

THE RAYMORE CITY COUNCIL MET IN REGULAR SESSION ON MONDAY, MAY 12, 2025, IN COUNCIL CHAMBERS AT 100 MUNICIPAL CIRCLE, RAYMORE, MISSOURI. MEMBERS PRESENT: MAYOR TURNBOW, COUNCILMEMBERS ABDELGAWAD, BAKER, BARBER, BURKE III, CIRCO, ENGERT, HOLMAN, AND MILLS. ALSO PRESENT: CITY MANAGER JIM FEUERBORN, CITY ATTORNEY JONATHAN ZERR, AND CITY CLERK ERICA HILL.

1. Call to Order

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

2. Roll Call

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

3. Pledge of Allegiance

4. Presentation/Awards

Mayor Turnbow presented the State of the City address.

Mayor Turnbow presented proclamations for National Police Week, Economic Development Week, and Public Works Week.

5. Personal Appearances

6. Staff Reports

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

Chief of Police Jim Wilson asked citizens to contact the police department in the event of unpermitted solicitors or individuals playing pranks.

City Manager Jim Feuerborn announced items for the May 19 work session.

7. Committee Reports

8. Consent Agenda

- A. City Council Regular Meeting minutes, April 28, 2025**
- B. Resolution 25-17: Foxridge Dr Storm Inlet and ADA Ramps - Acceptance and Final Payment**
- C. Resolution 25-14: Bridge and Culvert Cleaning and Repair - Acceptance and Final Payment**
- D. Resolution 25-16: Skate Park Replacement - Acceptance and Final Payment**

E. Resolution 25-15: Ward Road Construction - Acceptance and Final Payment

MOTION: By Councilmember Abdelgawad, second by Councilmember Holman 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	Aye

9. Unfinished Business

A. Madison Valley 4th Final Plat

BILL 3958: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, APPROVING THE MADISON VALLEY 4TH FINAL PLAT, A SUBDIVISION OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 46N, RANGE 32W, RAYMORE, CASS COUNTY, MISSOURI."

City Clerk Erica Hill conducted the second reading of Bill 3958 by title only.

MOTION: By Councilmember Abdelgawad, second by Councilmember Holman to approve the second reading of Bill 3958 by title only.

DISCUSSION: None

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

Mayor Turnbow announced the motion carried and declared Bill 3958 as **Raymore City Ordinance 2025-027.**

B. Award of Contract - City Prosecutor - William N. Marshall III

BILL 3959: "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RAYMORE APPOINTING WILLIAM N. MARSHALL III AS THE CITY PROSECUTOR FOR THE CITY OF RAYMORE, MISSOURI, AND AUTHORIZING THE EXECUTION OF THE EXTENDED AND AMENDED CONTRACT FOR SERVICES."

City Clerk Erica Hill conducted the second reading of Bill 3959 by title only.

MOTION: By Councilmember Abdelgawad, second by Councilmember Holman to approve the second reading of Bill 3959 by title only.

DISCUSSION: None

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

Mayor Turnbow announced the motion carried and declared Bill 3959 as **Raymore City Ordinance 2025-028.**

C. Amendments to Criminal Code and Traffic Code

BILL 3963: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AMENDING PROVISIONS OF THE CRIMINAL AND TRAFFIC CODE."

City Clerk Erica Hill conducted the second reading of Bill 3963 by title only.

MOTION: By Councilmember Abdelgawad, second by Councilmember Holman to approve the second reading of Bill 3963 by title only.

DISCUSSION: None

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

Mayor Turnbow announced the motion carried and declared Bill 3963 as **Raymore City Ordinance 2025-029.**

D. Award of Contract - 2025 Street Preservation

BILL 3961: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH PHILLIPS PAVING COMPANY, INC. FOR THE 2025 STREET PRESERVATION PROJECT, CITY PROJECT NUMBER 25-471-201, IN THE AMOUNT OF \$1,393,180 AND AUTHORIZING THE CITY MANAGER TO APPROVE CHANGE ORDERS WITHIN ESTABLISHED BUDGET CONSTRAINTS."

City Clerk Erica Hill conducted the second reading of Bill 3961 by title only.

MOTION: By Councilmember Abdelgawad, second by Councilmember Holman to approve the second reading of Bill 3961 by title only.

DISCUSSION: None

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

Mayor Turnbow announced the motion carried and declared Bill 3961 as **Raymore City Ordinance 2025-030**.

10. New Business

A. Hibner Acres Lot 1-B Rezoning C-2 to C-2P (public hearing)

BILL 3969: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AMENDING THE ZONING MAP FROM "C-2" GENERAL COMMERCIAL DISTRICT TO "C-2P" GENERAL COMMERCIAL PLANNED DISTRICT FOR A PROPERTY DESCRIBED AS HIBNER ACRES, LOT 1-B, A TRACT OF LAND LOCATED IN RAYMORE, CASS COUNTY, MISSOURI."

City Clerk Erica Hill conducted the first reading of Bill 3969 by title only.

Mayor Turnbow opened the public hearing at 6:29 p.m. and called for a staff report.

Development Services Director David Gress reviewed the staff report included in the council packet. Mike Blythe, owner of Branched Out Gutters, has filed an application to rezone 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. The request

would allow for the future development of Branched Out Plaza, a flex-commercial multi-tenant business park which will include space for the applicant's business, as well as other leasable business space. On February 12, 2025, the Board of Zoning Adjustment voted to approve a Variance of Use for the property to allow the Construction Sales and Service land use on the property, while limiting other uses within the Unified Development Code. The applicant has submitted a conceptual site plan with the rezoning request that generally depicts the proposed layout of the property, including building placement, parking areas, landscaping and screening. A Good Neighbor Meeting was held on March 26, 2025, with one adjacent property owner in attendance. If the rezoning is approved by the City Council, the applicant shall be required to proceed with an application for final site plan approval by the Planning and Zoning Commission. At their May 6, 2025 meeting, the Planning and Zoning Commission voted 7-0 to recommend approval of the request.

Mayor Turnbow opened the floor for public comments. Hearing none, he closed the public hearing at 6:36 p.m.

MOTION: By Councilmember Abdelgawad, second by Councilmember Holman to approve the first reading of Bill 3969 by title only.

DISCUSSION: None

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

B. Raymore Blueprint 2045 Comprehensive Plan (public hearing)

RESOLUTION 25-18: "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RAYMORE, MISSOURI, ADOPTING THE BLUEPRINT 2045 COMPREHENSIVE PLAN."

City Clerk Erica Hill conducted the reading of Resolution 25-18 by title only.

Mayor Turnbow opened the public hearing at 6:38 p.m. and called for a staff report.

Development Services Director David Gress reviewed the staff report included in the council packet. In 2020, following the conclusion of the 2018 Strategic Plan update, the City commissioned an update to the City's Comprehensive Plan to serve as the guiding document for the long-term planning, growth and development of the City. City staff developed the framework of the plan internally, utilizing information and feedback from the Community Conversations. Following the draft of the plan, the City contracted Olsson, Inc to assist in developing the plan document, creating

visual aids, as well as a digital storymap of the plan for ease of access by the public. The Plan sets forth various goals, strategies and actions that are reflective of the City's previous Strategic Plan and focus on the areas of Land Use, Transportation and Connectivity, Infrastructure, and Parks and Recreation. Adoption of the plan includes an updated Future Land Use Map, Transportation and Connectivity Map, Trails Map, and other planning documents that will serve as a guide for growth over the next 20 years. The Parks and Recreation Board reviewed the draft plan, including the Parks Master Plan, at their February 12, 2025 meeting, and the Planning and Zoning Commission reviewed the draft plan at their May 6, 2025 meeting. Both appointed bodies recommended adoption of the plan to the City Council.

Mayor Turnbow opened the floor for public comments.

Sean Siebert, 1813 SW Fountain Drive, Lee's Summit, MO, asked where the public will be able to find this document. Mr. Gress stated it will be available on the website over the next couple of weeks.

Hearing no additional comments, he closed the public hearing at 6:43 p.m.

MOTION: By Councilmember Abdelgawad, second by Councilmember Holman to approve the reading of Resolution 25-18 by title only.

DISCUSSION: Councilmember Abdelgawad thanked staff for their work on this huge undertaking.

Councilmember Holman noted this is the result of years of work that combined and streamlined each different plan for various departments of the City. City Manager Jim Feuerborn added that the goal of this plan was to bring all of the previous plans together.

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

C. Award of Contract - Kurzweil Road Design (Emergency Reading)

BILL 3967: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH WILSON & COMPANY, INC. FOR THE KURZWEIL ROAD DESIGN PROJECT, CITY PROJECT NUMBER 25-451-301, IN THE AMOUNT OF \$660,015 AND AUTHORIZING THE CITY MANAGER TO APPROVE CHANGE ORDERS WITHIN

ESTABLISHED BUDGET CONSTRAINTS; AND AUTHORIZING THE MAYOR TO DECLARE THIS AS AN EMERGENCY.”

City Clerk Erica Hill conducted the first reading of Bill 3967 by title only.

Public Works Director Trent Salsbury reviewed the staff report included in the council packet. Staff issued a Request for Qualifications (RFQ) to engineering and architectural firms for the design of the reconstruction of Kurzweil Road. Staff reviewed the three statements of qualifications that were submitted and recommended the City retain the services of Wilson & Company Inc. to provide design services for the project. Wilson & Company will provide a range of design services, including roadside ditch improvements, widening of the road near culvert boxes, subgrade improvements and road reconstruction recommendations, turn lanes where warranted, and realignment and safety improvements at the intersection of 155th Street and Kurzweil Road.

MOTION: By Councilmember Abdelgawad, second by Councilmember Holman to approve the first reading of Bill 3967 by title only.

DISCUSSION: None

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

Mayor Turnbow declared Bill 3967 as an emergency and called for the second reading in its entirety.

City Clerk Erica Hill conducted the second reading of Bill 3967 in its entirety.

Councilmember Abdelgawad asked the reasoning for the emergency reading.

Mr. Salsbury stated that with no second meeting in May due to Memorial Day, it would delay the start of the design by a month.

A Wilson & Company representative outlined the aggressive design schedule of the project.

City Manager Jim Feuerborn added that there are existing, underlying problems in this area.

MOTION: By Councilmember Abdelgawad, second by Councilmember Holman to approve the second reading of Bill 3967 in its entirety.

DISCUSSION: Councilmember Abdelgawad explained her reason for questioning the emergency reading.

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

Mayor Turnbow announced the motion carried and declared Bill 3967 as **Raymore City Ordinance 2025-031**.

D. Timber Ridge Final Plat

BILL 3968: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, APPROVING THE TIMBER RIDGE FINAL PLAT, A SUBDIVISION OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 46N, RANGE 32W, RAYMORE, CASS COUNTY, MISSOURI."

City Clerk Erica Hill conducted the first reading of Bill 3698 by title only.

Development Services Director David Gress reviewed the staff report included in the council packet. Sean Siebert is 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. The preliminary plat for the subdivision was approved by the City Council on October 14, 2024. The project will involve minor improvements to Johnston Drive including sidewalks and street lighting. At their April 15, 2025 meeting, the Planning and Zoning Commission voted 7-0 to recommend approval of the request.

Public Works Director Trent Salsbury added the applicant has proposed a swale for water runoff from The Depot and this property.

Councilmember Burke asked for clarification on street names.

Sean Siebert, 1813 SW Fountain Dr, Lee's Summit, clarified the new street names.

Councilmember Baker asked about the placement of street lights. Mr. Salsbury stated the applicant will submit a lighting plan that will include a photometric plan illustrating the coverage of the street lights, but most likely will be installed on the north side.

Councilmember Baker asked about the impact of water runoff on the back of the property. Mr. Gress stated that similar to the lots in Fox Haven, there will be a

drainage easement intended to be clear of fences and structures that can obstruct flow and divert it where it shouldn't be flowing and are looking to plat a drainage easement. Public Works Director Trent Salsbury added that the applicant's engineer will account for these concerns and make sure the swale is sized appropriately.

Councilmember Baker expressed concerns about water runoff issues and asked about the ridge running through the property.

Mr. Siebert stated the ridge would be cut down around 10'. He stated the standing body of water that is an issue now would be directed to this property and indicated this is about 70 to 75 yards from their property. He stated they will be working with their engineer, The Depot, and city staff to develop a solution.

Councilmember Burke pointed out that the break of the ridge should push more than half of the runoff to the west towards Dean Ave.

Discussion ensued.

MOTION: By Councilmember Abdelgawad, second by Councilmember Holman to approve the first reading of Bill 3968 by title only.

MOTION: By Councilmember Baker, second by Councilmember Mills, to table Bill 3968 until such time as a comprehensive study and detailed wastewater management plan is presented; the current proposal lacks sufficient information regarding infrastructure capacity, environmental impact, mitigation, and compliance with regulatory standards which are critical for informed decision-making and responsible governance.

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

Vote to table Bill 3968 failed.

DISCUSSION: None

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

11. Public Comment**12. Mayor/Council Communication**

Mayor Turnbow and Councilmembers commended Mayor Turnbow on the State of the City speech, recognized National Police Week, Economic Development Week, and Public Works Week and thanked the staff that attended to accept the proclamations, congratulated Communications Director Melissa Harmer on being named in the Top 100 Influencers in Local Government by ELGL, urged the Timber Ridge developer to correct the water issue, and recognized the City's podcast by Ms. Harmer.

MOTION: By Councilmember Abdelgawad, second by Councilmember Holman to adjourn to Executive Session to discuss litigation matters as authorized by §610.021(1).

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

The regular meeting of the Raymore City Council adjourned to Executive Session at 7:21 p.m.

13. Adjournment

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

DISCUSSION: None

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

The regular meeting of the Raymore City Council adjourned at 7:45 p.m.

Respectfully submitted,

Erica Hill
City Clerk