

THE RAYMORE CITY COUNCIL MET IN REGULAR SESSION ON MONDAY, MARCH 24, 2025, IN COUNCIL CHAMBERS AT 100 MUNICIPAL CIRCLE, RAYMORE, MISSOURI. MEMBERS PRESENT: MAYOR TURNBOW, COUNCILMEMBERS ABDELGAWAD, BAKER, BARBER, BURKE III, CIRCO, ENGERT, AND HOLMAN. ALSO PRESENT: CITY MANAGER JIM FEUERBORN, CITY ATTORNEY JONATHAN ZERR, AND CITY CLERK ERICA HILL.

1. Call to Order

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

2. Roll Call

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

3. Pledge of Allegiance

4. Presentation/Awards

5. Personal Appearances

6. Staff Reports

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

Communications Director Melissa Harmer the Arts Commission has been awarded a Missouri Arts Council grant. She stated information cards for the Public Safety Sales Tax ballot measure will be sent to all Raymore addresses this week.

City Clerk Erica Hill announced the Financial Disclosure Statements that are required to be filed by the City have been completed and are on file and available for inspection in the office of the City Clerk.

City Manager Jim Feuerborn stated there is no work session on March 31 as it is the fifth Monday of the month.

7. Committee Reports

8. Consent Agenda

A. City Council Meeting minutes, March 10, 2025

B. Resolution 25-10: Appointment of Mike VanAken to the Park Board

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

DISCUSSION: None

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

9. Unfinished Business

A. Award of Contract - On-Call Material Testing

BILL 3950: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH CFS ENGINEERS TO PROVIDE ON-CALL MATERIALS TESTING SERVICES."

City Clerk Erica Hill conducted the second reading of Bill 3950 by title only.

MOTION: By Councilmember Holman, second by Councilmember Abdelgawad to approve the second reading of Bill 3950 by title only.

DISCUSSION: None

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

Mayor Turnbow announced the motion carried and declared Bill 3950 as **Raymore City Ordinance 2025-013.**

B. Voiding Ordinance 2024-056 and Terminating Authorizations

BILL 3948: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, VOIDING ORDINANCE 2024-056 AND TERMINATING ALL AUTHORIZATIONS, ACTS, AND CONDITIONS PROVIDED FOR THEREIN."

City Clerk Erica Hill conducted the second reading of Bill 3948 by title only.

MOTION: By Councilmember Holman, second by Councilmember Abdelgawad to approve the second reading of Bill 3948 by title only.

DISCUSSION: None

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

Mayor Turnbow announced the motion carried and declared Bill 3948 as **Raymore City Ordinance 2025-014**.

C. Amendment to the Administrative Policy Manual - Paid Time Off

BILL 3940: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AMENDING THE ADMINISTRATIVE POLICY MANUAL REFLECTING CHANGES IN THE CALCULATION OF VACATION AND SICK LEAVE INTO ONE CATEGORY, PAID TIME OFF (PTO)."

City Clerk Erica Hill conducted the second reading of Bill 3940 by title only.

MOTION: By Councilmember Holman, second by Councilmember Abdelgawad to approve the second reading of Bill 3940 by title only.

DISCUSSION: None

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

Mayor Turnbow announced the motion carried and declared Bill 3940 as **Raymore City Ordinance 2025-015**.

D. Amendment to the Administrative Policy Manual - Paid Holidays

BILL 3953: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AMENDING AND ADDING TWO ADDITIONAL PAID HOLIDAYS TO THE ADMINISTRATIVE POLICY MANUAL. THE TWO ADDITIONAL HOLIDAYS WILL BE JUNETEENTH (JUNE 19) AND AN ADDITIONAL FLOATING HOLIDAY."

City Clerk Erica Hill conducted the second reading of Bill 3953 by title only.

MOTION: By Councilmember Holman, second by Councilmember Abdelgawad to approve the second reading of Bill 3953 by title only.

DISCUSSION: None

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

Mayor Turnbow announced the motion carried and declared Bill 3953 as **Raymore City Ordinance 2025-016.**

E. Purchase of Real Estate - 317 N. Jackson Street

BILL 3945: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, APPROVING AND AUTHORIZING THE MAYOR TO ENTER INTO A CONTRACT TO PURCHASE THE PROPERTY AT 317 N. JACKSON STREET, RAYMORE, MISSOURI 64083, IN THE AMOUNT OF \$115,000."

City Clerk Erica Hill conducted the second reading of Bill 3945 by title only.

MOTION: By Councilmember Holman, second by Councilmember Abdelgawad to approve the second reading of Bill 3945 by title only.

DISCUSSION: None

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

Mayor Turnbow announced the motion carried and declared Bill 3945 as **Raymore City Ordinance 2025-017.**

F. Memorandum of Understanding - Chamber of Commerce

BILL 3951: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AUTHORIZING THE CITY MANAGER TO ENTER INTO A MEMORANDUM OF UNDERSTANDING WITH THE RAYMORE CHAMBER OF COMMERCE."

City Clerk Erica Hill conducted the second reading of Bill 3951 by title only.

MOTION: By Councilmember Holman, second by Councilmember Abdelgawad to approve the second reading of Bill 3951 by title only.

DISCUSSION: None

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

Mayor Turnbow announced the motion carried and declared Bill 3951 as **Raymore City Ordinance 2025-018.**

G. Utility Easement Vacation - 1200 Serenity Court

BILL 3952: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, VACATING A PORTION OF A UTILITY EASEMENT LOCATED ON LOT 304 IN WESTBROOK AT CREEKMOOR 10TH PLAT, A SUBDIVISION IN THE CITY OF RAYMORE, CASS COUNTY, MISSOURI."

City Clerk Erica Hill conducted the second reading of Bill 3952 by title only.

MOTION: By Councilmember Holman, second by Councilmember Abdelgawad to approve the second reading of Bill 3952 by title only.

DISCUSSION: None

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

Mayor Turnbow announced the motion carried and declared Bill 3952 as **Raymore City Ordinance 2025-019.**

10. New Business

A. Award of Contract - 2025 Curb Project

BILL 3949: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH TERRY SNELLING CONSTRUCTION INC FOR THE 2025 CURB REPLACEMENT PROJECT, CITY PROJECT NUMBER 25-469-201, IN THE AMOUNT OF \$928,810 AND AUTHORIZING THE CITY MANAGER TO APPROVE CHANGE ORDERS WITHIN ESTABLISHED BUDGET CONSTRAINTS."

City Clerk Erica Hill conducted the first reading of Bill 3949 by title only.

Public Works Director Trent Salsbury reviewed the staff report included in the council packet. The 2025 Curb Project will include work in the neighborhoods as shown on the map included in the packet. Six bids were received for the project on March 19, 2025, with Terry Snelling Construction Inc. being the lowest and best bidder. Staff recommends the award of contract to Terry Snelling Construction Inc.

MOTION: By Councilmember Holman, second by Councilmember Abdelgawad to approve the first reading of Bill 3949 by title only.

DISCUSSION: None

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

B. Raymore Commerce Center South Chapter 100 - Building 5

BILL 3957: "AN ORDINANCE AUTHORIZING THE TAXABLE INDUSTRIAL REVENUE BONDS (KCI RAYMORE BUILDING 5, LLC PROJECT), SERIES 2025 RELATED TO AN INDUSTRIAL DEVELOPMENT PROJECT IN THE CITY AND AUTHORIZING THE CITY TO ENTER INTO CERTAIN AGREEMENTS AND TAKE CERTAIN OTHER ACTIONS."

City Clerk Erica Hill conducted the first reading of Bill 3957 by title only.

Economic Development Director Jordan Lea reviewed the staff report included in the council packet. In 2023, the Raymore City Council approved Bill 3795 which formally authorizes the City to issue Chapter 100 bonds for buildings within Raymore Commerce Center South.

Sarah Granath, Gilmore & Bell, stated Chapter 100 bonds provide real property tax abatement for property within Raymore Commerce Center South to the Developer of Record, VanTrust Real Estate, as a means of attracting new businesses and primary employers to the community. VanTrust Real Estate, dba KCI Raymore Building 5, LLC Project, is requesting the issuance of taxable industrial revenue bonds by the City of Raymore in an amount not to exceed \$43 million to assist in the financing of Building 5 within the Raymore Commerce Center South. The company would purchase the bonds and make the required PILOT payments over a 20-year period.

Grant Harrison, VanTrust Real Estate, reviewed the history of their relationship with the City and this project.

MOTION: By Councilmember Holman, second by Councilmember Abdelgawad to approve the first reading of Bill 3957 by title only.

DISCUSSION: Councilmember Abdelgawad thanked Ms. Granath and Mr. Harrison for their thorough presentations.

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

11. Public Comment

12. Mayor/Council Communication

Mayor Turnbow and Councilmembers thanked Parks for the bridge replacement project, thanked Ms. Granath for the detailed explanation of Chapter 100 bonds, urged citizens to watch the Candidate Forum on March 26, congratulated the Arts Commission on the grant award, and wished Councilmember Mills a quick recovery.

13. Adjournment

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

DISCUSSION: None

VOTE:	Councilmember Abdelgawad	Aye
	Councilmember Baker	Aye
	Councilmember Barber	Aye

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

The regular meeting of the Raymore City Council adjourned at 6:34 p.m.

Respectfully submitted,

Erica Hill
City Clerk