



AGENDA

Raymore City Council Regular Meeting
City Hall – 100 Municipal Circle
Monday, June 9, 2025
6:00 PM

1. Call to Order

2. Roll Call

3. Pledge of Allegiance

4. Presentations / Awards

5. Personal Appearances

- Daniel Wilson, 115 E. Foxwood Drive, signs

6. Staff Reports

- A. Development Services
- B. Court
- C. Police/Emergency Management
- D. City Clerk - Fireworks Permits

7. Committee Reports

8. Consent Agenda

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

- A. City Council Meeting Minutes, May 12, 2025
- B. Park Trails Replacement - Acceptance and Final Pay

Reference:
Resolution 25-03

The Director of Parks and Recreation has determined that the project has been satisfactorily completed in accordance with the project specifications.

C. Operations Haul Off Project - Acceptance and Final Pay

Reference:

Resolution 25-20

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

D. Washington Street Water Main - Acceptance and Final Payment

Reference:

Resolution 25-21

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

E. Appointment to the Arts Commission

Reference:

Resolution 25-24: Appointment of Mary Dunton-Simon to Arts
Commission
Dunton-Simon Volunteer Application

Mayor Turnbow has appointed Mary Dunton-Simon, an At-Large member, to the Arts Commission. The appointment is now before the Council for approval.

F. Appointments to the License Tax Review Committee

Reference:

Resolution 25-25: Appointment of Sonja Abdelgawad to License Tax
Review Committee
Resolution 25-26: Reappointment of Elisa Williams to License Tax
Review Committee
Resolution 25-27: Reappointment of Gib Good to License Tax Review
Committee
Resolution 25-28: Reappointment of Kerrie O'Connor to License Tax
Review Committee
Resolution 25-29: Reappointment of Jack Hopkins to License Tax
Review Committee

Mayor Turnbow has appointed Sonja Abdelgawad as the City Council appointment, Elisa Williams as the staff appointment, Gib Good as the local developer appointment, and Kerrie O'Connor and Jack Hopkins as the

citizen appointments to the License Tax Review Committee. The appointments are now before the Council for approval.

G. Appointments to the Parks and Recreation Board

Reference:

Resolution 25-30: Appointment of Regena Harrison to the Park Board
Harrison Volunteer Application

Resolution 23-31: Reappointment of Daniel Mapes to the Park Board

Resolution 25-32: Reappointment of Mike VanAken to the Park Board

Mayor Turnbow has appointed Regena Harrison, a Ward 2 member, and reappointed Daniel Mapes, a Ward 1 member, and Mike VanAken, a Ward 4 member, to the Parks and Recreation Board. The appointments are now before the Council for approval.

H. Appointments to the Planning and Zoning Commission

Reference:

Resolution 25-33: Appointment of Reginald Townsend to the Planning and Zoning Commission

Townsend Volunteer Application

Resolution 25-34: Appointment of Michelle Parker to the Planning and Zoning Commission

Parker Volunteer Application

Mayor Turnbow has appointed Reginald Townsend, a Ward 1 member, and Michelle Parker, a Ward 2 member, to the Planning and Zoning Commission. The appointments are now before the Council for approval.

9. Unfinished Business

A. Hibner Acres Lot 1-B Rezoning C-2 to C-2P (pg 50)

Reference:

Bill 3969

Rezoning Staff Report

Conceptual Site Plan

Building Elevations

Signed Development MOU

Site Photos

A rezoning application filed by Mike Blythe, representing Branched Out Gutters, requesting the rezoning of approximately 2.06 acres of undeveloped land located south of Pine Street, between Rice Street and N.

Madison Street from an existing C-2 General Commercial designation to a C-2P General Commercial Planned District.

- City Council, 5/12/2025: Approval 8-0
- Planning and Zoning Commission, 5/6/2025: Approval 7-0

B. Timber Ridge Final Plat (pg 89)

Reference:

Bill 3968
Final Plat Staff Report
Final Plat Drawing
Building Elevations
Signed Development Agreement

An application was filed by Sean Siebert requesting final plat approval of the Timber Ridge development, a 35-lot two-family subdivision located north of Johnston Drive, between Dean Avenue and Darrowby Drive.

- City Council. 5/12/2025: Approval, 6-2
- Planning and Zoning Commission, 4/15/2025: Approval, 7-0

10. New Business

A. Award of Contract - Lake and Pond Management (pg 116)

Reference:

Bill 3964
Contract
Solitude Proposal

This is an award of contract for the maintenance of water quality and vegetation control at Recreation Park Pond and Johnston Lake at Hawk Ridge Park. Included in the contract is the maintenance of the fountain in Recreation Park Pond.

- Parks & Recreation Board, 4/22/2025: Approved, 8-0

B. Award of Contract - Broadmoor and Grandshire Drainage Improvements (pg 157)

Reference:

Bill 3965

Contract

This project will install underdrain along the back of the curb, remove and replace driveway approaches, and tie into existing storm inlets to improve groundwater issues that exist in these areas.

- No previous action on this item

C. Award of Contract - Park Trails Replacement Phase II - Roadside Trails (pg 196)

Reference:

Bill 3966

Contract

This project consists of trail removal and replacement in several locations in the City's linear parks and various street right-of-ways.

- Parks and Recreation Board, 5/13/2025: Approval, 6-0

D. Award of Contract - Outdoor Video Display Signs (pg 247)

Reference:

Bill 3970

Contract

Heartland Sign and Lighting Response

Heartland Proposal

This contract provides services to design, select equipment and provide cost analysis for three outdoor video display signs for City Hall and two park locations.

- No previous action on this item

E. Watermark New Lender Refinancing Agreement (pg 277)

Reference:

Bill 3971

Collateral Assignment of Bonds and Bond Documents
Fee Deed of Trust
Ground Lessor Estoppel

This request will authorize the refinancing of the Watermark (The Depot) Project. The bonds supporting the project are being reassigned to a new lender. This action ensures continued compliance while recognizing the change in financing parties.

- No previous action on this item

F. Madison Valley 5th Final Plat

Reference:

Bill 3973
Final Plat Staff Report
Final Plat Drawing
Site Photographs
Signed Development Agreement

Bryan Rahn, representing Blue Springs Safety Storage South and Country Club Homes, developer and builder of the Madison Valley subdivision, is requesting approval of the Madison Valley 5th Final Plat. The request includes 46 new single-family lots located north of Heritage Drive.

- Planning and Zoning Commission, 05/06/2025, Approval 7-0

G. 2025 MARC Regional Multi-hazard Mitigation Plan

Reference:

Resolution 25-23
MARC One-Pager on Hazard Mitigation Plan

Every five years, the Mid-America Regional Council (MARC) revises the Regional Multi-hazard Mitigation Plan, with submissions requested from each jurisdiction. MARC requests adoption of the plan by each jurisdiction before submitting the plan to FEMA for approval.

- No previous action on this item

H. Budget Amendment - Trash, Recycling, and Yard Waste Fees

Reference:

Bill 3974

Raymore 2025 Increase

Constable Sanitation is requesting an adjustment in the fee for trash and recycling services for the City of Raymore.

- No previous action on this item

I. Amending City Code Section 105.030 Declaration of Candidacy - Dates for Filing

Reference:

Bill 3972

Bill 3972 seeks authorization to amend Raymore City Code Section 105.030 to be consistent with Revised Statutes of Missouri regarding the filing dates of declaration of candidacy for elected offices.

- No previous action on this item

J. Amendment to Correct Scrivener's Error to Ordinance 2025-004

Motion authorizing staff to amend Ordinance 2025-004 to correct the scrivener's errors identified by MODoR located in the first and third recitals and Section 8 by removing "Section 92.500 RSMo" from the same and replacing them with "Section 94.510 RSMo", to redact the superfluous term "pursuant to Section 92.500 RSMo" from the ballot language in Section 2, and further instructing staff to forward the same, along with correspondence from the City Attorney, to the Missouri Department of Revenue identifying such alterations.

11. Public Comments

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

12. Mayor/Council Communication

13. Adjournment

MISCELLANEOUS

City Council Work Session notes, 5/19/2025

EXECUTIVE SESSION (CLOSED MEETING)

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

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

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

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