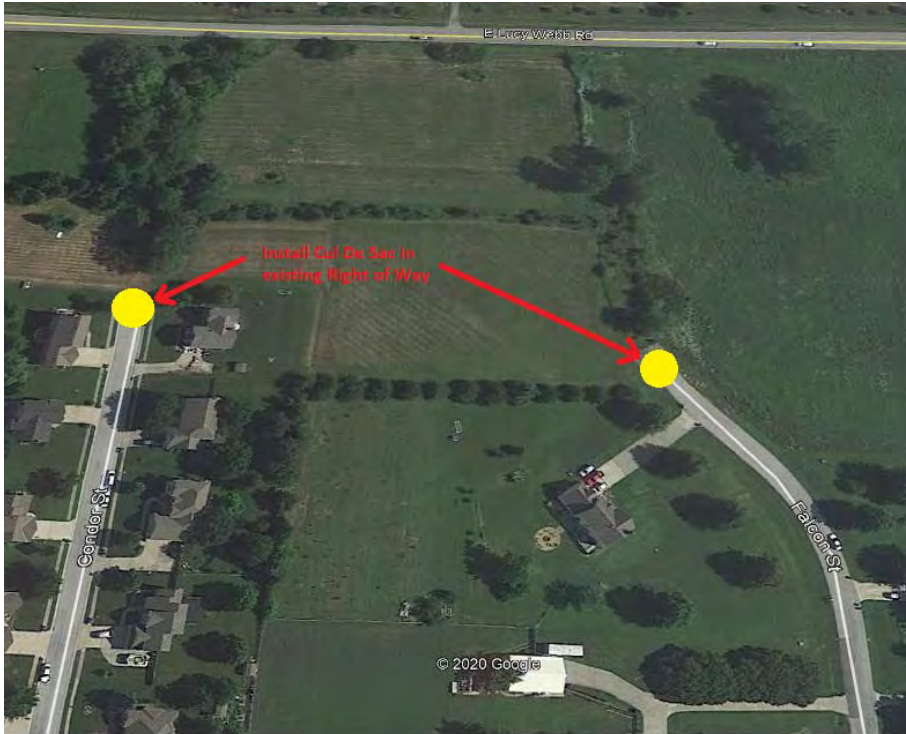
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Capital Improvement Program
City of Raymore, Missouri

FY 21 *thru* FY 25

Department Transportation
Contact Public Works Director

Project #	21-TRANS-001
Project Name	Falcon and Condor Cul-de-sacs



Capital Improvement Program

FY 21 *thru* FY 25

City of Raymore, Missouri

Department Transportation
Contact Public Works Director
Type Maintenance
Useful Life 10 years
Category Park Maintenance
Priority 3 Important
Status Active

Project # 21-TRANS-002
Project Name Roadside Trail Maintenance

Report Type

Total Project Cost: \$25,000

Description

This project will provide funds for spot maintenance of roadside trails such as patching and crack sealing.

Justification

Many of the roadside trails are over 10 years old and are exhibiting numerous defects such as thermal cracks and settlements which can lead to a hazardous condition.

Expenditures	FY 21	FY 22	FY 23	FY 24	FY 25	Total
Construction/Maintenance	25,000					25,000
Total	25,000					25,000

Funding Sources	FY 21	FY 22	FY 23	FY 24	FY 25	Total
36 - Transportation Sales Tax Fund	25,000					25,000
Total	25,000					25,000

Budget Impact/Other

Capital Improvement Program
City of Raymore, Missouri

FY 21 *thru* FY 25

Department Transportation

Contact Public Works Director

Project #	21-TRANS-002
Project Name	Roadside Trail Maintenance



Capital Improvement Program

FY 21 *thru* FY 25

City of Raymore, Missouri

Department Transportation
Contact Public Works Director
Type Improvement
Useful Life 25 years
Category Street Reconstruction
Priority 3 Important
Status Active

Project # 21-TRANS-04
Project Name Streetlights 163rd & Foxridge Drive

Report Type

Total Project Cost: \$50,000

Description

This project will install two street lights along 163rd street near the intersection of 163rd Street and Foxridge drive.

Justification

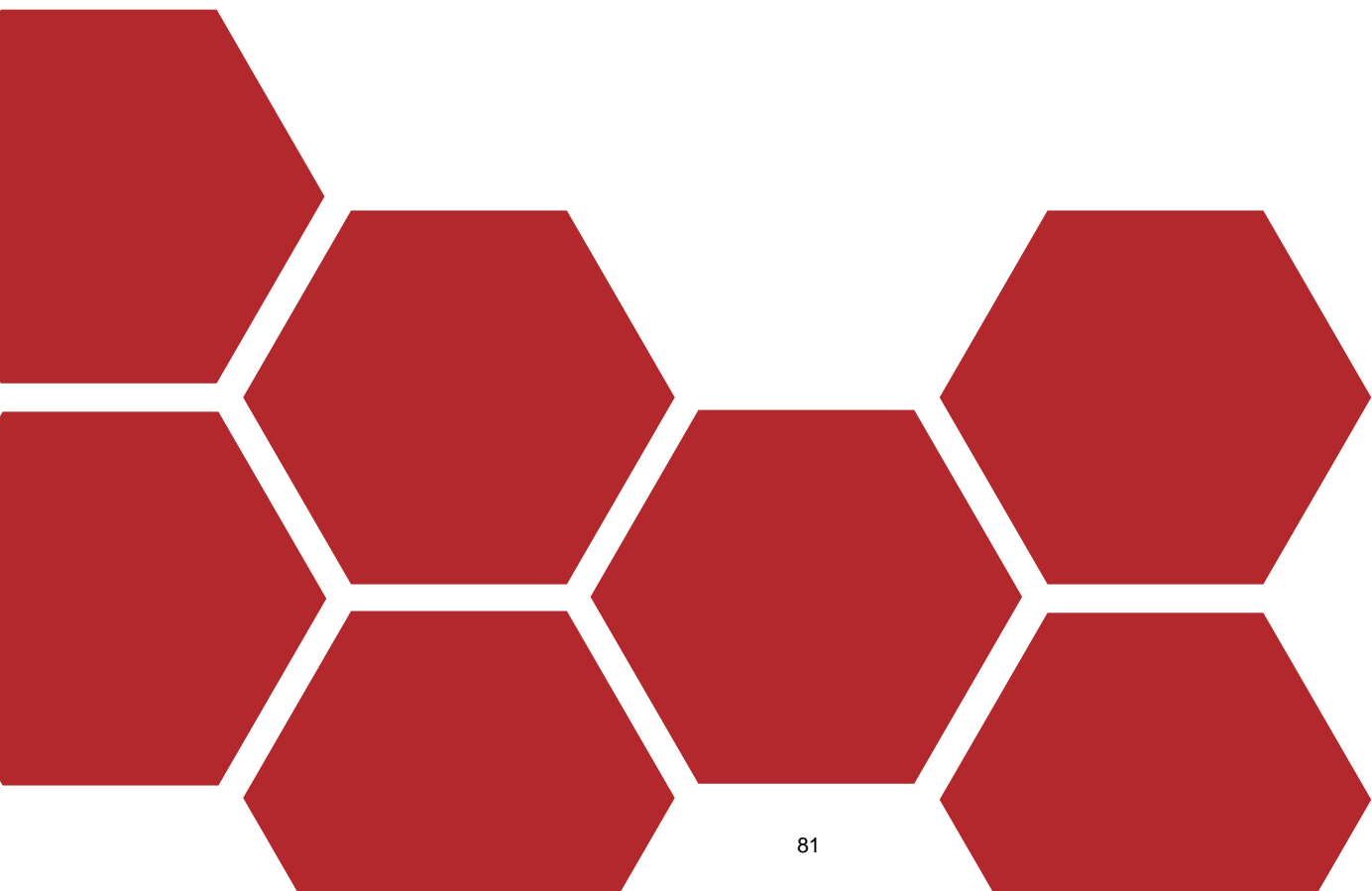
The current lighting levels meet roadway lighting standards. However, there has been an increase in pedestrian traffic on this roadway segment and the additional lights will increase the light levels for pedestrian traffic.

Expenditures	FY 21	FY 22	FY 23	FY 24	FY 25	Total
Construction/Maintenance	50,000					50,000
Total	50,000					50,000

Funding Sources	FY 21	FY 22	FY 23	FY 24	FY 25	Total
45 - Capital Improvement Sales Tax Fund	50,000					50,000
Total	50,000					50,000

Budget Impact/Other

WATER SUPPLY





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City of Raymore, Missouri
Capital Improvement Program
 FY 21 thru FY 25

PROJECTS BY CATEGORY AND DEPARTMENT

Department Category	FY 21	FY 22	FY 23	FY 24	FY 25	Total
Water Supply						
<i>Water</i>						
Hydrant Replacement <i>19-WAT-001</i>	146,880	149,818	152,814	155,870	158,988	764,370
Sub-Total	<i>146,880</i>	<i>149,818</i>	<i>152,814</i>	<i>155,870</i>	<i>158,988</i>	<i>764,370</i>
Department Total:	146,880	149,818	152,814	155,870	158,988	764,370
GRAND TOTAL	146,880	149,818	152,814	155,870	158,988	764,370

Capital Improvement Program

FY 21 *thru* FY 25

City of Raymore, Missouri

Department Water Supply
Contact Public Works Director
Type Maintenance
Useful Life 25 years
Category Water
Priority 1 Critical
Status Active

Project # 19-WAT-001
Project Name Hydrant Replacement

Report Type

Total Project Cost: \$1,020,370

Description

This project involves the replacement of water hydrants at various locations throughout the City.

Justification

During routine hydrant flushing and maintenance, these hydrants were found to be in need of replacement.

Expenditures	FY 21	FY 22	FY 23	FY 24	FY 25	Total
Construction/Maintenance	146,880	149,818	152,814	155,870	158,988	764,370
Total	146,880	149,818	152,814	155,870	158,988	764,370
Funding Sources	FY 21	FY 22	FY 23	FY 24	FY 25	Total
54 - Enterprise Capital Maintenance Fund	146,880	149,818	152,814	155,870	158,988	764,370
Total	146,880	149,818	152,814	155,870	158,988	764,370

Budget Impact/Other

No anticipated additional costs.

Capital Improvement Program
City of Raymore, Missouri

FY 21 *thru* FY 25

Department Water Supply

Contact Public Works Director

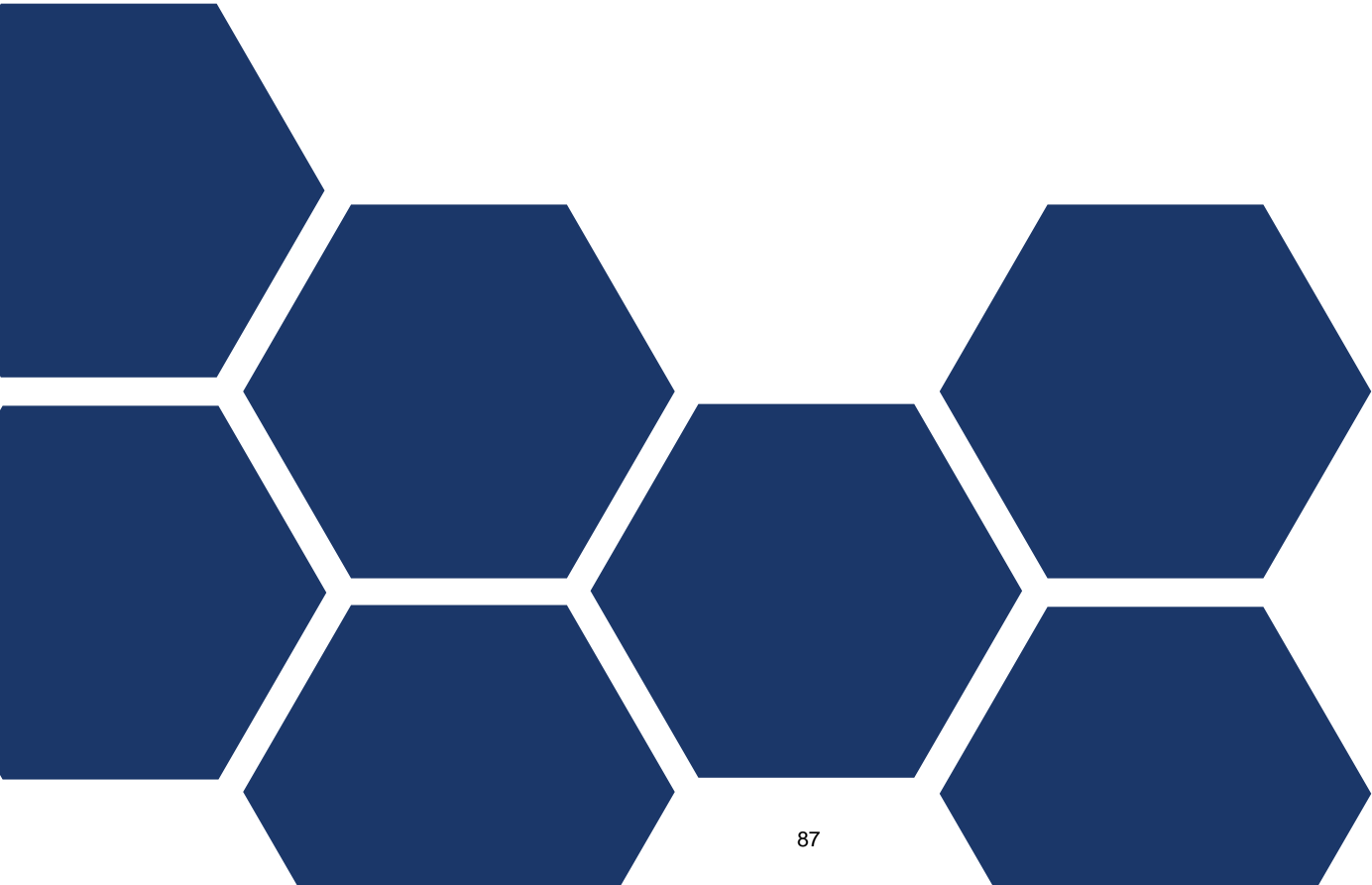
Project #	19-WAT-001
Project Name	Hydrant Replacement





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IDENTIFIED FUTURE NEEDS UNFUNDED





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City of Raymore, Missouri
Capital Improvement Program
 FY 21 thru FY 25

PROJECTS BY CATEGORY AND DEPARTMENT

Department Category		FY 21	FY 22	FY 23	FY 24	FY 25	Total
Parks & Recreation							
<u>Park Improvements</u>							
Rec Park Baseball/Football Field Irrigation	14-PRK-003				300,000		300,000
Recreation Park Parking Lot Expansion	20-PRK-006			96,000			96,000
Memorial Park Basketball Court	20-PRK-009				90,000		90,000
Ward Park Basketball Court	20-PRK-010			45,000			45,000
	Sub-Total			141,000	390,000		531,000
	Department Total:			141,000	390,000		531,000
Sanitary Sewer							
<u>Equipment: PW Equip</u>							
SCADA Upgrade - Phase 2	21-PW-001	25,000					25,000
	Sub-Total	25,000					25,000
<u>Wastewater</u>							
Southwest Interceptor #1	18-SAN-004				110,000	65,000	175,000
The Good Ranch Sanitary Sewer Extension	23-PW-002			475,000			475,000
The Good Ranch Sanitary Sewer Extension	24-PW-001				1,568,750		1,568,750
	Sub-Total			475,000	1,678,750	65,000	2,218,750
	Department Total:	25,000		475,000	1,678,750	65,000	2,243,750
Transportation							
<u>Street Construction</u>							
Foxridge Drive Sidewalk	20-TRAN-001		407,440				407,440
Johnston Dr. Ext. Dean to Harmon	20-TRAN-003	365,000					365,000
Dean Avenue Road Extension	23-PW-001			1,705,000			1,705,000
	Sub-Total	365,000	407,440	1,705,000			2,477,440
<u>Street Reconstruction</u>							
58 Highway Beautification - West	22-PW-001		1,395,000				1,395,000
	Sub-Total		1,395,000				1,395,000
	Department Total:	365,000	1,802,440	1,705,000			3,872,440
Water Supply							
<u>Water</u>							
2.5 MG Water Tower	18-WAT-052				370,000	5,335,000	5,705,000
The Good Ranch Water Extension	23-PW-003			100,000			100,000
	Sub-Total			100,000	370,000	5,335,000	5,805,000
	Department Total:			100,000	370,000	5,335,000	5,805,000

Department

Category

	FY 21	FY 22	FY 23	FY 24	FY 25	Total
GRAND TOTAL	390,000	1,802,440	2,421,000	2,438,750	5,400,000	12,452,190

Capital Improvement Program

FY 21 *thru* FY 25

City of Raymore, Missouri

Project # 14-PRK-003
Project Name Rec Park Baseball/Football Field Irrigation



Type Improvement
Useful Life 20 years
Category Park Improvements
Report Type CIP
Department Parks & Recreation
Contact Parks and Recreation Director
Priority 5 Future Consideration

Status Unfunded

Description

Total Project Cost: \$300,000

This project involves the underground irrigation of the baseball and football fields as well as the common areas inside the complex at Recreation Park.

Justification

The turf areas of the fields have become unsightly and are a safety risk for participants. With the current amount of play and the anticipated increases in the league play & tournaments on these fields, proper watering of these areas is necessary.

Expenditures	FY 21	FY 22	FY 23	FY 24	FY 25	Total
Construction/Maintenance				300,000		300,000
Total				300,000		300,000

Budget Impact/Other

Anticipated additional water and electrical utilities. This will provide additional opportunity to better maintain the fields as well as an overall attractiveness to the park.

Budget Items	FY 21	FY 22	FY 23	FY 24	FY 25	Total
Other (Insurance, Utilities)	2,500	2,500	2,500	2,500		10,000
Total	2,500	2,500	2,500	2,500		10,000

Capital Improvement Program

FY 21 *thru* FY 25

City of Raymore, Missouri

Project # 20-PRK-006
Project Name Recreation Park Parking Lot Expansion



Type Improvement **Department** Parks & Recreation
Useful Life 20 years **Contact** Parks and Recreation Director
Category Park Improvements **Priority** 3 Important
Report Type CIP

Status Unfunded

Description

Total Project Cost: \$96,000

This project would expand current parking on the southwest lot near the Skate Park to add and additional 20 spaces.

Justification

With program growth and amenity expansion creating traffic and parking issue, expansion of the parking lot area near the skate park would add an additional 20 parking spaces for daily use of the park, accommodate tournament traffic and ease congestion of the Public Works drive driving heavy activity days.

Expenditures	FY 21	FY 22	FY 23	FY 24	FY 25	Total
Construction/Maintenance			96,000			96,000
Total			96,000			96,000

Budget Impact/Other

Anticipated additional routine maintenance costs. This will provide additional parking space and an overall attractiveness to the city's park system.

Capital Improvement Program

FY 21 *thru* FY 25

City of Raymore, Missouri

Project # 20-PRK-009
Project Name Memorial Park Basketball Court



Type New Construction **Department** Parks & Recreation
Useful Life 20 years **Contact** Parks and Recreation Director
Category Park Improvements **Priority** 5 Future Consideration
Report Type CIP
Status Unfunded

Description

Total Project Cost: \$90,000

This project involves the construction of an additional outdoor full size basketball court at Memorial Park.

Justification

Memorial Park has always been a very popular park for family events and a gathering spot for teenagers after school. This would be another open use amenity within the park that enhances the experience when renting the shelter for family reunions and picnics and also provides an activity for youth in efforts to deter vandalism. In addition, the court could be used as an activity area during the Festival in the Park and for outdoor recreation programming.

Expenditures	FY 21	FY 22	FY 23	FY 24	FY 25	Total
Construction/Maintenance				90,000		90,000
Total				90,000		90,000

Budget Impact/Other

No anticipated additional operating costs beyond regular maintenance. Regular maintenance extends the useful life of the courts, thereby saving money.

Capital Improvement Program

FY 21 *thru* FY 25

City of Raymore, Missouri

Project # 20-PRK-010
Project Name Ward Park Basketball Court



Type New Construction
Useful Life 20 years
Category Park Improvements
Report Type CIP
Department Parks & Recreation
Contact Parks and Recreation Director
Priority 5 Future Consideration
Status Unfunded

Description

Total Project Cost: \$45,000

This project involves the construction of an additional outdoor ½ size basketball court at Ward Park.

Justification

Ward Park is a great neighborhood park that offers a playground, walking trail and small shelter. A half court sized basketball court would provide another amenity for the local children and be used frequently.

Expenditures	FY 21	FY 22	FY 23	FY 24	FY 25	Total
Construction/Maintenance			45,000			45,000
Total			45,000			45,000

Budget Impact/Other

No anticipated additional operating costs beyond regular maintenance. Regular maintenance extends the useful life of the courts, thereby saving money.

Capital Improvement Program

FY 21 *thru* FY 25

City of Raymore, Missouri

Project # 18-SAN-004
Project Name Southwest Interceptor #1



Type Improvement
Useful Life 50 years
Category Wastewater
Report Type CIP
Department Sanitary Sewer
Contact Public Works Director
Priority 5 Future Consideration

Status Unfunded

Description **Total Project Cost:** \$1,270,000

This project involves the construction of a sanitary sewer interceptor to serve a 700-acre area in the southern part of the city, generally located along Hubach Hill Road from School Road to approximately one-half mile east of J Highway.

Justification

The 2004 Sanitary Sewer Master Plan identified interceptor sewers to provide service to undeveloped areas of Raymore, including this one. In addition to providing service to undeveloped areas, this interceptor would allow for the decommissioning of a temporary lift station that serves the Park Place/Hunter's Glenn area. This lift station has occasionally been the source of complaints about odor in the area.

Expenditures	FY 21	FY 22	FY 23	FY 24	FY 25	Total
Planning/Design				110,000		110,000
Land Acquisition					65,000	65,000
Total				110,000	65,000	175,000

Funding Sources	FY 21	FY 22	FY 23	FY 24	FY 25	Total
53 - Sewer Connection Fund				110,000	65,000	175,000
Total				110,000	65,000	175,000

Budget Impact/Other

No anticipated additional operating costs beyond routine jetting and televising. This will provide a cleaner environment and an overall attractiveness to the City.

Capital Improvement Program

FY 21 *thru* FY 25

City of Raymore, Missouri

Project #	21-PW-001
Project Name	SCADA Upgrade - Phase 2

Type	Equipment	Department	Sanitary Sewer
Useful Life	5 years	Contact	Public Works Director
Category	Equipment: PW Equip	Priority	3 Important
Report Type			

Status Unfunded

Description	Total Project Cost: \$25,000
This project will upgrade the hardware and software at the Foxwood Springs Water Tower and Lucy Webb Valve Vault. It will also update the ability to communicate.	

Justification
The program that monitors the water system is an electronic computer program that has updates. In order to keep the system running, the upgrade must be made.

<u>Expenditures</u>	<u>FY 21</u>	<u>FY 22</u>	<u>FY 23</u>	<u>FY 24</u>	<u>FY 25</u>	<u>Total</u>
Equip/Vehicles/Furnishings	25,000					25,000
Total	25,000					25,000

Budget Impact/Other
SCADA is a computer program and as with all computer programs, the system will need updates in the future.

Capital Improvement Program

FY 21 *thru* FY 25

City of Raymore, Missouri

Project # 23-PW-002
Project Name The Good Ranch Sanitary Sewer Extension



Type Improvement
Useful Life 50 years
Category Wastewater
Report Type

Department Sanitary Sewer
Contact Public Works Director
Priority 5 Future Consideration

Status Unfunded

Description

Total Project Cost: \$475,000

This project would extend the existing sanitary sewer line from the current main line to the northwest along the tributary stream to serve both the North Cass Plaza commercial as well as The Good Ranch Business Park industrial properties.

Justification

<u>Expenditures</u>	<u>FY 21</u>	<u>FY 22</u>	<u>FY 23</u>	<u>FY 24</u>	<u>FY 25</u>	<u>Total</u>
Construction/Maintenance			475,000			475,000
Total			475,000			475,000

Budget Impact/Other

Capital Improvement Program

FY 21 *thru* FY 25

City of Raymore, Missouri

Project # 24-PW-001
Project Name The Good Ranch Sanitary Sewer Extension



Type New Construction **Department** Sanitary Sewer
Useful Life 50 years **Contact** Public Works Director
Category Wastewater **Priority** 5 Future Consideration
Report Type

Status Unfunded

Total Project Cost: \$1,568,750

Description

This project would enhance the Alexander Creek main sanitary sewer line from Prairie Lane to RPSD East Middle School.

Justification

opening opportunities for new residential and commercial development to tap into the existing system.

Expenditures	FY 21	FY 22	FY 23	FY 24	FY 25	Total
Planning/Design				100,000		100,000
Construction/Maintenance				1,468,750		1,468,750
Total				1,568,750		1,568,750

Budget Impact/Other

Capital Improvement Program

FY 21 *thru* FY 25

City of Raymore, Missouri

Project # 20-TRAN-001
Project Name Foxridge Drive Sidewalk



Foxridge Drive Sidewalk (Creekmoor Pond Lane to Drake Lane)

Type New Construction
Useful Life 30 years
Category Street Construction
Report Type

Department Transportation
Contact Public Works Director
Priority 3 Important

Status Unfunded

Description

Total Project Cost: \$407,440

This project involves the construction of a five foot wide sidewalk along the eastside of N Foxridge Drive from Creekmoor Drive to Granada.

Justification

As a community committed to a multi-modal transportation network, this sidewalk provides a valuable, safe walking alternative to a controlled crosswalk for children choosing to walk to Creekmoor Elementary. Since the west side trail installation both pedestrian and vehicular traffic has increased considerably.

<u>Expenditures</u>	<u>FY 21</u>	<u>FY 22</u>	<u>FY 23</u>	<u>FY 24</u>	<u>FY 25</u>	<u>Total</u>
Construction/Maintenance		385,000				385,000
Admin/Inspection		22,440				22,440
Total		407,440				407,440

Budget Impact/Other

No anticipated additional costs. Concrete sidewalks require very little maintenance. Additional sidewalks in the City benefit the community.

Capital Improvement Program

FY 21 *thru* FY 25

City of Raymore, Missouri

Project # 20-TRAN-003
Project Name Johnston Dr. Ext. Dean to Harmon



Type New Construction **Department** Transportation
Useful Life 30 years **Contact** Public Works Director
Category Street Construction **Priority** 4 Consideration
Report Type

Status Unfunded

Description

Total Project Cost: \$365,000

This project involves the construction of a thirty-six foot wide roadway from Dean Ave to Harmon Drive. That is a continuation of the project approved by the voters approved in 2016.

Justification

Traffic continues to increase on northbound Dean Ave, significantly impacting the level of service at the Dean Ave intersection. This roadway segment will allow an alternate connection from the surrounding area to the interchange at I-49 and 58 Highway.

<u>Expenditures</u>	<u>FY 21</u>	<u>FY 22</u>	<u>FY 23</u>	<u>FY 24</u>	<u>FY 25</u>	<u>Total</u>
Construction/Maintenance	330,000					330,000
Admin/Inspection	35,000					35,000
Total	365,000					365,000

Budget Impact/Other

No anticipated additional operating costs within the first 5 years. This roadway will be incorporated into the future annual maintenance program.

Capital Improvement Program

FY 21 *thru* FY 25

City of Raymore, Missouri

Project # 22-PW-001
Project Name 58 Highway Beautification - West



Type Improvement **Department** Transportation
Useful Life 25 years **Contact** Public Works Director
Category Street Reconstruction **Priority** 5 Future Consideration
Report Type

Status Unfunded

Description **Total Project Cost:** \$1,395,000

This project would improve the streetscape of 58 Highway corridor through beautification efforts from Dean Avenue to Foxridge Drive.

Justification

Expenditures	FY 21	FY 22	FY 23	FY 24	FY 25	Total
Planning/Design		75,000				75,000
Construction/Maintenance		1,320,000				1,320,000
Total		1,395,000				1,395,000

Budget Impact/Other

Capital Improvement Program

FY 21 *thru* FY 25

City of Raymore, Missouri

Project # 23-PW-001
Project Name Dean Avenue Road Extension



Type New Construction
Useful Life 50 years
Category Street Construction
Report Type

Department Transportation
Contact Public Works Director
Priority 5 Future Consideration

Status Unfunded

Description

Total Project Cost: \$1,705,000

This project would extend the Dean Avenue roadway from its current terminus at the intersection of North Cass Parkway south to serve North Cass Plaza commercial and North Cass Business Park industrial properties.

Justification

Expenditures	FY 21	FY 22	FY 23	FY 24	FY 25	Total
Construction/Maintenance			1,705,000			1,705,000
Total			1,705,000			1,705,000

Budget Impact/Other

Capital Improvement Program

FY 21 *thru* FY 25

City of Raymore, Missouri

Project # 18-WAT-052
Project Name 2.5 MG Water Tower



Type Improvement
Useful Life 50 years
Category Water
Report Type CIP

Department Water Supply
Contact Public Works Director
Priority 5 Future Consideration

Status Unfunded

Description **Total Project Cost:** \$5,705,000

This project involves construction of a third City water tower.

Justification

The addition of a third water tower to the City's distribution system will eventually be necessary to accommodate the City's population growth.

Expenditures	FY 21	FY 22	FY 23	FY 24	FY 25	Total
Planning/Design				370,000		370,000
Construction/Maintenance					4,531,000	4,531,000
Admin/Inspection					339,000	339,000
Other					465,000	465,000
Total				370,000	5,335,000	5,705,000

Budget Impact/Other

Estimated additional tower inspections, utilities and maintenance costs associated with the additional tower.

Capital Improvement Program

FY 21 *thru* FY 25

City of Raymore, Missouri

Project # 23-PW-003
Project Name The Good Ranch Water Extension



Type New Construction
Useful Life 50 years
Category Water
Report Type

Department Water Supply
Contact Public Works Director
Priority 5 Future Consideration

Status Unfunded

Description

Total Project Cost: \$100,000

This project would extend the existing water line from the current main line at North Cass Pkwy and Dean Ave to the south in order to serve both the North Cass Plaza commercial as well as The Good Ranch Business Park industrial properties.

Justification

<u>Expenditures</u>	<u>FY 21</u>	<u>FY 22</u>	<u>FY 23</u>	<u>FY 24</u>	<u>FY 25</u>	<u>Total</u>
Construction/Maintenance			100,000			100,000
Total			100,000			100,000

Budget Impact/Other



To: Planning and Zoning Commission
From: City Staff
Date: September 1, 2020
Re: **Case #20012: 32nd Amendment to the UDC – Small Wireless Facilities**

GENERAL INFORMATION

Applicant: City of Raymore

Requested Action: 32nd Amendment to the Unified Development Code – Small Wireless Facilities

Advertisement: August 13, 2020 Journal Newspaper

Public Hearing: September 1, 2020 Planning and Zoning Commission

Items of Record:

- Exhibit 1. Growth Management Plan
- Exhibit 2. Unified Development Code
- Exhibit 3. Notice of Publication
- Exhibit 4. Staff Report

TEXT AMENDMENT REQUIREMENTS

Chapter 470: Development Review Procedures outlines the applicable requirements for amending the text of the Unified Development Code.

Section 470.020 (B) states:

“...text amendments may be initiated by the City Council or the Planning and Zoning Commission”.

Section 470.020 (F) requires that a public hearing be held by the Planning and Zoning Commission and the City Council.

Section 470.020 (G) (2) states:

“In its deliberation of a request, the Planning and Zoning Commission and City Council must make findings of fact taking into consideration the following:”

1. whether such change is consistent with the intent and purpose of the Unified Development Code and plans adopted by the City of Raymore.
2. whether the proposed text amendment corrects an error or inconsistency in the code;
3. the areas which are most likely to be directly affected by such change and in what way they will be affected;
4. whether the proposed amendment is made necessary because of changed or changing conditions in the areas and/or zoning districts affected by it; and
5. whether the proposed text amendment is in the best interests of the City as a whole.

STAFF COMMENTS

1. Fifth-generation, or 5G, data networks have network speeds more than 100 times faster than 4G networks and can handle 100 times as many devices as current 4G infrastructure. 5G technology requires transmission equipment to be placed closer together, so wireless companies have pushed for the ability to mount the equipment on public infrastructure, such as light poles, utility poles, and buildings.
2. Below are two examples of small wireless facilities located on light or utility poles:



image from grandrapidsmi.gov

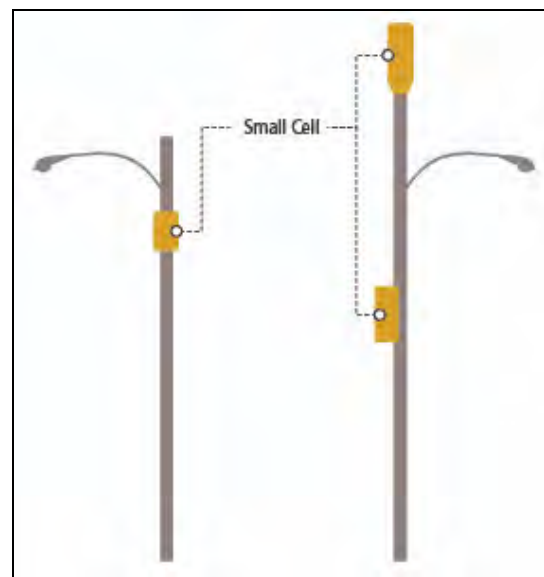


Image from alexandriava.gov

3. House Bill 1991, approved as part of the 2018 Missouri Legislative Session, established the Uniform Small Wireless Facility Deployment Act (the “Act”). The Act provides guidance to the City regarding the installation of small wireless facilities on utility poles located within the City right-of-way or upon private property.
4. The Missouri Municipal League published a small wireless facility deployment model ordinance as a template for Missouri municipalities to utilize. The UDC amendment incorporates the language contained in the model ordinance.
5. Although the Act contains provisions that allow a municipality to consider and adopt small wireless facility regulations after an application for a permit for a facility is submitted to the City, staff is proactively proposing the UDC amendment to ensure the City has all codes and policies in effect prior to the submittal of any applications for a permit.
6. In accordance with the Act, the UDC amendment establishes small wireless facilities as a permitted use in all zoning districts except single-family residential districts.
7. Small wireless facilities will be allowed to be affixed to existing City utility poles, including light poles, and to be installed upon new poles. If new poles are installed in an area where there are existing decorative poles, such as within the Municipal Circle complex, the new poles will have to be similar in design to the decorative poles.
8. The definitions proposed in the UDC amendment come directly from the Act and are applicable only to the section of the UDC on small wireless facilities.
9. The UDC amendment establishes the requirement that a permit be obtained prior to the installation of any small wireless facility. The City Schedule of Fees will be amended to include the permit fee costs for installation of new facilities.
10. The Act prohibits the City from entering into any exclusive arrangement with a carrier to utilize the City utility poles. Multiple carriers will be allowed to secure permits to utilize the existing City utility poles and to install new poles. The City may require a carrier to co-locate new facilities with existing facilities on a pole.
11. A small wireless facility is required to fit within an enclosure of no more than six cubic feet in volume. No single piece of equipment on the utility pole shall exceed nine cubic feet in volume.
12. Small wireless facilities and utility poles shall be installed and maintained so as not to obstruct or hinder the usual travel, including pedestrian travel, or public safety on the right-of-way.

- 13. Small wireless facilities shall not extend more than ten feet above an existing utility pole.
- 14. New utility poles erected for the purpose of holding a small wireless facility shall not exceed ten feet in height above the tallest existing utility pole in the same right-of-way.
- 13 Under Federal law, municipalities cannot ban telecommunications services or equipment in their jurisdiction.

STAFF PROPOSED FINDINGS OF FACT

Under Section 470.020 of the Unified Development Code, the Planning and Zoning Commission is directed concerning its actions in dealing with a request to amend the text of the Unified Development Code. Under 470.020 (G) (2) the Planning and Zoning Commission is directed to make findings of fact taking into consideration the following:

- 1. **whether such change is consistent with the intent and purpose of the Unified Development Code and plans adopted by the City of Raymore;**

The proposed amendment is consistent with the identified purpose and intent of Section 400.040 of the Unified Development Code and with the Growth Management Plan.

- 2. **whether the proposed text amendment corrects an error or inconsistency in the code;**

The proposed sections of the ordinance do not correct an error or inconsistency.

- 3. **the areas which are most likely to be directly affected by such change and in what way they will be affected;**

The changes would affect properties throughout the City.

- 4. **whether the proposed amendment is made necessary because of changed or changing conditions in the areas and/or zoning districts affected by it; and**

The proposed amendment is made necessary due to the changes in Missouri Law enacted as the Uniform Small Wireless Facility Deployment Act.

- 5. **whether the proposed text amendment is in the best interests of the City as a whole.**

The UDC amendment will establish the requirements and standards for the installation of small wireless facilities within the community. Having restrictions in place is in the best interests of the City by ensuring new wireless facilities are properly located and installed.

REVIEW OF INFORMATION AND SCHEDULE

<u>Action</u>	<u>Planning Commission</u>	<u>City Council 1st</u>	<u>City Council 2nd</u>
Public Hearing	September 1, 2020	September 28, 2020	October 12, 2020

STAFF RECOMMENDATION

Staff prepared the 32nd amendment to the Unified Development Code in response to the changes to Missouri Law by the adoption of House Bill No. 1991 in 2018. Staff reviewed the State Statute and the model ordinance prepared by the Missouri Municipal League prior to preparation of the 32nd amendment.

Staff believes it is prudent and appropriate to have established ordinance requirements in place prior to the receipt of an application for the installation of small wireless facilities. With the adoption of this UDC amendment, staff will stand ready with adopted regulations and policies to assist any carrier who desires to install the new technology within the community.

Staff recommends the Planning and Zoning Commission accept the staff proposed findings of fact and forward Case #20012, 32nd amendment to the UDC, to the City Council with a recommendation of approval.

“AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, ESTABLISHING PROCEDURES AND REQUIREMENTS RELATING TO CONSTRUCTION AND DEPLOYMENT OF SMALL WIRELESS FACILITIES.”

WHEREAS, the City has previously regulated the construction and deployment of Wireless Facilities through a variety of ordinances and practices; and

WHEREAS, the General Assembly of the State of Missouri determined that policies intended to encourage and streamline the deployment of Small Wireless Facilities and to help ensure that robust and dependable wireless radio-based communication services and networks are available throughout the State of Missouri is a matter of legitimate statewide concern; and

WHEREAS, in HB 1991 (Sections 67.5110 to 67.5121, RSMo.) (the “Uniform Small Wireless Facility Deployment Act” or the “Act”), the General Assembly adopted a uniform statewide framework for the deployment of Small Wireless Facilities and utility poles in the State of Missouri; and

WHEREAS, in the Act, the General Assembly directs an Authority, defined to include a Missouri municipality, to adopt an ordinance or develop an agreement that makes available to wireless providers rates, fees and other terms that comply with the provisions of the Act; and

WHEREAS, it is determined by the City Council of the City of Raymore that it is in the best interests of the City, its residents and businesses to enact an ordinance to establish a uniform and efficient approach to handling requests for the deployment of Small Wireless Facilities and utility poles in order to implement the requirements of the Act directed at the City; and

WHEREAS, after a public hearing was held on September 1, 2020, the Planning and Zoning Commission submitted its recommendation of xxxxxxxx on the application to the City Council; and

WHEREAS, the City Council held a public hearing on xxxxxxxxx, 2020, after notice of said hearing was published in a newspaper of general circulation in Raymore, Missouri, at least fifteen (15) days prior to said hearing.

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

Section 1. Section 405.020H of the Unified Development Code is hereby amended as follows:

Section 405.020 Use Table

H. Use Standards

The “Use Standard” column in the use table provides a cross-reference to additional standards that apply to some uses, whether or not they are allowed as a permitted use, use subject to special conditions or conditional use.

Use	A	RE	RR	R-1A	R-1	R-1.5	R-2	R-3	R-3A	R-3B	PR	Use Standard
OTHER USES												
Wireless Communication Facility												
Co-located	S	S	S	S	S	S	S	S	S	S	S	Section 420.040C
Small Wireless Facility	S	S	S	-	-	-	S	S	S	S	S	Section 420.040C

Section 2. Section 410.020H of the Unified Development Code is hereby amended as follows:

Section 410.020 Use Table

H. Use Standards

The “Use Standard” column in the use table provides a cross-reference to additional standards that apply to some uses, whether or not they are allowed as a permitted use, use subject to special conditions or conditional use.

Use	PO	C-1	C-2	C-3	BP	M1	M2	PR	Use Standard
COMMERCIAL USES									
Wireless Communication Facility									
Freestanding	-	-	S	S	S	S	S	S	Section 420.040C
Co-located	S	S	S	S	S	S	S	S	Section 420.040C
Small Wireless Facility	S	S	S	S	S	S	S	S	Section 420.040C

Section 3. Section 420.040C1 is hereby amended as follows:

CHAPTER 420: USE REGULATIONS

SECTION 420.040: USE-SPECIFIC STANDARDS, OTHER USES

C. Wireless Telecommunications Facilities

The regulations contained in this Section have been developed in accordance with the general guidelines set forth in the Federal Telecommunications Act of 1996 and the Uniform Small Wireless Facility Deployment Act.

1. Applicability

a. Pre-existing Towers and Antennas

Except as otherwise noted, the requirements of this section apply to all new wireless telecommunications facilities, any portion of which is located within the City of Raymore. Any towers and/or antennas legally existing and in use prior to adoption of this section will be allowed to continue as a nonconforming use. This section will not preclude the routine maintenance, repair and/or replacement of antennas on pre-existing towers. Any such towers or antennas will be referred to in this section as "pre-existing towers" or "pre-existing antennas."

b. District Height Limitations

The requirements set forth in this section govern the location of towers and alternative support structures and/or antennas that are installed at a height in excess of 20 feet. Zoning district height limitations as specified in bulk and dimensional standards tables do not apply.

c. Public Property

Existing antennas or towers located on property owned, leased or otherwise controlled by the City are exempt from the requirements of this section, provided a license or lease authorizing the antenna or tower has been approved by the City Council.

d. Enclosed Wireless Systems

Wireless telecommunications facilities that are completely within an existing structure, with no visible evidence of the telecommunications facilities and do not use a telecommunications tower or an alternative support structure are exempt from this section.

e. Small Wireless Facilities

Wireless telecommunications facilities defined by this Code as small wireless facilities are regulated under Section 420.040C8.

Section 4. Section 420.040C is hereby amended in the City of Raymore Code of Ordinances with the addition of the following language:

C. Wireless Telecommunications Facilities

8. Small Wireless Facilities

a. Applicability

To the extent permitted by law, this Section shall apply to all Persons desiring to construct, operate, or maintain Small Wireless Facilities within the City.

b. Definitions

For the purposes of this Section, the following terms, phrases, words, and abbreviations shall have the meanings given herein, unless otherwise expressly stated.

"Antenna", communications equipment that transmits or receives electromagnetic radio frequency signals used in the provision of wireless services;

"Applicable Codes", uniform building, fire, electrical, plumbing, or mechanical codes adopted by the City to prevent physical property damage or reasonably foreseeable injury to persons;

"Applicable Law," state and federal law and regulation applicable to the construction, installation, deployment or Collocation of Wireless Facilities and Utility Poles, including those laws and regulations of general applicability that do not apply exclusively to Wireless Facilities or Wireless Providers such as local ordinances and state law relating to use of Right-of-Way;

"Applicant", any person who submits an application and is a wireless provider;

"Application", a request submitted by an applicant to the City for a permit to collocate small wireless facilities on a utility pole or wireless support structure, or to approve the installation, modification, or replacement of a utility pole;

"City Utility Pole", means a utility pole, as defined below,

owned, managed, or operated by or on behalf of the City; except municipal electric utility distribution poles or facilities;

“Collocate” or “Collocation”, to install, mount, maintain, modify, operate, or replace small wireless facilities on or immediately adjacent to a wireless support structure or utility pole, provided that the small wireless facility antenna is located on the wireless support structure or utility pole;

“Decorative Pole”, a City Utility Pole that is specially designed and placed for aesthetic purposes;

“Fee”, a one-time, non recurring charge;

"Historic district", a group of buildings, properties, or sites that are either listed in the National Register of Historic Places or formally determined eligible for listing by the Keeper of the National Register, the individual who has been delegated the authority by the federal agency to list properties and determine their eligibility for the National Register, in accordance with Section VI.D.1.a.i-v of the Nationwide Programmatic Agreement codified at 47 C.F.R. Part 1, Appendix C, or are otherwise located in a district made subject to special design standards adopted by a local ordinance or under state law as of January 1, 2018, or subsequently enacted for new developments;

"Micro wireless facility", a small wireless facility that meets the following qualifications:

(a) Is not larger in dimension than twenty-four inches in length, fifteen inches in width, and twelve inches in height; and

(b) Any exterior antenna no longer than eleven inches;

“Small Wireless Facility Permit”, a written authorization from the City Public Works Director to collocate Small Wireless Facilities in or outside the Right-of-Way, or to install, replace, maintain or operate a Utility Pole inside the Right-of-Way for any purpose;

“Rate”, a recurring charge;

“Right-of-Way”, the area on, below, or above a public roadway, highway, street, sidewalk, alley, or similar property used for public travel, but not including a federal interstate highway, railroad right-of-way, or private easement;

“Small Wireless Facility”, a wireless facility that meets both of the following qualifications:

(1) Each wireless provider’s antenna could fit within an enclosure of no more than six cubic feet in volume; and

(2) All other equipment associated with the wireless facility, whether ground or pole mounted, is cumulatively no more than twenty-eight cubic feet in volume, provided that no single piece of equipment on the utility pole shall exceed nine cubic feet in volume; and no single piece of ground mounted equipment shall exceed fifteen cubic feet in volume, exclusive of equipment required by an electric utility or municipal electric utility to power the small wireless facility.

The following types of associated ancillary equipment shall not be included in the calculation of equipment volume: electric meter, concealment elements, telecommunications demarcation box, grounding equipment, power transfer switch, cut-off switch, and vertical cable runs and related conduit for the connection of power and other services;

“Technically feasible”, by virtue of engineering or spectrum usage, the proposed placement for a small wireless facility or its design or site location can be implemented without a reduction in the functionality of the small wireless facility;

“Utility Pole”, a pole or similar structure that is or may be used in whole or in part by or for wireline communications, electric distribution, lighting, traffic control, signage, or a similar function, or for the collocation of small wireless facilities;

“Wireless Facility”, equipment at a fixed location that enables wireless communications between user equipment and a

communications network, including equipment associated with wireless communications and radio transceivers, antennas, coaxial or fiber-optic cable, regular and backup power supplies, and comparable equipment, regardless of technological configuration. The term includes small wireless facilities. The term does not include:

- (1) The structure or improvements on, under, or within which the equipment is collocated;
- (2) Coaxial or fiber-optic cable between wireless support structures or utility poles;
- (3) Coaxial or fiber-optic cable not directly associated with a particular small wireless facility; or
- (4) A wireline backhaul facility.

“Wireless Infrastructure Provider”, any person, including a person authorized to provide telecommunications service in the state, that builds or installs wireless communication transmission equipment or wireless facilities but that is not a wireless services provider;

“Wireless Provider”, a wireless infrastructure provider or a wireless services provider;

“Wireless Services”, any services using licensed or unlicensed spectrum, including the use of wifi, whether at a fixed location or mobile, provided to the public using wireless facilities;

“Wireless Services Provider”, a person who provides wireless services;

“Wireless Support Structure”, an existing structure, such as a monopole or tower, whether guyed or self-supporting, designed to support or capable of supporting wireless facilities; an existing or proposed billboard; an existing or proposed building; or other existing or proposed structure capable of supporting wireless facilities, other than a structure designed solely for the collocation of small wireless facilities. Such term

shall not include a utility pole.

"Wireline backhaul facility", a physical transmission path, all or part of which is within the right-of-way, used for the transport of communication data by wire from a wireless facility to a network.

c. General Standards:

1. Neither the City, nor any person owning, managing, or controlling City Utility Poles, shall enter into an exclusive arrangement with any person for use or management of the Right-of-Way for the Collocation of Small Wireless Facilities or the installation, operation, marketing, modification, maintenance, management, or replacement of City Utility Poles within the Right-of-Way, or for the right to attach to such City Utility Poles within the Right-of-Way.
2. The City, in applying the provisions of this Section, will act in a competitively neutral manner with regard to other users of the Right-of-Way.
3. Nothing in this Section limits the ability of the City to require an Applicant to obtain one or more permits of general applicability that do not apply exclusively to Wireless Facilities in addition to the Permit required by this Section in order to Collocate a Small Wireless Facility or install a new, modified, or replacement Utility Pole associated with a Small Wireless Facility.
4. The City may require a Permit under Applicable Codes, existing City ordinances, or this Section, with reasonable conditions, for work in a Right-of-Way that will involve excavation, affect traffic patterns, obstruct traffic in the Right-of-Way, or materially impede the use of a sidewalk.
5. A Small Wireless Facility must comply with reasonable, objective, and cost-effective concealment or safety requirements determined by the City.
6. Subject to Section 430.040C8d8, and except for facilities excluded from evaluation for effects on historic properties under 47 C.F.R. Section 1.1307(a)(4) of the

Federal Communications Commission rules, the City may require reasonable, technically feasible, nondiscriminatory, and technologically neutral design or concealment measures, published in advance, for Small Wireless Facilities or Utility Poles placed in a Historic District. Any such design or concealment measures shall not have the effect of prohibiting any Wireless Provider's technology, nor shall any such measures be considered a part of the Small Wireless Facility for purposes of the size restrictions in the definition of Small Wireless Facility.

7. Right-of-Way users, upon adequate notice and at the facility owner's own expense, shall relocate facilities as may be needed in the interest of public safety and convenience.
8. Except as otherwise provided in this Section and Applicable Law, in reviewing applications for Small Wireless Facilities, Wireless Support Structures and Utility Poles, the City will exercise zoning, land use, planning, and permitting authority within its territorial boundaries.
9. Nothing in this Section shall be interpreted to impose any new requirements on cable providers for the provision of such service.
10. Small Wireless Facilities or Utility Poles constructed or operational before August 28, 2018, which were approved by the City by permit or agreement may remain installed and be operated under the requirements of this Section.

d. Permitting Provisions:

1. Permit Requirements – Inside the Right-of-Way.

Any Person desiring to Collocate Small Wireless Facilities, or to install, replace, maintain or operate a Utility Pole, inside the Right-of-Way must first apply for and obtain a Permit, in addition to any other required permit, license, or authorization that is generally applicable and does not apply exclusively to Wireless Facilities.

- a. The Collocation of Small Wireless Facilities and the installation, maintenance, modification, operation, and replacement of Utility Poles along, across, upon, and under the Right-of-Way is not subject to zoning review or approval; except that the placement of new or modified Utility Poles in the Right-of-Way in areas zoned single-family residential or as historic as of August 28, 2018, remain subject to any applicable zoning requirements that are consistent with §§ 67.5090 to 67.5103, RSMo.
- b. Small Wireless Facilities and Utility Poles shall be installed and maintained so as not to obstruct or hinder the usual travel, including pedestrian travel, or public safety on the Right-of-Way or obstruct the legal use of the Right- of-Way by the City or other authorized Right-of-Way users.
- c. A new, replacement, or modified Utility Pole installed in the Right-of-Way shall not be subject to zoning requirements so long as the Utility Pole does not exceed the greater of ten feet in height above the tallest existing Utility Pole in place as of January 1, 2019 located within five hundred feet of the new Utility Pole in the same Right-of-Way, or fifty feet above ground level. A new, modified, or replacement Utility Pole that exceeds these height limits shall be subject to applicable City zoning requirements that apply to other Utility Poles, and that are consistent with Sections 67.5090 to 67.5103, RSMo.
- d. New Small Wireless Facilities in the Right-of-Way shall not extend more than ten feet above an existing Utility Pole in place as of August 28, 2018.
- e. Small Wireless Facilities on a new Utility Pole shall not extend above the height permitted for a new Utility Pole in Section 420.030C8d1c above.
- f. A Wireless Provider shall be permitted to replace

Decorative Poles when necessary to Collocate a Small Wireless Facility, but any replacement pole shall reasonably conform to the design aesthetics of the Decorative Pole or Poles being replaced. The term 'reasonably conform' as used herein, shall mean that the design aesthetics of the replacement pole shall be as nearly identical to the Decorative Pole replaced as is feasible. The City Public Works Director is authorized to determine if the replacement pole reasonably conforms, based upon the reasonable objective design standards published in advance by the City.

- g. The City may require replacement of a City Utility Pole that is proposed to be used for a Collocation on a nondiscriminatory basis for reasons of safety and reliability, including a demonstration that the Collocation would make the City Utility Pole structurally unsound.

2. Permit Requirements – Outside the Right-of-Way.

- a. The Collocation of Small Wireless Facilities in or on property not zoned primarily for single-family residential use is not subject to zoning review or approval.
- b. The City will allow Collocation of Small Wireless Facilities on City Wireless Support Structures and City Utility Poles that are located on City property outside the right-of-way to the same extent, if any, that it allows access to such structures for other commercial projects or uses. Any such Collocations shall be subject to reasonable and nondiscriminatory rates, fees, and terms as provided in an agreement between the City and the Wireless Provider, and not otherwise governed by this Section.
- c. The City shall not enter into an exclusive agreement with a Wireless Provider concerning City Utility Poles or City Wireless Support

Structures that are located on City property outside the Right-of-Way, including stadiums and enclosed arenas, unless the agreement meets the following requirements:

1. The Wireless Provider provides service using a shared network of Wireless Facilities that it makes available for access by other Wireless Providers on reasonable and nondiscriminatory rates and terms that shall include use of the entire shared network, as to itself, an affiliate, or any other entity; or,
2. The Wireless Provider allows other Wireless Providers to Collocate Small Wireless Facilities on reasonable and nondiscriminatory rates and terms, as to itself, an affiliate, or any other entity.

3. Permit Process for an Applicant seeking to construct Small Wireless Facilities in or outside the Right-of-Way, or to install, replace, maintain or operate a Utility Pole inside the Right-of-Way.

- a. An Applicant seeking to Collocate Small Wireless Facilities in or outside the Right-of-Way, or to install, replace, maintain or operate a Utility Pole inside the Right-of-Way, must first submit an Application for a Permit to the Public Works Director. The Public Works Director shall design and make available to Applicants a standard Application form, consistent with the provisions of this Section which all Applicants must use in order to accomplish the purposes of this Section. Except for the requirements in Section 420.030C8d3b2 below, an Applicant shall not be required to provide more information to obtain a Permit under this Section than other communications service providers that are not Wireless Providers.
- b. An Application for a Permit shall include the

following:

1. Construction and engineering drawings which demonstrate compliance with the criteria in Section 420.040C8d6;
2. An attestation that the Small Wireless Facilities comply with the volumetric limitations in the definition of Small Wireless Facility;
3. Information on the height of any new, replacement, or modified Utility Pole;
4. Applicable indemnity, insurance, performance bond information required in Section 420.040C8f;
5. An Applicant that is not a Wireless Services Provider must provide evidence of agreements or plans demonstrating that the Small Wireless Facilities will be operational for use by a Wireless Services Provider within one year after the Permit issuance date, unless the City and the Applicant agree to extend this period or if the Applicant notifies the City the delay is caused by lack of commercial power or communications transport facilities. An Applicant that is a Wireless Services Provider must provide this information by attestation.
6. Plans and detailed cost estimates for any make-ready work as needed. The Applicant shall be solely responsible for the cost of any make-ready work; and
7. Projected commencement and termination dates for the Permit, or if such dates are unknown at the time the Permit is issued, a provision requiring the Permit holder to provide the Public Works Director with reasonable advance notice of such dates once they are determined.

4. Fees and Rates. Each such Application shall be

accompanied by payment of fees as listed in the Schedule of Fees and Charges maintained by the Finance Department.

a. General.

1. Any fees collected pursuant to this Subsection will be used only to reimburse the City for its actual incurred costs and will not be used to generate revenue to the City above such costs.
2. The City may not require or accept in-kind services in lieu of any fee.
3. The rates to Collocate on City Utility Poles shall be nondiscriminatory regardless of the services provided by the Collocating Applicant.

b. Application Fee.

1. The total fee for an Application for the Collocation of a Small Wireless Facility on an existing City Utility Pole is listed in the Schedule of Fees and Charges maintained by the Finance Department.
2. An Applicant filing a consolidated Application shall pay a fee as listed in the Schedule of Fees and Charges maintained by the Finance Department.
3. The total fee for an Application for the installation, modification, or replacement of a Utility Pole and the Collocation of an associated Small Wireless Facility shall be as listed in the Schedule of Fees and Charges maintained by the Finance Department.

c. Collocation Rate.

The rate for Collocation of a Small Wireless Facility to a City Utility Pole is as listed in the Schedule of Fees and Charges maintained by the Finance Department.

d. Right-of-Way Permit Fee.

The total fee for a Right-of-Way permit associated with the installation of Small Wireless Facilities in the Right-of-Way is as listed in the Schedule of Fees and Charges maintained by the Finance Department.

5. Timing for Processing of an Application.

- a. Within fifteen (15) days of receiving an Application, the City shall determine and notify the Applicant in writing whether the Application is complete. If an Application is incomplete, the City shall specifically identify the missing information in writing. The processing deadline in Section 420.040C8d5b is tolled from the time the City sends the notice of incompleteness to the time the Applicant provides the missing information. That processing deadline may also be tolled by agreement of the Applicant and the City.
- b. The City shall process and approve or deny an Application for Collocation of a Small Wireless Facility within forty-five (45) days of receipt of the Application. The Application shall be deemed approved if not approved or denied within this forty-five (45) day period.
- c. The City shall process and approve or deny an Application for installation of a new, modified, or replacement Utility Pole associated with a Small Wireless Facility within sixty (60) days of receipt of the Application. The Application shall be deemed approved if not approved or denied within this sixty-day (60) day period.
- d. An Applicant may file a consolidated Application and receive a single Permit for the Collocation of multiple Small Wireless Facilities.
 1. An Application may include up to twenty (20) separate Small Wireless Facilities; provided that they are for the same or materially same design of Small Wireless Facility being Collocated on the same or materially the same type of Utility Pole or Wireless Support Structure, and geographically proximate. The Application shall provide information sufficient for the Public

Works Director to determine whether the Applicant has met the requirements of this Subsection. The Public Works Director shall have discretion to determine whether the Application meets the requirements of this Subsection.

2. If the City receives individual Applications for approval of more than fifty (50) Small Wireless Facilities or consolidated Applications for approval of more than seventy-five (75) Small Wireless Facilities within a fourteen (14) day period, whether from a single Applicant or multiple Applicants, the City may, upon its own request, obtain an automatic thirty (30) day extension for any additional Collocation or replacement or installation Application submitted during that fourteen day period or in the fourteen (14) day period immediately following the prior fourteen (14) day period. The City will promptly communicate its request to each and any affected Applicant.
 3. The denial of one or more Small Wireless Facilities in a consolidated Application shall not delay processing or constitute a basis for denial of any other Small Wireless Facilities in the same consolidated Application or the consolidated Application as a whole.
- e. The City shall provide a good faith estimate for any make-ready work necessary to enable a City Utility Pole to support the requested Collocation by a Wireless Provider, including pole replacement if necessary, within sixty (60) days after receipt of a complete Application. Make-ready work, including any pole replacement, shall be completed within sixty (60) days of written acceptance of the good faith estimate and advance payment, if required, by the Applicant.
 - f. An Application that is not acted on within the specified time period is deemed approved.
 - g. For any Application denied:
 1. The City shall document the complete basis for a denial in writing, and send the documentation to the Applicant on or before the day the City denies the Application.
 2. The Applicant may cure the deficiencies

identified by the City and resubmit the Application within thirty (30) days of the denial without paying an additional application fee.

3. The City shall approve or deny the revised Application within thirty (30) days. Any subsequent review shall be limited to the deficiencies cited in the denial.
- h. The City will not institute, either expressly or de facto, a moratorium on filing, receiving, or processing Applications or issuing Permits or other approvals, if any, for the Collocation of Small Wireless Facilities or the installation, modification, or replacement of Utility Poles to support Small Wireless Facilities.

If doing so would be consistent with 47 U.S.C. § 253(a), particularly as interpreted by the FCC's Declaratory Ruling adopted on August 2, 2018 (FCC 18-111), the City may institute a temporary moratorium on Applications for Small Wireless Facilities and the Collocation thereof for no more than thirty (30) days in the event of a major and protracted staffing shortage that reduces the number of personnel necessary to receive, review, process, and approve or deny applications for the Collocation of Small Wireless Facilities by more than fifty (50) percent.

6. **Denial of an Application.** An Application for a proposed collocation of a Small Wireless Facility or installation, modification, or replacement of a Utility Pole otherwise meeting the requirements of Section 420.040C8d1a or 420.040C8d2a may be denied if the action proposed in the Application could reasonably be expected to:

- a. Materially interfere with the safe operation of traffic control equipment or City-owned communications equipment;
- b. Materially interfere with sight lines or clear zones for transportation, pedestrians, or non-motorized

- vehicles;
- c. Materially interfere with compliance with the Americans with Disabilities Act, or similar federal or state standards regarding pedestrian access or movement;
- d. Materially obstruct or hinder the usual travel or public safety on the Right- of-Way;
- e. Materially obstruct the legal use of the Right-of-Way by the City, utility, or other third party;
- f. Fail to comply with Applicable Codes, including nationally recognized engineering standards for Utility Poles or Wireless Support Structures;
- g. Fail to comply with the reasonably objective and documented aesthetics of a Decorative Pole and the Applicant does not agree to pay to match the applicable decorative elements;
- h. Fail to comply with reasonable and nondiscriminatory undergrounding requirements contained in City ordinances as of January 1, 2018, or subsequently enacted for new developments, that require all utility facilities in the area to be placed underground and prohibit the installation of new or the modification of existing Utility Poles in a Right-of-Way without prior approval, provided that such requirements include a waiver or other process of addressing requests to install such Utility Poles and do not prohibit the replacement or modification of existing Utility Poles consistent with Applicable Law or the provision of Wireless Services; or
- i. Any other reason not prohibited by Applicable Law.

7. Approval of an Application.

- a. The Public Works Director shall review each Application for a Permit and, upon determining that 1) the Applicant has submitted all necessary information; 2) there is no basis under Section

420.040C8d7 to deny the Application; and 3) the Applicant has paid the appropriate Fee, the Public Works Director shall issue the Permit.

- b. If the City approves an Application, the Applicant is authorized to:
 - 1. Undertake the installation or Collocation; and
 - 2. Operate and maintain the Small Wireless Facilities and any associated Utility Pole covered by the Permit for a period of not less than ten (10) years, which shall be renewed for equivalent durations so long as they are in compliance with the criteria listed in Section 420.040C8d.
- c. The City may approve a Permit subject to a reservation to reclaim space on the Utility Pole, when and if needed, to meet the Utility Pole owner's core utility purpose or a documented City plan projected at the time of the Application.

8. No Application Required. No Application is required for:

- a. Routine maintenance on previously permitted Small Wireless Facilities;
- b. The replacement of Small Wireless Facilities with Small Wireless Facilities that are the same or smaller in size, weight, and height; or
- c. The installation, placement, maintenance, operation, or replacement of micro wireless facilities that are strung on cables between Utility Poles in compliance with Applicable Codes.

A person performing the permitted acts under this Subsection may be required to provide the City with a description of any new equipment installed so that the City may maintain an accurate inventory of the Small Wireless Facilities at a particular location.

e. Construction Standards:

- 1. The construction, operation, maintenance, and repair of Small Wireless Facilities shall be in accordance with

Applicable Codes and relevant City ordinances pertaining to construction, operation, maintenance, and repair inside or outside the Right-of-Way.

2. All Small Wireless Facilities shall be installed and located with due regard for minimizing interference with the public and with other users of a Right-of-Way, including the City.
3. An Applicant shall not place Small Wireless Facilities where they will damage or interfere with the use or operation of previously installed facilities, or obstruct or hinder the various utilities serving the residents and businesses in the City of their use of any Right-of-Way.
4. Any and all Rights-of-Way disturbed or damaged during the construction of Small Wireless Facilities shall be promptly repaired or replaced by the Applicant to its functional equivalence as existed before the disturbance or damage.
5. Any Wireless Infrastructure Provider, contractor or subcontractor must be properly licensed under laws of the State and all applicable local ordinances.
6. Each Wireless Infrastructure Provider, contractor or subcontractor shall have the same obligations with respect to its work as Wireless Services Provider would have hereunder and Applicable Law if the work were performed by the Wireless Services Provider. The Wireless Services Provider shall be responsible for ensuring that the work of Wireless Infrastructure Providers, contractors or subcontractors is performed consistent with their Permits and Applicable Law, and shall be responsible for promptly correcting any acts or omissions by a Wireless Infrastructure Provider, contractor or subcontractor.

f. Indemnity, Insurance, Performance Bonds:

1. Indemnity.

Wireless Providers shall indemnify and hold the City, its officers and employees harmless against any damage or personal injury caused by the negligence of the Wireless Provider or its employees, agents, or contractors.

2. Insurance.

- a. As part of the Permit process, a Wireless Provider

must provide proof of liability insurance coverage against any damage or personal injury caused by the negligence of the Wireless Provider or its employees, agents, or contractors. The Wireless Provider's liability insurance policy must name the City or its officers and employees as additional insureds.

- b. In the alternative, a Wireless Provider must demonstrate that it has in effect a comparable self-insurance program.

3. Performance Bond.

- a. As part of the Permit process, a Wireless Provider must post a performance bond as listed in the Schedule of Fees and Charges maintained by the Finance Department.
- b. The purpose of the performance bond is to:
 - 1. Provide for the removal of abandoned or improperly maintained Small Wireless Facilities, including those that the City determines need to be removed to protect public health, safety, or welfare;
 - 2. Restore the Right-of-Way in connection with removals of Small Wireless Facilities from the Right-of-Way; and
 - 3. Recoup rates or fees that have not been paid by a Wireless Provider in over twelve months, provided the Wireless Provider has been provided with reasonable notice from the City and has been given the opportunity to cure.
- c. Upon completion of the work associated with the Small Wireless Facilities covered by the performance bond to the satisfaction of the Public Works Director, the Public Works Director shall eliminate the bond or reduce its amount after a time appropriate to determine whether the work performed was satisfactory, which time shall be established by the Public Works Director considering the nature of the work performed.
- d. Recovery by the City of any amounts under the performance bond or otherwise does not limit an

Applicant's duty to indemnify the City in any way, nor shall such recovery relieve an Applicant of its obligations under a Permit or reduce the amounts owed to the City other than by the amounts recovered by the City under the performance bond, or in any respect prevent the City from exercising any other right or remedy it may have.

4. Exemption

Applicants that have at least twenty-five million dollars (\$25,000,000) in assets in the State and do not have a history of permitting noncompliance within the City's jurisdiction shall be exempt from the insurance and bonding requirements otherwise required by this Section. The City may require an Applicant to provide proof by affidavit that its assets meet or exceed this requirement at the time of filing the Application.

g. Miscellaneous Provisions:

1. Compliance With Laws. Each Applicant shall comply with all applicable City ordinances, resolutions, rules and regulations heretofore and hereafter adopted or established, to the extent that they are consistent with state and federal law.

2. Franchises Not Superseded. Nothing herein shall be deemed to relieve an Applicant of the provisions of an existing franchise, license or other agreement or permit.

3. Rights and Remedies:

- a. The exercise of one remedy under this Section shall not foreclose use of another, nor shall the exercise of a remedy or the payment of damages or penalties relieve an Applicant of its obligations to comply with its Permits. Remedies may be used alone or in combination; in addition, the City may exercise any rights it has at law or equity.
- b. The City hereby reserves to itself the right to intervene in any suit, action or proceeding involving any provisions of this Section.

- c. No Applicant shall be relieved of its obligation to comply with any of the provisions of this Section by reason of any failure of the City to enforce prompt compliance.

4. Incorporation by Reference:

Any Permit granted pursuant to this Section shall by implication include a provision that shall incorporate by reference this Section into such Permit as fully as if copied verbatim.

5. Calculation of Time:

Unless otherwise indicated, when the performance or doing of any act, duty, matter, or payment is required under this Section or any Permit, and a period of time is prescribed and is fixed herein, the time shall be computed so as to exclude the first and include the last day of the prescribed or fixed period of time.

6. Severability:

If any term, condition, or provision of this Section shall, to any extent, be held to be invalid or unenforceable, the remainder hereof shall be valid in all other respects and continue to be effective. In the event of a subsequent change in Applicable Law so that the provision that has been held invalid is no longer invalid, said provisions shall there upon return to full force and effect without further action by the City and shall thereafter be binding on the Applicant and the City.

h. Annexation:

The provisions hereof shall specifically apply to any lands or property annexed as the date of such annexation.

i. Relocation of Facilities.

Whenever, by reason of changes in the grade or widening of a

street or in the location or manner of constructing a water pipe, drainage channel, sewer, or other City-owned underground or above ground structure, it is deemed necessary by the City, in the interest of public safety and convenience, to move, alter, or change the location of underground or above ground facilities of a Wireless Provider, the Wireless Provider shall relocate such facilities, on alternative Right-of-Way provided by the City, if available, upon adequate notice in writing by the City, without claim for reimbursement or damages against the City.

j. Standards Applicable To City.

Any standards in this Section relating to Small Wireless Facilities shall be fully applicable to work performed by the City and its departments.

k. Savings Clause.

Nothing contained herein shall in any manner be deemed or construed to alter, modify, supersede, supplement or otherwise nullify any other ordinances of the City or requirements thereof, whether or not relating to or in any manner connected with the subject written hereof, unless expressly provided otherwise herein or hereafter.

Section 5. Effective Date. The effective date of approval of this Ordinance shall be coincidental with the Mayor's signature and attestation by the City Clerk.

Section 6. Severability. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

DULY READ THE FIRST TIME THIS XXTH DAY OF XXXXXXXX, 2020.

BE IT REMEMBERED THAT THE ABOVE ORDINANCE WAS APPROVED AND ADOPTED THIS XXTH DAY OF XXXXXXXX, 2020, BY THE FOLLOWING VOTE:

Councilmember Abdelgawad
Councilmember Barber
Councilmember Berendzen
Councilmember Burke III
Councilmember Circo
Councilmember Holman
Councilmember Jacobson
Councilmember Townsend

ATTEST:

APPROVE:

Jean Woerner, City Clerk

Kristofer P. Turnbow, Mayor

Date of Signature

MONTHLY REPORT JULY 2020

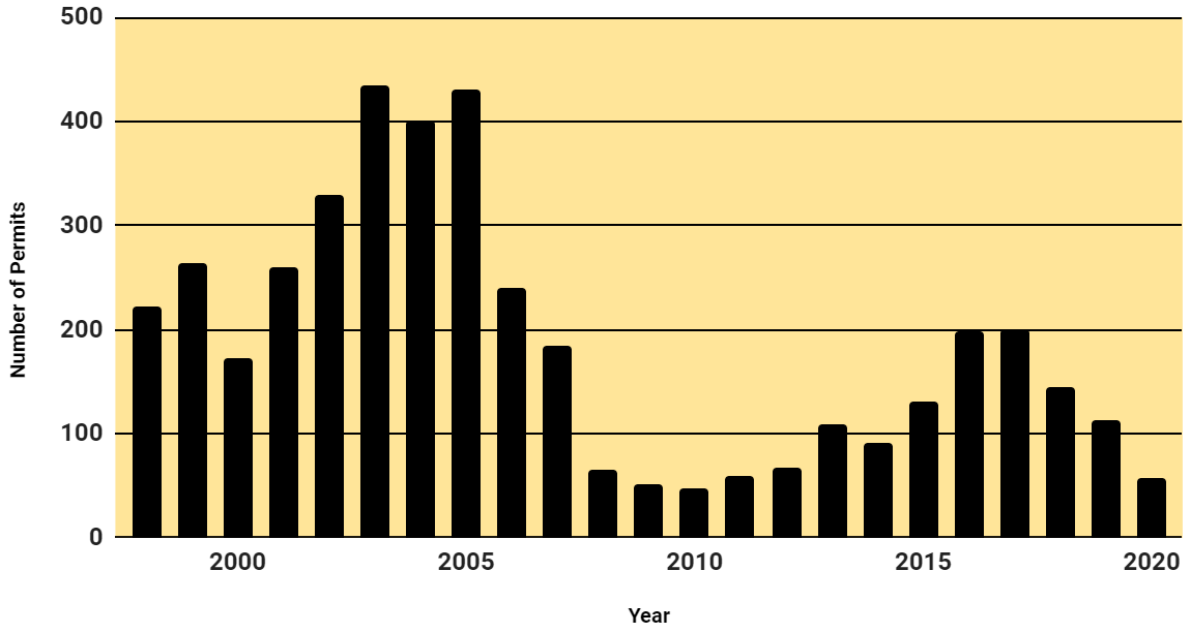
Building Permit Activity

Type of Permit	July 2020	2020 YTD	2019 YTD	2019 Total
Detached Single-Family Residential	13	57	71	113
Attached Single-Family Residential	0	14	0	26
Multi-Family Residential	396	396	0	0
Miscellaneous Residential (deck; roof)	168	757	425	720
Commercial - New, Additions, Alterations	0	10	12	18
Sign Permits	4	20	30	54
Inspections	July 2020	2020 YTD	2019 YTD	2019 Total
Total # of Inspections	465	2,701	2,205	3,858
Valuation	July 2020	2020 YTD	2019 YTD	2019 Total
Total Residential Permit Valuation	\$3,206,400	\$16,781,400	\$17,310,000	\$34,498,600
Total Commercial Permit Valuation	\$30,781,000	\$39,045,300	\$1,775,300	\$1,822.300

Additional Building Activity:

- Construction continues on the Compass Health office building.
- Foundation work and underslab utilities on the clubhouse and the first of twelve apartment buildings continues.
- Construction continues on the installation of the extension of Dean Avenue and for sanitary sewer main extension to serve the proposed Van Trust Industrial development at the southwest corner of Dean Avenue and North Cass Parkway.
- Site work continues at T.B. Hanna Station.

Single Family Building Permits



Code Enforcement Activity

Code Activity	July 2020	2020 YTD	2019 YTD	2019 Total
Code Enforcement Cases Opened	64	378	331	642
<i>Notices Mailed</i>				
-Tall Grass/Weeds	11	77	79	135
- Inoperable Vehicles	20	103	42	138
- Junk/Trash/Debris in Yard	11	58	75	146
- Object placed in right-of-way	1	4	8	14
- Parking of vehicles in front yard	1	11	7	13
- Exterior home maintenance	9	39	16	41
- Other (trash at curb early; signs; etc)	0	4	2	2
Properties mowed by City Contractor	13	49	30	71
Abatement of violations (silt fence repaired; trees removed; stagnant pools emptied; debris removed)	1	1	8	10
Signs in right-of-way removed	56	301	153	370
Violations abated by Code Officer	11	92	60	126

Development Activity

Current Projects

- Park Side Subdivision, 160 acres south of 163rd Street, west of North Madison, rezoning from Agricultural to Planned Unit Development
- Oak Ridge Farms Subdivision, 23 acres north of Ramblewood, south of Heritage Hills at the extension of Pine Street, rezoning from R-1 (Single-Family Residential) to Planned Unit Development
- Dean Avenue Extension Right-of-Way Final Plat

	As of July 31, 2020	As of July 31, 2019	As of July 31, 2018
Homes currently under construction	536 (140 single family)	133	220
Total number of Undeveloped Lots Available (site ready for issuance of a permit for a new home)	273	357	405
Total number of dwelling units in City	8,750	8,610	8,401

Actions of Boards, Commission, and City Council

City Council

July 13, 2020

- Approved on 2nd reading the rezoning of 4 acres located north of Foxwood Springs, from Agricultural to Planned Unit Development District
- Approved on 2nd reading the vacation of an unimproved 14-foot alley located in T.B.Hanna Station Park
- Approved on 2nd reading the Eastbrooke at Creekmoor First Final Plat
- Approved on 2nd reading the Replat of Tract X and Tract Y in Brookside Tenth
- Approved on 1st reading the 1st amendment to the Brookside 10th Final Plat development agreement

July 27, 2020

- Accepted the public improvements for the 1st phase of Prairie View of The Good Ranch
- Approved on 2nd reading the 1st amendment to the Brookside 10th Final Plat development agreement

Planning and Zoning Commission

July 7, 2020

- Considered the annual review of the Unified Development Code and directed staff to prepare an amendment to the Unified Development Code incorporating the staff recommended changes

July 21, 2020

- Meeting cancelled

Board of Adjustment

July 21, 2020

- Held a training session. City Attorney Jonathan Zerr chaired a mock meeting of the Board.

Upcoming Meetings – August & September

August 4, 2020 Planning and Zoning Commission

- Oak Ridge Farms Subdivision, rezoning R-1 to PUD (public hearing)
- Dean Avenue Extension Final Plat

August 10, 2020 City Council

- 1st reading, Dean Avenue Extension Final Plat

August 18, 2020 Planning and Zoning Commission

- Replat of The Prairie of The Good Ranch

August 24, 2020 City Council

- 1st reading, The Prairie of The Good Ranch
- 2nd reading, Dean Avenue Extension Final Plat
- Request to extend expiration date of Timber Trails preliminary plat

September 1, 2020 Planning and Zoning Commission

- FY 2021-2025 Capital Improvement Program (public hearing)
- 32nd Amendment to the Unified Development Code - small wireless facilities (public hearing)

September 14, 2020 City Council

- 1st reading, Oak Ridge Farms Subdivision, rezoning R-1 to PUD (public hearing)
- 2nd reading, The Prairie of The Good Ranch

September 15, 2020 Planning and Zoning Commission

- Park Side Subdivision rezoning A to R-1P (public hearing)
- Scooter's Site Plan

September 28, 2020 City Council

- 1st reading, 32nd amendment to the Unified Development Code - small wireless facilities (public hearing)
- 2nd reading, Oak Ridge Farms Subdivision, rezoning R-1 to PUD
- Sidewalk gaps on residential lots (public hearings)

Department Activities

- Inspectors have been busy with inspections on roof replacements. Since April, the City has issued over 400 permits to replace roofs, many being damaged by spring storms.
- GIS Coordinator Heather Eisenbarth created a [GO Bond storymap](#) that provides an overview and illustrates the location of the projects included in the No Tax Increase General Obligation Bond Issues to be decided by the voters on Tuesday, Aug. 4.
- 17 residents attended the Good Neighbor meeting for the [Park Side](#) Subdivision, a 325 lot single-family residential development proposed for 155 acres located south of 163rd Street and west of North Madison Street. The Planning and Zoning Commission will consider the application on Aug. 18.
- Four residents attended the Good Neighbor meeting for the proposed expansion of the [Oak Ridge Farms](#) subdivision, located at the eastern end of Pine Street, north of the Ramblewood subdivision. The Planning and Zoning Commission will consider the rezoning and preliminary plan application on Aug. 4.
- GIS Coordinator Heather Eisenbarth participated in the virtual ESRI GIS Conference for GIS professionals.
- The developer of the proposed [Park Side Subdivision](#), to be located on the east side of North Madison Street, south of 163rd Street, has placed a hold on the review of the rezoning/preliminary plan application. The public hearing that was scheduled for the Aug. 18 Planning and Zoning Commission has been cancelled.
- Staff completed research and preparation of a proposed amendment to the Unified Development Code regarding the installation of small wireless facilities in the City. Small wireless facilities are typically attached to existing utility poles and allow wireless carriers to offer 5G cellular service. The proposed amendment will be presented to the Planning and Zoning Commission for consideration in September.
- Economic Development Director David Gress and Mayor Kristofer Turnbow attended the ribbon cutting ceremony for [Beauty Mark Salon](#), located at 406 W. Pine St., Suite G, hosted by the Raymore Chamber of Commerce.

GIS Activities

- Responses to requests for information, services, etc
- Ongoing operations to ensure timeliness, accuracy and high availability of data internally & externally
- Participation in ArcGIS Field Maps (Beta) testing
- Editing of Open Street Map (OSM)
- Troubleshooting issues with expressions, etc
- ESRI virtual conference, architecture maturity review, data health check, developer clinic & strategic planning
- Cloud Architecture - Autodesk connector for ArcGIS Enterprise
- Support for annual e911 quality control operations
- Implemented AGO story maps for GO Bond Issues & Virtual Runs (suggested routes)
- Configured locator service as portal utility for use with 'geocode locations from table' widget