

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 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. 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.**