



AGENDA

Raymore City Council Regular Meeting
City Hall – 100 Municipal Circle
Monday, August 11, 2025
6:00 PM

- 1. Call to Order**
- 2. Roll Call**
- 3. Pledge of Allegiance**
- 4. Presentations / Awards**
- 5. Personal Appearances**
- 6. Staff Reports**
 - A. Development Services
 - B. Court
 - C. Police/Emergency Management

- 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, July 28, 2025
- B. Arts Commission Appointments

Reference:

Resolution 25-39 Appointment of Larry Hightower to Arts Commission
Hightower Volunteer Application
Resolution 25-40 Reappointment of Jessica Berry to Arts Commission
Resolution 25-41 Reappointment of Cheryl Cunningham to Arts Commission

Mayor Turnbow has appointed Larry Hightower, a Ward 3 member, to the Arts Commission, and has reappointed Jessica Berry, a Ward 2 member, and Cheryl Cunningham, a Ward 4 member. The appointments are now before the Council for approval.

9. Unfinished Business

A. Bond Defeasance General Obligation Series 2017

Reference:

Bill 3980

Series 2017 Defeasance (Preliminary) 2025.07.08 (1)

Bill 3980 authorizes the City to redeem its outstanding General Obligation Bonds Series 2017 (the "Defeased Bonds") which mature on March 1, 2033, and thereafter, totaling \$830,000.

- City Council, 07/28/2025: Approval, 8-0

10. New Business

A. Setting the 2025 Tax Levy (public hearing)

Reference:

Bill 3982 Setting the 2025 Tax Levy

2025 Notice of Aggregate Assessed Valuation

2025 State Auditor Calculation

Missouri State Statutes require each political subdivision in the state, except counties, to fix their ad valorem property tax rates no later than Sept. 1 for entry in the tax books. Should any political subdivision whose taxes are collected by the County Collector of Revenue fail to fix its ad valorem property tax rate by Sept. 1, then no tax rate other than the rate, if any, necessary to pay the interest and principal on any outstanding bonds shall be certified for that year.

- No previous action on this item

B. 37th Amendment to Unified Development Code - Chapter 435 Signage (public hearing)

Reference:

Bill 3981
Exhibit A Chapter 435 Signage - Proposed Code
37th Amendment Staff Report
Chapter 435 Signs - Existing Code
Permanent Signage Table - Residential Districts
Permanent Signage Table - Commercial Districts
Temporary Signage Table - Residential Districts
Temporary Signage Table - Commercial Districts
July 15, 2025 PZ Minutes

In March 2024 and in subsequent work sessions, City staff presented an overview of the City's sign code to the City Council regarding revisions that would be necessary to bring the Code into compliance with recent rulings of the U.S. Supreme Court regarding content-based regulations and freedom of speech protections as they relate to the City's adopted sign regulations. A newly drafted sign code is being presented as the 37th amendment to the Unified Development Code.

- Planning and Zoning Commission, 7/15/2025: Approval, 8-0

C. Setting Required Restricted Fund Balance

Reference:
Resolution 25-38

The City Council currently reserves twenty percent of operating expenses in its operating funds. The City Manager is seeking approval to reduce the City's restricted reserve of operating expenses to seventeen and a half percent.

- No previous action on this item

D. Missouri Highways and Transportation Commission/Missouri Coalition for Roadway Safety Grant

Reference:
Resolution 25-37
Missouri Highway Safety Plan Program Agreement

Resolution 25-37 is for a Missouri Coalition for Roadway Safety Grant for traffic cone replacement.

- No previous action on this item

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, 08/04/2025

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.

MONTHLY DEPARTMENT REPORT JULY 2025

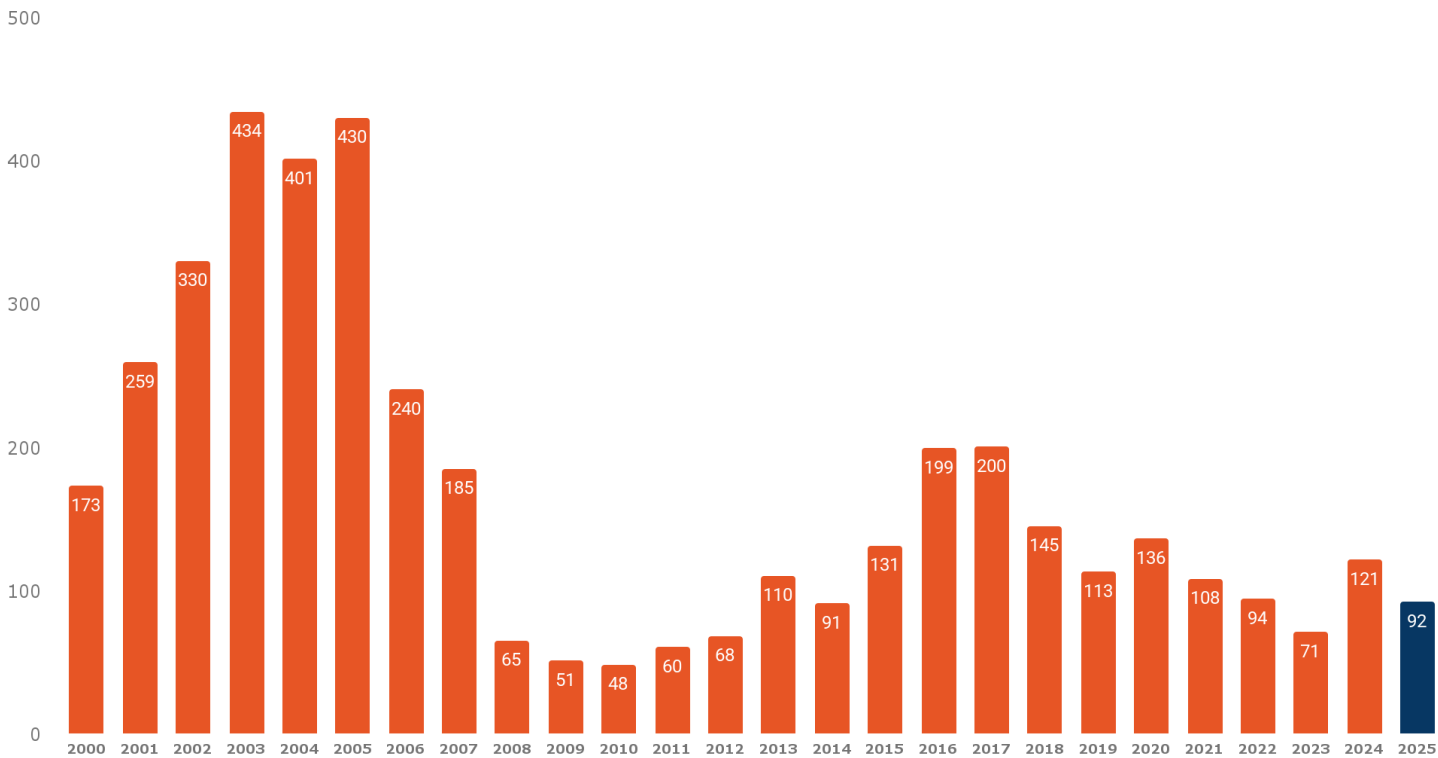
BUILDING PERMIT & INSPECTION ACTIVITY -

TYPE OF PERMIT	JULY 2025	2025 YTD	2024 YTD	2024 TOTAL
Detached Single-Family Residential	8	92	47	121
Attached Single-Family Residential	0	0	80	80
Multi-Family Residential (apartment)	0	0	13	13
Miscellaneous Residential (deck; roof)	69	436	449	733
Commercial - New, Additions, Alterations	0	15	23	35
Sign Permits	5	42	41	70
BUILDING INSPECTIONS	JULY 2025	2025 YTD	2024 YTD	2024 TOTAL
Total No. of Inspections	462	2,866	2,819	4,871
Residential Inspections	329	2,088	1,811	3,107
Commercial Inspections	133	778	1,008	1,764
INVESTMENT	JULY 2025	2025 YTD	2024 YTD	2024 TOTAL
Total Residential Permit Valuation	\$2,721,110	\$32,718,200.00	\$32,116,660.00	\$59,015,960
Total Commercial Permit Valuation	\$0	\$29,525,830.00	\$34,938,341.00	\$38,506,341

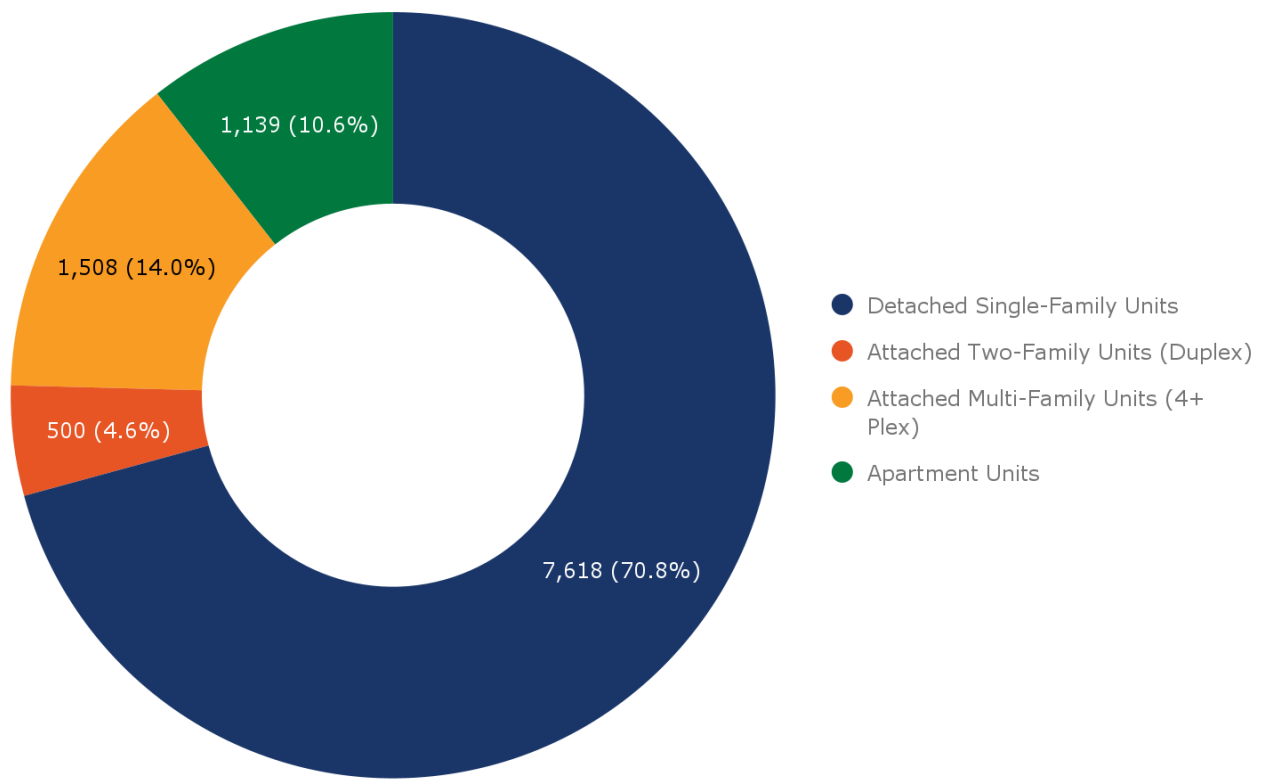
BUILDING CONSTRUCTION ACTIVITY -

- Building construction is nearing completion at the multi-tenant building located at [1830-1838 W. Foxwood Drive](#).
- Einstein Bros. Bagels at 1838 W. Foxwood Drive was issued an occupancy permit, allowing the Raymore location to **open for business!**
- 8 new single-family home permits were issued in the Eastbrooke, Prairie of the Good Ranch, Timber Trails, and Original Town neighborhoods.
- Building construction continues at the Raymore Commerce Center South Development at Building 5.

Single Family Housing Permit Trends 2000-2025



Existing Housing Unit Inventory



CODE ENFORCEMENT ACTIVITY -

CODE ENFORCEMENT	JULY 2025	2025 YTD	2024 YTD	2024 TOTAL
Code Enforcement Cases Opened	91	441	504	764
<i>Notices Mailed</i>		0		
-Tall Grass/Weeds	26	125	117	160
- Inoperable Vehicles	13	129	175	257
- Junk/Trash/Debris in Yard	12	58	75	127
- Object placed in right-of-way	1	9	8	11
- Parking of vehicles in front yard	24	53	26	41
- Exterior home maintenance	6	23	59	83
- Other (trash at curb early; signs; etc)	0	10	0	0
Properties mowed by City Contractor	6	28	33	56
Abatement of violations (silt fence repaired; trees removed; stagnant pools emptied; debris removed)	6	6	3	5
Signs in right-of-way removed	69	493	391	670
Violations abated by Code Officer	3	26	29	48
Citations Issued	13	94	-	-

ACTIONS OF BOARDS, COMMISSIONS & CITY COUNCIL -

JULY 1, 2025 PLANNING AND ZONING COMMISSION -

- Meeting Canceled

JULY 14, 2025 CITY COUNCIL -

- 1st Reading - Iconic Mixed Use Development Final Development Plan (Final Plat + Site Plan), approved

JULY 15, 2025 PLANNING AND ZONING COMMISSION -

- 37th UDC Amendment - Signage (public hearing), recommended approval, 8-0

JULY 28, 2025 CITY COUNCIL -

- 2nd Reading - Iconic Mixed Use Development Final Development Plan (Final Plat + Site Plan), approved

TENTATIVE UPCOMING MEETINGS - AUGUST

AUGUST 5, 2025 PLANNING AND ZONING COMMISSION -

- Cunningham at Creekmoor 5th Final Plat

AUGUST 11, 2025 CITY COUNCIL -

- 1st Reading - 37th UDC Amendment - Signage (public hearing)

AUGUST 19, 2025 PLANNING AND ZONING COMMISSION -

- Site Plan - Raymore Gateway, Lot 2

AUGUST 25, 2025 CITY COUNCIL -

- 1st Reading - Cunningham at Creekmoor 5th Final Plat
- 2nd Reading - 37th UDC Amendment - Signage

JULY DEPARTMENT ACTIVITY & EVENTS -

- Development Services staff met with two new recently appointed Planning and Zoning Commissioners from Wards 1 and 2 to provide new-commissioner training, and to review current and ongoing development projects in the City.
- GIS Coordinator Thomas Ehlinger participated in the 2025 ESRI User Conference.
- The Planning and Zoning Commission met on Tuesday, July 15 to review the 37th amendment to the Unified Development Code which proposed changes to the City's signage regulations.
- Economic Development Director Jordan Lea attended Workforce YOU's monthly partner meeting.
- Development Services Director David Gress attended the annual Excise Tax Committee meeting.
- Building Official Jon Woerner issued an occupancy certificate for the Einstein Bros. Bagels located at 1838 W. Foxwood Dr., permitting the business to open to the community.
- GIS Coordinator Thomas Ehlinger conducted GIS field work in various subdivisions to support Public Works.
- Mayor Turnbow, Councilmember Thomas Circo and members of City staff attended the ribbon cutting celebration for [Ascend Townhomes](#), located at 501 Dawn St.



MUNICIPAL DIVISION SUMMARY REPORTING FORM

Refer to instructions for directions and term definitions. Complete a report each month even if there has not been any court activity.

<u>I. COURT INFORMATION</u>		Municipality: Raymore Municipal		Reporting Period: Jul 1, 2025 - Jul 31, 2025	
Mailing Address: 100 MUNICIPAL CIRCLE, RAYMORE, MO 64083					
Physical Address: 100 MUNICIPAL CIRCLE, RAYMORE, MO 64083				County: Cass County	
Telephone Number: (816)3311712		Fax Number:			
Prepared by: Angela Davis		E-mail Address:			
Municipal Judge:					
<u>II. MONTHLY CASELOAD INFORMATION</u>					
		Alcohol & Drug Related Traffic	Other Traffic	Non-Traffic Ordinance	
A. Cases (citations/informations) pending at start of month		66	1,381	523	
B. Cases (citations/informations) filed		3	189	33	
C. Cases (citations/informations) disposed					
1. jury trial (Springfield, Jefferson County, and St. Louis County only)		0	0	0	
2. court/bench trial - GUILTY		0	2	1	
3. court/bench trial - NOT GUILTY		0	1	0	
4. plea of GUILTY in court		5	87	18	
5. Violations Bureau Citations (i.e. written plea of guilty) and bond forfeiture by court order (as payment of fines/costs)		0	49	0	
6. dismissed by court		0	18	3	
7. <i>nolle prosequi</i>		0	4	5	
8. certified for jury trial (not heard in Municipal Division)		0	0	0	
9. TOTAL CASE DISPOSITIONS		5	161	27	
D. Cases (citations/informations) pending at end of month [pending caseload = (A+B)-C9]		64	1,409	529	
E. Trial de Novo and/or appeal applications filed		0	0	1	
<u>III. WARRANT INFORMATION (pre- & post-disposition)</u>					
1. # Issued during reporting period		70	<u>IV. PARKING TICKETS</u>		
2. # Served/withdrawn during reporting period		87	☐ Court staff does not process parking tickets		
3. # Outstanding at end of reporting period		1,510			

MUNICIPAL DIVISION SUMMARY REPORTING FORM

COURT INFORMATION	Municipality: Raymore Municipal	Reporting Period: Jul 1, 2025 - Jul 31, 2025
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V. DISBURSEMENTS

Excess Revenue (minor traffic and municipal ordinance violations, subject to the excess revenue percentage limitation)		Other Disbursements: Enter below additional surcharges and/or fees not listed above. Designate if subject to the excess revenue percentage limitation. Examples include, but are not limited to, arrest costs and witness fees.	
Fines - Excess Revenue	\$12,571.48	Court Automation	\$1,115.54
Clerk Fee - Excess Revenue	\$1,337.46	Law Enf Arrest Costs-E/R	\$200.00
Crime Victims Compensation (CVC) Fund surcharge - Paid to City/Excess Revenue	\$41.24	Overpayments Detail Code	\$100.00
Bond forfeitures (paid to city) - Excess Revenue	\$290.00	Total Other Disbursements	\$1,415.54
Total Excess Revenue	\$14,240.18	Total Disbursements of Costs, Fees, Surcharges and Bonds Forfeited	\$27,599.65
Other Revenue (non-minor traffic and ordinance violations, not subject to the excess revenue percentage limitation)		Bond Refunds	\$2,500.00
		Total Disbursements	\$30,099.65
Fines - Other	\$7,364.17		
Clerk Fee - Other	\$574.91		
Judicial Education Fund (JEF) ☐ Court does not retain funds for JEF	\$0.00		
Peace Officer Standards and Training (POST) Commission surcharge	\$159.35		
Crime Victims Compensation (CVC) Fund surcharge - Paid to State	\$1,136.27		
Crime Victims Compensation (CVC) Fund surcharge - Paid to City/Other	\$17.73		
Law Enforcement Training (LET) Fund surcharge	\$318.00		
Domestic Violence Shelter surcharge	\$635.50		
Inmate Prisoner Detainee Security Fund surcharge	\$318.00		
Restitution	\$0.00		
Parking ticket revenue (including penalties)	\$0.00		
Bond forfeitures (paid to city) - Other	\$1,420.00		
Total Other Revenue	\$11,943.93		

THE RAYMORE CITY COUNCIL MET IN REGULAR SESSION ON MONDAY, JULY 28, 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

Matt Partridge, Dana F. Cole & Co., the City's auditor, presented the FY 2024 Financial Statements.

City Manager Jim Feuerborn noted the financial statements provided are preliminary as the audit is under peer review before the City is provided the final audit.

5. Personal Appearances

6. Staff Reports

Public Works Director Trent Salsbury reviewed the staff report included in the Council packet.

Councilmember Baker asked about drainage coming off of the construction site near Darrowby and Johnston and asked about removing the construction blocks on the storm drains on Johnston Drive, stating everything is flowing east onto Darrowby and beyond, depositing mud and silt on streets and sidewalks.

Mr. Salisbury stated the contractor is working on new iterations each time it rains to make improvements and the city is continually working with them to keep it on the site and off the roads.

City Manager Jim Feuerborn added that it would be a violation of Missouri Department of Natural Resources standards to remove the straw bags blocking the storm drains.

Parks and Recreation Director Nathan Musteen reviewed the staff report included in the Council packet.

Communications Director Melissa Harmer reviewed upcoming events of the Arts Commission.

City Clerk Erica Hill announced that the Back-to-School Sales Tax Holiday is August 1 to August 3.

City Manager Jim Feuerborn announced items for the August 4 work session.

7. Committee Reports

8. Consent Agenda

A. City Council Regular Meeting minutes, July 14, 2025

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. Annual Personal Financial Disclosure Ordinance

BILL 3979: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, ESTABLISHING A PROCEDURE TO DISCLOSE POTENTIAL CONFLICTS OF INTEREST AND SUBSTANTIAL INTERESTS FOR CERTAIN OFFICIALS AND CANDIDATES FOR ELECTIVE OFFICES."

City Clerk Erica Hill conducted the second reading of Bill 3979 by title only.

MOTION: By Councilmember Abdelgawad, second by Councilmember Holman to approve the second reading of Bill 3979 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 3979 as **Raymore City Ordinance 2025-045.**

B. Iconic Mixed Use Final Development Plan

BILL 3976: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, APPROVING THE ICONIC FINAL DEVELOPMENT PLAN, A MIXED USE DEVELOPMENT PROJECT LOCATED NORTH OF JOHNSTON DRIVE AND WEST OF DEAN AVENUE, IN RAYMORE, CASS COUNTY, MISSOURI."

City Clerk Erica Hill conducted the second reading of Bill 3976 by title only.

MOTION: By Councilmember Abdelgawad, second by Councilmember Holman to approve the second reading of Bill 3976 by title only.

DISCUSSION: Councilmember Baker stated he is voting yes on this ordinance related to the Iconic Planned Unit Development because, as a ministerial action, it satisfies the technical and legal requirements set forth in our Unified Development Code. He recognized that he is obligated to uphold the law as it stands. However, he does so under protest. He believes the public has not been adequately informed or meaningfully engaged in this process. He also has serious concerns about whether our current policies provide sufficient accountability regarding long-term impacts, including infrastructure capacity, traffic management, and community character. His vote today should not be construed as an endorsement of the development's concept or execution. Going forward, he would like to work with this Council to strengthen our policies to ensure greater transparency and broaden public input. Councilmember Baker requested his statement be entered into the minutes to reflect that while he is voting in the affirmative as required under law, he is doing so under protest for the reasons he stated.

Councilmember Mills stated he agrees with Councilmember Baker and will be voting yes on this ordinance because as a ministerial action it satisfies the technical and legal requirements set forth in our Unified Development Code and he recognizes that he is obligated to uphold this law as it stands. However, he is also voting under protest along with Councilmember Baker. He believes the public has not been adequately informed or meaningfully engaged in this process. He has concerns on whether our current policies are really providing sufficient accountability regarding long-term impacts, including infrastructure capacity, traffic management, and community character, just as we discussed earlier with the water issues from a previous deal. His vote today should not be construed as an endorsement of the development's concept of execution, but he is going forward and he does want to

work with the Council. He thinks we need to strengthen our policies, make sure we ensure greater transparency and broaden public input.

Councilmember Holman stated Councilmember Baker voted yes on the preliminary plat, but claimed there was no accountability and we didn't follow rules and have poor policies. He asked him to explain why he voted yes on the preliminary plat then no on the final plat at the last meeting, then yes again tonight. Councilmember Baker stated when he voted yes for the preliminary plat it was early on in his career as a councilmember. The input he has received from his constituents between the day he was elected to today has formed his opinion and has changed it; just because you vote for something one day doesn't mean that vote has to be carried through the entire process. There are lots of reasons to vote yes in protest. It satisfied the legal requirements that were put forth by our city attorney last week in a work session. Councilmember Baker thinks if he could go back and change that he would, seeing the density we are creating in Ward 1 has driven him to rethink a lot of how he voted early on in his career.

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 3976 as **Raymore City Ordinance 2025-046**.

10. New Business

A. Bond Defeasance General Obligation Series 2017

BILL 3980: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AUTHORIZING THE REDEMPTION OF THE OUTSTANDING GENERAL OBLIGATION BONDS SERIES 2017 AND CERTAIN DOCUMENTS AND ACTIONS IN CONNECTION THEREWITH."

City Clerk Erica Hill conducted the first reading of Bill 3980 by title only.

Todd Goffey, Piper Sandler & Co., financial advisor for the City, provided a review of the staff report included in the Council packet. Staff reviewed our debt service fund and current general obligation bond issues with our financial advisor, Todd Goffey of Piper Sandler & Co. After a thorough cash flow analysis of our debt service fund, staff finds that it is in the best financial interest of the citizens of Raymore to defease the outstanding General Obligation Series 2017 bonds. These bonds carry a current principal balance of \$830,000. Defeasing the bonds will save the City

approximately \$257,000 in interest payments to be paid until final maturity in 2037.

Councilmember Mills asked if the payment would be coming out of the debt service fund and not the general fund. City Manager Jim Feuerborn confirmed the payment would be coming from the debt service fund.

Mr. Feuerborn stated our preliminary projections are that the debt service levy could actually be about \$0.04 higher than the \$0.7170, but we can roll back and still have all of the plans in place that we have for that and continue to make debt service payments at that roll back amount.

MOTION: By Councilmember Abdelgawad, second by Councilmember Holman to approve the first reading of Bill 3980 by title only.

DISCUSSION: Councilmember Abdelgawad thanked staff and our financial advisors for always looking for ways to save money.

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

11. Public Comment

12. Mayor/Council Communication

Mayor Turnbow and Councilmembers wished Mayor Turnbow happy birthday, congratulated recently retired Public Works employee Andy Elliston, welcomed Einstein Brothers, encouraged the Police Department to stay alert, thanked staff and advisors on the savings of more than a quarter of a million dollars of taxpayer money, and thanked the Arts Commission and Parks Department.

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 6:28 p.m.

Respectfully submitted,

Erica Hill
City Clerk

Iconic Mixed Use Final Development Plan – Ordinance 3976

Mon July 28, 2025

Brian Mills, Ward 1 Councilmember

“I am voting ‘yes’ on this ordinance related to the Iconic Planned Unit Development because, as a ministerial action, it satisfies the technical and legal requirements set forth in our Unified Development Code. I recognize that I am obligated to uphold the law as it stands.

However, **I do so under protest.** I believe the public has not been adequately informed or meaningfully engaged in this process. I also have serious concerns about whether our current policies provide sufficient accountability regarding long-term impacts, including infrastructure capacity, traffic management, and community character.

My vote today should not be construed as an endorsement of the development's concept or execution.

Going forward, I would like to work with this Council to strengthen our policies to ensure greater transparency and **broaden public input.**

Iconic Mixed Use Final Development Plan – Ordinance 3976

Mon July 28, 2025

Donald Baker, Ward 1 Councilmember

“I am voting ‘yes’ on this ordinance related to the Iconic Planned Unit Development because, as a ministerial action, it satisfies the technical and legal requirements set forth in our Unified Development Code. I recognize that I am obligated to uphold the law as it stands.

However, **I do so under protest.** I believe the public has not been adequately informed or meaningfully engaged in this process. I also have serious concerns about whether our current policies provide sufficient accountability regarding long-term impacts, including infrastructure capacity, traffic management, and community character.

My vote today should not be construed as an endorsement of the development's concept or execution.

Going forward, I would like to work with this Council to strengthen our policies to ensure greater transparency and **broaden public input.**

RESOLUTION 25-39

"A RESOLUTION OF THE CITY OF RAYMORE, MISSOURI APPROVING AN APPOINTMENT TO THE ARTS COMMISSION."

WHEREAS, Section 120.110 of the Raymore City Code authorizes the Mayor to appoint members to the Arts Commission with the advice and consent of a majority of the Council.

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

Section 1. Authorization requires that all said appointments shall be approved with the advice and consent of a majority of the Council.

Section 2. The Council consents to the Mayor's appointment of the following person to the Arts Commission as a Ward 3 member.

<u>NAME</u>	<u>EFFECTIVE</u>	<u>TERM EXPIRES</u>
Larry Hightower	August 11, 2025	July 31, 2028

DULY READ AND PASSED THIS 11TH DAY OF AUGUST, 2025, BY THE FOLLOWING VOTE:

Councilmember Abdelgawad
Councilmember Baker
Councilmember Barber
Councilmember Burke III
Councilmember Circo
Councilmember Engert
Councilmember Holman
Councilmember Mills

ATTEST:

APPROVE:

Erica Hill, City Clerk

Kristofer P. Turnbow, Mayor

Date of Signature

Online Volunteer Application

1 message

webmaster@raymore.com <webmaster@raymore.com>
To: rmurdock@raymore.com, EHill@raymore.com

Thu, Apr 3, 2025 at 7:35 PM

This Message Is From an External Sender

This message came from outside your organization.

A new entry to a form/survey has been submitted.

Form Name: City Volunteer Form
Date & Time: 04/03/2025 7:35 PM
Response #: 94
Submitter ID: 3106
IP address: 136.32.0.108
Time to complete: 26 min. , 16 sec.

Survey Details

Page 1

1. Contact Information

Full Name: Larry Hightower
Address: 1402 Sandwich Circle
Phone Number: (573) 230-3688
Email: lwhightower17@gmail.com

2. Select your Ward (If you don't know your Ward, call 816-331-3324)

(o) Ward 3

3. I am interested in:

☒ Parks & Recreation Board
☒ Planning & Zoning Commission
☒ Arts Commission

4. Why are you interested in serving on a City board or commission?

I want to support my community to help it grow and be a safe environment for everyone.
I am a retired executive with experience in boards and working with communities and elected officials.
In no particular order I am interested in Planning and Zoning because I see their role as critical to economic growth and community wellbeing; Parks and Recreation because I am an senior athlete , playing softball and participating in state and National Games; and Arts because I have done community theatre, love art museums and music.
If opportunities exist in any, or more than one, I would be open to sitting in on observing meetings to see where I might best fit and be of most service.

What other community or civic activities do you participate in?

Cass County Democrats (I believe that volunteerism should be nonpartisan).

Missouri Chapter of Trail of Tears (Vice-president).

Lifelong blood donor

Formerly on the following boards:

KC Senior Softball Association

Rehabilitation Institute of Kansas City

Thank you,
City of Raymore, MO

This is an automated message generated by Granicus. Please do not reply directly to this email.

RESOLUTION 25-40

"A RESOLUTION OF THE CITY OF RAYMORE, MISSOURI APPROVING A REAPPOINTMENT TO THE ARTS COMMISSION."

WHEREAS, Section 120.110 of the Raymore City Code authorizes the Mayor to appoint members to the Arts Commission with the advice and consent of a majority of the Council.

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

Section 1. Authorization requires that all said appointments shall be approved with the advice and consent of a majority of the Council.

Section 2. The Council consents to the Mayor's reappointment of the following person to the Arts Commission as a Ward 2 member.

<u>NAME</u>	<u>EFFECTIVE</u>	<u>TERM EXPIRES</u>
Jessica Berry	August 11, 2025	July 31, 2028

DULY READ AND PASSED THIS 11TH DAY OF AUGUST, 2025, BY THE FOLLOWING VOTE:

Councilmember Abdelgawad
Councilmember Baker
Councilmember Barber
Councilmember Burke III
Councilmember Circo
Councilmember Engert
Councilmember Holman
Councilmember Mills

ATTEST:

APPROVE:

Erica Hill, City Clerk

Kristofer P. Turnbow, Mayor

Date of Signature

RESOLUTION 25-41

"A RESOLUTION OF THE CITY OF RAYMORE, MISSOURI APPROVING A REAPPOINTMENT TO THE ARTS COMMISSION."

WHEREAS, Section 120.110 of the Raymore City Code authorizes the Mayor to appoint members to the Arts Commission with the advice and consent of a majority of the Council.

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

Section 1. Authorization requires that all said appointments shall be approved with the advice and consent of a majority of the Council.

Section 2. The Council consents to the Mayor's reappointment of the following person to the Arts Commission as a Ward 4 member.

<u>NAME</u>	<u>EFFECTIVE</u>	<u>TERM EXPIRES</u>
Cheryl Cunningham	August 11, 2025	July 31, 2028

DULY READ AND PASSED THIS 11TH DAY OF AUGUST, 2025, BY THE FOLLOWING VOTE:

Councilmember Abdelgawad
Councilmember Baker
Councilmember Barber
Councilmember Burke III
Councilmember Circo
Councilmember Engert
Councilmember Holman
Councilmember Mills

ATTEST:

APPROVE:

Erica Hill, City Clerk

Kristofer P. Turnbow, Mayor

Date of Signature



CITY OF RAYMORE
AGENDA ITEM INFORMATION FORM

DATE: 7/28/2025

SUBMITTED BY: Elisa Williams

DEPARTMENT: Finance

ITEM CATEGORY: Ordinance

TITLE / ISSUE / REQUEST

Bond Defeasance General Obligation Series 2017

STRATEGIC PLAN GOAL / STRATEGY

Goal 12.5 Ensure fiscal discipline and responsible stewardship of public resources

FINANCIAL IMPACT

Award To:

Amount of Request/Contract:

Amount Budgeted:

Funding Source/Account:

PROJECT TIMELINE

Estimated Start Date

Estimated End Date

STAFF RECOMMENDATION:

Approval

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission:

Date:

Action/Vote:

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Bill 3980
2. Series 2017 Defeasance (Preliminary) 2025.07.08 (1)

BACKGROUND / JUSTIFICATION

Staff reviewed our debt service fund and current general obligation bond issues with our financial advisor, Todd Goffoy of Piper Sandler & Co. After a thorough cash flow analysis of our debt service fund, staff finds that it is in the best financial interest of the citizens of Raymore to defease the outstanding General Obligation Series 2017 bonds. These bonds

carry a current principal balance of \$830,000. Defeating the bonds will save the City approximately \$257,000 in interest payments to be paid until final maturity in 2037.

"AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AUTHORIZING THE REDEMPTION OF THE OUTSTANDING GENERAL OBLIGATION BONDS SERIES 2017 AND CERTAIN DOCUMENTS AND ACTIONS IN CONNECTION THEREWITH."

WHEREAS, the City of Raymore, Missouri (the "City") is a constitutional charter city and municipal corporation of the State of Missouri, duly created, organized and existing under and by virtue of the Constitution and laws of the State of Missouri; and,

WHEREAS, the City has previously issued \$2,750,000 principal amount of General Obligation Bonds Series 2017 (the "Series 2017 Bonds") pursuant to an ordinance of the City approved on April 10, 2017 (the "Series 2017 Ordinance"); and,

WHEREAS, the City Council has also determined it to be in the best interest of the City to provide for the redemption as soon as practical of the outstanding Series 2017 Bonds in the principal amount of \$830,000 maturing on March 1, 2033, and hereafter (the "Defeased Bonds"), including any interest accrued thereon.

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

Section 1. Authorization of Documents. City staff is hereby authorized and directed to redeem the Defeased Bonds as soon as practical, including the payment of any accrued interest thereon. There is hereby authorized and directed to be prepared and executed a Letter of Instructions to Redeem Bonds (the "Escrow Letter") from the City to Security Bank of Kansas City, as paying agent for the Series 2017 Bonds (the "Paying Agent"). The Mayor or City Manager of the City is hereby authorized and directed to execute the Escrow Letter for and on behalf of and as the act and deed of the City. The Paying Agent is hereby authorized to carry out, on behalf of the City, the duties, terms and provisions of the Escrow Letter, and the Paying Agent and Gilmore & Bell, P.C. ("Bond Counsel") are authorized to take all related necessary actions to redeem the Defeased Bonds.

Section 2. Notice of Redemption. In accordance with the requirements of the Series 2017 Ordinance, the officers of the City and the Paying Agent are hereby directed to cause notice of the redemption of such Defeased Bonds to be given in the manner provided in the Series 2017 Ordinance. The officers of the City and the Paying Agent are hereby authorized and directed to take such other action as may be necessary in order to effect the redemption and payment of such Defeased Bonds and any accrued interest thereon.

Section 3. Further Authority. The Mayor, City Manager, City Clerk and other officials, agents and employees of the City are hereby authorized and directed to execute all documents and take such actions as they may deem necessary or advisable in order to carry out and perform the purposes of this Ordinance.

Section 4. Effective Date. The effective date of approval of this Ordinance shall be coincidental with the Mayor's signature and attestation by the City Clerk.

Section 5. Severability. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

DULY READ THE FIRST TIME THIS 28TH DAY OF JULY, 2025.

BE IT REMEMBERED THAT THE ABOVE ORDINANCE WAS APPROVED AND ADOPTED THIS 11TH DAY OF AUGUST, 2025, BY THE FOLLOWING VOTE:

Councilmember Abdelgawad
Councilmember Baker
Councilmember Barber
Councilmember Burke III
Councilmember Circo
Councilmember Engert
Councilmember Holman
Councilmember Mills

ATTEST

APPROVE:

Erica Hill, City Clerk

Kristofer P. Turnbow, Mayor

Date of Signature

SOURCES AND USES OF FUNDS

City of Raymore, Missouri
Defeasance of Series 2017 General Obligation Bonds
-Preliminary-

Dated Date 09/17/2025
Delivery Date 09/17/2025

Sources:

Other Sources of Funds:	
Cash Contribution	843,684.44
	843,684.44

Uses:

Refunding Escrow Deposits:	
Cash Deposit	831,184.44
Delivery Date Expenses:	
Cost of Issuance	12,500.00
	843,684.44

SUMMARY OF BONDS REFUNDED

City of Raymore, Missouri
Defeasance of Series 2017 General Obligation Bonds
-Preliminary-

Bond	Maturity Date	Interest Rate	Par Amount	Call Date	Call Price
SERIAL:					
	03/01/2033	3.000%	155,000	09/17/2025	100.000
	03/01/2034	3.000%	160,000	09/17/2025	100.000
	03/01/2035	3.000%	165,000	09/17/2025	100.000
	03/01/2036	3.500%	170,000	09/17/2025	100.000
	03/01/2037	3.500%	180,000	09/17/2025	100.000
			830,000		

PRIOR BOND DEBT SERVICE

City of Raymore, Missouri
 Defeasance of Series 2017 General Obligation Bonds
 -Preliminary-

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
03/01/2026			13,325	13,325	
09/01/2026			13,325	13,325	26,650
03/01/2027			13,325	13,325	
09/01/2027			13,325	13,325	26,650
03/01/2028			13,325	13,325	
09/01/2028			13,325	13,325	26,650
03/01/2029			13,325	13,325	
09/01/2029			13,325	13,325	26,650
03/01/2030			13,325	13,325	
09/01/2030			13,325	13,325	26,650
03/01/2031			13,325	13,325	
09/01/2031			13,325	13,325	26,650
03/01/2032			13,325	13,325	
09/01/2032			13,325	13,325	26,650
03/01/2033	155,000	3.000%	13,325	168,325	
09/01/2033			11,000	11,000	179,325
03/01/2034	160,000	3.000%	11,000	171,000	
09/01/2034			8,600	8,600	179,600
03/01/2035	165,000	3.000%	8,600	173,600	
09/01/2035			6,125	6,125	179,725
03/01/2036	170,000	3.500%	6,125	176,125	
09/01/2036			3,150	3,150	179,275
03/01/2037	180,000	3.500%	3,150	183,150	
09/01/2037					183,150
	830,000		257,625	1,087,625	1,087,625

ESCROW REQUIREMENTS

City of Raymore, Missouri
Defeasance of Series 2017 General Obligation Bonds
-Preliminary-

Period Ending	Interest	Principal Redeemed	Total
09/17/2025	1,184.44	830,000	831,184.44
	1,184.44	830,000	831,184.44



CITY OF RAYMORE
AGENDA ITEM INFORMATION FORM

DATE: 8/11/2025

SUBMITTED BY: Elisa Williams

DEPARTMENT: Finance

ITEM CATEGORY: Ordinance

TITLE / ISSUE / REQUEST

Setting the 2025 Tax Levy (public hearing)

STRATEGIC PLAN GOAL / STRATEGY

4.3 Ensure Fiscal Discipline and Good Stewardship of Public Resources

FINANCIAL IMPACT

Award To:

Amount of Request/Contract:

Amount Budgeted:

Funding Source/Account:

PROJECT TIMELINE

Estimated Start Date

Estimated End Date

STAFF RECOMMENDATION:

Approval

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission:

Date:

Action/Vote:

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Bill 3982 Setting the 2025 Tax Levy
2. 2025 Notice of Aggregate Assessed Valuation
3. 2025 State Auditor Calculation

BACKGROUND / JUSTIFICATION

Cass County has provided to the City of Raymore the final and equalized assessed values of real and personal property located within the city limits.

The total assessed values for property within the city limits are reviewed in May and June

by the County. In even years, the property is simply reviewed to add growth, i.e. new properties that have come onto the rolls since last year. In odd years, the County assesses the properties to account for changes in value. In even years the total city valuation changes to reflect only growth, while in odd years the total city valuation changes due to both growth and change in the values of existing properties.

The basic theory of the Hancock Amendment is that City revenue from property tax in the operating funds (General and Parks) should be neutral from year to year for non-growth related increases in assessments. Therefore, as non-growth related property assessments increase, levies typically decrease. Conversely, if non-growth related property assessments decrease in any given year, Hancock provides that the levies may increase in order to result in revenue neutrality.

Computations have been completed by the State Auditor's office, based on the information received from the County (2nd Report – After Board of Equalization), to determine the levies which may be set in each of the funds in order to be revenue-neutral. Based on the results of these computations, the levy that could be assessed in the General Fund to be revenue-neutral is 0.3702, and the levy that could be assessed in the Park Fund to be revenue-neutral is 0.0996.

In 2024, the operating levy in the General Fund was 0.3962 and the operating levy in the Park Fund was 0.1066.

The debt service levy for this year is at the same amount as last year, which is 0.7170. The debt service levy has remained at .7170 since 2005.

Based on the information provided by the County and the State Auditor's calculation, the 2025 Tax Levy is recommended to be \$1.1868 in total.

"AN ORDINANCE PURSUANT TO SECTION 67.110 OF THE REVISED STATUTES OF MISSOURI LEVYING GENERAL AND SPECIAL TAXES IN THE CITY OF RAYMORE, MISSOURI, FOR THE YEAR 2025."

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

Section 1. For the support of the government of the City of Raymore, Missouri, and to meet contractual obligations of said City for the year 2025, General and Special taxes are hereby levied upon all subjects and objects of taxation within the corporate limits of the City of Raymore, Missouri, as follows:

FOR GENERAL PURPOSES: THIRTY-SEVEN AND TWO HUNDREDTHS
CENTS (\$0.3702) PER ONE HUNDRED
DOLLARS (\$100) ASSESSED VALUATION

Section 2. The rate of tax for the Sinking Fund Levy upon all subjects and objects of taxation for the year 2025, in the City of Raymore, Missouri, for the General Obligation Bonds principal and interest payment shall be as follows:

FOR THE SINKING FUND: SEVENTY-ONE AND SEVENTY HUNDREDTHS
CENTS (\$0.7170) PER ONE HUNDRED
DOLLARS (\$100) ASSESSED VALUATION

Section 3. The rate of tax for the Park Levy upon all subjects and objects of taxation for the year 2025, in the City of Raymore, Missouri, for the maintenance and improvement of the City parks shall be as follows:

FOR PARK LEVY: NINE AND NINETY-SIX HUNDREDTHS
CENTS (\$0.0996) PER ONE HUNDRED
DOLLARS (\$100) ASSESSED VALUATION

Section 4. Effective Date. The effective date of approval of this Ordinance shall be coincidental with the Mayor's signature and attestation by the City Clerk.

Section 5. Severability. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

DULY READ THE FIRST TIME THIS 11TH DAY OF AUGUST, 2025.

**BE IT REMEMBERED THAT THE ABOVE ORDINANCE WAS APPROVED AND
ADOPTED THIS 25TH DAY OF AUGUST, 2025, BY THE FOLLOWING VOTE:**

Councilmember Abdelgawad
Councilmember Baker
Councilmember Barber
Councilmember Burke III
Councilmember Circo
Councilmember Engert
Councilmember Holman
Councilmember Mills

ATTEST:

APPROVE:

Erica Hill, City Clerk

Kristofer P. Turnbow, Mayor

Date of Signature

NOTICE OF AGGREGATE ASSESSED VALUATION

(2ND REPORT, AFTER B.O.E. 7-28-25)

As required by Section 137.245.3, I, Kathy Lambertz, County Clerk of Cass County, State of Missouri, do hereby certify that the following is the Aggregate Assessed Valuation of the

CITY OF RAYMORE

a political subdivision in Cass County, for the year 2025 as shown on the assessment lists on July 28, 2025. Included are state and local railroad and utility valuations as reported by the State Tax Commission and the Cass County Assessor for your political subdivision.

Real Estate, Residential -	\$	439,627,490
Real Estate, Agricultural -		443,270
Real Estate, Commercial -		29,643,550
Real Estate, Local Utilities -		124,791
Real Estate, State Utilities -		<u>10,273,125</u>
TOTAL REAL ESTATE -	\$	<u>480,112,226</u>
Personal Property -	\$	81,450,903
Personal Property, Local Utilities -		171,517
Personal Property, State Utilities -		<u>1,109,574</u>
TOTAL PERSONAL Property -	\$	<u>82,731,994</u>
TOTAL ASSESSED VALUE -	\$	<u>562,844,220</u>

This information is transmitted to assist you in complying with Section 67.110, RSMo, which requires that notice be given and public hearings held before tax rates are set. The above figures include state and locally assessed railroad and utility valuations that have been prepared by the County Clerk's Office.

New Construction and Improvements

The following data has been provided by the County Assessor's Office:

Related to Real Estate -	\$	9,192,709
Increase in Personal Property-		<u>1,117,056</u>
TOTAL -	\$	<u>10,309,765</u>

LOCAL ASSESSED MOVED TO STATE ASSESSED	\$	<u>1,924</u>
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In witness whereof, I have hereunto set my hand and affixed the seal of the County Commission of Cass County at my office in Harrisonville this 28th day of July, 2025



Kathy Lambertz
Cass County Clerk



Form A

(2025)

For Political Subdivisions Other Than School Districts Levying a Single Rate on All Property

City of Raymore

09-019-0014

General Revenue

Name of Political Subdivision

Political Subdivision Code

Purpose of Levy

The final version of this form MUST be sent to the county clerk.

Computation of reassessment growth and rate for compliance with Article X, Section 22, and Section 137.073, RSMo.

Information on this page takes into consideration any voluntary reduction(s) taken in previous even numbered year(s). If in an even numbered year, the political subdivision wishes to no longer use the lowered tax rate ceiling to calculate its tax rate, it can hold a public hearing and pass a resolution, a policy statement, or an ordinance justifying its action prior to setting and certifying its tax rate. The information in the Informational Data, at the end of these forms, provides the rate that would be allowed had there been no previous voluntary reduction(s) taken in an even numbered year(s).

For Political
Subdivision Use in
Calculating its Tax
Rate

9. **Percentage increase in adjusted valuation** of existing property in the current year over the prior year's assessed valuation

(Line 4 - Line 8 / Line 8 x 100)

10.1167%

10. **Increase in Consumer Price Index (CPI)**

certified by the State Tax Commission

2.9000%

11. **Adjusted prior year assessed valuation**

(Line 8)

501,770,642

12. **(2024) Tax rate ceiling from prior year**

(Summary Page, Line A)

0.3962

13. **Maximum prior year adjusted revenue**

from property that existed in both years (Line 11 x Line 12 / 100)

1,988,015

14. **Permitted reassessment revenue growth**

The percentage entered on Line 14 should be the lower of the actual growth (Line 9), the CPI (Line 10) or 5%.

A negative figure on Line 9 is treated as a 0 for Line 14 purposes. Do not enter less than 0 or more than 5%.

2.9000%

15. **Additional revenue permitted**

(Line 13 x Line 14)

57,652

16. **Total revenue permitted in current year ***

from property that existed in both years (Line 13 + Line 15)

2,045,667

17. **Adjusted current year assessed valuation** (Line 4)

552,533,473

18. **Maximum tax rate permitted by Article X, Section 22, and Section 137.073, RSMo**

(Line 16 / Line 17 x 100)

Round a fraction to the nearest one/one hundredth of a cent.

Enter this rate on the Summary Page, Line B

0.3702

* To compute the total property tax revenues billed for the current year (including revenues from all new construction and improvements and annexed property), multiply Line 1 by the rate on Line 18 and divide by 100. The property tax revenues billed would be used in estimating budgeted revenues.



Form A

(2025)

For Political Subdivisions Other Than School Districts Levying a Single Rate on All Property

City of Raymore

09-019-0014

Parks & Recreation

Name of Political Subdivision

Political Subdivision Code

Purpose of Levy

The final version of this form MUST be sent to the county clerk.

Computation of reassessment growth and rate for compliance with Article X, Section 22, and Section 137.073, RSMo.

Information on this page takes into consideration any voluntary reduction(s) taken in previous even numbered year(s). If in an even numbered year, the political subdivision wishes to no longer use the lowered tax rate ceiling to calculate its tax rate, it can hold a public hearing and pass a resolution, a policy statement, or an ordinance justifying its action prior to setting and certifying its tax rate. The information in the Informational Data, at the end of these forms, provides the rate that would be allowed had there been no previous voluntary reduction(s) taken in an even numbered year(s).

For Political
Subdivision Use in
Calculating its Tax
Rate

9. Percentage increase in adjusted valuation of existing property in the current year over the prior year's assessed valuation (Line 4 - Line 8 / Line 8 x 100)	10.1167%
10. Increase in Consumer Price Index (CPI) certified by the State Tax Commission	2.9000%
11. Adjusted prior year assessed valuation (Line 8)	501,770,642
12. (2024) Tax rate ceiling from prior year (Summary Page, Line A)	0.1066
13. Maximum prior year adjusted revenue from property that existed in both years (Line 11 x Line 12 / 100)	534,888
14. Permitted reassessment revenue growth The percentage entered on Line 14 should be the lower of the actual growth (Line 9), the CPI (Line 10) or 5%. A negative figure on Line 9 is treated as a 0 for Line 14 purposes. Do not enter less than 0 or more than 5%.	2.9000%
15. Additional revenue permitted (Line 13 x Line 14)	15,512
16. Total revenue permitted in current year * from property that existed in both years (Line 13 + Line 15)	550,400
17. Adjusted current year assessed valuation (Line 4)	552,533,473
18. Maximum tax rate permitted by Article X, Section 22, and Section 137.073, RSMo (Line 16 / Line 17 x 100) Round a fraction to the nearest one/one hundredth of a cent. Enter this rate on the Summary Page, Line B	0.0996

* To compute the total property tax revenues billed for the current year (including revenues from all new construction and improvements and annexed property), multiply Line 1 by the rate on Line 18 and divide by 100. The property tax revenues billed would be used in estimating budgeted revenues.

For Political Subdivisions Other Than School Districts Levying a Single Rate on All Property

<u>CITY OF RAYMORE</u>	<u>09-019-0014</u>	<u>Debt Service</u>
Name of Political Subdivision	Political Subdivision Code	Purpose of Levy

Debt Service Calculation for General Obligation Bonds Paid for with Property Taxes

The tax rate for debt service will be considered valid if, after making the payment(s) for which the tax was levied, the bonds remain outstanding, and the debt fund reserves do not exceed the following year's payments.

Since the property taxes are levied and collected on a calendar year basis (January - December), it is recommended that this levy be computed using calendar year data.

1. Total current year assessed valuation obtained from the county clerk or county assessor (Form A, Line 1 total)	<u>562,844,220</u>
2. Amount required to pay debt service requirements during the next calendar year (i.e. Assuming the current year is Year 1, use January - December year 2 payments to complete the year 1 Form C) Include the principal and interest payments due on outstanding general obligation bond issues plus anticipated fees of any transfer agent or paying agent due during the next calendar year.	<u>3,835,000</u>
3. Estimated costs of collection and anticipated delinquencies (i.e. collector fees & commissions & assessment fund withholdings) Experience in prior years is the best guide for estimating uncollectible taxes. It is usually 2% to 10% of Line 2 above.	<u>383,500</u>
4. Reasonable reserve up to one year's payment (i.e. Assuming the current year is year 1, use January - December year 3 payments to complete the year 1 Form C) It is important that the debt service fund have sufficient reserves to prevent any default on the bonds. Include payments for the year following the next calendar year, accounted for on Line 2.	<u>3,366,256</u>
5. Total required for debt service (Line 2 + Line 3 + Line 4)	<u>7,584,756</u>
6. Anticipated balance at end of current calendar year Show the anticipated bank or fund balance at December 31st of this year (this will equal the current balance minus the amount of any principal or interest due before December 31st plus any estimated investment earning due before December 31st). Do not add the anticipated collections of this tax into this amount.	<u>3,235,999</u>
7. Property tax revenue required for debt service (Line 5 - Line 6) Line 6 is subtracted from Line 5 because the debt service fund is only allowed to have the payments required for the next calendar year (Line 2) and the reasonable reserve of the following year's payment (Line 4). Any current balance in the fund is already available to meet these requirements so it is deducted from the total revenues required for debt service purposes.	<u>4,348,757</u>
8. Computation of debt service tax rate (Line 7/Line 1 x 100) Round a fraction to the nearest one/one hundredth of a cent.	<u>0.7726</u>
9. Less voluntary reduction by political subdivision	<u>0.0556</u>
10. Actual rate to be levied for debt service purposes * (Line 8 - Line 9) Enter this rate on Line AA of the Summary Page.	<u>0.7170</u>

* The tax rate levied may be lower than the rate computed as long as adequate funds are available to service the debt requirements.



CITY OF RAYMORE
AGENDA ITEM INFORMATION FORM

DATE: 8/11/2025

SUBMITTED BY: David Gress

DEPARTMENT: Development Services

ITEM CATEGORY: Ordinance

TITLE / ISSUE / REQUEST

37th Amendment to Unified Development Code - Chapter 435 Signage (public hearing)

STRATEGIC PLAN GOAL / STRATEGY

2.2.1 Develop plans and guidelines that communicate and encourage high standards

FINANCIAL IMPACT

Award To:

Amount of Request/Contract:

Amount Budgeted:

Funding Source/Account:

PROJECT TIMELINE

Estimated Start Date

Estimated End Date

STAFF RECOMMENDATION:

Approval

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission: Planning and Zoning Commission

Date: 7/15/2025

Action/Vote: Approval, 8-0

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Bill 3981
2. Exhibit A Chapter 435 Signage - Proposed Code
3. 37th Amendment Staff Report
4. Chapter 435 Signs - Existing Code
5. Permanent Signage Table - Residential Districts
6. Permanent Signage Table - Commercial Districts
7. Temporary Signage Table - Residential Districts
8. Temporary Signage Table - Commercial Districts
9. July 15, 2025 PZ Minutes

BACKGROUND / JUSTIFICATION

In March 2024 and in subsequent work sessions, City staff presented an overview of the City's sign code to the City Council regarding revisions that would be necessary to bring the Code into compliance with recent rulings of the U.S. Supreme Court regarding content-based regulations and freedom of speech protections as they relate to the City's adopted sign regulations. Areas of focus include the City's current regulations on temporary signage, which currently provide regulations based on commercial and non-commercial messages for political signs, real estate signs, business signs etc., as well as a review of permanent signage regulations.

In September 2024, staff also presented a draft sign code to the Planning and Zoning Commission as part of the 2024 Annual Review of the Unified Development Code.

City staff has drafted the 37th amendment to the Unified Development Code, which proposes to repeal the existing signage regulations in Chapter 435 in their entirety and replace them with new regulations that are not content-based and provide for more flexibility in allowable signage types, while establishing clear requirements for signage placement, construction, and maintenance.

At its July 15, 2025 meeting, the Planning and Zoning Commission voted 8-0 to accept the proposed findings of fact and forwarded the request to the City Council with a recommendation of approval.

"AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, APPROVING THE 37TH AMENDMENT TO THE UNIFIED DEVELOPMENT CODE, REPEALING AND REPLACING CHAPTER 435 TO ESTABLISH SIGNAGE REGULATIONS FOR THE CITY THAT PROMOTE CONSTITUTIONAL FREE SPEECH PROTECTIONS."

WHEREAS, in accordance with the U.S. Supreme Court's ruling in Reed v. Town of Gilbert, 576 U.S. 155 (2015), the City must ensure that its sign regulations are content-neutral and do not regulate signs based on the message they convey; and,

WHEREAS, the City of Raymore, Missouri has undertaken the process of reviewing and updating Chapter 435 of the Unified Development Code, governing the use, size, placement, and design of signage throughout the city to achieve the goals of (1) ensuring content neutrality and constitutional compliance, (2) providing clearer and more predictable permitting procedures; and (3) allowing greater flexibility and a broader range of signage options to support local businesses while maintaining community standards; and,

WHEREAS, the Planning and Zoning Commission has reviewed the proposed revisions to the sign code and recommends adoption of the updated regulations as being consistent with the City's Comprehensive Plan; and,

WHEREAS, the City Council has reviewed the proposed revisions to the sign code and accepts the recommendations of the Planning and Zoning Commission.

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

Section 1. Repeal of Existing Sign Code. The existing sign regulations contained in Chapter 435 of the Unified Development Code entitled "Signs", are hereby repealed in their entirety.

Section 2. Adoption of New Sign Code. A new Chapter 435 of the Unified Development Code, entitled "Signage" is hereby enacted to read in its entirety as set forth in Exhibit A, attached hereto and incorporated herein by reference.

Section 3. Intent. It is the intent of the City of Raymore that the new sign code:

1. Be content-neutral and fully compliant with applicable state and federal constitutional provisions related to free speech, pursuant to recent legal ruling made by the U.S. Supreme Court
2. Establish clear and objective standards to guide the placement, design, construction, and maintenance of signs located within the City
3. Provide for the reasonable accommodation of non-commercial and temporary signs without regulating the content of the message

Section 4. Effective Date. The effective date of approval of this Ordinance shall be coincidental with the Mayor's signature and attestation by the City Clerk.

Section 5. Severability. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

DULY READ THE FIRST TIME THIS 11TH DAY OF AUGUST, 2025.

BE IT REMEMBERED THAT THE ABOVE ORDINANCE WAS APPROVED AND ADOPTED THIS 25TH DAY OF AUGUST, 2025, BY THE FOLLOWING VOTE:

Councilmember Abdelgawad
Councilmember Baker
Councilmember Barber
Councilmember Burke III
Councilmember Circo
Councilmember Engert
Councilmember Holman
Councilmember Mills

ATTEST:

APPROVE:

Erica Hill, City Clerk

Kristofer P. Turnbow, Mayor

Date of Signature

435.010 Purpose and Intent

- A. To encourage the effective use of signs as a means of communication for businesses, organizations and individuals in Raymore.
- B. To provide a means of way-finding in the community, thus reducing traffic confusion and congestion;
- C. To provide for adequate business identification, advertising, and communication;
- D. To prohibit signs of such excessive size and number that they obscure one another to the detriment of the economic and social well-being of the City of Raymore;
- E. To protect the safety and welfare of the public by minimizing hazards to pedestrian and vehicular traffic;
- F. To preserve property values by preventing unsightly and chaotic development that has a blighting influence upon the community;
- G. To differentiate among those signs that, because of their location, may distract drivers on public streets and those that may provide information to them while they remain in their cars but out of active traffic;
- H. To minimize the possible adverse effects of signs on nearby public and private property; and
- I. To implement the goals and objectives of the Comprehensive Plan

435.020 Applicability

- A. **Generally.** This article applies to all signs that are visible from a public right-of-way, adjacent property, or outdoor areas of public property. No signs shall be erected, placed, displayed, or maintained in any district or property within the City, except as specifically allowed in this Section.
- B. **Message and Content Neutrality**
 - 1. This section regulates signs in a manner which is consistent with the speech freedoms of both the United States and Missouri Constitutions and the Missouri Statutes, and is intended to be content neutral.

2. Notwithstanding any other provision of this section no sign is subject to any additional limitation based on its content or message
- C. **Signs Exempt from Regulation.** The following signs or sign activities are exempt from the regulations of this Section.
1. Signs placed by a governmental body, governmental agency, or public authority, such as traffic signs, signals or regulatory devices or warnings; public notices; signs of historical interest; or other similar signs or devices;
 2. Memorial signs or tablets, names of buildings and date of construction or establishment when cut into any masonry surface;
 3. Signs inside buildings, inside windows or painted on windows or on glass portions of doors of buildings;
 4. Banners on public utility pole brackets placed by public entities;
 5. Signs carried by a person; and
 6. Temporary event signs placed by public, charitable, religious or fraternal organizations, provided that they do not exceed the applicable size, height and area regulations as they may be established herein.

435.030 Sign Permitting and Review

A. **Sign Permits Required.**

No person shall install, erect, display, alter, move or replace any non-exempt sign without first obtaining a sign permit issued by the Director in accordance with this Section. This section does not apply if the sign is exempt from sign permits as provided below. The Director shall issue sign permits only to:

1. Individuals, companies or organizations that possess a valid occupational license in the City, or
2. Individuals, entities or organizations that are exempt from an occupational license.

B. **Exemptions from Sign Permit.**

This Section does not require sign permits for the following:

1. Replacing or altering the changeable copy area of a sign;

2. Sign panel replacement on multi-tenant signs, provided the panel to be replaced does not exceed six square feet.
 3. Painting, repairing, cleaning or maintaining a sign unless a structural change is made or the alteration, or painting is being done due to a change in ownership of the business or premises.
 4. Temporary signs in non-commercial or non-industrial, not including multi-family or apartment community zoning districts, except otherwise addressed herein, including, but not limited to, construction signs, garage sale signs, home parade signs, political signs, real estate signs, and opinion signs.
 5. Flags, subject to the standards of Section 435.070K.
- C. While the signs listed in Subsection B. are exempt from the sign permit requirements, they are subject to all other applicable requirements of this Section.
- D. **Sign Permit Application.**

An application for a sign permit shall be made in writing upon a form provided by the Development Services Department. The application is to be accompanied by the written consent of the owner, lessee, agent, or trustee having charge of the property on which the sign is proposed to be located, and the following information:

1. Accurate and scaled site plan showing the location of the property lines, buildings, parking areas, driveways, landscaped areas, utility lines, and the existing and proposed freestanding signs on the site.
 2. Accurate and scaled building elevation(s) showing existing and proposed attached sign(s) (exempt signs need not be shown).
 3. Accurate and scaled plans, details and samples showing the location, dimensions, materials and illumination of each proposed sign.
 4. Photographs of the proposed sign location and the existing signs.
 5. Any electrical permit required and issued for the sign.
 6. Any other information that the Director determines is needed to determine whether the proposed sign complies with the intent of this article.
- E. **Sign Permit Review and Issuance.**
1. Administrative Review. The Director shall have the authority to review and issue sign permits in accordance with Section 470.190 of this Code.

- i. If the sign permit application is complete, the Director shall review the sign permit application.
 - ii. If the sign permit complies with all applicable requirements of this article, the Director shall issue the permit.
 - iii. The Director may issue the permit with conditions needed to ensure compliance with the requirements of this Code.
 2. **Planning Commission Review.** The Planning and Zoning Commission may review sign applications for permitted permanent sign types listed in this Section which may exceed the maximum number of signs permitted, maximum sign area, or maximum height. The Commission may also review requests to install permanent signage that is not allowed by the Chapter. In reviewing the sign application, the Commission may consider:
 - i. The purpose and intent of this Section;
 - ii. Proposed or permitted uses of the property or building;
 - iii. Size or height of the building
 - iv. Proximity to other adjacent signs;;
 - v. Surrounding zoning and land uses;
 - vi. Topography of the site or unique visibility considerations; and
 - vii. The physical character of the sign, excluding content.
- F. Sign permit validity, suspension or revocation.**
- A sign permit shall become null and void if:
1. The work on the site authorized by that permit is not commenced within 180 days from its issuance, or
 2. The work authorized on the site by that permit is suspended or abandoned for a period of 180 days after the time the work is commenced.
 3. If a permit becomes null and void, the applicant shall not commence the activities authorized by the permit until a new sign permit is obtained.
 4. The Director may suspend or revoke a permit issued in error or based on incorrect, inaccurate, or incomplete information, or in violation of any City ordinance or regulation. The applicant may appeal a revocation with the Board of Zoning Adjustment.

435.040 Sign Definitions, Measurements, and Interpretations

A. Sign Definitions -

Permanent Signage Group - Signage that is either securely anchored to the ground or affixed to a building surface or parapet structure or designed to be permanently anchored to a supporting structure and remain in its original location without modification.

Permanent Freestanding Signage Category - A sign permanently resting on or supported by a slab, pedestal, post, pylon, or any other form of base located on the ground.

Monument sign. A freestanding sign in which the entire bottom of the sign is in contact with and anchored to the ground, or which is mounted on a solid base at least two-thirds of the width of the sign face, providing a solid and continuous background for the sign face from the ground to the top of the sign.

Monument sign, multi-tenant. A type of freestanding monument sign designed with two or more removable panels to identify the tenants in a building with more than one tenant space, or in a development with more than one building.

Monument sign, Subdivision Entrance. A freestanding monument sign that is located at an entrance of a residential subdivision and is associated with identification of the subdivision.

Landscape wall sign. A sign consisting of individual letters mounted or integrated into retaining walls, freestanding landscape walls, or similar vertical site features located on private property and visible from a public right-of-way or public space.

Electronic message sign. A type of sign that displays words, lines, logos, graphic images, or symbols, which may be changed electronically to provide different information, and which includes computer signs, electronic reader boards, video screens, LCD signs, electronic time and temperature signs, and other signs with electronically controlled changing or moving displays.

Menu/Order Board Signage - A type of daily notice sign used only in conjunction with drive-through or drive-in establishments.

Attached Signage Category - Any type of sign permanently affixed to an outside wall of a building.

Wall Sign. A type of on-building sign attached to or erected against an exterior wall of a building or structure that projects not more than twelve (12) inches from a wall and presents only one (1) face with advertising copy to the public and does not extend above the roofline.

Wall Sign, Residential Community. A type of on-building signage typically used in residential communities to identify the name of community or neighborhood building, clubhouse or other similar structure.

Awning sign. A type of on-building sign attached as an overhead covering that projects from and is supported by the wall of a building to shield a doorway, walkway, or window.

Canopy sign. A type of on-building sign that is directly affixed via bolts, brackets, or similar method to a rigid permanent canopy which is mounted to, or adjacent to, the façade of a building.

Under Canopy Sign. A display attached to the underside of a marquee or canopy and protruding over public or private sidewalks or right-of-way.

Marquee sign. A type of on-building signage attached to and made part of a permanent canopy or roof structure projecting beyond a building wall at an entrance to a building. Marquees generally extend along a building's wall and are generally designed and constructed to provide protection against weather.

Directional Sign. A type of permanent signage designed to provide direction to pedestrian and vehicular customer traffic to a specific destination or amenity within a development or site.

Addressing Signage. Signage that is affixed to a commercial building or structure, or residential dwelling or building containing addressing numerals for the purposes of identifying mailing address information.

Temporary Signage Group. A sign which is securely anchored by one or more posts, poles or stakes located outside of, or affixed to, a building or property for up to four 30-day periods of display in a calendar year. Such signs are not intended, designed or installed for permanent display, and often used for the purpose of informing the public of a temporary event.

Temporary Freestanding Sign Category. A type of sign that is posted for a limited period of time or not permanently attached to the ground, a building, or a load-bearing structure.

Dual post sign. A temporary freestanding sign supported by two vertical posts, typically installed into the ground., with a sign panel mounted between or across the two posts.

Banner sign. A type of temporary sign that is made of flexible material such as cloth or fabric, plastic, or vinyl or similar non-rigid material and supported along two sides or at two or more corners by poles, posts, wires, ropes, string, nails, or other removable fastening materials.

Board sign. A sign that is temporarily placed on the ground and is made of rigid material such as plywood or corrugated plastic. Board signs generally include a rigid, solid face supported by a rigid frame.

Feather or Quill sign. A sign consisting of a piece of vertically elongated, flexible material such as cloth or vinyl which is affixed to a single support post driven in the ground. The pole may be rigid or flexible but is not permanent. Feather signs are also known as feather flags, quill signs, bow flags, wind feather and teardrop signs.

Flag Sign. A type of permanent sign made of vinyl, fabric, or other similar lightweight all-weather flexible material which is mounted on a pole and displayed outward or upward. The pole can either be driven into the ground or attached to a building. If the pole is driven into the ground, it must be rigid and permanent. If the pole is attached to the building, it must also be rigid and securely anchored.

Sandwich Board/A-Frame Sign. A type of daily notice sign placed on the ground and constructed in such a manner as to form an "A"-like shape, hinged or not hinged at the top, with each angular face held together at an appropriate distance by a supporting element such as a folding bar, latch, or chain.

Inflatable Display Sign. A display, object or sign that is intended to be filled with air or other gas that depicts any container, figure, product, object or message.

Window Signage Category - A sign located within a building that is attached to the inside face of an exterior window.

Window sign - A type of sign that is either painted onto a window, attached to the inside face of an exterior window, or located inside a building within three feet of a window and intended to be viewed from the exterior of the building. Window signs may face toward the outside, the inside, or both.

Yard Signage Category - A sign category that is intended to accommodate a wide variety of sign purposes (e.g. Garage sale signs, for sale signs, political or initiative

signs, etc.), often needed on a temporary basis. Such signs are freestanding and mounted on one or two stakes or posts and do not have footings. All Yard Signs must be placed on private property and not within the City right-of-way.

Stake sign. A non-illuminated temporary sign that is mounted to either a wooden or wire stake that is secured in place by pushing it into the ground.

Frame sign. A type of yard sign that consists of a frame into which a sign face can be inserted and secured upon two or more wood, metal, or plastic stakes or ground spikes. Frame signs are generally used to support non-rigid materials such as vinyl.

Development and Construction Signage Category - A sign category which is limited to display during the active development of a subdivision plat or commercial construction projects.

Active Building Board Sign. A type of temporary development and construction signage, constructed of rigid material such as plywood or corrugated plastic which may be displayed on the site of a building actively under construction, and permitted only during the time in which a building permit is valid

Active Plat Board Sign. A type of temporary development and construction signage made of rigid material such as plywood or corrugated plastic which may be displayed on the site of subdivision plat active under construction

Grand Opening Event Signage. Additional temporary signage for commercial businesses to utilize during their initial opening to the public to better promote their business.

Pennant/streamer. Any small strips of lightweight plastic, fabric, or similar material shaped triangularly or rectangularly, suspended from a rope, wire, or string, usually in a series. The term "pennant" shall not include a "banner sign" as defined and regulated herein.

Pillar sign. A slender, three-dimensional freestanding vertical sign.

Pole sign. A freestanding sign that is mounted on a pole, tube, or other fabricated member without any architectural covering of the support structure.

Portable sign. A temporary sign that is not permanently affixed to one location and has the capability of being moved from one site to the next site, including any vehicle or trailer containing any advertising matter, words, symbols, or pictures, that is parked on public or private property, for the primary purpose of advertising or directing attention to

a business. This definition does not include sandwich signs or permitted temporary signs.

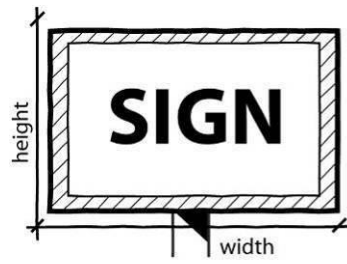
Snipe Sign. Any sign of a material such as cardboard, paper, pressed wood, plastic or metal that is attached to a fence, tree, light pole, utility pole or temporary structure or those staked into the ground, or any sign that is not securely fastened to a building or firmly anchored to the ground.

Sign Structure. All elements of a freestanding sign, including the sign face, background or decorative elements related to the presentation of the sign's message, and the structural supports.

Vehicle Sign. A sign attached to, placed upon, mounted, painted, pasted or drawn on any vehicle or trailer that is parked on a property for the principal purpose of displaying the sign message and is not regularly and customarily used in the operation of the business.

B. Sign Measurements

- 1. Measurement of Area of Individual Signs.** The area of a sign face will be computed by means of the smallest square, circle, rectangle, triangle or combination thereof that will encompass the extreme limits of the writing, representation, emblem or other display, together with any material or color forming an integral part of the background of the display or used to differentiate the sign from the backdrop or structure against which it is placed. The area of a sign face does not include any supporting framework, bracing or decorative fence or wall when the fence or wall otherwise meets the regulations of this chapter and is clearly incidental to the display itself.



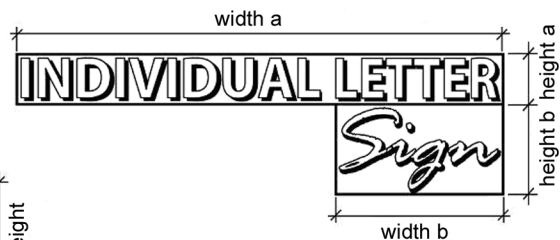
$$\text{area} = \text{height} \times \text{width}$$



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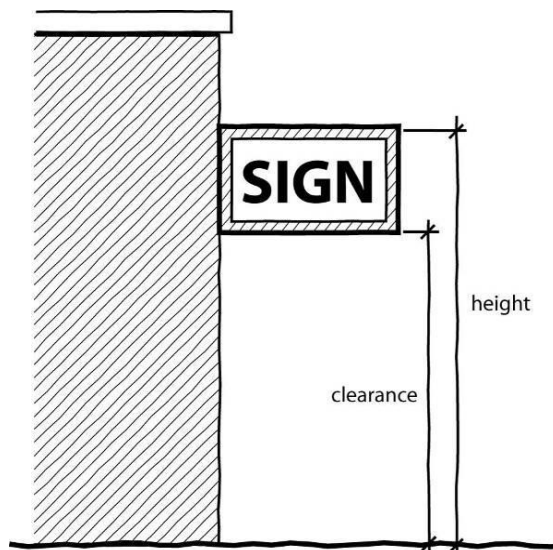


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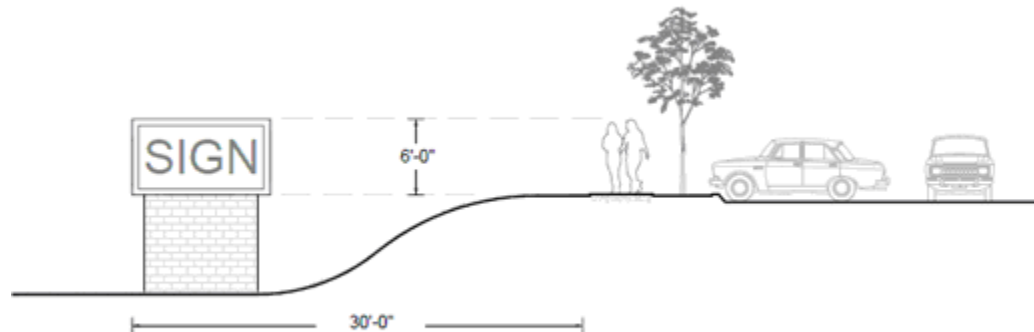


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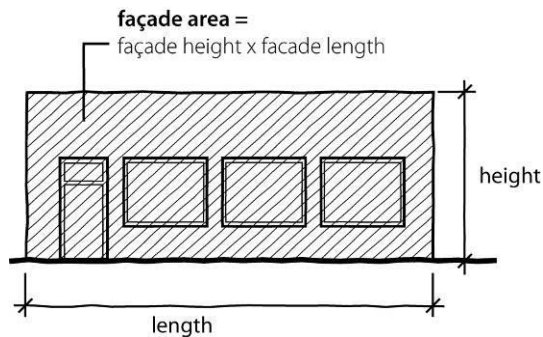
2. **Sign Height Measurement.** For projecting and under canopy signs, the height of a sign will be computed as the distance from the highest point of the sign structure to the lowest point on the ground directly below the sign. For freestanding signs, the height of a sign will be computed as the distance from the highest point of the sign structure to the lowest point on the ground directly below the sign.



For lots with an elevation below the adjacent street, the height of the sign will be computed as the distance from the highest point of the sign structure to the height of the sidewalk, or curb line of street if no sidewalk exists, adjacent to the property, provided the sign is installed within thirty (30) feet of the street right-of-way line.

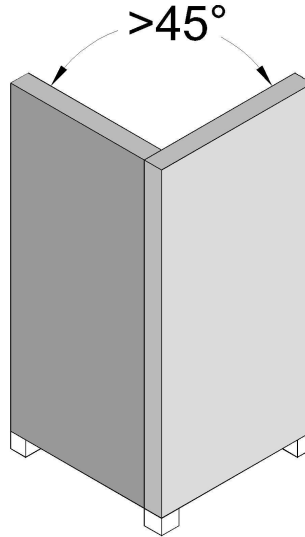


- 3. Building Façade Area Measurement.** Building façade area includes the entire area of a building wall, including doors, windows, recessed and projecting areas, and all other features, measured from the ground to the top of the roof, including architectural features.



- 4. Sign Face Separation.** For the purposes of computing sign area, a single sign becomes two (2) signs if there is an angle created between the two (2) outer

surfaces of the sign greater than forty-five degrees (45°)



- C. **Sign Setbacks** - signs must be located on-site, and outside of the public right of way and sight triangles.

435.050 General Standards of Applicability

A. Materials, Construction and Maintenance

1. Except as otherwise expressly stated in this chapter, all permanent signs, sign structures and non-structural trim must be constructed of approved combustible or non-combustible materials.
2. All signs, together with all their supports, braces, guys, and anchors, shall be kept in good repair and, unless constructed of galvanized or noncorroding metal, shall be given a protective coating as necessary to maintain a clean appearance and safe condition. All signs shall be maintained in accordance with all City ordinances, including ordinances concerning nuisances and vegetation.
3. Letters, figures, characters or representations in cutout or irregular form maintained in conjunction with, attached to or superimposed upon any sign must be safely and securely built or attached to the sign structure.

4. Illuminated signs produced in quantity (as opposed to signs custom-built for specific locations) must be constructed in accordance with the “Standards for Electric Signs” (U.L. 48) of the Underwriters’ Laboratories, Inc.
 5. All electrical signs must be connected to permanent electrical service installed according to the requirements of the electrical code. All wiring for newly constructed detached signs must be underground. Electrical permits shall be obtained for any signs requiring electrical service connections.
 6. Any permanent sign, other advertising structure, marquee, canopy or awning as defined in this chapter must be designed and constructed to withstand a wind pressure of not less than twenty-five (25) pounds per square foot of net surface area; and must be constructed to receive dead loads as required in the building code and/or other City ordinances.
 7. Any sign drawing submitted with a sign permit application for a monument or projecting sign shall include the signature and seal of an engineer or architect registered in the State of Missouri.
- B. Obstructions.** No sign may not be placed within, interfere with, block or obstruct:
1. Public right-of-way;
 2. Any vehicular entrance or exit to a parking lot;
 3. Any vehicular access way;
 4. Intersection visibility and/or safety;
 5. Any parking space; or
 6. Any pedestrian sidewalk, path or crosswalk.
- C. Landscaping.** All monument signs for new developments must be landscaped with shrubs, perennial and annual flowers, or ground cover (non-turf-grasses) plants. The landscaping area must be a minimum of three (3) feet wide on all sides of the monument base. Where the area around the base of the sign is insufficient in size for all of the required landscaping, the Development Services Director may permit installation of a portion of the required landscaping at an alternate location on the site.
- D. Master Signage Plan.** A master signage plan shall be submitted with any site plan application for new commercial developments in which signage will be proposed. The signage plan should generally depict the number, location and design of monument and wall signs, including directional or incidental signs proposed within a development.

Master sign plans shall indicate the amount, location, and type of signage allocated to buildings and/or tenant space. The number of sign types, such as awning signs, cabinet signs, individual graphics. If more than one sign type is used on a single building, the sign types shall have at least two of the following design elements in common with each other:

1. Common colors on the background or text.
2. Common lettering style.
3. Common size (e.g., a specified height common to each sign).
4. Common materials.

435.060 Sign Types Permitted

1. **Residential District and Uses.** The following permanent signs are permitted in residential zoning districts, or residential uses permitted within an agricultural district.

Sign Type	Number of Signs Allowed	Sign Location	Sign Face & Materials	Illumination	Sign Area & Height Regulations		Additional Requirements
					A, RE, RR, R1A, R1, R1.5, R2	R-3, R-3A, R-3B,	
Permanent Signage Group							
Freestanding Signage Category							
Monument Sign, Subdivision or Residential Community	1 per street frontage 2 per entrance per subdivision to an arterial or collector street.	5' from all property lines, within common area or easement for subdivision signage	Brick, stone, masonry or similar durable materials	Direct or Indirect	32 SF Max 6'Height	32 SF Max 6'Height	435.070A
Landscape Wall Sign	1 per street frontage	Permitted on any engineered retaining or landscape wall	Brick, stone or masonry block, with letters constructed of metal or similar durable	Direct or Indirect	1 SF per linear foot of wall length, not to exceed 6' in height		435.070D

			materials				
Flag Sign	4 per residential lot	Located on site and at least 10' away from all property lines	Vinyl, Fabric, or Lightweight all-weather material	Direct or Indirect	40 SF Max 30' Height	40 SF Max 30' Height	435.070K
Electronic Message Sign	Not allowed						
Attached Signage Category							
Wall Sign, Residential Community	3 per residential community building	On building facades, not to project above any roof line		Direct or Indirect	Not allowed	10% of building facade area	435.070H

2. **Commercial, Office, Industrial Districts and Non-Residential Uses.** The following permanent signs are permitted in commercial, office, or industrial districts.

Sign Type	Number of Signs Allowed	Sign Location	Sign Face & Materials	Illumination	Sign Area & Height Regulations		Additional Requirements
					PO, C-1, C2, C-3	BP, M-1, M-2	
Permanent Signage Group							
Freestanding Signage Category							
Monument Sign, Single Tenant Building	1 per street frontage	5' from all property lines	Brick, stone, masonry or similar durable materials	Direct or Indirect	32 SF Max 6'Height	32 SF Max 6'Height	435.070A
Monument Sign, Multiple Tenant Building					48 SF Max 6'Height	80 SF Max 15'Height	
Monument Sign, Shopping Center less than 100,000 GFA					80'Max 15' Height	Not allowed	
Monument Sign, Shopping Center greater than or equal to 100,000 GFA					300 SF Max 30' Height	Not allowed	

Pillar Sign			Supported by masonry base at least 2' in height, with metal, masonry, brick, stone etc... sign face		3.5' width per sign face, 20' Max Height		435.070C
Pole Sign	Not Permitted						
Landscape Wall Sign	1 per street frontage	Permitted on any engineered retaining or landscape wall	Brick, stone or masonry block, with letters constructed of metal or similar durable materials	Direct or Indirect	1 SF per linear foot of wall length, not to exceed 6' in Height		435.070D
Electronic Message Sign	1 per street frontage	5' from all property lines	Brick, stone, masonry or similar durable materials		32 SF Max 6' Height	Not allowed	435.070F
Menu or Order Board Sign	2 per drive-thru lane	5' from all property lines	Durable, weather-resistant materials, such as metal or plastic		48 SF Max 8' Height Max	Not allowed	435.070E
Flag Sign	4 per establishment	10' away from all property lines	Vinyl, Fabric, or Lightweight all-weather material	Direct or Indirect	40 SF Max 30' Height	40 SF Max 30' Height	435.070K
Attached Signage Category							
Wall Sign, Single Tenant	1 per exterior wall or building facade per establishment, plus one	On building facades, not to project above any roof line	Durable, all-weather materials including metal, plastic or	Direct or Indirect	10% of building facade area	15% of building facade area	435.070H

Wall Sign, Multiple Tenant	additional per customer entrance	On building facades, not to project above any roof line	other approved rigid material		10% of tenant space facade area	15% of tenant space facade areas, 6' max letter height	
Awning Sign	1 per door or window opening	On building facades above or around window casings or similar architectural features	Durable, all-weather materials including metal, plastic, cloth fabric, or other approved materials	Indirect	10% of facade area, 6 foot max letter height	Not allowed	435.070I

435.070 Additional Standards for Sign Types

A. Monument Signs

1. A monument sign shall be supported with a base that is at least 80 percent of the width of the sign at its widest point, and shall be landscaped in accordance with Section 430.050 of this Code
2. A monument sign base shall have a masonry or concrete substructure with an exterior base consisting of durable masonry materials and include brick, split or scored concrete masonry units (CMU), natural or synthetic stone, or other architectural material(s) that, in the opinion of the Director, meet the intent of this section.

B. Directional Signs

1. Incidental signs used for directing traffic shall be installed as permanent monument signs and are subject to the following limitations:
 - i. Shall be permitted for businesses utilizing menu or order board signs or with drive-thru facilities, or within residential communities with neighborhood amenities.
 - ii. Shall not exceed nine (9) square feet in area or three (3) feet in height.

- iii. The Planning and Zoning Commission shall have the authority to establish limits on the maximum number of directions and incidental signs when necessary.

C. Pillar Signs

1. The maximum width of each sign face is three and one-half feet.
2. Signs shall be mounted on a masonry base with a minimum height of two feet. Overall maximum permitted height is 20 feet.

D. Landscape Wall Signs

1. Signs placed on a landscape or retaining wall shall be considered freestanding signs.
2. Landscape wall signs shall be generally centered or adjusted to maintain scale, visibility and proportionality.
3. Cabinet box signs with visible raceways or exposed conduit, banner signs, board signs, and other temporary sign types are prohibited from being placed on a landscape or retaining wall.

E. Menu or Order Board Signs

1. Location of the drive-thru menu or order board signs shall be included with development or site plans. Menu or order board signs proposed to be added to an existing building shall also comply with these requirements.
2. Menu or order board signs shall not be located between the building and the right-of-way line or any arterial road when possible to avoid visual impact to the public roadway.
3. Menu or order board signs shall be oriented away from residential properties to minimize noise and light impacts. Solid screening may be used to mitigate impacts.
4. Restaurants providing drive-thru but not curbside service may have no more than two (2) menu boards per drive-thru lane, not to exceed eight (8) feet in height and forty-two (42) square feet in total size per menu board.
5. Restaurants providing curbside service may have no more than one (1) menu board per bay not to exceed six (6) square feet per sign face for each menu board.

F. Electronic Message Signs.

1. Only one Electronic Message Sign is permitted per property, regardless of street frontages. In the case of a corner lot or lot with multiple street frontages, an Electronic Message Sign and Monument Sign shall not exist on the same property.
2. An electronic message sign shall not comprise more than 50% of the allowable sign area.
3. Any portion of the message or image must have a minimum duration on screen of eight (8) seconds. An exception to this requirement is made for a sign that displays time and temperature.
4. The change from one (1) message to the next shall not take more than one (1) second and shall not involve flashing or movement of text or images.
5. Electronic message signs shall be maintained so as to be able to display messages in a complete and legible manner. Electronic message signs that are partially inoperable, burnt-out, malfunctioning in excess of 14 days shall be considered a violation.
6. Prior to the issuance of a sign permit, the applicant shall provide written certification from the sign manufacturer that the light intensity has been factory pre-set not to exceed seven thousand (7,000) NITS during daylight hours and two thousand five hundred (2,500) NITS between dusk and dawn and that the intensity level is protected from end-user manipulation.
7. The sign shall not display light of such intensity or brilliance to cause glare or otherwise impair the vision of the driver, or result in a nuisance to the driver.

G. Subdivision Entrance Signs.

1. Subdivision entrance signs may be located at entrances to the subdivision and shall be within a sign easement, common area, or private property, and shall only be permitted as monument signs. Signs may not be located in the sight triangle.
2. Subdivisions that include access to major collector or arterial roadways shall be permitted 2 subdivisions entrance signs, provided they are located on opposing sides of the subdivision street entrance, and in compliance with all other locational requirements of this Code.

3. The developer or property owners association shall be responsible for the maintenance and upkeep of the subdivision identification signs, including landscaping and lighting.
4. All subdivision monument signs shall have a masonry, block or concrete substructure with surfaces consisting of clay brick, split-face concrete block, stone or stucco. Secondary materials such as wood or metal are permitted, but should be subordinate to the main structure.
5. Ground-mounted indirect lighting is permitted, placed five feet from the sign, and shall be directed at the sign only. High intensity lights, such as flood lights, shall not be used to illuminate the sign.

H. Wall Signs

1. Shall not obscure window or door openings, other open areas within a building facade, or architectural features such as arches, columns, eaves, cornices, moldings, dormers, pediments, or ornamental materials such as metal, glass or woodwork.
2. Shall be fastened directly to the exterior wall of a building and extend from the surface of the wall no more than 12 inches.
3. Wall signs for a multi-tenant building for a particular tenant shall only be permitted on the portion of the building façade corresponding to the space occupied by that tenant.

I. Awning Signs

1. Awnings shall be slanted or sloped and made of non-rigid material such as fabric or flexible plastic, supported by a rigid frame; or can be constructed with rigid materials, such as metal or plastic.
2. Awning signs shall be materially consistent throughout all facades of the building. Mixing of materials such as cloth, fabric, metal, plastic or other similar material is prohibited.
3. When the maximum sign area is a percentage of building facade, the calculation shall be based on the width of the awning times the height of the building.

J. Canopy Signs

1. May be attached perpendicular to a building wall and anchored with horizontal beams, guys, cables, or other structure connecting elements, or may be a freestanding overhead structure supported by vertical posts.
2. Canopy sign area shall be calculated as a percentage of the building facade in which the canopy is attached. In the case of a multi-tenant building, canopy sign area shall be determined by the area of the facade of the tenant space, and not the entire building facade.
3. Under canopy signs shall be rigidly anchored, and shall maintain at least eight (8) feet of clearance above sidewalks and pedestrian entrances.

K. Flags and Flagpoles

1. Flagpoles may be freestanding ground-mounted extending upward, or wall-mounted extending outward. Ground-mounted poles shall be setback at least 10 feet from any property lines, and not interfere with any buildings, structure, or utilities.
2. There shall be no more than 2 flagpoles per lot in all zoning districts.
3. Flags must be attached to a flag pole structure, and shall not be attached to any building, fence, wall, or other unapproved structure.
4. There shall be no more than 2 flags per pole.
5. No flag shall exceed 5 feet by 8 feet in dimensions.

435.080. Temporary Event Signage

- A. Applicability.** Temporary signs placed in any zoning district shall conform to the standards and requirements within this Section, and any special conditions that may be required as part of any temporary use or event.

B. General Standards and Requirements

1. Location. Temporary signs must be located entirely on private property and not within the public right-of-way which includes the entire public sidewalk and planting strip, or on public property, and must be outside of the sight triangle.
2. Placement. Temporary signs shall only be permitted as ground-mounted signs. Attaching signs to buildings, fences, walls, or other structures shall be prohibited.

3. Temporary signage must also be at least five feet from any other property lines.
4. Separation Requirements. To promote roadway safety, prevent excessive visual clutter, and maintain an orderly streetscape, temporary signs placed along public rights-of-way or adjacent to roadways shall comply with the following separation standards:
 - i. Temporary signs shall be spaced a minimum of 10 feet apart from one another when located on the same parcel of land, as measured in any direction from the nearest edge of each sign.
 - ii. Temporary signs shall not obstruct the visibility of traffic control devices, street signage, residential or commercial driveways, intersections, or pedestrian crossings.
5. Illumination of temporary signs is not permitted.
6. Streamers, pennants, flashers or other attention-attracting devices are not permitted to be attached to approved temporary or permanent signs.
7. Size & Number. The maximum size and number of temporary signs permitted on a property, parcel or building is specified in 435.080D
8. Ownership Permission. Temporary signage placed within commercial districts must be placed by the property owner, or with the express written permission of the property owner. Permission obtained from a property owner shall expressly state the general location of the sign, and the duration it is allowed to be placed.

C. Permitted Temporary Signage

1. **Residential Districts and Uses.** The following temporary signs are permitted in residential zoning districts, or residential uses permitted within an agricultural district.

Sign Type	Number of Signs Allowed	Sign Location	Sign Face & Materials	Illumination	Sign Area & Height Regulations		Additional Requirements
					A, RE, RR, R1A, R1, R1.5, R2	R-3, R-3A, R-3B,	
Temporary Signage Group							
Freestanding Signage Category							

37TH UDC AMENDMENT
EXHIBIT A: DRAFT CHAPTER 435 SIGNAGE

Banner Sign	1 per parcel/lot per street frontage	Located on site and at least 5' away from all property lines	Vinyl, Fabric, or Lightweight all-weather material.	Not Allowed	Not allowed	32 SF Max 6'Height	435.080D1
Board Sign			Treated plywood, corrugated plastic or similar rigid all-weather material				
Feather or Quill Sign			2 per establishment			Vinyl, Fabric, or Lightweight all-weather material.	32 SF Max 12' Height
Dual Post Sign	1 per street frontage	5' from all property lines, or within common area or easement for subdivision signage	Durable, rigid materials, supported by at least 2 treated 4"x4" wood posts	Indirect	24 SF Max 6'Height	32 SF Max 6'Height	
Inflatable Sign	Permitted with Planning and Zoning Commission approval, pursuant to UDC Section 470.240						
Yard Signage Category							
Stake or Frame Sign	Up to 4 signs	5' from all property lines, including separation requirements	Durable, rigid materials such as plastic or metal supported at least 2 stakes, or a stake frame	Not Allowed	12 sq. ft. for a single sign or 3 sq. ft. each, not to exceed 12 sq. ft. total	24 sq. ft. for a single sign or 6 sq. ft. each, not to exceed 24 sq. ft. total	435.080D4
Development and Construction Signage Category							
Active Plat or Building Sign	1 per street frontage, not to exceed 2 per active subdivision plat for single-famil	5' from property lines, on private property or common area tract.	Durable, rigid materials, supported by at least 2 treated 4"x4" wood posts, or attached to a building wall	Not Allowed	48 SF Max, 8 Height		435.080D7

	y uses. 1 per street frontage for non-single family uses					
Directional Signage	No Limit, permitted per approved construction plans	5' from all property lines and driveways, on buildings facades	Durable, rigid materials such as plastic or metal supported by rigid posts or attached to a building wall		6 SF max, 4' height	435.080D7

2. **Commercial, Office, Industrial Districts and Non-Residential Uses.** The following temporary signs are permitted in commercial, office, or industrial districts.

Sign Type	Number of Signs Allowed	Sign Location	Sign Face & Materials	Illumination	Sign Area & Height Regulations		Additional Requirements
					PO, C-1, C2, C-3	BP, M-1, M-2	
Temporary Signage Group							
Freestanding Signage Category							
Banner Sign	1 per establishment per street frontage,not to exceed 4 at any given time for multi-tenant buildings	Located on site and at least 5' away from all property lines	Vinyl, Fabric, or Lightweight all-weather material.	Not allowed	32 SF Max 6'Height		435.080D1
Board Sign			Treated plywood, corrugated plastic or similar rigid all-weather		32 SF Max 6'Height		

37TH UDC AMENDMENT
EXHIBIT A: DRAFT CHAPTER 435 SIGNAGE

			material				
Feather or Quill Sign	2 per establishment, not to exceed 4 at any given time for multi-tenant buildings		Vinyl, Fabric, or Lightweight all-weather material.		40 sq. ft. for 1 sign or 4 signs provided the aggregate area does not exceed 40; 15' Height		435.080D2
Dual Post Sign	1 per street frontage		Durable, rigid materials, supported by at least 2 treated 4"x4" wood posts		32 SF Max 6'Height	48 SF Max 6'Height	435.080D1
Sandwich Board/A-Frame Sign	1 per establishment	Located within 5' of any customer entrance	Treated plywood, corrugated plastic or similar rigid all-weather material		10 SF Max 5' Height		435.080D3
Inflatable Sign	Permitted with Planning and Zoning Commission approval, pursuant to UDC Section 470.240						
Window Signage Category							
Window Sign		Only allowed on the interior side of the window, not on customer entrances and exits	Vinyl, Fabric, Paper, Paints, or similar lightweight material	Indirect	Max 50% obstruction of total area comprising windows and doors		435.080D5
Yard Signage Category							
Stake or Frame Sign	1 per establishment per street frontage, not to exceed 4 at any given time for multi-tenant buildings	5' from all property lines, including separation requirements	Durable, rigid materials such as plastic or metal supported at least 2 stakes, or a stake frame	Not allowed	32 sq. ft. for a single sign not to exceed 6' in height		435.080D4

Development and Construction Signage Category							
Active Plat or Building Sign	1 per street frontage	5' from property lines, located on site or building actively under construction	Durable, rigid materials, supported by at least 2 treated 4"x4" wood posts, or attached to a building wall	Direct	48 SF Max, 8 Height	48 SF Max, 8 Height	435.080D7
Directional Signage	No Limit, permitted per approved construction plans	5' from all property lines and driveways, on buildings facades	Durable, rigid materials such as plastic or metal supported by rigid posts or attached to a building wall		6 SF max, 4' height		435.080D7

D. Additional Standards for Temporary Sign Types

1. Freestanding Signs.
 - i. Freestanding signs may be installed as banners or board signs.
 - ii. Freestanding signs shall be made of durable, all-weather, material so as to maintain their integrity and appearance during their installation.
 - iii. Freestanding signs shall be secured to at least two vertical supporting elements, and shall not be secured to any other approved signage on a property or building.
2. Feather or Quill Signs
 - i. No feather or quill sign may be placed on a roof or extend above the height of the building to which it relates.
 - ii. For single tenant buildings and lots, one (1) feather or quill sign may be displayed per street frontage, with a maximum of two (2) signs per lot.

- iii. For multi-tenant buildings and shopping centers, one (1) feather or quill sign may be displayed per tenant, not to exceed 4 total signs per lot.
- 3. Sandwich Board/A-Frame Signs.
 - i. Sandwich Board/A-Frame signs are permitted in all commercial districts.
 - ii. Sandwich Board/A-Frame signs shall be placed only for the duration of time that the business is in operation, and shall not be on display outside of the building or tenant space when the business is closed.
 - iii. One Sandwich Board/A-Frame sign is allowed per business tenant space, in addition to other permitted signs.
 - iv. Sandwich Board/A-Frame signs shall not be located any further than five feet from the principal entrance to a business or tenant space, and shall not block any required pedestrian or vehicular access, or fire lane.
- 4. Yard Signs.
 - i. Up to 3 additional yard signs are permitted on residentially zoned properties within a period of 30 days prior to, and 5 days following, any local, state, or federal election hosted by the City, subject to all other size, location and separation requirements of this Code.
 - ii. Up to 4 additional yard signs are permitted on commercially or industrially zoned properties within a period of 30 days prior to, and 5 days following, any local, state, or federal election hosted by the City, subject to all other size, location and separation requirements of this Code.
 - iii. Yard signs may not be illuminated.
- 5. Window Signs.
 - i. Window signs shall not count toward the total number of allowable signs on a building
 - ii. Window signs shall only be placed on the inside of a window, and shall not be placed on customer entrances and exits.
 - iii. Window signs shall not obstruct more than 50% of the area of the total area comprising windows and transparent doors on any building or tenant space.

6. Grand Opening Event Signs.

- i. All signage must be placed on the property in which the business is located
- ii. Additional signage shall be limited to a maximum of 60-days, which shall begin on the date that the business becomes open to the general public.
- iii. A total of 5 temporary signs may be placed for a grand opening event, and shall be limited to banner signs and/or feather or quill signs. Additional signage shall be subject to other size and location restrictions within this chapter.

7. Development and Construction Signs. Construction signs may be erected on private property subject to the following limitations:

- i. Development and Construction signs for commercial, industrial and non-single family residential projects may be erected upon the issuance of a building or construction permit, and shall be removed at the issuance of certificate of occupancy.
- ii. Signs for single-family construction projects or subdivisions may be erected after the approval of a final plat, and shall be removed prior to the last Certificate of Occupancy for a lot within the plat.
- iii. Building and Construction shall not include signs or board
- iv. No sign shall exceed 48 square feet in area or 8 feet in height.

435.090 Sign Illumination

A. General Standards for Illumination

1. Signs may be illuminated as permitted within Section 435.060, and in accordance with other relevant sections of the Code.
2. Flashing lights, rapidly changing or intermittent-type illumination, rotating beams, or illumination resembling emergency lights are prohibited for the illumination of signs.
3. The electric wiring for all illuminated signs must be located underground. Any transformers or electrical appurtenances required for the illumination of a sign

shall be concealed within a sign cabinet, or landscaped in accordance with Section 430.050.

4. An electrical permit shall be obtained for any illuminated sign.

B. Methods of Illumination

1. **Direct Illumination** - Illumination in which the source of light comes from an appurtenance to the sign itself, including wall mounted, ground mounted, or accessory lighting fixture.
 - i. **Backlit** - Illumination that is arranged in such a way that the light is cast from behind the sign to the eyes of the viewer.
 - ii. **Wall Mounted Lamp** - Illumination resulting from light emitted directly from a shielded light fixture located at the top of the sign and angled downward onto the sign face. The fixture is typically attached to a curved or adjustable mount, allowing light to be directed at the sign.
 - iii. **Ground Mounted Lamp** - Illumination resulting from light emitted directly from a light fixture located on and secured to the ground and angled upward onto the sign face. The fixture is typically anchored to the ground allowing light to be directed at the sign.
2. **Indirect or Ambient Illumination** - Illumination in which the only light that falls onto the sign comes from sources that are available naturally (e.g. sunlight, moonlight) or from artificial lighting sources used for other purposes in the vicinity of the sign.
 - i. **External indirect illumination:** A source of external illumination located away from the sign, which lights the sign, but the direct light source is not obviously visible to persons viewing the sign from any street, sidewalk or adjacent property.
 - ii. **Internal indirect or Halo illumination:** A source of illumination entirely within an individual letter, cabinet or structure which makes the sign visible at night by means of lighting the background upon which the individual letters are mounted. The letters are typically opaque, and thus are silhouetted against the background. The source of illumination is not visible. Also called "halo" or "reverse channel" lighting.

435.100 Nonconforming Signs

Nonconforming signs are those that were lawfully established but no longer comply with the sign regulations of this Code. A nonconforming sign may remain, subject to the regulations of Section 475.070 of this Code

435.110 Removal of Abandoned and Illegal Signs

- A. Any temporary sign for which a permit has expired shall be considered an illegal sign.
- B. Any sign that fails to meet the maintenance requirements of this chapter shall be deemed to be abandoned.
- C. Except as specifically provided elsewhere in this chapter, any sign placed within the City right-of-way shall be considered an illegal sign.
- D. Abandoned and illegal signs shall be subject to the enforcement provisions of Chapter 480.

435.120 Inflatable Sign Permit

In order to install an inflatable sign, an application shall be filed for an Inflatable Sign Permit. Applications for an Inflatable Sign Permit shall be filed in accordance with Section 470.240.

435.130 Prohibited signage and limitations

- A. No sign shall be erected at any location where it may, by reason of its position, shape, color or design, interfere with, obstruct the view of, or be confused with any authorized traffic sign, signal, or device.
- B. No signs shall project above the parapet wall or eave of a building, or be mounted or extended above the roof of a building.
- C. No signs shall be mounted or displayed on an unlicensed vehicle.
- D. No signs shall be placed in such a manner that would impede vehicular or pedestrian access or visibility, and should not obstruct ingress or egress from any door, window, or fire escape.
- E. The following types of signs shall be expressly prohibited:
 - 1. Snipe signs;

2. Vehicle signs;
3. Portable signs;
4. Any sign or other advertising structure displaying any obscene, indecent, or immoral matter;
5. Any sign that obstructs or is attached to a fire escape;
6. Any sign that obstructs a window, door, opening required for legal ventilation, or any other opening; or prevents free passage from one part of the roof to another;
7. Attention-attracting devices, electrical signs, displays or illuminated signs that may impair night vision, are a hazard to traffic or interfere with or conflict with traffic signals, whether inside or outside the building;
8. All signs on public property, whether permanent or temporary, except signs installed by a government entity;
9. Pole signs;
10. Private sign, placed on public property;
11. Roof signs;
12. Home occupation sign;
13. Pennant/Streamer;
14. Inflatable Signs;
15. Abandoned Signs;
16. Signs in the right-of-way, excluding governmental signs and traffic signs;
17. Any sign or sign structure determined by the Director to be structurally unsafe or a hazard to safety or health by reason of inadequate maintenance, dilapidation, or abandonment;
18. Signs that are directed to incite or produce imminent lawless action and are likely to incite or produce such action, as determined by the Director; and
19. Signs that convey threats of violence that are directed at a person or group of persons that have the intent of placing the target at risk of bodily harm.

37TH UNIFIED DEVELOPMENT CODE AMENDMENT

APPLICANT -	REQUESTED ACTION
City of Raymore, MO	37th Amendment to the Unified Development Code (UDC), updating the regulations on signage in the City. The proposed action would repeal existing UDC Chapter 435 Signs, and replace it with a new proposed Chapter 435 - Signage.

GENERAL INFORMATION -

ADVERTISEMENT -	DATE
Planning and Zoning Commission	June 26, 2025 North Cass Herald Newspaper
City Council	July 24, 2025 North Cass Herald Newspaper

PUBLIC HEARING	DATE -
Planning and Zoning Commission	July 15, 2025 Planning and Zoning Meeting
City Council	August 11, 2025 City Council Meeting

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) establishes the findings of fact that the Planning and Zoning Commission and City Council must take into consideration.

STAFF COMMENTS -

1. Staff held a Work Session meeting with the City Council in March of 2024 to review elements of the sign code that would need to be reviewed and amended. Staff also presented a draft sign code to the Planning and Zoning Commission as part of the 2024 Annual Review of the Unified Development Code, among other miscellaneous topics in September of 2024. The final draft of the sign code is now presented for review.
2. A summary of the proposed changes to Chapter 435 - Signs includes the following:
 - a. Refined signage regulations to remove content based regulations and enhance regulations based on zoning classifications and use.
 - b. Clarified permitting requirements and approval procedures for various sign types.
 - c. Added more comprehensive definitions for various sign types and categories, with type-specific regulations.
 - d. Refined landscaping requirements for monument signs, ensuring consistency between Chapter 430 (Landscaping & Screening) and Chapter 435 (Signs).
 - e. Expanded provisions for incidental signs beyond drive-thru uses to include specific residential uses.
 - f. Expanded temporary signage allowances for grand openings, allowing for broader promotional activities during an initial 45-day opening period.
 - g. Established more precise location and spacing requirements for temporary signs across all districts.
3. At the July 15, 2025 Planning and Zoning Commission meeting, there were questions and discussions regarding the Code regulations on flags and flag signs. Since the Planning and Zoning Commission meeting, staff has revised the language in Section 435.070(K) Flags and Flagpoles.

FINDINGS OF FACT -

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 text amendment is consistent with the intent and purpose of the Unified Development Code and plans adopted by the City of Raymore. The proposed regulations are intended to provide for orderly development of the City, which includes signage within the built environment and public realm.

2. Whether the proposed text amendment corrects an error or inconsistency in the code.

The amendment proposes a total re-write of the sign code based on recent Supreme Court rulings on content-based sign regulations, and adds in additional specific regulations for various signage types, both temporary and permanent. The amendment also considers feedback from the local business and development community, including sign preferences and needs for business support. The proposed amendment adds additional sign types and regulations not previously included in the Code. The proposed amendment does correct legal inconsistencies in the Code based on Supreme Court rulings on free speech.

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

In general, the City as a whole would be impacted by the amendment, as it proposes regulations for signage in all zoning districts, including residential, commercial, and industrial zones. The proposed regulations will apply to both temporary and permanent signage in all residential districts.

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

The proposed amendments are generally not made necessary because of changed or changing conditions in the zoning districts. The proposed changes are being made based on rulings of the Supreme Court regarding signage regulations and free-speech, and feedback from the local business community.

5. Whether the proposed text amendment is in the best interests of the City as a whole.

The proposed text amendment is in the best interests of the City as it will update the City's signage regulations to bring them into compliance with legal rulings by removing regulations that are currently considered to be content-based. It also better meets the needs of the local business community by expanding and defining allowable signage types, and clarifying permitting requirements and processes.

PROJECT REVIEW SCHEDULE

COUNCIL, COMMISSION OR BOARD	ACTION	DATE
Planning and Zoning Commission	Review/Hearing/Recommendation	July 15, 2025

City Council Review/Hearing/Approval or Denial August 11, 2025 (1st Reading)
August 25, 2025 (2nd Reading)

STAFF RECOMMENDATIONS -

Staff recommends a motion to accept the proposed findings of fact and to forward Case No. 25027 - 37th Amendment to the Unified Development Code to the City Council with a recommendation of approval.

PLANNING COMMISSION ACTION - 7/15/2025

At their July 15, 2025 meeting, the Planning and Zoning Commission voted 8-0 to accept the proposed findings of fact and to forward Case No. 25027 - 37th Amendment to the Unified Development Code to the City Council with a recommendation of approval.

PROJECT ATTACHMENTS -

- Chapter 435 - Signs (current form)
- Chapter 435 - Signage (proposed)
- Permanent Signage Table (proposed) - Residential & Commercial Districts
- Temporary Signage Table (proposed) - Residential & Commercial Districts

Chapter 435

SIGNS

§ 435.010.	Purpose.	§ 435.060.	Additional Standards for
§ 435.020.	Applicability.		Specific Sign Types.
§ 435.030.	Sign Measurement and	§ 435.070.	Temporary Event Signs.
	Interpretation.	§ 435.080.	Illumination of Signs.
§ 435.040.	Standards of General	§ 435.090.	Removal of Abandoned and
	Applicability.		Illegal Signs.
§ 435.050.	Sign Types Permitted.	§ 435.100.	Conditional Use Permits.
		§ 435.110.	Inflatable Sign Permit.

§ 435.010. Purpose. [Amendment 9 – Ordinance 2011-22, 4-11-2011]

The purpose of this chapter is to achieve balance among the following differing, and at times, competing goals:

- A. To encourage the effective use of signs as a means of communication for businesses, organizations and individuals in Raymore;
- B. To provide a means of way-finding in the community, thus reducing traffic confusion and congestion;
- C. To provide for adequate business identification, advertising, and communication;
- D. To prohibit signs of such excessive size and number that they obscure one another to the detriment of the economic and social well-being of the City of Raymore;
- E. To protect the safety and welfare of the public by minimizing hazards to pedestrian and vehicular traffic;
- F. To preserve property values by preventing unsightly and chaotic development that has a blighting influence upon the community;
- G. To differentiate among those signs that, because of their location, may distract drivers on public streets and those that may provide information to them while they remain in their cars but out of active traffic;
- H. To minimize the possible adverse effects of signs on nearby public and private property; and
- I. To implement the goals and objectives of the Growth Management Plan.

§ 435.020. Applicability.

- A. Generally. The regulations of this chapter apply to all signs within the corporate limits of Raymore unless otherwise expressly stated.
- B. Permits Required. **[Amendment 9 – Ordinance 2011-22, 4-11-2011]**
 - 1. Except as otherwise provided in this chapter, it is unlawful for any person to erect, construct, enlarge, move or convert any sign in the City of Raymore, Missouri or cause the same to be done without first obtaining a sign permit from the Development Services Director.
 - 2. Permits are not required for:
 - a. Replacing or altering the message on a changeable copy sign; or
 - b. Painting, repairing, cleaning or maintaining a sign unless a structural change is made; or
 - c. Non-commercial message signs.
 - 3. Permits will be issued in accordance with the sign permit procedures of Section 470.190.
- C. Signs Exempt from Regulation. **[Amendment 9 – Ordinance 2011-22, 4-11-2011]**
 - 1. The following signs are exempt from regulation under this chapter:
 - a. Signs placed by a governmental body, governmental agency, or public authority, such as traffic signs, signals or regulatory devices or warnings; public notices; signs of historical

interest; or other similar signs or devices;

- b. Memorial signs or tablets, names of buildings and date of construction or establishment when cut into any masonry surface;
- c. Signs inside buildings, inside windows or painted on windows or on glass portions of doors of buildings;
- d. Banners on public utility pole brackets placed by public entities for public events or campaigns, such as "Welcome to Raymore" banners; and
- e. Signs carried by a person; and
- f. Temporary event signs for public, charitable, religious or fraternal organizations, subject to the following limitations:
 - (1) Maximize copy area of thirty-two (32) square feet;
 - (2) Installed no sooner than thirty (30) days prior to the event and removed within five (5) days of the event.

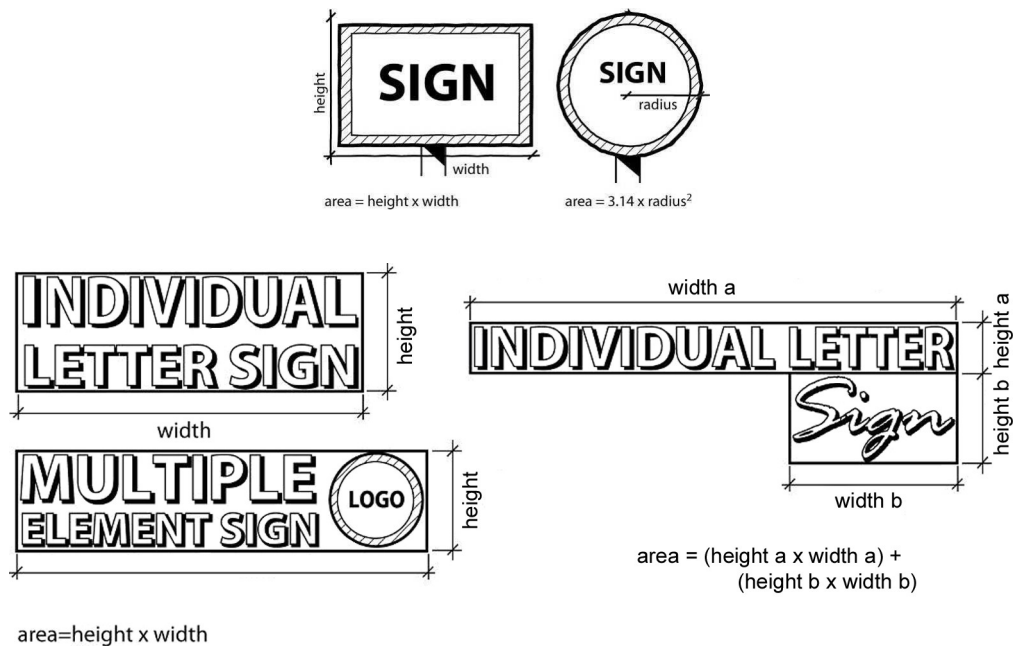
D. Prohibited Signs. The following signs are prohibited:

- 1. Snipe signs;
- 2. Vehicle signs;
- 3. Portable signs;
- 4. Any sign or other advertising structure displaying any obscene, indecent or immoral matter;
- 5. Any sign that obstructs or is attached to a fire escape;
- 6. Any sign that obstructs a window, door, opening required for legal ventilation, or any other opening; or prevents free passage from one part of the roof to another;
- 7. Attention-attracting devices, electrical signs, displays or illuminated signs that may impair night vision, are a hazard to traffic or interfere with or conflict with traffic signals, whether inside or outside the building;
- 8. All signs in the public right-of-way or on public property, whether permanent or temporary, except signs installed by a government entity;
- 9. Pole signs; and
- 10. Roof signs.

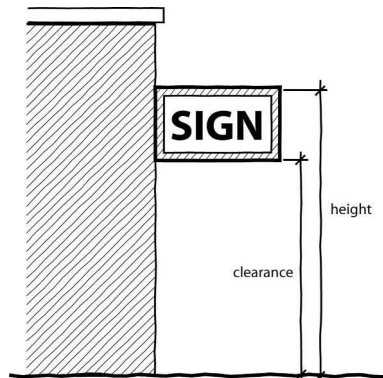
§ 435.030. Sign Measurement and Interpretation.

- A. Measurement of Area of Individual Signs. The area of a sign face will be computed by means of the smallest square, circle, rectangle, triangle or combination thereof that will encompass the extreme limits of the writing, representation, emblem or other display, together with any material or color forming an integral part of the background of the display or used to differentiate the sign from the backdrop or structure against which it is placed. The area of a sign face does not include any supporting framework, bracing or decorative fence or wall when the fence or wall otherwise meets

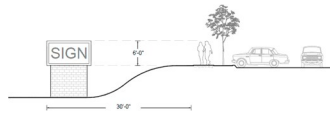
the regulations of this chapter and is clearly incidental to the display itself.



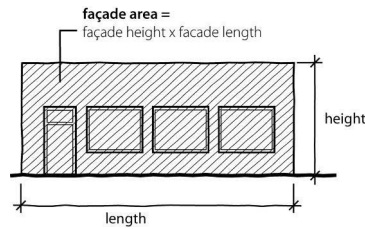
- B. **Sign Height Measurement.** For projecting and under canopy signs, the height of a sign will be computed as the distance from the highest point of the sign structure to the lowest point on the ground directly below the sign. **[Amendment 21 – Ordinance 2015-005, 1-26-2015]**



For freestanding signs, the height of a sign will be computed as the distance from the highest point of the sign structure to the lowest point on the ground directly below the sign. For lots with an elevation below the adjacent street, the height of the sign will be computed as the distance from the highest point of the sign structure to the height of the sidewalk, or curb line of street if no sidewalk exists, adjacent to the property, provided the sign is installed within thirty (30) feet of the street right-of-way line.

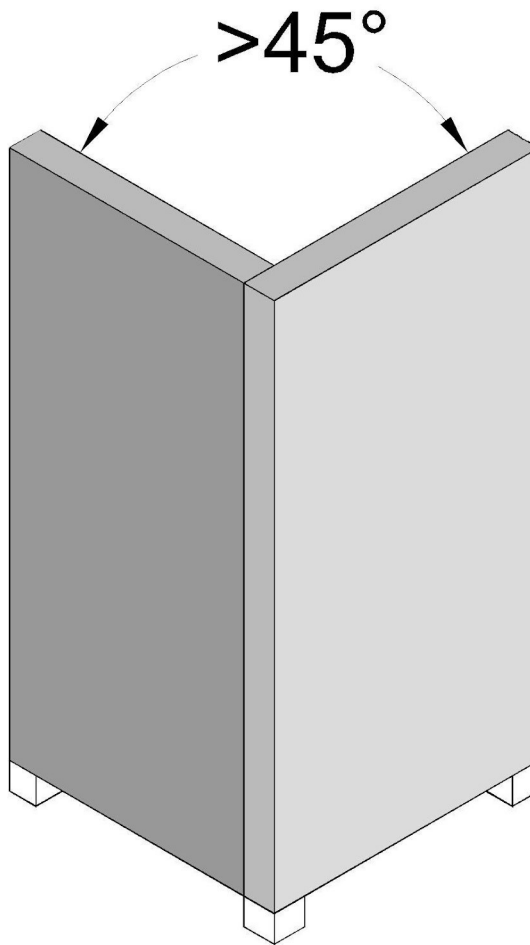


- C. **Building Façade Area Measurement.** Building façade area includes the entire area of a building wall, including doors, windows, recessed and projecting areas, and all other features, measured from the ground to the top of the roof, including architectural features.



- D. **Determination of Visibility or Legibility.**

1. Where this chapter requires a determination of “visibility” or “legibility,” the standard will be based on the eyesight of an adult eligible to receive a Missouri driver’s license (wearing any corrective lenses required by the license). Where the height of the person is material to the determination, the person will be presumed to be more than five (5) feet and less than six (6) feet tall.
 2. In determining visibility of a sign from a residential property, it will be assumed that a two-story residence will occupy the property with second-story windows facing toward the sign.
- E. **Sign Face Separation.** For the purposes of computing sign area, a single sign becomes two (2) signs if there is an angle created between the two (2) outer surfaces of the sign greater than forty-five degrees (45°).



§ 435.040. Standards of General Applicability. [Amendment 9 – Ordinance 2011-22, 4-11-2011]

A. Materials and Construction.

1. Except as otherwise expressly stated in this chapter, all permanent signs, sign structures and non-structural trim must be constructed of approved combustible or non-combustible materials.
2. Letters, figures, characters or representations in cutout or irregular form maintained in conjunction with, attached to or superimposed upon any sign must be safely and securely built or attached to the sign structure.
3. Illuminated signs produced in quantity (as opposed to signs custom-built for specific locations) must be constructed in accordance with the "Standards for Electric Signs" (U.L. 48) of the Underwriters' Laboratories, Inc.
4. All electrical signs must be connected to permanent electrical service installed according to the requirements of the electrical code. All wiring for newly constructed detached signs must be underground.
5. Any sign, other advertising structure, marquee, canopy or awning as defined in this chapter must be designed and constructed to withstand a wind pressure of not less than twenty-five (25)

pounds per square foot of net surface area; and must be constructed to receive dead loads as required in the building code and/or other City ordinances.

6. Any sign drawing submitted with a sign permit application for a monument or projecting sign shall include the signature and seal of an engineer or architect registered in the State of Missouri.

B. Obstructions.

1. All signs must comply with the intersection visibility standards of Section 440.040.
2. No sign may interfere with, block or obstruct:
 - a. Any vehicular entrance or exit to a parking lot;
 - b. Any vehicular access way;
 - c. Any parking space; or
 - d. Any pedestrian sidewalk, path or crosswalk.

C. Landscaping. All monument signs for new developments must be landscaped according to Section 430.050.

D. Noncommercial Messages. Any sign allowed under this chapter may contain, in lieu of any other message or copy, any lawful noncommercial message, so long as the sign complies with the size, height and other requirements of this chapter.

E. Master Signage Plan. A master signage plan shall be submitted with any site plan application for new developments. The signage plan should generally depict location and design of monument and wall signs. The actual tenant name does not need to be identified on the signage plan.

§ 435.050. Sign Types Permitted. [Amendment 2 – Ordinance 29073, 7-27-2009; Amendment 9 – Ordinance 2011-22, 4-11-2011; Amendment 34 - Ordinance 21-073, 12-13-2021]

Signs are permitted in each zoning district as follows:

Zoning District	Sign Type	Max Number Permitted	Maximum Size (sq ft)	Maximum Height	Illumination Permitted	Additional Requirements
A	Monument	1 per street frontage	64	12	Direct or indirect	Signs with a commercial message are only permitted upon property that has approval for a public, civic or commercial use or as permitted in Section 435.070A2. See Sections 435.060 A,B,C, & D; 435.070
	Wall	3 per establishment	10% of façade area	n/a	Direct or indirect	
	Temporary Event	Noncommercial Message	1 per street frontage for each event, issue, candidate or belief	64	12	
		Commercial Message	1 per street frontage			
RE, RR, R-3, R-3A, R-3B, PUD and PR	Monument	1 per street frontage	32	6	Direct or indirect	Signs with a commercial message are only permitted upon property that has approval for a public, civic or commercial use or as permitted in Section 435.070A2. See Sections 435.060 A,B,C, & D; 435.070
	Wall	3 per establishment	10% of facade area	n/a	Direct or indirect	
	Temporary Event	Noncommercial Message	1 per street frontage for each event, issue, candidate or belief	32	6	
		Commercial Message	1 per street frontage			
R-1A, R-1, R-1.5, and R-2	Monument	1 per street frontage	32	6	Direct or indirect	Signs with a commercial message are only permitted upon property that has approval for a public, civic or commercial use or as permitted in Section 435.070A2. See Sections 435.060 A,B,C, & D; 435.070
	Wall	3 per establishment	10% of façade area	n/a	Direct or indirect	
	Temporary Event	Noncommercial Message	1 per street frontage for each event, issue, candidate or belief	16	6	
		Commercial Message	1 per street frontage			
PO & C-1	Monument	1 per street frontage	32	6	Direct or indirect	See Section 435.060D
PO & C-1	Wall	3 per establishment plus 1 under canopy	10% of facade area	n/a	Direct or indirect	See Section 435.060 A,B,C

Zoning District	Sign Type		Max Number Permitted	Maximum Size (sq ft)	Maximum Height	Illumination Permitted	Additional Requirements
PO & C-1	Temporary Event	Noncommercial Message	1 per establishment per street frontage for each event, issue candidate or belief	32	6	Not permitted	See Section 435.070
		Commercial Message	1 per establishment per street frontage				
C-2, C-3, BP, M-1 and M-2	Monument Sign	Individual building with 1 tenant	1 per street frontage	32	6	Direct or indirect	See also Section 435.060D
		Individual building 2-4 tenants	1 per street frontage	48	6	Direct or indirect	See also Section 435.060D
		Shopping center under 100,000 square feet	1 per street frontage	80	15	Direct or indirect	See also Section 435.060D
		Shopping center 100,000 square feet or more	1 per street frontage	300	30	Direct or indirect	See also Section 435.060D
		Billboard on lot under 2 ac	1 per street frontage	32	6	Direct or indirect	See also Section 435.060D & E
C-2, C-3, BP, M-1 and M-2	Monument or Ground	Billboard on lot 2-5 ac	1 per street frontage	48	6	Direct or indirect	See also Section 435.060D & E
		Billboard on lot greater than 5 ac	1 per street frontage	80	15	Direct or indirect	See also Section 435.060D & E
C-2, C-3, BP, M-1 and M-2	Wall	3 per establishment plus 1 under canopy	10% of facade area	n/a	Direct or indirect	See also Section 435.060A, B, C	
C-2, C-3, BP, M-1 and M-2	Temporary Event	Noncommercial Message	1 per establishment per street frontage for each event, issue, candidate or belief	32	6	Not permitted	See Section 435.070
		Commercial Message	1 per establishment per street frontage				

§ 435.060. Additional Standards for Specific Sign Types. [Amendment 9 – Ordinance 2011-22, 4-11-2011]

The following standards are in addition to the applicable standards as specified in Section 435.050.

A. Wall Signs.

1. A wall sign that is attached to a masonry wall shall be secured by means of anchors, bolts and expansion screws, masonry nails or similar connectors. A wall sign that is attached to a wall of wood may be anchored with wood blocks and screws.
2. Signs advertising special services count against the allowable total number of signs and sign area (e.g. pharmacy sign on a discount store).
3. Wall signs are permitted on any side of a building.

B. Projecting Signs.

1. Projecting signs may not project more than five and one-half (5 1/2) feet beyond the face of the building.
2. Projecting signs must be a minimum of ten (10) feet above the level of any sidewalk from the bottom of the sign.
3. Any projecting sign within twenty-five (25) feet of a street or alley intersection must be a minimum of fourteen (14) feet above the sidewalk from the bottom of the sign.

C. Under Canopy Signs. Under canopy signs of greater than four (4) square feet must be rigidly mounted, and there must be ten (10) feet clearance between the base of any under canopy sign and the sidewalk.**D. Freestanding Signs.**

1. A freestanding monument sign shall be supported with a base that is at least eighty percent (80%) of the width of the sign at its widest point.
2. A freestanding ground sign shall be supported by two (2) or more posts or supports.
3. Permanent freestanding signs are not permitted within any utility or drainage easement.
4. Freestanding signs shall be set back a minimum of five (5) feet from all property lines.

E. Billboard Signs.

1. Billboard signs are permitted only along Interstate 49, U.S. Highway 71 or Missouri 58.
2. No billboard sign may be located within one thousand (1,000) feet of any existing billboard sign.
3. A letter of authorization by the property owner is required for application of any billboard sign.
4. Billboard signs shall be set back a minimum of five (5) feet from all property lines.

F. Subdivision Entrance Signs. Subdivision entrance signs may be located at entrances to the subdivision and shall be within a sign easement, common area, or private property. The developer or property owners association is responsible for the maintenance and upkeep of the subdivision

identification signs. Location of signs shall be subject to the provisions of this chapter as well as other applicable ordinances. Such signs shall be monument signs.

G. Incidental Signs. Incidental signs are permitted subject to the following limitations: **[Amendment 33 - Ordinance 2020-068, 11-23-2020]**

1. Incidental signs used for directing traffic shall be monument signs and are subject to the following limitations:
 - a. Are only allowed for businesses with drive-thru facilities;
 - b. Shall not exceed nine (9) square feet in area or three (3) feet in height; and
 - c. The maximum number and location of signs shall be determined by the Planning and Zoning Commission.
2. An incidental sign that is used for ordering products, such as a drive-thru menu board, shall comply with Section 435.060I.
3. No commercial message shall be included on any incidental sign, except upon a drive-thru menu board.
4. All other incidental signs must be wall signs and shall not exceed nine (9) square feet in area.

H. Electronic Message Center Signs. Electronic message center signs are permitted subject to the following limitations:

1. Not allowed as part of a temporary event sign.
2. Any portion of the message or image must have a minimum duration on screen of eight (8) seconds. Exception to this requirement is made for a sign that displays time and temperature.
3. The change from one (1) message to the next shall not take more than one (1) second and shall not involve flashing or movement of text or images.
4. In case of malfunction, the sign display shall be defaulted to a blank screen.
5. Prior to the issuance of a sign permit, the applicant shall provide written certification from the sign manufacturer that the light intensity has been factory pre-set not to exceed seven thousand (7,000) NITS during daylight hours and two thousand five hundred (2,500) NITS between dusk and dawn and that the intensity level is protected from end-user manipulation.
6. The sign shall not display light of such intensity or brilliance to cause glare or otherwise impair the vision of the driver, or result in a nuisance to the driver.

I. Drive Thru Menu Boards. **[Amendment 33 - Ordinance 2020-068]**

1. Location of the sign shall be included with development or site plans.
2. Sign cannot be located between the building and the right-of-way line or any arterial road.
3. Restaurants providing drive-thru but not curbside service may have no more than two (2) menu boards per drive-thru lane, not to exceed eight (8) feet in height and forty-two (42) square feet in total size per menu board.
4. Restaurants providing curbside service may have no more than one (1) menu board per bay not

to exceed six (6) square feet per sign face for each menu board.

5. Electronic menu boards are limited to changing three (3) times per day maximum.

§ 435.070. Temporary Event Signs. [Amendment 9 – Ordinance 2011-22, 4-11-2011]

A. General. [Amendment 2 – Ordinance 29073, 7-27-2009]

1. Temporary event signs may be installed as a freestanding sign or a wall sign.
2. The only commercial messages allowed on temporary event signs on residential property are a message pertaining to the sale or lease of the premises; a message for a business that is completing construction, remodeling or home improvement work upon the property; or a message related to an occasional sale (such as a garage sale or yard sale), held in compliance with all applicable city ordinances.

B. Permits.

1. A temporary event sign permit and applicable fee is required prior to the placement of any temporary event sign that contains a commercial message and is located on a non-residential zoned property.
2. A maximum of four (4) temporary event sign permits will be issued per establishment per calendar year.
3. A temporary event sign permit is initiated upon the placement or installation of the sign and expires upon the termination of the event as defined in Section 435.070F.
4. A period of ten (10) days must elapse between the time a prior temporary event sign is removed and another temporary event sign permit is issued for the same establishment.
5. A temporary event sign permit is not required for a real estate sale or lease sign.

C. Size. The maximum size and height of any temporary event sign is specified in Section 435.050.

D. Location. Temporary event signs must be located entirely on private property. Temporary event signs that contain a commercial message shall be located on the parcel where the advertised goods, service or event is available.

E. Number. The maximum number of temporary event signs per parcel is specified in Section 435.050.

F. Duration. Temporary event signs may be placed upon initiation of the temporary event, and must be removed within five (5) days of the termination of the event. Initiation and termination of particular events shall be interpreted as follows: **[Amendment 33 - Ordinance 2020-068]**

1. **Election.** Initiation thirty (30) days prior to the election of candidates or decision of a ballot question and termination upon the election of a candidate to office; resolution of a ballot question; or defeat of a candidate in a primary or general election event, as applicable.
2. **Real Estate/Tenant Space Sale or Lease.** Initiation upon the actual availability of the parcel or tenant space for sale or lease, and termination upon transfer of ownership of the real estate or occupancy of the new tenant.
3. **Building Construction or Remodeling.** Initiation upon issuance of a building permit or commencement of the construction or remodeling work and termination upon issuance of a

certificate of occupancy or completion of the construction or remodeling work.

4. Sales or Promotional Event. Initiation upon installation of the temporary event sign and termination upon the ending of the sales or promotional event. For the purposes of this subsection, under no circumstance shall a sales or promotional event exceed thirty (30) days.

§ 435.080. Illumination of Signs. [Amendment 6 – Ordinance 2010-50, 6-14-2010; Amendment 13 – Ordinance 2012-074, 9-24-2012]

- A. Signs may be illuminated as permitted in Section 435.050 and other provisions of this chapter. The lighting for any sign that would be visible from any residentially zoned property shall be designed so that no direct glare from any light source is focused, beamed or directed at such property.
- B. Flashing lights, rapidly changing or intermittent-type illumination, rotating beams, or illumination resembling emergency lights are prohibited for the illumination of signs.
- C. The electric wiring for all illuminated signs must be located underground.
- D. An electrical permit shall be obtained for any illuminated sign.

§ 435.090. Removal of Abandoned and Illegal Signs. [Amendment 9 – Ordinance 2011-22, 4-11-2011]

- A. Any temporary event sign for which a permit has expired shall be considered an illegal sign.
- B. Any sign that fails to meet the maintenance requirements of this chapter shall be deemed to be abandoned.
- C. Except as specifically provided elsewhere in this chapter, any sign placed within the City right-of-way shall be considered an illegal sign.
- D. Abandoned and illegal signs shall be subject to the enforcement provisions of Chapter 480.

§ 435.100. Conditional Use Permits. [Amendment 21 – Ordinance 2015-005, 1-26-2015]

A request to install a sign that is not allowed by this chapter or a request to install a sign that is not in conformance with the standards of this chapter may be filed as a Conditional Use Permit in accordance with Section 470.030.

§ 435.110. Inflatable Sign Permit.

In order to install an inflatable sign, an application shall be filed for an Inflatable Sign Permit. Applications for an Inflatable Sign Permit shall be filed in accordance with Section 470.240.

Sign Type	Number of Signs Allowed	Sign Location	Sign Face & Materials	Illumination	Sign Area & Height Regulations		Additional Requirements
					A, RE, RR, R1A, R1, R1.5, R2	R-3, R-3A, R-3B,	
Permanent Signage Group							
Freestanding Signage Category							
Monument Sign, Subdivision or Residential Community	1 per street frontage	5' from all property lines, within common area or easement for subdivision signage	Brick, stone, masonry or similar durable materials	Direct or Indirect	32 SF Max 6'Height	32 SF Max 6'Height	435.070A
	2 per entrance per subdivision to an arterial or collector street.						
Landscape Wall Sign	1 per street frontage	Permitted on any engineered retaining or landscape wall	Brick, stone or masonry block, with letters constructed of metal or similar durable materials	Direct or Indirect	1 SF per linear foot of wall length, not to exceed 6' in height		435.070D
Flag Sign	4 per residential lot	Located on site and at least 10' away from all property lines	Vinyl, Fabric, or Lightweight all-weather material	Direct or Indirect	40 SF Max 30' Height	40 SF Max 30' Height	435.070K
Electronic Message Sign	Not allowed						
Attached Signage Category							
Wall Sign, Residential Community	3 per residential community building	On building facades, not to project above any roof line		Direct or Indirect	Not allowed	10% of building facade area	435.070H

Sign Type	Number of Signs Allowed	Sign Location	Sign Face & Materials	Illumination	Sign Area & Height Regulations		Additional Requirements
					PO, C-1, C2, C-3	BP, M-1, M-2	
Permanent Signage Group							
Freestanding Signage Category							
Monument Sign, Single Tenant Building	1 per street frontage	5' from all property lines	Brick, stone, masonry or similar durable materials	Direct or Indirect	32 SF Max 6'Height	32 SF Max 6'Height	435.070A
Monument Sign, Multiple Tenant Building					48 SF Max 6'Height	80 SF Max 15'Height	
Monument Sign, Shopping Center less than 100,000 GFA					80'Max 15' Height	Not allowed	
Monument Sign, Shopping Center greater than or equal to 100,000 GFA					300 SF Max 30' Height	Not allowed	
Pillar Sign			Supported by masonry base at least 2' in height, with metal, masonry, brick, stone etc... sign face		3.5' width per sign face, 20' Max Height		435.070C
Pole Sign	Not Permitted						
Landscape Wall Sign	1 per street frontage	Permitted on any engineered retaining or landscape wall	Brick, stone or masonry block, with letters constructed of metal or similar durable materials	Direct or Indirect	1 SF per linear foot of wall length, not to exceed 6' in Height		435.070D
Electronic Message Sign	1 per street frontage	5' from all property lines	Brick, stone, masonry or similar durable materials		32 SF Max 6'Height	Not allowed	435.070F
Menu or Order Board Sign	2 per drive-thru lane	5' from all property lines	Durable, weather-resistant materials, such as metal or plastic		48 SF Max 8' Height Max	Not allowed	435.070E
Flag Sign	4 per establishment	10' away from all property lines	Vinyl, Fabric, or Lightweight all-weather material	Direct or Indirect	40 SF Max 30' Height	40 SF Max 30' Height	435.070K
Attached Signage Category							
Wall Sign, Single Tenant	1 per exterior wall or building facade per establishment,	On building facades, not to project above any roof line	Durable, all-weather materials including metal,	Direct or Indirect	10% of building facade area	15% of building facade area	435.070H

Wall Sign, Multiple Tenant	plus one additional per customer entrance	On building facades, not to project above any roof line	plastic or other approved rigid material	Direct or indirect	10% of tenant space facade area	15% of tenant space facade areas, 6' max letter height	
Awning Sign	1 per door or window opening	On building facades above or around window casings or similar architectural features	Durable, all-weather materials including metal, plastic, cloth fabric, or other approved materials	Indirect	10% of facade area, 6 foot max letter height	Not allowed	435.070I
Canopy Sign		Attached to or on top of a buildings canopy or portico, and not extending above the roof of the building			10% of facade area, 6 foot max letter height		435.070J

Sign Type	Number of Signs Allowed	Sign Location	Sign Face & Materials	Illumination	Sign Area & Height Regulations		Additional Requirements
					A, RE, RR, R1A, R1, R1.5, R2	R-3, R-3A, R-3B,	
Temporary Signage Group							
Freestanding Signage Category							
Banner Sign	1 per parcel/lot per street frontage	Located on site and at least 5' away from all property lines	Vinyl, Fabric, or Lightweight all-weather material.	Not Allowed	Not allowed	32 SF Max 6'Height	435.080D1
Board Sign			Treated plywood, corrugated plastic or similar rigid all-weather material				
Feather or Quill Sign	2 per establishment		Vinyl, Fabric, or Lightweight all-weather material.			32 SF Max 12' Height	435.080D2
Dual Post Sign	1 per street frontage	5' from all property lines, or within common area or easement for subdivision signage	Durable, rigid materials, supported by at least 2 treated 4"x4" wood posts	Indirect	24 SF Max 6'Height	32 SF Max 6'Height	
Inflatable Sign	Permitted with Planning and Zoning Commission approval, pursuant to UDC Section 470.240						
Yard Signage Category							
Stake or Frame Sign	Up to 4 signs	5' from all property lines, including separation requirements	Durable, rigid materials such as plastic or metal supported at least 2 stakes, or a stake frame	Not Allowed	12 sq. ft. for a single sign or 3 sq. ft. each, not to exceed 12 sq. ft. total	24 sq. ft. for a single sign or 6 sq. ft. each, not to exceed 24 sq. ft. total	435.080D4
Development and Construction Signage Category							
Active Plat or Building Sign	1 per street frontage, not to exceed 2 per active subdivision plat for single-family uses. 1 per street frontage for non-single family uses	5' from property lines, on private property or common area tract.	Durable, rigid materials, supported by at least 2 treated 4"x4" wood posts, or attached to a building wall	Not Allowed	48 SF Max, 8 Height		435.080D7
Directional Signage	No Limit, permitted per approved construction plans	5' from all property lines and driveways, on buildings facades	Durable, rigid materials such as plastic or metal supported by rigid posts or attached to a building wall		6 SF max, 4' height		435.080D7

Sign Type	Number of Signs Allowed	Sign Location	Sign Face & Materials	Illumination	Sign Area & Height Regulations		Additional Requirements
					PO, C-1, C2, C-3	BP, M-1, M-2	
Temporary Signage Group							
Freestanding Signage Category							
Banner Sign	1 per establishment per street frontage, not to exceed 4 at any given time for multi-tenant buildings	Located on site and at least 5' away from all property lines	Vinyl, Fabric, or Lightweight all-weather material.	Not allowed	32 SF Max 6' Height		435.080D1
Board Sign			Treated plywood, corrugated plastic or similar rigid all-weather material		32 SF Max 6' Height		
Feather or Quill Sign	2 per establishment, not to exceed 4 at any given time		Vinyl, Fabric, or Lightweight all-weather material.		40 sq. ft. for 1 sign or 4 signs provided the aggregate area does not exceed 40; 15' Height		435.080D2
Dual Post Sign	1 per street frontage		Durable, rigid materials, supported by at least 2 treated 4" x4" wood posts		32 SF Max 6' Height	48 SF Max 6' Height	435.080D1
Sandwich Board/A-Frame Sign	1 per establishment	Located within 5' of any customer entrance	Treated plywood, corrugated plastic or similar rigid all-weather material		10 SF Max 5' Height		435.080D3
Inflatable Sign	Permitted with Planning and Zoning Commission approval, pursuant to UDC Section 470.240						
Window Signage Category							
Window Sign		Only allowed on the interior side of the window, not on customer entrances and exits	Vinyl, Fabric, Paper, Paints, or similar lightweight material	Indirect	Max 50% obstruction of total area comprising windows and doors		435.080D5
Yard Signage Category							
Stake or Frame Sign	1 per establishment per street frontage, not to exceed 4 at any given time for multi-tenant buildings	5' from all property lines, including separation requirements	Durable, rigid materials such as plastic or metal supported at least 2 stakes, or a stake frame	Not allowed	32 sq. ft. for a single sign not to exceed 6' in height		435.080D4
Development and Construction Signage Category							

Active Plat or Building Sign	1 per street frontage	5' from property lines, located on site or building actively under construction	Durable, rigid materials, supported by at least 2 treated 4" x4" wood posts, or attached to a building wall	Direct	48 SF Max, 8 Height	48 SF Max, 8 Height	435.080D7
Directional Signage	No Limit, permitted per approved construction plans	5' from all property lines and driveways, on buildings facades	Durable, rigid materials such as plastic or metal supported by rigid posts or attached to a building wall		6 SF max, 4' height		435.080D7

THE **PLANNING AND ZONING COMMISSION** OF THE CITY OF RAYMORE, MISSOURI, MET IN REGULAR SESSION **TUESDAY, JULY 15, 2025** IN THE COUNCIL ROOM AT RAYMORE CITY HALL, 100 MUNICIPAL CIRCLE, RAYMORE, MISSOURI WITH THE FOLLOWING COMMISSION MEMBERS PRESENT: MICHELLE PARKER, LOREN SHANKS, REGINALD TOWNSEND, MATTHEW WIGGINS, KELLY FIZER, ERIC SMITH, MARIO URQUILLA, AND MAYOR TURNBOW. ABSENT WAS AARON HARRISON. ALSO PRESENT WAS DEVELOPMENT SERVICES DIRECTOR DAVID GRESS, CITY PLANNER DAVE MCCUMBER, CITY ATTORNEY JONATHAN ZERR, AND ADMINISTRATIVE ASSISTANT EMILY JORDAN.

1. Call to Order – Chairman Wiggins called the meeting to order at 6:00 p.m.

2. Pledge of Allegiance

3. Roll Call – Roll was taken and Chairman Wiggins declared a quorum present to conduct business.

4. Personal Appearances - None

Mayor Turnbow welcomed and introduced the new Commissioners.

5. Consent Agenda

a. Approval of Minutes from the June 3, 2025 meeting.

Motion by Commissioner Urquilla, Seconded by Mayor Turnbow to approve the Consent Agenda.

Rollcall Vote on Motion:

Commissioner Parker	Aye
Commissioner Shanks	Aye
Commissioner Townsend	Abstain
Commissioner Harrison	Absent
Commissioner Fizer	Aye
Commissioner Smith	Aye
Commissioner Urquilla	Aye
Mayor Turnbow	Aye
Chairman Wiggins	Aye

Motion passed 7-0-1.

6. Unfinished Business - None

7. New Business -

a. Unified Development Code Amendment - Chapter 435 Signage (*public hearing*)

The public hearing opened at 6:02pm.

Development Services Director David Gress gave an overview of the Case. This Unified Development Code amendment will include a total rewrite of the signage section, bringing it up to current standards. The City Council held a work session last year regarding the changes they would like to see made. There were three types of reviews done for this amendment including a legal review, review of the challenges and interpretations of the language, and

review of the feedback that was received. The Commission was given the new section of Code to review, and the City Council will review the Case in August.

Mayor Turnbow noted that political signs have been an issue in the past, and asked Mr. Gress to elaborate on how the new Code would help with the issue.

Mr. Gress noted that political signs are governed by their own regulations outside of other permitted signs in the current Code. The current Code allows for one sign per street frontage per candidate. The revised Code allows for all temporary signs to be treated similarly, regardless of political content, and would allow for more signs, but has stricter regulations on where the signs can be placed.

Mayor Turnbow asked about political signs at polling locations on or near voting day, and whether a provision could be made to allow or disallow signs on City property or public areas during an election.

Mr. Gress stated that signs are not allowed to be placed on City property or in public areas. They must be placed on private property with the owner's consent.

City Attorney Jonathan Zerr mentioned that the new section of Code refers to signs in general, and the content of the sign may not be taken into account unless it has been deemed to incite violence or is considered obscene by the Supreme Court.

Chairman Wiggins asked if a 24-hour allowance period could be allowed.

Mr. Zerr suggested to the Commission to keep in mind that the signs cannot be allowed or disallowed based on content. This would allow any sign to be placed on City or public property during those 24 hours unless deemed as inappropriate by the Supreme Court or is inciting violence. While it can be an amendment suggested by the Commission, it would be difficult to regulate.

Commissioner Urquilla asked if a limit could be placed on the size or number of characters allowed on signs.

Mr. Zerr stated that signs cannot be allowed or disallowed based on content, so a character number limit is not allowed to be placed, but the overall size of the sign can be regulated.

Mr. Gress made a note that private events usually either have a permitted sign allowed by the City, or are not allowed signs at all depending on the event and location. Events held by the City do not have to have sign permits.

Commissioner Townsend asked about what happens to illegal signs that are removed by Code Enforcement.

Mr. Gress noted that the Code Enforcement Officer will sometimes allow the sign owners to retrieve the signs, and on other occasions, the signs are discarded.

Commissioner Shanks asked for clarification about the language regarding flags.

Mr. Gress noted that flags as expressed in the Code are referring to temporary quill type flags, usually put out by new businesses or for sales, and are not allowed by the current Code. The new Code allows for this type of sign to be used by businesses, but with size and placement restrictions. Flags on permanently installed flagpoles in residential yards are still allowed by the Code.

Commissioner Wiggins asked about flags and signs being hung or displayed on fences, decks, sheds, etc.

Mr. Gress noted that a permanent flag must be installed on a permanent flagpole. Hanging flags or signs on any of the aforementioned locations is not allowed per the Code, as they would be considered to be banners.

Commissioner Wiggins also voiced a concern about the content of some signs and flags he has seen around his neighborhood.

Mr. Zerr noted again that the signs and flags can only be governed by their location, not their content unless deemed inappropriate by the Supreme Court or is inciting violence.

Chairman Wiggins asked about commercial properties and whether the same new Code restrictions would apply to them.

Mr. Gress stated that yes, the new Code would still apply to them, though the sizing for temporary signs on commercial properties differs from what is allowed on residential properties.

Public hearing was closed at 6:36pm.

Motion by Commissioner Urquilla, seconded by Commissioner Fizer to accept the Staff proposed findings of fact for the 37th Unified Development Code Amendment, Chapter 435 Signage, and forward to the City Council with a recommendation of approval subject to the corrections as outlined.

Rollcall Vote on Motion:

Commissioner Parker	Aye
Commissioner Shanks	Aye
Commissioner Townsend	Aye
Commissioner Harrison	Absent
Commissioner Fizer	Aye
Commissioner Smith	Aye
Commissioner Urquilla	Aye
Mayor Turnbow	Aye
Chairman Wiggins	Aye

Motion passed 8-0-0.

8. City Council Report

City Attorney Jonathan Zerr noted that there were two City Council meetings since the Commission last met, and gave a brief overview.

9. Staff Report

Mr. Gress gave the staff report, including the Development Services monthly report, welcomed the new Commissioners, noted that Einstein Brothers Bagels plans to open soon, and mentioned that the August meeting is still planned to be held.

Commissioner Wiggins asked about Building 5 in the Raymore Commerce Center development.

Mr. Gress noted that the building is being built to suit, there is a tenant in place, but who it is can't be released just yet.

10. Public Comment

There were no public comments.

11. Commission Member Comment

Commissioner Parker thanked everyone for the welcome, and complimented Staff for their presentation.

Commissioner Shanks welcomed the new members to the Commission and thanked Staff.

Commissioner Townsend thanked the Commission and Staff.

Chairman Wiggins welcomed the new Commissioners, thanked Staff and the Commission, and asked about a new Secretary for the Commission.

Mr. Gress noted that Commission elections are usually held in November.

Commissioner Fizer thanked Staff, welcomed new Commissioners, and noted that the Art Commission has quite a few upcoming events that she recommends attending.

Commissioner Smith thanked staff and noted that he appreciated the conversation held.

Commissioner Urquilla welcomed new members and noted that Staff did a great job on their presentation.

Mayor Turnbow welcomed the new Commissioners and thanked the other Commissioners.

12. Adjournment

Motion by Commissioner Urquilla, Seconded by Mayor Turnbow, to adjourn the July 15, 2025 Planning and Zoning Commission meeting.

Rollcall Vote on Motion:

Commissioner Parker	Aye
Commissioner Shanks	Aye
Commissioner Townsend	Aye

Commissioner Harrison	Absent
Commissioner Fizer	Aye
Commissioner Smith	Aye
Commissioner Urquilla	Aye
Mayor Turnbow	Aye
Chairman Wiggins	Aye

Motion passed 8-0-0.

The July 15, 2025 meeting adjourned at 6:50pm.

Respectfully submitted,
Emily Jordan



CITY OF RAYMORE
AGENDA ITEM INFORMATION FORM

DATE: 8/11/2025

SUBMITTED BY: Elisa Williams

DEPARTMENT: Finance

ITEM CATEGORY: Resolution

TITLE / ISSUE / REQUEST

Setting Required Restricted Fund Balance

STRATEGIC PLAN GOAL / STRATEGY

4.3 Ensure Fiscal Discipline and Good Stewardship of Public Resources

FINANCIAL IMPACT

Award To:

Amount of Request/Contract:

Amount Budgeted:

Funding Source/Account:

PROJECT TIMELINE

Estimated Start Date

Estimated End Date

STAFF RECOMMENDATION:

Approval

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission:

Date:

Action/Vote:

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Resolution 25-38

BACKGROUND / JUSTIFICATION

In 2010, City Council adopted Resolution 10-70 setting a policy to hold an amount equivalent to twenty percent of the departmental operating expenditures in the General Fund, Park Fund and Enterprise Fund in reserve, in order to be prepared for emergency circumstances. These funds become restricted and unable to be used for one-time expenses. The Government Finance Officers Association (GFOA) recommends between five and fifteen percent of operating expenses be held in restricted reserve. The City Manager

recommends that the amount held in restricted reserve be reduced to seventeen and a half percent in the operating funds: General Fund, Public Safety Sales Tax Fund, Park Fund and the Enterprise Fund.

RESOLUTION 25-38

"A RESOLUTION OF THE CITY OF RAYMORE, MISSOURI, ADOPTING A POLICY TO HOLD SEVENTEEN AND A HALF PERCENT OF DEPARTMENTAL OPERATING EXPENDITURES IN THE CITY'S ANNUAL OPERATING BUDGETS IN RESERVE."

WHEREAS, in 2010, Resolution 10-70 was adopted setting the policy of the Council to hold an amount equivalent to twenty percent of the departmental operating expenditures in the General Fund, Park Fund and Enterprise Fund in reserve, in order to be prepared for emergencies that may occur; and,

WHEREAS, the City Council deems it appropriate to reduce that reserve amount to seventeen and a half percent.

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

Section 1. This Resolution shall, in the budget annually adopted by the City Council, be the policy of the Council to hold an amount equivalent to seventeen and a half percent of the departmental operating expenditures in the General Fund, Public Safety Sales Tax Fund, Park Fund and Enterprise Fund in reserve, in order to be prepared for emergencies that may occur.

Section 2. Should the City Council decide to deviate from this policy in any given year, it shall explicitly state that it is doing so in the Ordinance adopting the annual budget.

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

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

DULY READ AND PASSED THIS 11TH DAY OF AUGUST, 2025, BY THE FOLLOWING VOTE:

Councilmember Abdelgawad
Councilmember Baker
Councilmember Barber
Councilmember Burke III
Councilmember Circo
Councilmember Engert
Councilmember Holman
Councilmember Mills

ATTEST:

APPROVE:

Erica Hill, City Clerk

Kristofer P. Turnbow, Mayor

Date of Signature



CITY OF RAYMORE
AGENDA ITEM INFORMATION FORM

DATE: 8/11/2025

SUBMITTED BY: Jimmy Wilson

DEPARTMENT: Police Department

ITEM CATEGORY: Resolution

TITLE / ISSUE / REQUEST

Missouri Highways and Transportation Commission/Missouri Coalition for Roadway Safety Grant

STRATEGIC PLAN GOAL / STRATEGY

2.1 Set the standard for a safe and secure community

FINANCIAL IMPACT

Award To:

Amount of Request/Contract:

Amount Budgeted:

Funding Source/Account:

PROJECT TIMELINE

Estimated Start Date
1/1/2026

Estimated End Date
12/31/2026

STAFF RECOMMENDATION:

Approval

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission:

Date:

Action/Vote:

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Resolution 25-37
2. Missouri Highway Safety Plan Program Agreement

BACKGROUND / JUSTIFICATION

The Missouri Coalition for Roadway Safety has awarded the Raymore Police Department a grant for \$6,811. The funding from this grant is dedicated to the replacing of all collapsible traffic cones in patrol vehicles. The original cones were purchased approximately 15 years

ago and many are now broken or damaged. The use of high-visibility, durable traffic cones can improve the overall flow of traffic around the investigation area, minimizing disruptions and protecting both the public and personnel involved, and improve officer and driver safety during traffic accident investigations.

RESOLUTION 25-37

"A RESOLUTION OF THE RAYMORE CITY COUNCIL ACCEPTING FUNDING IN THE AMOUNT OF \$6,811 THROUGH THE MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION FOR THE STRATEGIC HIGHWAY SAFETY PLAN PROGRAM AND AUTHORIZING THE CITY MANAGER TO PURSUE ACTIVITIES IN AN ATTEMPT TO SECURE FUNDING."

WHEREAS, the Raymore Police Department is committed to enhancing the safety of the motoring public and dedicated to providing the citizens of Raymore with quality police services.

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

Section 1. The Raymore City Council desires to participate with the Missouri Highways and Transportation Commission in an effort to enhance traffic safety and reduce traffic crashes.

Section 2. The Missouri Highways and Transportation Commission offers communities assistance by providing funding for activities that further Missouri's Strategic Highway Safety Plan program for traffic operations safety.

Section 3. The City of Raymore intends to continue enforcement efforts to reduce traffic crashes.

Section 4. The City Manager is authorized to prepare and submit the appropriate documents to the Missouri Highways and Transportation Commission in an effort to secure funding to enhance traffic safety and reduce traffic crashes in the City of Raymore.

DULY READ AND PASSED THIS 11TH DAY OF AUGUST, 2025, BY THE FOLLOWING VOTE:

Councilmember Abdelgawad
Councilmember Baker
Councilmember Barber
Councilmember Burke III
Councilmember Circo
Councilmember Engert
Councilmember Holman
Councilmember Mills

ATTEST:

APPROVE:

Erica Hill, City Clerk

Kristofer P. Turnbow, Mayor

Date of Signature

CCO Form: HS02
Approved: 01/05 (BDG)
Revised: 03/17 (AR)

Award name/number: **MCRSKC25**
Award year: **FY2026**

MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION STRATEGIC HIGHWAY SAFETY PLAN PROGRAM AGREEMENT

THIS AGREEMENT is entered into by the Missouri Highways and Transportation Commission (hereinafter, "Commission") and the

City of **Raymore (for Raymore Police Department)**, a municipal corporation in the State of Missouri (hereinafter, "City").

WITNESSETH:

NOW, THEREFORE, in consideration of the mutual covenants, promises and representations in this Agreement, the parties agree as follows:

(1) **PURPOSE:** The Commission has authorized State Road Funds to be used to support regional Strategic Highway Safety Plan activities. The purpose of this Agreement is to grant the use of such State Road Funds to the **City**.

(2) **ACTIVITY:** The State Road Funds, which are the subject of this Agreement, will support the following activity to further Missouri's Strategic Highway Safety Plan Program: **Traffic Operations Safety**.

(3) **INDEMNIFICATION:** To the extent allowed or imposed by law, the **City** shall defend, indemnify and hold harmless the Commission, including its members and the Missouri Department of Transportation (MoDOT or Department) employees, from any claim or liability whether based on a claim for damages to real or personal property or to a person for any matter relating to or arising out of the **City's** wrongful or negligent performance of its obligations under this Agreement.

(4) **AMENDMENTS:** Any change in this Agreement, whether by modification or supplementation, must be accomplished by a formal contract amendment signed and approved by the duly authorized representatives of the **City** and the Commission.

(5) **COMMISSION REPRESENTATIVE:** This Commission's District Engineer is designated as the Commission's representative for the purpose of administering the

provisions of this Agreement. The Commission's representative may designate by written notice other persons having the authority to act on behalf of the Commission in furtherance of the performance of this Agreement.

(6) NONDISCRIMINATION CLAUSE: The **City** shall also comply with all state and federal statutes applicable to the **City** relating to nondiscrimination, including, but not limited to, Chapter 213, RSMo; Title VI and Title VII of the Civil Rights Act of 1964 as amended (42 U.S.C. Sections 2000d and 2000e, *et seq.*); and with any provision of the "Americans with Disabilities Act" (42 U.S.C. Section 12101, *et seq.*).

(7) ASSIGNMENT: The **City** shall not assign, transfer or delegate any interest in this Agreement without the prior written consent of the Commission.

(8) LAW OF MISSOURI TO GOVERN: This Agreement shall be construed according to the laws of the State of Missouri. The **City** shall comply with all local, state and federal laws and regulations relating to the performance of this Agreement.

(9) CANCELLATION: The Commission may cancel this Agreement at any time for a material breach of contractual obligations or for convenience by providing the **City** with written notice of cancellation. Should the Commission exercise its right to cancel the contract for such reasons, cancellation will become effective upon the date specified in the notice of cancellation sent to the **City**.

(10) ACCESS TO RECORDS: The **City** and its Contractors must maintain all records relating to this Agreement, including but not limited to invoices, payrolls, etc. These records must be available at no charge to the Commission and/or their designees or representatives during the period of this Agreement and any extension, and for a period of three (3) years after the date on which the **City** receives reimbursement of their final invoice from the Commission.

(11) REIMBURSEMENT: With regard to work under this Agreement, the **City** agrees that funds to implement Missouri's Strategic Highway Safety Plan activities shall only be available for reimbursement of eligible costs which have been incurred by the **City**. The **City** shall supply to the Commission copies of all bid information; purchase orders; invoices; and name, date, hours worked, and rate of pay (on Program Agreements that include salaries). Any costs incurred by the **City** prior to authorization and notification to proceed from the Commission are **not** reimbursable costs. The Commission shall not be responsible for any costs associated with the activity herein unless specifically identified in this Agreement or subsequent written amendments. The Commission shall not provide more than six thousand eight-hundred and eleven, dollars (\$6,811.00) for this Strategic Highway Safety Plan safety project.

(12) USE OF FUNDS: Any employee of the **City** whose salary or wages are paid in whole or in part with federal funds is prohibited from participating in certain partisan political activities, including, but not limited to, being a candidate for elective office pursuant to Title 5 United States Code (hereinafter, "U.S.C."), Sections

1501-1508. If an employee of the **City** participates in activities prohibited by the Hatch Act, the **City** shall no longer pay that employee's salary or wages with federal funds unless the requirements of 5 U.S.C. Sections 1501-1508 are not applicable to that employee pursuant to 5 U.S.C. Section 1502(c).

(13) INSPECTION OF IMPROVEMENTS AND RECORDS: The **City** shall assure that representatives of the Commission shall have the privilege of inspecting and reviewing the work being performed per this Agreement. The **City** shall also maintain all financial documents, reports, papers and other evidence pertaining to costs incurred in connection with this Program Agreement, and make such materials readily available for review at reasonable times and at no charge during this Agreement period and for three (3) years from the date of final payment under this Agreement, for inspection by the Commission or any authorized representatives of the State of Missouri; copies shall be furnished, upon request, to authorized representatives of the Commission or State.

(14) VENUE: It is agreed by the parties that any action at law, suit in equity, or other judicial proceeding to enforce or construe this Agreement, or regarding its alleged breach, shall be instituted only in the Circuit Court of Cole County, Missouri.

(15) FINAL AUDIT: The Commission may, in its sole discretion, perform a final audit of project costs. The **City** shall refund any overpayments as determined by the final audit.

(16) SOLE BENEFICIARY: This Agreement is made for the sole benefit of the parties hereto and nothing in this Agreement shall be construed to give any rights or benefits to anyone other than the Commission and the **City**.

(17) AUTHORITY TO EXECUTE: The signers of this Agreement warrant that they are acting officially and properly on behalf of their respective institutions and have been duly authorized, directed and empowered to execute this Agreement.

[Remainder of Page Intentionally Left Blank]

IN WITNESS WHEREOF, the parties have entered into this Agreement on the date last written below.

Executed by the **City** this _____ day of _____, 20____.

Executed by the MoDOT Commission this _____ day of _____, 20____.

MISSOURI HIGHWAYS AND
TRANSPORTATION COMMISSION

Title: District Engineer

Vendor: City of Raymore

By _____

Title _____

By _____

Title _____

By _____

Title _____

ATTEST:

By _____

Title _____

Approved as to Form:

Title _____

Ordinance No _____

Note: If a City or County has a commission form of government, three (3) signatures are required.

THE RAYMORE CITY COUNCIL HELD A WORK SESSION ON MONDAY, AUGUST 4, 2025, AT 6:00 P.M., AT RAYMORE CITY HALL, 100 MUNICIPAL CIRCLE. PRESENT: MAYOR TURNBOW, COUNCILMEMBERS ABDELGAWAD, BAKER, BURKE, CIRCO, ENGERT, AND HOLMAN. ALSO PRESENT: CITY MANAGER JIM FEUERBORN, CITY ATTORNEY JONATHAN ZERR, AND CITY STAFF.

A. Restricted Fund Balance Discussion

City Manager Jim Feuerborn asked for City Council input on the Restricted Fund Balance portion of the Operating Funds prior to bringing the Proposed Budget to the Council on August 18, 2025. The current Restricted Fund Balance is set at twenty percent of each of the operating funds. He is proposing to reduce this amount to seventeen and a half percent. Council directed staff to bring the item forward for consideration.

B. Other

Mayor Turnbow reviewed upcoming appointments to the Arts Commission that will be before Council at the next meeting for consideration.

Mayor Turnbow reminded the Council that the upcoming sign code amendment puts the City in compliance with state statute and encouraged Council to help with any misinformation that may be circulating throughout the community.

MOTION: By Councilmember Abdelgawad, second by Councilmember Holman to enter into executive session to discuss real estate matters as authorized by §610.021(2).

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

The work session of the Raymore City Council adjourned to Executive Session at 6:18 p.m.