



AGENDA

Raymore City Council Regular Meeting
City Hall – 100 Municipal Circle
Monday, August 25, 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. Public Works
- B. Parks and Recreation
- C. Communications Report
- D. Finance

- 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, August 11, 2025

- 9. Unfinished Business**

- A. Setting the 2025 Tax Levy

Reference:

Bill 3982

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.

- City Council, 8/11/2025: Approval, 8-0

B. 37th Amendment to Unified Development Code - Chapter 435 Signage

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
- Chapter 435 Signage - Proposed Code Redlined
- Public Hearing Notes from August 11, 2025 meeting

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.

- City Council, 8/11/2025: Approval, 7-1
- Planning and Zoning Commission, 7/15/2025: Approval, 8-0

10. New Business

A. Amending the Schedule of Fees (public hearing)

Reference:

- Resolution 25-42

Schedule of Fees and Charges PROPOSED - 11.01.25

Staff has completed its annual review of the current Schedule of Fees and has prepared an amendment for fee items that have been added or amended to better address existing programs. A Resolution and proposed Schedule of Fees has been prepared and submitted accordingly.

- No previous action on this item

B. Phase 2 Plan and Additional Bond Capacity for URBN SR LLC (Nuuly) (Emergency Reading)

Reference:

Bill 3983
Omnibus Amendment Document
Cost Benefit Analysis
Supplemental Chapter 100 Plan
Emergency Services District Agreement - South Metro Fire Protection District

Bill 3983 would approve the plan for the Phase 2 expansion of the URBN SR LLC (Nuuly) Industrial Development Project, located in Building 3 of the Raymore Commerce Center, authorizing the issuance of an additional \$90,000,000 in Industrial Development Revenue Bonds and approving related documents and agreements.

- No previous action on this item

C. Cunningham at Creekmoor 5th Final Plat

Reference:

Bill 3984
Final Plat Staff Report
Draft Development Agreement
Final Plat Drawing
Site Photos

Cooper Land Development has filed a planning application requesting approval of the 5th final plat of the Cunningham at Creekmoor subdivision. The proposed plat includes 36 new single-family lots located in the northeast corner of Creekmoor, west of N. Madison Street.

- | |
|--|
| <ul style="list-style-type: none">• Planning and Zoning Commission, 8/05/2025: Approval, 8-0 |
|--|

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, 8/18/2025

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.

PUBLIC WORKS MONTHLY REPORT

August 2025

ENGINEERING DIVISION

Projects Under Construction

- Street Preservation
- Curb Replacement Program

Development Under Construction

- Sendra - Curb & gutter was installed. They are in the process of paving roads.
- Raymore Commerce Center south - The project was substantially completed. They are currently working through punchlist items.
- Saddlebrook - Preparing to install street lights.
- Cunningham 4th - Completed utility installation and are now working on punchlist items
- Cunningham 5th - Installed sanitary sewer infrastructure and started on the waterline.
- Creekside Ranch - Completed the waterline installation and tied into City water.
- Madison Valley 4th - Installing sanitary sewer infrastructure. They are also preparing to start road installation next month.
- Timber Ridge - Site grading completed. Started installing Sanitary Sewer Infrastructure.

OPERATIONS & MAINTENANCE DIVISION

- 54 Completed Utility Customer Service Requests
- 45 City Hall Work Orders
- 661 Locates
- 19 Driveway Inspections
- 17 Sidewalk Inspections
- 12 Curb Inspections
- 18 Final ROW Inspections
- 9 Sewer Inspections
- 11 Water Taps
- 12 Water Inspections

Road Maintenance:

- City wide street sweeping continued.
- A street patch was completed on N. Franklin Street utilizing 6 tons of asphalt.
- Crews installed seasonal banners around T.B. Hanna Station.
- Street crews put together 50 trash carts and 50 recycling carts for future distribution.
- Approximately 75 potholes were patched city wide.

- Re-installed a speed limit sign on 58 Hwy.
- Replaced the traffic signal light at Mott/58 hwy.
- Collected all recycling cans that were opted out of by residents.
- Cleaned numerous storm inlets and storm boxes throughout the city including removing debris.
- Completed routine fleet, equipment, and building maintenance
- Numerous street and concrete related service requests were completed.
- Performed routine right of way and pump station mowing.
- The 35 MPH sign on Prairie Lane was replaced.
- Completed a street patch on Grant Drive, utilizing 20 tons of asphalt.
- Prep work was completed and paint striping began.
- A sidewalk panel was replaced on Creekmoor Drive.
- Completed a street patch on Grant Drive, utilizing 20 tons of asphalt.
- Over 268 Ft of curb was patched or replaced city wide.

Water and Sewer Services:

- Picked up the sewer Vactor from repairs.
- Crews worked a sewer backup on Raven Street on 5/5/25.
- Sewer jetted 1875 ft of sewer main for preventative maintenance.
- Sewer main repair at 207 N. Prairie Ln. utilizing multiple crews for multiple days.
- Addressed various water and sewer service requests.
- Conducted meter activations, inspections, and troubleshooting.
- Continued to complete Lead Service Line Inventory inspections for MDNR and EPA Compliance.
- 2 crews continued locating city owned utilities for the communications project for Raymore-Peculiar School District.
- Completed flushing and maintenance of all city-owned fire hydrants.
- Line Locates continued with 5 separate boring crews in town installing underground utilities.
- Completed water shut off for non-payment.
- Completed 6 valve riser repairs city wide.
- Repaired a manhole at 501 N. Kurzweil Rd.
- Infrastructure inspections were performed at Ascend.
- Trees were hauled off from a recent sewer main break at 207 N. Prairie Ln.
- Weedeated around 42 fire hydrants that were overgrown in various fields.
- 4,000 feet of sewer main was jetted for preventative maintenance.
- A water leak on Raven Street was repaired.
- Repaired a water main break on N. Washington
- Addressed air conditioning issues and repairs at the Owen Good Pump Station.

Traffic and Pedestrian Infrastructure:

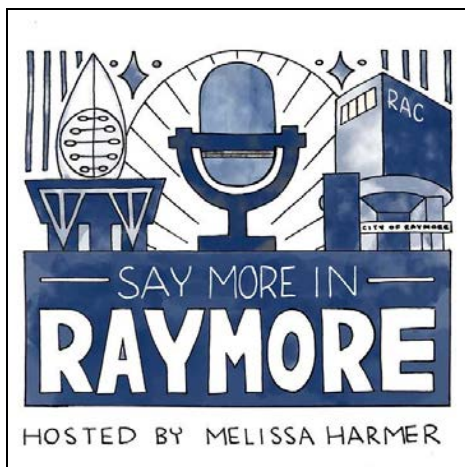
- Sign maintenance and repairs.
- Streetlight repairs were made.
- GIS Mapping of city infrastructure continued.
- Routine mowing was completed.
- Addressed sight clearance issues.
-

Customer Service and Administration:

- Work continued on the 2025/2026 Fiscal Year Budget.
- Continued to evaluate and update the VERP program.
- Progressed on the 2025 APWA Re-Accreditation process.
- Completed and sent in MDNR monthly water sample report.
- Staff conducted three interviews for the Public Works Maintenance position.
- Public Works Director Trent Salsbury and Assistant Public Works Director Justin Paith participated in a podcast with Communications Director Melissa Harmer.
- A celebratory lunch was held for Andy Elliston who is retiring after 46 years of hard work and dedication to the City of Raymore. We thank you for your service, Andy!
- Jeremy Colliver, James Swena, Alex Bartlett and Grahm Kobel attended a Flagger training course at MRP in Independence.
- Congratulations to Christian Ferrel and his wife for the birth of a healthy baby girl named Spencer!
- Congratulations to Alex Bartlett and his wife for the birth of a healthy baby boy named Everett!
- MDNR/EPA Lead and Copper water sample results were processed and mailed out.
- Staff conducted four interviews for the open Maintenance Worker position.
- A meeting was held to discuss the Original Town water line investigation project.

MONTHLY REPORT

August 2025



Take a deep dive into our Raymore parks and learn more about Parks & Recreation Director Nathan Musteen on the Say More in Raymore, City podcast! Listen where you get your podcasts or download it here: <http://bit.ly/47kpQIa>

Nathan Musteen, Director of Raymore Parks and Recreation, shares the transformative journey of developing award-winning, universally accessible parks and facilities that have put this Missouri city on the national recreation map. From his nature-filled childhood in the Ozarks to spearheading innovative park designs, Nathan reveals how his "why not us?" philosophy has created recreation spaces that serve all residents while attracting visitors from across the region.

Monthly Highlights

- Athletic Coordinator Nick Cook hosted the South Metro Sports Group at Centerview to discuss the upcoming fall athletic season.
- Parks maintenance crew prepped T.B. Hanna Station for the Station Art Stop Party hosted by the Communications Department and Arts Commission.
- Athletic Coordinator Nick Cook began preparing equipment bags for the upcoming baseball and softball season.
- Terry Snelling Construction continues the trail replacement project. Ward Park trail was completed and crews are currently at the Good Parkway Trail for the next portion of the project.
- Athletic Coordinator Nick Cook built rosters and hosted a coaches meeting for the upcoming fall baseball, softball and tee ball season.
- Recreation Superintendent Todd Brennon met with a representative from Cintas to discuss AED & safety information.
- Parks and Recreation Director Nathan Musteen and Recreation Superintendent Todd Brennon took part in virtual demonstrations with Daktronics Software and Cirrus LED Software for the new digital video signs.
- Parks Maintenance staff prepared all the obstacles and the course for the Rugged Raymore event on Aug. 15.
- Recreation Superintendent Todd Brennon met with representatives with Certa Pro Painters.
- Athletic Coordinator Nick Cook held a coaches meeting for the upcoming soccer season.
- Athletic Coordinator Nick Cook built rosters for the upcoming flag football and volleyball season.
- Athletic Coordinator Nick Cook recruited volunteers to coach baseball and softball for the upcoming fall season.
- Construction continues on Good Parkway trail. [Click here to learn more about the trail project.](#)
- Parks Director Nathan Musteen and Superintendents Rulo and Brennon attended the FY26 Budget Presentation to the City Council on Monday, August 18, 2025.



Summer Camp 2025

Raymore Summer Camp ended on Friday, Aug. 8.

- Average weekly attendance: 60 campers
- Most attended week: Weeks 6 & 9 with 87 campers
- Total Summer attendance: 672 campers / 10 Weeks



August 15 - Hawk Ridge Park

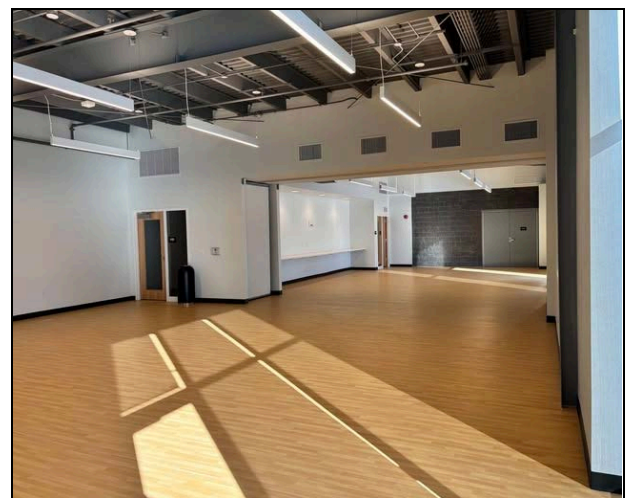


The Sportsmanship Corner (Excellence Room & Resilience Room)

Our new multipurpose rooms at the RAC are perfect for your next party. 🎉

Enhance your experience by pairing your room rental with a court rental and enjoy some extra space for basketball, volleyball or pickleball!

Let's talk! Contact us at 816-322-2791 or recreation@raymore.com to learn more and make your personalized reservation at the Raymore Activity Center today.



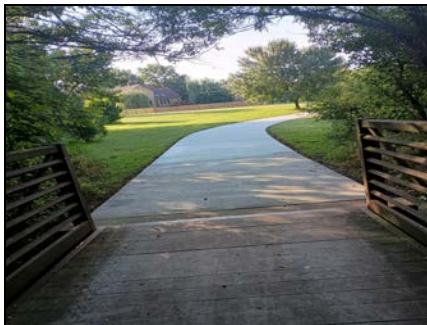
New phase of trail improvements underway

The second phase of the Park Trails Replacement has started and construction will last into the fall months.

The following trails are scheduled to be reconstructed:

- Ward Park Trail – **COMPLETE**
- Good Parkway Trail North, from Lucy Webb Road to South Foxridge Drive – The existing asphalt trail will be replaced with 3,000 linear feet of a 10-foot-wide concrete trail. This portion of the project also includes stream bank improvements.
- Lucy Webb Trail from South Sunset Lane to Madison Street – The existing asphalt trail will be replaced with 2,234 linear feet of 10-foot-wide concrete trail.
- Linear Park Trails (Timber Trails, LeMore Trail, Brookside Trail) - Sections of the concrete trail will be replaced as needed. Minor repairs will be made to the LeMor bridge approach, as well as stabilization to the creek bank.
- Lucy Webb roadside trail from Madison Street to South Sunset Lane – The existing asphalt trail will be replaced with a 10-foot-wide concrete trail.

The project also includes the installation of safety bollards at multiple trailheads.





START YOUR ENGINES!

KIDS MOVIE NIGHT

AT JOHNNY'S TAVERN



SATURDAY, AUGUST 23RD

RACE TIME: 6:00 PM

JOHNNY'S TAVERN • RAYMORE

FEATURE-PRESENTATION:
DISNEY•PIXAR'S CARS

PIT STOP PERKS:

- ★ FREE ENTRY FOR KIDS
- ★ KIDS' MENU & MOVIE SNACKS
- ★ FAMILY-FRIENDLY ATMOSPHERE

Fuel up early with dinner,
then cruise into movie time.

EMAIL SUBSCRIBER REPORT

Total subscribers: 3,308
Total sends: 11,988
Most popular e-newsletters:
1) Parks Monthly- 1,078; 2) Weekly Report- 952; 3) Police Blotter- 740

Email open rate: 52% (industry avg. 41%)
Contact net growth: +12

SOCIAL MEDIA ANALYTICS - HIGHLIGHTS

CITY OF RAYMORE

Facebook @CityofRaymoreMO

- Followers: 10,037 (19 new)
- 60,357 views/342 interactions
- Total posts: 18
- Post topics: Transportation/Infrastructure, Events, General Information, Parks, Economic Development, crossposts from Parks and Police
- Top post based on views: Aug. 3-Public Works street crews start overnight painting operations, 10,096 views

Instagram @CityofRaymoreMO

Followers: 1,396 (22 new)/6.5K views/131 interactions/12 posts

RAYMORE POLICE DEPARTMENT

Facebook @Raymore.Police

- Followers: 11,032 (39 new)
- 56,132 views/447 interactions
- Total posts: 9
- Post topics: Transportation/Infrastructure, Events, General Information
- Top post based on views: Aug. 13-Dean Avenue gas leak/street closure, 13,002 views

RAYMORE PARKS AND RECREATION

Facebook @RaymoreParksAndRec

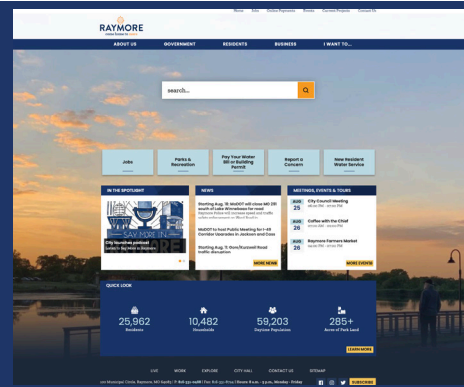
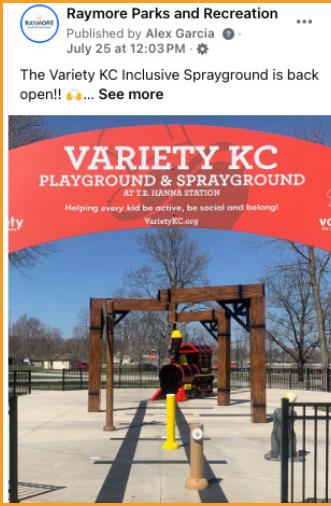
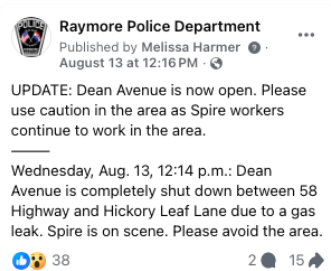
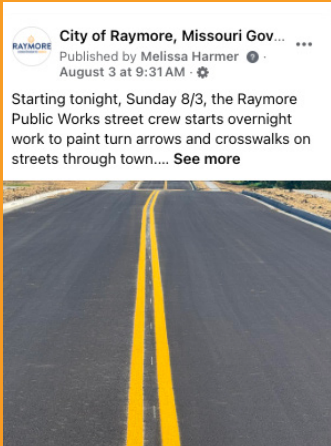
- Followers: 7,491 (58 new)
- 104,116 views/535 interactions
- Total posts: 54
- Post topics: Raymore Farmers Market, Recreation Programs/Community Events, Facilities/Operations, Sports, General Information
- Top post based on views: July 25-Variety KC Sprayground reopens, 9,812 views

Instagram @RaymoreParks

Followers: 254 (12 new)/2.9K views/32 interactions/8 posts

ADDITIONAL CITY SOCIAL MEDIA ACCOUNTS

@RaymoreEmergencyManagement, @RaymoreAnimalControl and @RaymoreArts on Facebook; @CityofRaymoreMO on Threads and X



WEBSITE

www.raymore.com

- 9.1K visitors
- 97% accessibility score
- 4 news stories published

July 14: New phase of trail improvements underway
July 25: Starting Aug. 11, Gore/Kurzweil Road traffic disruption
Aug. 11: MoDOT to host Public Meeting for I-49 Corridor Upgrades Oct. 2
Aug. 13: Starting Aug. 18, MoDOT will close MO 291 south of Lake Winnebago for road improvements



YOUTUBE youtube.com/CityofRaymore

- 408 subscribers (9 new)
- 2.5K views
- 13:34 avg. view duration
- 554.2 hours of watchtime

SAY MORE IN RAYMORE PODCAST

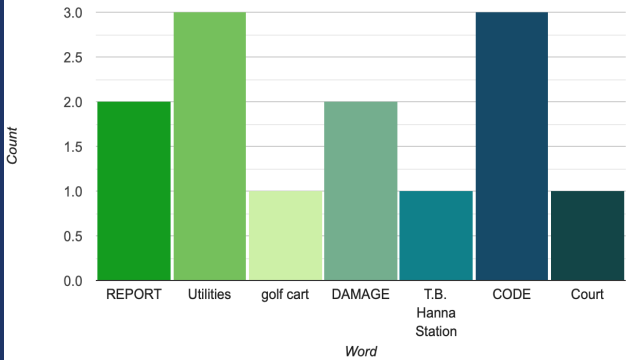
- 65 downloads last 30 days/337 all time downloads (since 2/14)
- July 11: 250 downloads reached
- July 31: Episode 6-Parks Transform a City: A Deep Dive into Raymore Parks with Director Nathan Musteen (62 downloads)

*Number of downloads doesn't necessarily reflect number of listens, as episodes can stream on multiple platforms without a download



250 Podcast Downloads

Congrats from Buzzsprout



TEXTMYGOV

816-892-9737

- Text conversations: 23
- Subscriber notifications sent
 - Raymore Arts-3 batch texts to 119 subscribers
 - General Notifications-1 batch text to 203 subscribers
- Reports: 13
 - Report topics: Utilities, Code Enforcement, General, Damage (park vandalism), Golf cart (permitting), Court, T.B. Hanna Station (reservation inquiry)

ITEMS OF NOTE FOR JULY-AUGUST

- The design and content have been completed for the fall issue of The Review/Parks & Rec Program Guide. The seasonal magazine will be available online by Labor Day and copies should be in Raymore mailboxes by the second week of September. The current circulation is 11,700.
- The Missouri Arts Council awarded the Raymore Arts Commission a \$750 reimbursement grant to assist with the interactive entertainment (Drum Safari) for the children’s art festival that was held at T.B. Hanna Station on Aug. 2. The first-time event was a big hit with children and families and is now in the commission’s rotation of signature events.
- Communications Director Melissa Harmer was a guest on the Foxwood Connection television show at Foxwood Springs Aug. 11. Harmer is a monthly guest on the show to share City news and updates and is joined by staff members from various departments every other month.

UPCOMING

- Communications Director Melissa Harmer will attend the 3CMA (City-County Communications & Marketing Association) Annual Conference in Las Vegas Sept. 3-5.
- Registration is open for the 2025 Civic Leadership Academy, a 5-week program that gives residents an in-depth look at how their local government operates and its programs and services. The academy is held on Thursdays from 6-8:30 p.m., Sept. 25-Oct. 23. As of of Aug. 19, the class is half full with 10 registered participants. The program is limited to 20 residents.
- The Raymore Arts Commission's 2025 concert series continues at the Hawk Ridge Park Amphitheater with Women of Rock 7-9 p.m., Friday, Sept. 12, and The Bradley Harris Bluegrass Band 6-8 p.m., Friday, Oct. 10.

The Raymore Arts Commission presents



RAYMORE Chili Cook-Off



Saturday, Oct. 11, 2025
T.B. Hanna Station
214 S. Washington St.
Raymore, MO

GET YOUR FIRST CASI POINTS OF THE YEAR!
CASI / Homestyle Chili / Salsa / Wings
CASI turn in at Noon - \$20 • Homestyle at 12:30 - \$20
Salsa at 1:30 - \$15 • Wings at 2 PM - \$15

OPENS TO THE PUBLIC AT NOON.
\$5 FOR A SAMPLE TASTING SPOON.

AWARDS: Top 10 in CASI; 1st, 2nd & 3rd in Homestyle, Salsa & Wings + People's Choice Chili + Points for Show!

Visit www.raymore.com/chili for more information or call
Melissa Harmer at 816-892-3002.

Proceeds benefit the Raymore Community Foundation 501(c)3 for the arts in Raymore.

- The Raymore Arts Commission is hosting the inaugural Raymore Chili Cook-Off on Oct. 11 at T.B. Hanna Station, in partnership with the Chili Appreciation Society International (CASI) and the Sho-Me Chili Pod. Registration is open for teams, individuals, businesses and organizations to compete for awards in Traditional CASI Chili, Homestyle Chili, Wings and Salsa. The event opens to the public at noon with live entertainment from The Kenny Glover Band, interactive community art and chili tastings. Tasting spoons are available for \$5 per person, with proceeds benefiting the Raymore Community Foundation in support of the arts in Raymore.
Get details and register at www.raymore.com/chili

FINANCE MONTHLY REPORT

This report, consisting of a Financial Summary, Investment Summary and Grant Summary, has been prepared for the fiscal period July 1, 2025 to July 31, 2025.

July Financial Summary

Some notes regarding this month's summary operating report:

General Fund

Revenue:

75% of the way through the fiscal year, General Fund revenues are generally tracking as expected with total collected revenue of 80% of budget. Inter-fund transfers are being completed on a monthly basis with the exception of the Capital Funds Transfer. The Capital Funds Transfers will occur throughout the year after the capital project has been contracted by the Council.

- Property tax revenues collected are tracking as expected at 98.67%. Staff expects this revenue source to come in at budget.
- Franchise Tax revenues are tracking slightly below straight line at 72.04%. This revenue source varies depending on the weather. Staff will continue to monitor this closely throughout the year.
- Sales tax revenues as a whole are tracking slightly below straight line budget at 74.76%. City sales taxes are at 73.38% while state shared gasoline and vehicle taxes are at 78.85%.
- Fees and Permit revenues collected are tracking above straight line budget at 93.48%. There are 125 detached single family building permits issued out of the 128 budgeted starts. In addition, we have issued 16 commercial building permits.
- License revenues collected are tracking above straight line budget at 96.05%. Occupational license revenues collected are tracking ahead of expectation. Nearly all of the revenue is received in December and January when the licenses are due and staff anticipates a small amount throughout the summer and fall for new builders to the area. Liquor licenses were due in May and processed in June. Liquor licenses are above expectation at 114.82 of straight line budget.
- Municipal Court revenues collected are below straight line budget at 57.02%. Staff will continue to monitor this revenue source closely throughout the year.
- Miscellaneous revenues are above straight line budget at 104.09% due to the collection of Dispatch fees in February.

Expenditures:

Departmental spending is tracking normally. Most of the departments are right at straight line expectation or slightly below.

- The Streets Department is currently at 77.95% of straight line budget primarily due to the purchase of salt for the winter storm events.
- The Finance Department is currently at 78.82% of straight line budget primarily due to credit card transaction fees.

Public Safety Sales Tax Fund

Passed: 04/08/2025

Effective: 10/01/2025

First DOR Distribution: 12/2025

The required documents were mailed to the Department of Revenue, Local Sales Tax Unit by Certified Mail on 04/16/2025

Revenue: NA

Expenditures: NA

Parks & Recreation Fund

Revenue:

Revenues are at 78.24% of budget 75% of the way through the year, normal for this time of the year. Staff will monitor all revenue sources closely

Expenditures:

The Parks department is showing the same operational expenditure pattern as in years past. Recreation department expenses reciprocate recreation revenue. Expenditures are expected to increase as the number of programs offered goes up.

Enterprise Fund

Revenue:

Utility revenues as a whole are tracking at 73.23% of straight line budget. Staff will continue to monitor all utility revenue closely throughout the year.

Expenditures:

Enterprise Fund expenditures tracking below straight line budget but at expectations.

01 -GENERAL FUND
FINANCIAL SUMMARY

	PRIOR YEAR ENDING PO BAL.	PRIOR YEAR PO ADJUST.	REMAINING PRIOR YEAR PO BALANCE	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
<u>REVENUE SUMMARY</u>									
<u>NON-DEPARTMENTAL</u>									
PROPERTY TAXES	0.00	0.00	0.00	2,058,153.00	7,064.97	2,030,857.88	0.00	27,295.12	98.67
FRANCHISE TAXES	0.00	0.00	0.00	2,506,712.00	182,441.68	1,805,832.43	0.00	700,879.57	72.04
SALES TAXES	0.00	0.00	0.00	5,003,884.00	457,378.68	3,740,653.49	0.00	1,263,230.51	74.76
FEES AND PERMITS	0.00	0.00	0.00	709,396.00	39,615.88	663,170.48	0.00	46,225.52	93.48
LICENSES	0.00	0.00	0.00	136,742.00	2,451.00	131,338.50	0.00	5,403.50	96.05
MUNICIPAL COURT	0.00	0.00	0.00	346,752.00	24,134.99	197,722.54	0.00	149,029.46	57.02
MISCELLANEOUS	0.00	0.00	0.00	813,099.00	21,516.21	846,385.75	0.00	(33,286.75)	104.09
TRANSFERS - INTERFUND	0.00	0.00	0.00	2,575,048.00	166,222.75	1,904,004.75	0.00	671,043.25	73.94
TOTAL NON-DEPARTMENTAL	0.00	0.00	0.00	14,149,786.00	900,826.16	11,319,965.82	0.00	2,829,820.18	80.00
<u>COVID-19</u>									
TOTAL REVENUES	0.00	0.00	0.00	14,149,786.00	900,826.16	11,319,965.82	0.00	2,829,820.18	80.00
<u>EXPENDITURE SUMMARY</u>									
NON-DEPARTMENTAL	0.00	0.00	0.00	1,317,057.00	109,754.74	1,049,392.05	0.00	267,664.95	79.68
ADMINISTRATION	0.00	0.00	0.00	1,648,484.26	220,375.29	1,229,561.37	15,113.07	403,809.82	75.50
INFORMATION TECHNOLOGY	(990.00)	(990.00)	0.00	984,015.96	69,300.52	627,840.80	26,736.81	329,438.35	66.52
ECONOMIC DEVELOPMENT	0.00	0.00	0.00	190,494.00	17,591.97	130,202.63	1,779.65	58,511.72	69.28
COMMUNITY DEVELOPMENT	0.00	0.00	0.00	962,878.80	94,147.11	697,863.56	2,557.90	262,457.34	72.74
ENGINEERING	0.00	0.00	0.00	547,877.68	43,321.75	308,421.09	0.00	239,456.59	56.29
STREETS	103,607.21	20,732.20	82,875.01	976,122.80	76,988.94	773,343.53	(12,415.47)	215,194.74	77.95
BUILDING & GROUNDS	0.00	0.00	0.00	412,153.72	31,869.24	269,567.39	2,989.65	139,596.68	66.13
STORMWATER	0.00	0.00	0.00	381,418.60	38,843.37	253,285.78	0.00	128,132.82	66.41
COURT	0.00	0.00	0.00	203,204.00	21,079.67	146,022.50	121.73	57,059.77	71.92
FINANCE	0.00	0.00	0.00	960,665.74	101,301.74	751,296.78	5,906.25	203,462.71	78.82
COMMUNICATIONS	0.00	0.00	0.00	349,099.00	33,317.21	241,716.52	0.00	107,382.48	69.24
PROSECUTING ATTORNEY	0.00	0.00	0.00	27,000.00	2,250.00	18,000.00	2,250.00	6,750.00	75.00
POLICE	0.00	0.00	0.00	5,898,783.82	626,360.51	4,216,614.99	11,364.98	1,670,803.85	71.68
EMERGENCY MANAGEMENT	0.00	0.00	0.00	154,839.12	13,528.47	110,389.72	41.72	44,407.68	71.32
TOTAL EXPENDITURES	102,617.21	19,742.20	82,875.01	15,014,094.50	1,500,030.53	10,823,518.71	56,446.29	4,134,129.50	72.47
REVENUES OVER/(UNDER) EXPENDITURES	(102,617.21)	19,742.20	(82,875.01)	(864,308.50)	(599,204.37)	496,447.11	(56,446.29)	(1,304,309.32)	50.91-

25 -PARK FUND
FINANCIAL SUMMARY

	PRIOR YEAR ENDING PO BAL.	PRIOR YEAR PO ADJUST.	REMAINING PRIOR YEAR PO BALANCE	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
<u>REVENUE SUMMARY</u>									
<u>NON-DEPARTMENTAL</u>									
<u>PARKS DIVISION</u>									
PROPERTY TAXES	0.00	0.00	0.00	545,894.00	1,900.87	546,249.48	0.00 (	355.48)	100.07
MISCELLANEOUS	0.00	0.00	0.00	30,385.00	1,058.35	29,080.62	0.00	1,304.38	95.71
FACILITY RENTAL REVENUE	0.00	0.00	0.00	22,615.00	1,010.00	9,327.50	0.00	13,287.50	41.24
TRANSFERS - INTERFUND	0.00	0.00	0.00	850,000.00	54,166.66	687,499.94	0.00	162,500.06	80.88
TOTAL PARKS DIVISION	0.00	0.00	0.00	1,448,894.00	58,135.88	1,272,157.54	0.00	176,736.46	87.80
<u>RECREATION DIVISION</u>									
CONCESSION REVENUE	0.00	0.00	0.00	50,000.00	1,745.00	26,973.50	0.00	23,026.50	53.95
FACILITY RENTAL REVENUE	0.00	0.00	0.00	26,420.00	1,480.00	10,642.25	0.00	15,777.75	40.28
PROGRAM REVENUE	0.00	0.00	0.00	338,975.00	50,265.00	218,820.50	0.00	120,154.50	64.55
TOTAL RECREATION DIVISION	0.00	0.00	0.00	415,395.00	53,490.00	256,436.25	0.00	158,958.75	61.73
<u>CENTERVIEW</u>									
FACILITY RENTAL REVENUE	0.00	0.00	0.00	71,175.00	2,353.75	63,033.39	0.00	8,141.61	88.56
PROGRAM REVENUE	0.00	0.00	0.00	15,250.00	645.00	4,930.00	0.00	10,320.00	32.33
TOTAL CENTERVIEW	0.00	0.00	0.00	86,425.00	2,998.75	67,963.39	0.00	18,461.61	78.64
<u>RAYMORE ACTIVITY CENTER</u>									
MISCELLANEOUS	0.00	0.00	0.00	6,000.00	676.00	6,975.00	0.00 (	975.00)	116.25
CONCESSION REVENUE	0.00	0.00	0.00	4,400.00	14.00	3,980.50	0.00	419.50	90.47
FACILITY RENTAL REVENUE	0.00	0.00	0.00	43,250.00	1,957.50	25,090.00 (	120.00)	18,280.00	57.73
PROGRAM REVENUE	0.00	0.00	0.00	262,775.00	40,303.00	141,372.50	0.00	121,402.50	53.80
TOTAL RAYMORE ACTIVITY CENTER	0.00	0.00	0.00	316,425.00	42,950.50	177,418.00 (	120.00)	139,127.00	56.03
TOTAL REVENUES	0.00	0.00	0.00	2,267,139.00	157,575.13	1,773,975.18 (	120.00)	493,283.82	78.24
<u>EXPENDITURE SUMMARY</u>									
PARKS DIVISION	4,276.00	4,276.00	0.00	1,185,067.89	131,947.88	867,415.12	14,095.31	303,557.46	74.38
RECREATION DIVISION	0.00	0.00	0.00	402,907.50	48,688.68	337,314.65	2,634.78	62,958.07	84.37
CENTERVIEW	0.00	0.00	0.00	111,028.96	8,132.40	75,765.29	1,076.31	34,187.36	69.21
RAYMORE ACTIVITY CENTER	0.00	0.00	0.00	292,330.54	76,429.81	295,843.36	10,669.21 (	14,182.03)	104.85
TOTAL EXPENDITURES	4,276.00	4,276.00	0.00	1,991,334.89	265,198.77	1,576,338.42	28,475.61	386,520.86	80.59
REVENUES OVER/ (UNDER) EXPENDITURES	(4,276.00)	4,276.00	0.00	275,804.11	(107,623.64)	197,636.76 (	28,595.61)	106,762.96	61.29

50 -ENTERPRISE FUND
FINANCIAL SUMMARY

	PRIOR YEAR ENDING PO BAL.	PRIOR YEAR PO ADJUST.	REMAINING PRIOR YEAR PO BALANCE	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
<u>REVENUE SUMMARY</u>									
<u>NON-DEPARTMENTAL</u>									
MISCELLANEOUS	0.00	0.00	0.00	178,734.00	1,084.45	177,872.11	0.00	861.89	99.52
UTILITY REVENUE	0.00	0.00	0.00	11,145,395.00	995,403.59	8,115,118.88	0.00	3,030,276.12	72.81
TOTAL NON-DEPARTMENTAL	0.00	0.00	0.00	11,324,129.00	996,488.04	8,292,990.99	0.00	3,031,138.01	73.23
<u>COVID-19</u>									
<u>SRF SEWER BONDS</u>									
TOTAL REVENUES	0.00	0.00	0.00	11,324,129.00	996,488.04	8,292,990.99	0.00	3,031,138.01	73.23
<u>EXPENDITURE SUMMARY</u>									
NON-DEPARTMENTAL	0.00	0.00	0.00	750,000.00	62,500.00	562,500.00	0.00	187,500.00	75.00
WATER	8,022.66	8,022.66	0.00	4,477,053.34	407,224.35	2,849,101.07	(3,649.38)	1,631,601.65	63.56
SEWER	12,553.07	12,553.07	0.00	4,679,397.34	311,816.12	3,195,764.69	8,018.54	1,475,614.11	68.47
SOLID WASTE	0.00	0.00	0.00	2,183,409.00	168,536.70	1,340,908.92	0.00	842,500.08	61.41
TOTAL EXPENDITURES	20,575.73	20,575.73	0.00	12,089,859.68	950,077.17	7,948,274.68	4,369.16	4,137,215.84	65.78
REVENUES OVER/ (UNDER) EXPENDITURES	(20,575.73)	20,575.73	0.00	(765,730.68)	46,410.87	344,716.31	(4,369.16)	(1,106,077.83)	44.45-

Investment Monthly Report

Investments Held at 07/31/25

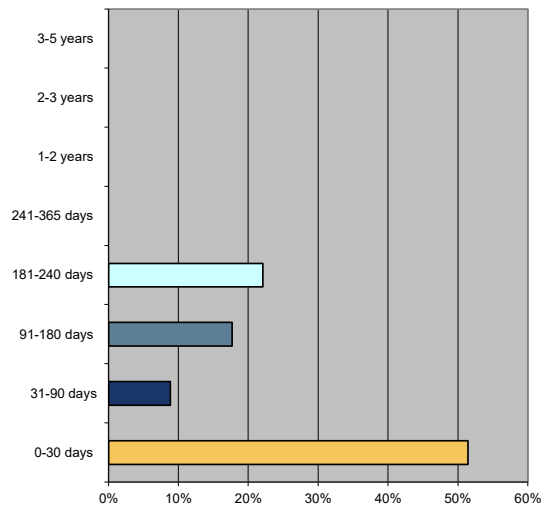
Purchase Date	Receipt #	Institution	Description	Restricted	Maturity Date	Principal	Par **	Yield	Market*	Premium (Discount)
12/23/24	296025548	CBR	US TREASURY NOTE		12/31/25	4,001,093.75	4,000,000.00	4.221	4,001,093.75	1,093.75
10/18/12		MOSIP	MOSIP POOLE- GENERAL FUND		NA	4,889,569.44	4,889,569.44	4.230	4,889,569.44	NA
08/14/19	901472	CBR	CD	Fund 50	08/25/25	743,561.42	743,561.42	4.150	743,561.42	NA
09/05/24	IASB BID ID5!	NASB	CD - 1316414		09/05/25	2,000,000.00	2,000,000.00	4.650	2,000,000.00	NA
03/20/25	1275842	NASB	CD		03/20/26	2,500,000.00	2,500,000.00	5.250	2,500,000.00	NA
03/20/25		NASB	CD		03/20/26	2,500,000.00	2,500,000.00	5.250	2,500,000.00	NA
08/08/24	296024665	COMMERCE	US TREASURY		08/07/25	2,000,267.55	2,089,000.00	4.412	2,000,267.55	(88,732.45)
08/08/24	296024664	COMMERCE	US TREASURY	JUSTICE CENTER	08/07/25	4,000,535.10	4,178,000.00	4.412	4,000,535.10	(177,464.90)
Investment Total						22,635,027.26	22,900,130.86		22,635,027.26	(265,103.60)

*Market value listed above is the value of the investment at month end

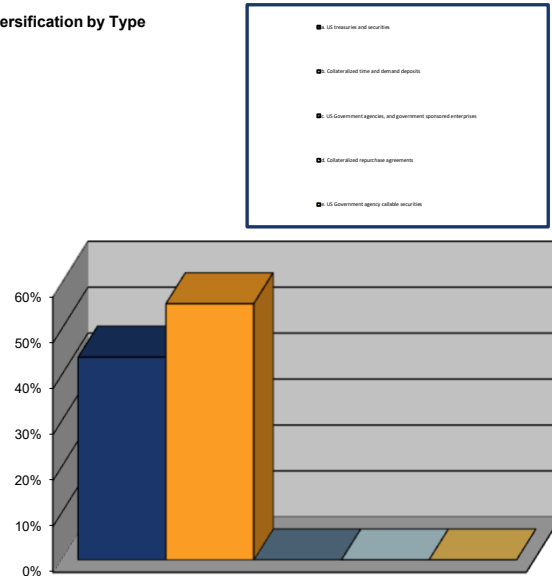
Average Annual Rate of Return: 4.5365

** Par value listed above is the actual amount if less than one year or the calculated annual earnings showing a one-year duration

Investment by Maturity



Diversification by Type



Listing of Investments Matured During the Month

Month	Receipt #	Institution	Description	Restricted	Maturity Date	Principal	Par **	Yield	Days Held
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Average Rate of Return on Maturities:

July Grant Summary

New Grant Applications	Grantor	Award Amt. Requested / Match Required	Project / Item	Notification Timeline	Awarded / Denied

Current Grant Awards:	Grantor	Award Amt. / Match Required	Eligible Amount Expended to Date	Awards/ Reimbursements Rec'd. to Date	Grant Deadline
Police:					
State & Community Hwy. Safety Grant - DWI (Oct. 2024 - Sept. 2025)	MoDOT (Traffic & Hwy. Safety Division)	\$11,037 (no match)	\$7,779.37	\$5,612.73	09/30/25
State & Community Hwy. Safety Grant - HMV (Oct. 2024 - Sept. 2025)	MoDOT (Traffic & Hwy. Safety Division)	\$15,379 (no match)	\$5,098.62	\$4,099.90	09/30/25
Bulletproof Vest Partnership (Sept. 2019 - Aug. 2022)	DOJ	\$5,398 (50% match)	\$5,078.50	\$3,627.50	08/31/24
Parks:					
Emergency Management:					
Emergency Mgmt. Performance Grant - 2025 (July 2024 - June 2025)	FEMA	\$34,171.57 (50% match)	\$26,556.27	\$26,556.27	06/30/25
Community Development:					
Community Development	AARP	\$15,000	\$12,349.52	\$15,000.00	11/05/18

Past Grant Awards:	Grantor	Award Amount / Match Req'd.	Eligible Amount Expended to Date	Awards/ Reimbursements Rec'd. to Date	Grant Deadline
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THE RAYMORE CITY COUNCIL MET IN REGULAR SESSION ON MONDAY, AUGUST 11, 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

5. Personal Appearances

Mayor Turnbow recognized State Representative Bill Irwin in attendance.

6. Staff Reports

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

Councilmember Baker asked the status of Dean Avenue and 195th Street. Public Works Director Trent Salsbury stated it opened today.

Councilmember Baker asked where the reporting of vehicles blocking the sidewalk could be found. City Manager Jim Feuerborn stated those would be reported and addressed through the Police Department. Councilmember Circo added that Chief Wilson has done a great job in the past of notifying residents of vehicles that need to be moved.

Chief of Police Jim Wilson provided information on the next session of the Citizens Police Academy. He answered questions from Council.

City Manager Jim Feuerborn announced the Fiscal Year 26 proposed budget will be presented at the August 18 work session.

7. Committee Reports

8. Consent Agenda

A. City Council Regular Meeting minutes, July 28, 2025

B. Arts Commission Appointments

- 1. Resolution 25-39: Appointment of Larry Hightower to the Arts Commission**
- 2. Resolution 25-40: Reappointment of Jessica Berry to the Arts Commission**
- 3. Resolution 25-41: Reappointment of Cheryl Cunningham to the Arts Commission**

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. 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 second reading of Bill 3980 by title only.

MOTION: By Councilmember Abdelgawad, second by Councilmember Holman to approve the second reading of Bill 3980 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 3980 as **Raymore City Ordinance 2025-047.**

10. New Business

A. Setting the 2025 Tax Levy (public hearing)

BILL 3982: "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."

City Clerk Erica Hill conducted the first reading of Bill 3982 by title only.

Mayor Turnbow opened the public hearing at 6:08 p.m. and called for a staff report.

Finance Director Elisa Williams provided a review of the staff report included in the Council packet. Each year, the City is required by the State Auditor's office to calculate and set our tax levy. This requirement must be recorded with the County Clerk no later than September 1. In odd numbered years, the Assessor's Office reassesses properties to account for changes in value. In even numbered years, the assessed valuation may increase based upon new construction. The basic theory of the Hancock Amendment is that the City revenue from property tax in the General Fund and Park Fund should be revenue neutral from year to year for non-growth related increases in assessments. There is an allowance for inflation and this year that rate is 2.9% and is provided by the State Auditor. This means that typically as assessments from non-growth increase, then the levy decreases. The opposite is true when assessed values decrease. The General Fund Levy for 2025 is calculated to be \$0.3702 per \$100 of assessed valuation. The Park Fund Levy is calculated to be \$0.0996 per \$100 of assessed valuation. The Debt Service Levy is the same as the last several years at \$0.7170 per \$100 of Assessed valuation. This is due to a voluntary roll-back. The total city Tax Levy is recommended to be \$1.1868 in total.

City Manager Jim Feuerborn added that last year the General Fund was \$0.3962 and the Park Fund was \$0.1066, reducing the levy by \$0.0886.

Mayor Turnbow opened the floor for public comment. Hearing none, he closed the public hearing at 6:12 p.m.

MOTION: By Councilmember Abdelgawad, second by Councilmember Holman to approve the first reading of Bill 3982 by title only.

DISCUSSION: Councilmember Abdelgawad reiterated this is a reduction of \$0.0886.

VOTE:	Councilmember Abdelgawad	Aye
	Councilmember Baker	Aye
	Councilmember Barber	Aye
	Councilmember Burke III	Aye

Councilmember Circo	Aye
Councilmember Engert	Aye
Councilmember Holman	Aye
Councilmember Mills	Aye

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

BILL 3981: "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."

City Clerk Erica Hill conducted the first reading of Bill 3981 by title only.

Mayor Turnbow opened the public hearing at 6:13 p.m. and called for a staff report.

Development Services Director David Gress provided a review of the staff report included in the Council packet. 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. For the record, this public hearing was published in the July 24, 2025 edition of The North Cass Herald. 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.

Councilmember Baker stated the basis of this amendment more than anything is the Supreme Court case Reed vs. Town of Gilbert (2015) and the understanding that any sign regulation that is content-based is subject to scrutiny and is going to be unconstitutional.

Councilmember Holman called a point of order stating that this was a time for questions of staff not for statements or debating the item.

Mr. Gress added that staff researched other cities' codes as recommended by Council that were mentioned at previous work sessions that had already updated these regulations.

City Attorney Jonathan Zerr added that Councilmember Baker handed him a 15 page document of questions and concerns, stating he is not prepared from a legal perspective to provide a response to that at this time, however, he stated he can answer individual questions. He stated Councilmember Baker identified a couple of issues with regard to whether or not it's a discrimination based upon preferential treatment for one entity versus another; the real issue is whether or not we judge something by the content.

Mr. Gress stated that the current sign code regulates signs by message and this amended sign code would regulate based on the type of sign, size, structure, materials, how it's built, how it's maintained, etc.; not the content of the sign, but the construction of the sign.

Mayor Turnbow opened the floor for public comment.

Terry Woods, 309 N. Park Dr., discussed having a sign on cars, election signs, sign permits, enforcement, and portable or handheld signs.

Adam Campbell, 109 Silverlake Cir., stated this is overkill and doesn't see the need, that he uses his yard as a voice, and discussed security signs, garden signs, flags, and inflatables.

Mayor Turnbow closed the public hearing at 6:33 p.m.

MOTION: By Councilmember Abdelgawad, second by Councilmember Holman to approve the first reading of Bill 3981 by title only.

DISCUSSION: Councilmember Burke asked how long this discussion has been going on and asked for a redline version to show the changes.

City Manager Jim Feuerborn stated the initial discussion began in the Planning and Zoning Commission as early as February 2016 and has been ongoing for 3 years with the Council as the state statute has been put in place.

Councilmember Baker noted the complexity of this issue when applying Supreme Court decisions and state statute. We cannot have a sign code if it's content-based. He provided comparisons between open houses, election seasons, grand openings, and real estate signs, noting that putting a time frame on these types of signs is basing them on their content. He stated if a city official has to read the sign to determine what code applies to it, it is more than likely unconstitutional. He cited examples of contradictions in the code regarding flag poles and temporary event signs. He questioned the enforcement component of these ordinances, stating the trouble that could come if they were not enforced equally. He noted the election sign time frame of 30 days prior to and 5 days after allowing three additional signs,

noting you can't say political signs, stating what other signs would be out during an election period, and what would prevent someone from putting out a campaign sign in November for an election in April. He stated the interpretation of indecent and immoral is vague and subjective and should be defined in the code. He feels if we pass this as it is there will be legal scrutiny and could cost the city and taxpayers hundreds of thousands of dollars in legal defense for not doing this correctly. He stated he would have preferred to discuss this item in a work session as Council technically didn't see this until last Thursday, although we could have looked at the Planning and Zoning Commission materials. He mentioned that the boy scouts have a fundraiser of placing flags in yards for holidays and this new ordinance will not allow that anymore as they are placed in the public right-of-way. He reiterated the enforcement aspect of the sign ordinance, noting that people put signs up on Fridays and get the benefit of a free weekend by placing them on busy corners, but those placing them on a weekday have them removed because staff sees the signs.

Councilmember Mills stated there was a work session after the April election with discussion focusing more on political signs. He thought the topic would come back to the Council at a work session before a regular meeting. He said the way it was presented to the Planning and Zoning Commission appeared that the Council was supportive of this. He wanted to discuss allowing home occupation signs and has an amendment and documentation prepared to propose that amendment. He feels this should go back to a work session for further discussion, then go back to the Planning and Zoning Commission.

MOTION: By Councilmember Baker, second by Councilmember Mills to refer the 37th amendment to the Unified Development Code regarding signage to the Planning and Zoning Commission for further independent legal review to ensure full compliance with applicable constitutional 1st amendment standards, including content-neutrality requirements under Reed v. Town of Gilbert (2015).

Mr. Feuerborn asked for clarification if independent legal review means outside counsel, noting that current legal counsel has reviewed and been active in writing the proposed amendment.

Councilmember Baker stated as complex as this is, he'll leave that up to staff's discretion.

Mr. Zerr stated he doesn't believe staff would have discretion to be able to retain additional legal counsel. That would have to be an action of the Council.

MOTION TO AMEND: By Councilmember Baker, second by Councilmember Mills to strike "independent" from motion to refer.

VOTE MOTION TO AMEND:	Councilmember Abdelgawad	Aye
	Councilmember Baker	Aye
	Councilmember Barber	Nay
	Councilmember Burke III	Nay
	Councilmember Circo	Aye

Councilmember Engert	Aye
Councilmember Holman	Nay
Councilmember Mills	Aye

MOTION AS AMENDED: By Councilmember Baker, second by Councilmember Mills to refer the 37th amendment to the Unified Development Code regarding signage to the Planning and Zoning Commission for further legal review to ensure full compliance with applicable constitutional 1st amendment standards, including content-neutrality requirements under Reed v. Town of Gilbert (2015).

Councilmember Holman asked who Councilmember Baker would recommend to do the review.

Councilmember Baker stated staff would be responsible.

Councilmember Holman stated staff has already done this.

Councilmember Abdelgawad stated she is not in favor of the motion to refer. Staff has worked hard on this and our city attorney has reviewed it. She stated when you look at the piece as a whole everything seems defined, but when you take pieces out of context it could appear that there are conflicts.

Discussion ensued.

VOTE ON MOTION TO REFER AS AMENDED:

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

MOTION TO AMEND: By Councilmember Mills, second by Councilmember Baker to amend Bill 3981 to allow home occupational signs in residential neighborhoods as follows:

Removing Section 435.130(E)(12) which prohibits "Home Occupation Signs" and by adding a new subsection under 435.060(1)—"Residential District and Uses"—to permit one (1) non-illuminated, permanent or temporary sign on a lot with a permitted home occupation, subject to the following standards:

1. The sign shall not exceed six (6) square feet in area and four (4) feet in height.
2. The sign shall be located entirely on private property, outside of any public right-of-way or sight triangle.
3. The sign may be freestanding or wall-mounted.
4. Materials shall be durable and weather-resistant.

5. No content-based restrictions shall be imposed; the sign may display any lawful, non-obscene message.

Mr. Zerr stated that number 5 is a content-based issue and should remove the last part of that sentence and put a period after imposed.

MOTION TO AMEND: By Councilmember Mills, second by Councilmember Baker to strike from 5 "the sign may display any lawful, non-obscene message."

VOTE ON MOTION TO AMEND:

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

Councilmember Circo stated as an independent homebased business he would like to have a sign in his yard advertising his business. He stated he's had a lot of business owners contact him to be able to put signs in their yard. He was under the impression there would be a discussion at a work session.

Councilmember Baker stated that a home occupation sign is an example of a content-based sign being treated differently than any other sign.

Mr. Gress clarified that currently the code only allows commercial messages in residential areas pertaining to the sale or lease of a premises, a message for a business that is completing construction, remodeling, or home improvement work upon the property, or a message relating to the occasional sale, garage sale, or yard sale held in compliance with all city regulations. He stated he had a chance to review the last section of the code. He concurred that Section 435.130(E)12 under the prohibited signs should be struck from this code because home occupation signs are not intended to be regulated. He clarified that there can be 4 signs on each property as long as they comply with the size, location, and construction, and 3 additional signs during election times.

Councilmember Abdelgawad stated that the motion on the floor would allow a 6 foot sign in the neighbor's yard would not be good, but striking 435.130(E)12 solves this issue.

Discussion ensued.

Councilmember Mills withdrew the motion to amend and Councilmember Baker withdrew his second.

MOTION TO AMEND: By Councilmember Abdelgawad, second By Councilmember Holman to amend Bill 3981 to strike Item (E)12 from Section 435.130.

VOTE ON MOTION TO AMEND:

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

DISCUSSION: Councilmember Baker asked when election signs can be placed.

Mr. Gress stated that four total signs can be placed at any time and during election cycles three additional signs can be placed.

Councilmember Barber asked if HOAs can regulate signs. Mr. Zerr stated HOAs can have their own regulations, but it's up to their legal council to enforce.

MOTION TO AMEND: By Councilmember Baker, second by Councilmember Baker to include a provision under Chapter 435 allowing the temporary placement of American flags in the public right-of-way in residential neighborhoods by civic and youth organizations, including Boy Scout Troop 315, for purposes of patriotic and ceremonial observances, consistent with past practice and subject to reasonable time, place, and manner regulations for public safety.

Councilmember Burke asked if this was permitted under signs exempt from regulation, temporary exempt temporary event signs placed by public, charitable, religious, or fraternal organizations provided they do not exceed the size, height, and area regulations.

Mr. Gress stated yes, it just couldn't be placed in the right-of-way.

Councilmember Abdelgawad stated we shouldn't be naming specific organizations in our city code.

Mr. Gress discussed the differences between flags and quill signs and how they can be displayed and hung.

Mr. Zerr expressed concerns of the distinction of specifying an American flag and a particular organization, as they are both content.

Councilmember Circo asked if the motion should be amended to strike the specific Boy Scout troop.

Mr. Zerr stated flags are allowed to be placed on personal property at this time, just not in the right-of-way. His suggestion for an amendment would be to strike out "American" to include all flags.

Discussion ensued.

VOTE ON MOTION TO AMEND:

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

VOTE ON ORIGINAL MOTION AS AMENDED:

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

C. Setting Required Restricted Fund Balance

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."

City Clerk Erica Hill conducted the reading of Resolution 25-38 by title only.

Finance Director Elisa Williams provided a review of the staff report included in the Council packet. Each year, the City holds 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. In 2010, Resolution 10-70 was adopted to set the policy of a twenty percent reserve. 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.

MOTION: By Councilmember Abdelgawad, second by Councilmember Holman to approve the reading of Resolution 25-38 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

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

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."

City Clerk Erica Hill conducted the reading of Resolution 25-37 by title only.

Chief of Police Jim Wilson provided a review of the staff report included in the Council packet. 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 20 sets of 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.

MOTION: By Councilmember Abdelgawad, second by Councilmember Holman to approve the reading of Resolution 25-37 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

11. Public Comment

12. Mayor/Council Communication

Mayor Turnbow and Councilmembers thanked citizens for participating in the public hearing this evening, encouraged attendance at the Citizens Police Academy, thanked Council and staff for the discussion on the sign changes, and noted the City has many avenues of communication.

13. Adjournment

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

DISCUSSION: None

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

The regular meeting of the Raymore City Council adjourned at 7:59 p.m.

Respectfully submitted,

Erica Hill
City Clerk



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

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
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

CITY OF RAYMORE	09-019-0014	Debt Service
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)	562,844,220
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.	3,835,000
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.	383,500
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.	3,366,256
5. Total required for debt service (Line 2 + Line 3 + Line 4)	7,584,756
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.	3,235,999
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.	4,348,757
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.	0.7726
9. Less voluntary reduction by political subdivision	0.0556
10. Actual rate to be levied for debt service purposes * (Line 8 - Line 9) Enter this rate on Line AA of the Summary Page.	0.7170

* 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

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
10. Chapter 435 Signage - Proposed Code Redlined

11. Public Hearing Notes from August 11, 2025 meeting

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.

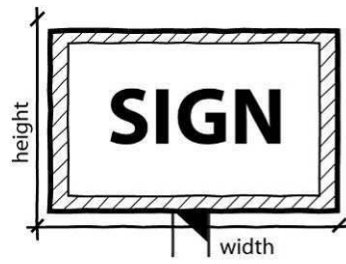
Snipe Sign. Any sign of a material such as cardboard, paper, pressed wood, plastic or metal that is attached to a fence, tree, light pole, utility pole or temporary structure or those staked into the ground, or any sign that is not securely fastened to a building or firmly anchored to the ground.

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.



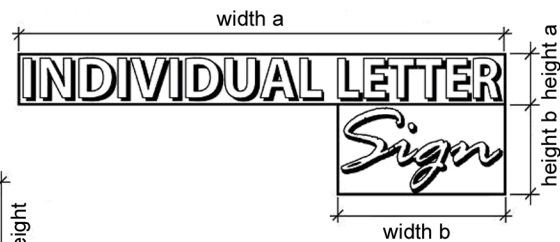
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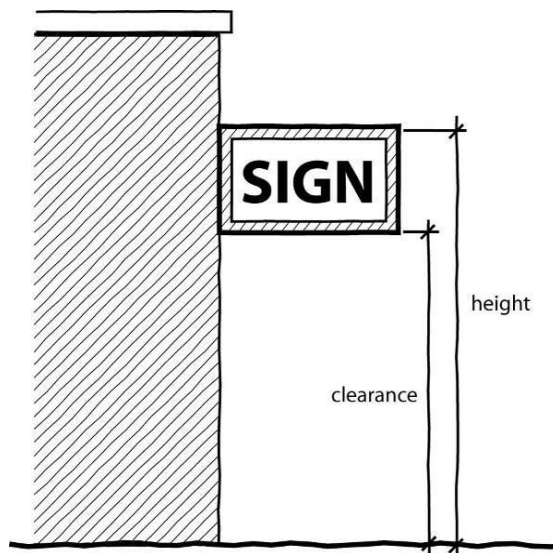


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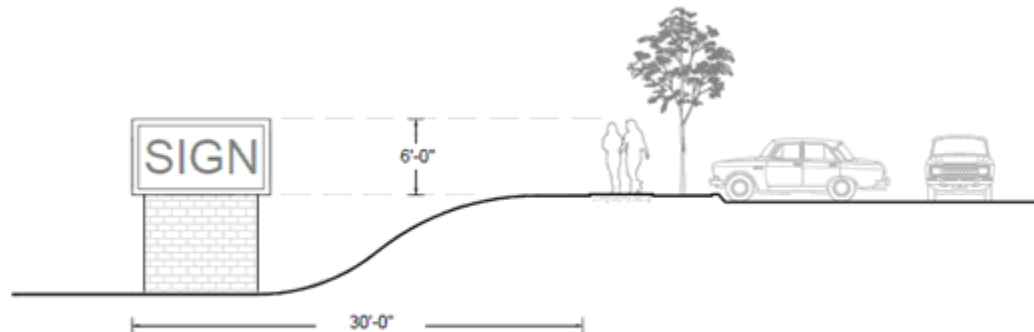


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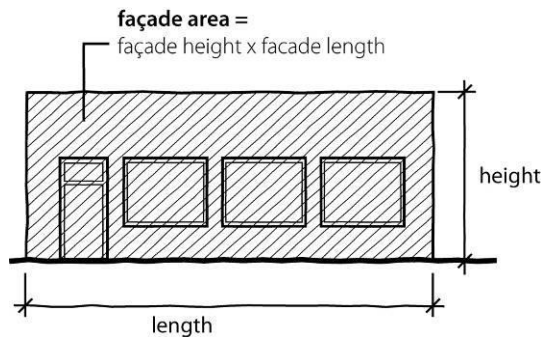
- 2. Sign Height Measurement.** For projecting and under canopy signs, the height of a sign will be computed as the distance from the highest point of the sign structure to the lowest point on the ground directly below the sign. For freestanding signs, the height of a sign will be computed as the distance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

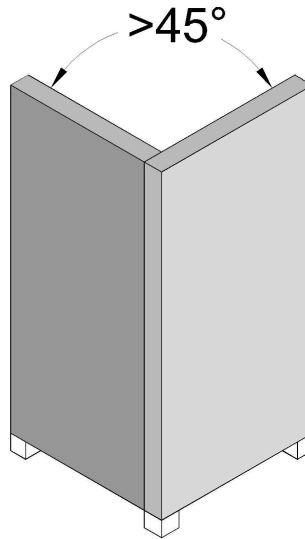


- 3. Building Façade Area Measurement.** Building façade area includes the entire area of a building wall, including doors, windows, recessed and projecting areas, and all other features, measured from the ground to the top of the roof, including architectural features.



- 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	Illuminati on	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	

37TH UDC AMENDMENT
EXHIBIT A: DRAFT CHAPTER 435 SIGNAGE

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

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.

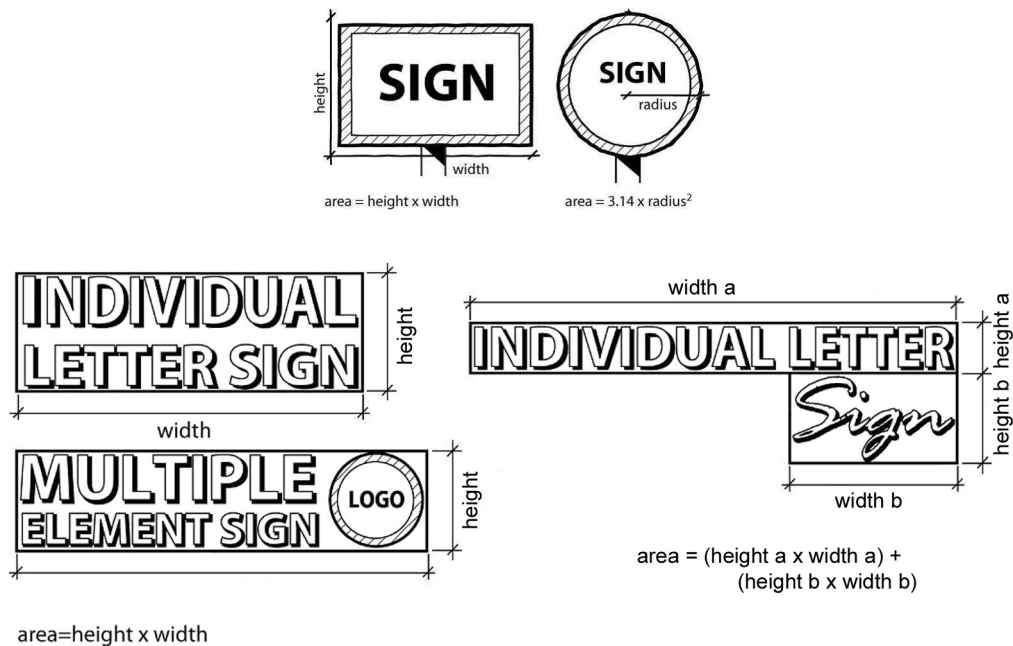
D. Prohibited Signs. The following signs are prohibited:

- 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.

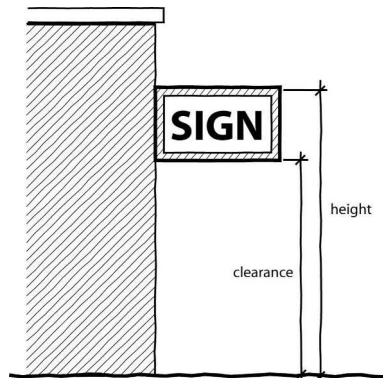
§ 435.030. Sign Measurement and Interpretation.

- 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

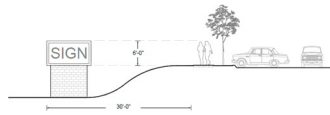
the regulations of this chapter and is clearly incidental to the display itself.



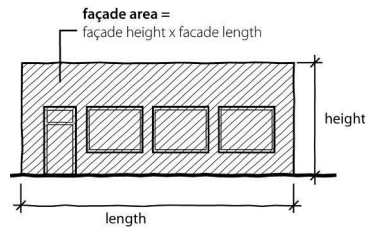
- B. **Sign Height Measurement.** For projecting and under canopy signs, the height of a sign will be computed as the distance from the highest point of the sign structure to the lowest point on the ground directly below the sign. **[Amendment 21 – Ordinance 2015-005, 1-26-2015]**



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.

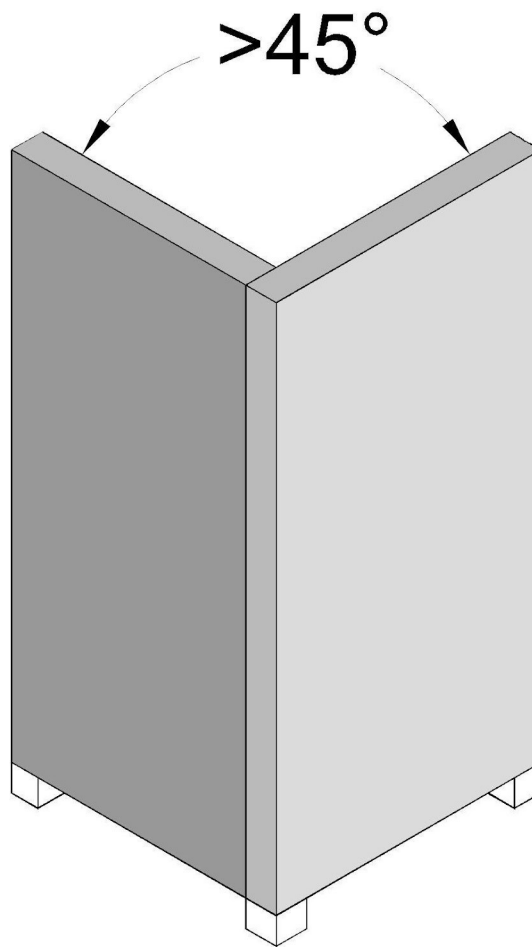


- C. **Building Façade Area Measurement.** Building façade area includes the entire area of a building wall, including doors, windows, recessed and projecting areas, and all other features, measured from the ground to the top of the roof, including architectural features.



- 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
C-2, C-3, BP, M-1 and M-2	Monument or Ground	Billboard on lot under 2 ac	1 per street frontage	32	6	Direct or indirect	See also Section 435.060D & E
		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

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

Generally the same code section as the current Code. Changes include removing "Section D. Prohibited Signs" from this section and placing it at the end of the proposed Code in Section 435.130 for clarity. Subsection B of the current code (Permits) was also moved to its own section below for clarity.

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.

Generally the same code section as the current Code. Changes include removing "Section D. Prohibited Signs" from this section and placing it at the end of the proposed Code in Section 435.130 for clarity. Subsection B of the current code (Permits) was also moved to its own section below for clarity.

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.

This subsection is an addition in the proposed code to support constitutional free speech - stating the intent of the content neutral Code.

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;

435.030 in the proposed Code was added better clarify permitting procedures (for signs requiring a permit), in addition to the regulations already found in Chapter 470. Clarifications included: Information that is required to be included with a sign permit application, better clarity in the review and issuance process, options for P&Z to review sign types that are not addressed in the Code directly (compared to BZA review), and lastly, added in clarity on when a sign permit becomes valid, or may be revoked or suspended.

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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 mutli-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.

This exception was added in to exempt temporary signs in residential neighborhoods from needing to obtain any permits for signs. Common sign types are mentioned, but not an exclusive list.

This is the current process for reviewing sign permit applications, and was codified in the proposed Code for clarity on review and approval process.

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- 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.

This section is a rewording and slight process change from existing Code section 435.100 Conditional Use Permits.

Requests for signs that are not in conformance with this Code may be reviewed by the Planning and Zoning Commission. The section establishes the criteria to be considered in the request. The Section is added for clarity to businesses or residents seeking unique signage options.

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.

development services

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.

This section is significantly expanded to add is clear and concise definitions of sign groups, categories and types, as well as how signs are measured in terms of size and setback. (Addressed in current Code under section 435.030. Moved down to 435.040 in proposed Code with addition of permitting section.

This subsection of the Code adds significant length. The existing Code lists all definitions in the appendix of the UDC/Chapter 485. For clarity purposes, staff added all pertinent sign definitions directly into the proposed Chapter.

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.

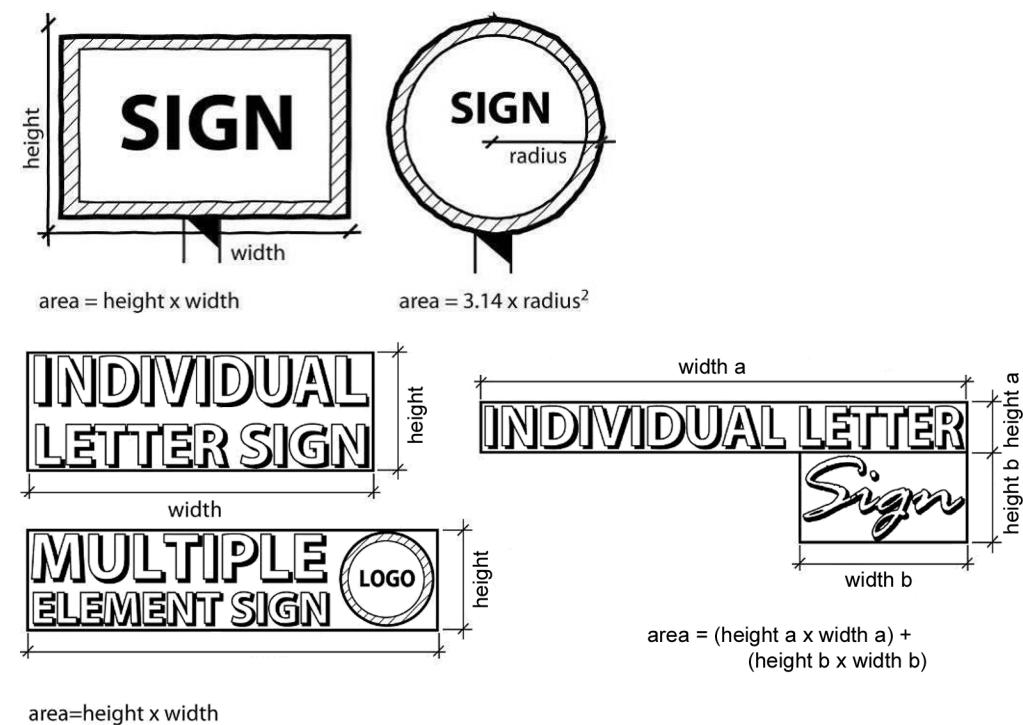
Sign Structure. All elements of a freestanding sign, including the sign face, background or decorative elements related to the presentation of the sign's message, and the structural supports.

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.

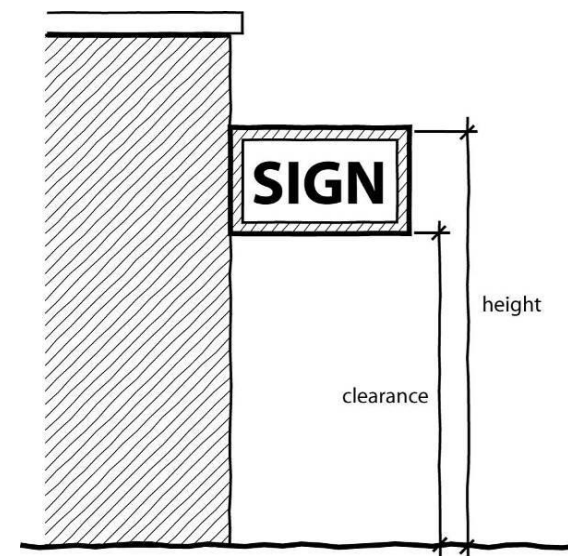
B. Sign Measurements

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.

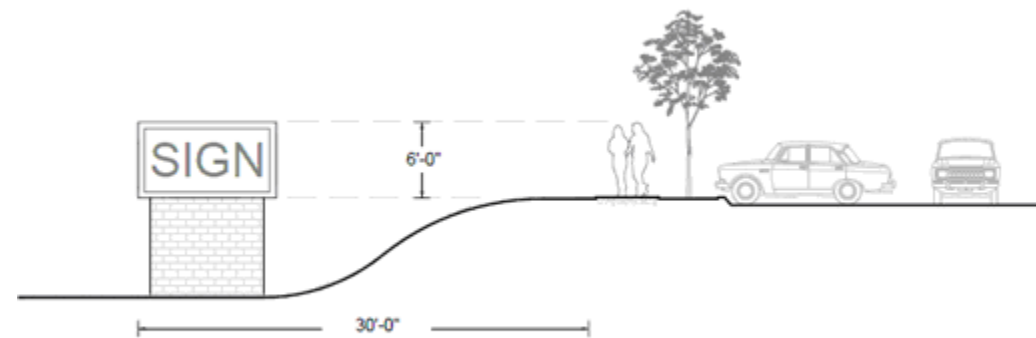
Currently addressed within Section 435.030 of the existing Code. Now addressed in Section 435.040 of the proposed Code. Existing Code language and images were used in the proposed Code.



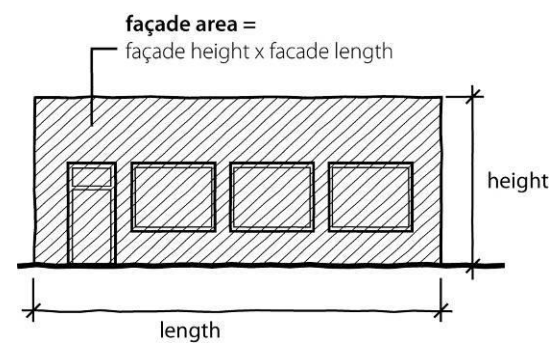
2. Sign Height Measurement. For projecting and under canopy signs, the height of a sign will be computed as the distance from the highest point of the sign structure to the lowest point on the ground directly below the sign. For freestanding signs, the height of a sign will be computed as the distance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

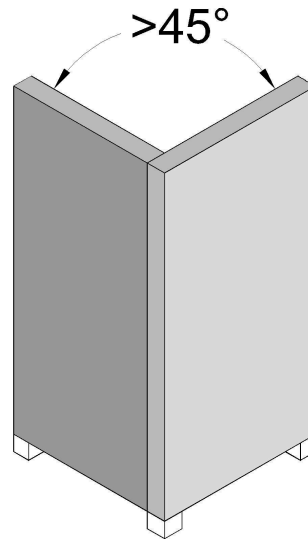


- 3. Building Façade Area Measurement.** Building façade area includes the entire area of a building wall, including doors, windows, recessed and projecting areas, and all other features, measured from the ground to the top of the roof, including architectural features.



- 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.

This is generally the only new language that was added to the Measurements and Interpretations section of the proposed Code - to clarify sign placement.

435.050 General Standards of Applicability

Currently addressed in existing code Section 435.040. Proposed Code removes existing sub-section D which regulates allowances based on message/content. It also expands requirements for landscaping for monument signs, and added requirements for master signage plans that are required with any new site plan review - specifically adding in 4 elements that must be addressed in a signage master plan.

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.

This section was added into the proposed Code as new language as a means of ensuring signs and sign structures are kept in good repair. The structure of the sign is regulated, not the message or content.

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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.

Currently addressed in 435.040B. Subsection 1 and 4 were added in to proposed Code for clarity in sign placement

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	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	Direct or Indirect	1 SF per linear foot of wall length, not to exceed 6' in height		435.070D

The permitted sign table is currently located in Section 435.050, and is now moved to 435.060. Changes include removing "non-commercial and commercial message" message restrictions on temporary signs, and instead adds in all of the sign types that are defined elsewhere in the Code. Signs are now regulated by sign-type, and not message-type, which is why this section is expanded compared to the existing Code. In general, sign sizes remained consistent between Codes, with the exception of sign types that were added (i.e landscape wall sign, quill sign, etc..) and not previously defined in the Code.

The tables are also now broken out into two tables (residential districts and commercial districts), the intent being making it easier for the public to understand the requirements depending on if they are a resident (residential districts) or a business owner (commercial districts).

One table in the existing Sign Code has now been broken out into 4 tables (between permanent and temporary), which naturally expanded the length of the proposed Code Section.

			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	Illuminati on	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	

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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.

Currently address in Section 435.060 of the current Code, but expanded under the proposed Code to better address the varied sign types that are all now proposed to be permitted. Each sign type (monument, wall, subdivision entrance etc...) includes 3-5 specific requirements that do may apply to other sign types. These are based on the physical nature of the sign type, and not the message or content.

- 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.

Currently addressed in Section 435.070 in current code, but expanded under the proposed Code to allow for more clarity on the varied temporary sign types. Similar to permanent signs - The tables are also now broken out into two tables (residential districts and commercial districts), the intent being making it easier for the public to understand the requirements depending on if they are a resident (residential districts) or a business owner (commercial districts)

Temporary sign regulations added included separation requirements to limit clutter, and clarity on what can NOT be attached to temporary signs (streamers, flashers, other temp signs). Each temporary sign type has 3-5 regulations on physical characteristics that are specific to each sign type.

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							

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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				
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

Currently the process for all inflatable signs in the current Code - the current code does not separate commercial or non-commercial inflatable signs. This has not changed within the proposed Code.

	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		

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			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.
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- 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

Currently located in existing Code section 435.080. The proposed Code added in more clarity on illumination types (direct, indirect, and clearer options for different types of each lighting). These are not regulations on how a sign **MUST** be illuminated, but regulations on how a sign **CAN** be illuminated.

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.

Currently addressed in existing Code Sections 435.050 and 435.080, with definitions of Direct and Indirect Illumination located in Chapter 485 Definitions. The proposed Code brings all pertinent definitions into the Sign Code for clarity, and adds in various options for each lighting type that could be utilized.

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.

Currently located in existing Code Section 435.090 - Similar language was provided in the proposed Code

This excludes any sign that is listed to be exempt from obtaining a permit - which includes most temporary signs that would be placed in residential neighborhoods

Currently located in existing Code section 435.100, and also within Chapter 470.240 of the UDC, and has not changed under the proposed Code. This would not be intended to include inflatable decorations placed within residential neighborhoods (ie holiday decorations)

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;

Currently addressed in existing Code Section 435.020(D). Currently includes 9 types of signs that are prohibited - proposed sign Code includes 18 prohibitions.

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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.

Proposed to be struck from the Code based on Council motion for approval at their previous meeting.

Public Hearing Questions -

1. Terri Woods -

Q: Question about regulations related to a magnet attached to her vehicle that advertises her business

A: Under the Code, this would not constitute a "vehicle sign". The vehicle is not being used for the sole purpose of acting as a sign, which is the intent of the prohibition. The magnetic sign on the vehicle would be permitted.

Q: Question about yard sign allowances during an election, and why this does not apply to everybody.

A: The Code is interpreted to apply to everybody in the City, and that all properties would be allowed up to 4 yard signs year-round, and during an "election cycle" additional signs are allowed, but not based on their message. It allows for more signage to be placed during the time that people typically like to place additional signs.

Q: Question about sign permits

A: Section 435.030(B) outlines signs that are exempt from permits, which generally includes all temporary signage in residential neighborhoods (excluding apartment complexes). Homeowners would not be required to obtain permits for temporary signage on their properties, but they are still required to adhere to the regulations that may apply within the Code.

Q: Question about handheld signs

A: 435.020(C) outlines signs that are exempt from regulations, which include item number 5 - Signs carried by a person.

Q: Questions about how the Ordinance would be enforced.

A: The Codes Officer would be responsible for enforcing the sign ordinance, which is the same way the existing Code is enforced.

2. Adam Campbell

Q: Concerns about the length of the Code

A: The length of the code is a result of a significant addition of sign-type definitions being added within this Code section. Additionally, each sign type now has specific time/place/manner regulations that are spelled out in Section 435.070

Q: Question about a couple of sign types and concerns on whether they would be legal or not under the proposed Code:

A:

- **Security sign** - This is not a type of sign or structure that would be regulated by the Code.
- **Flags** - now regulated by 435.070(K), which would not prohibit flags from being displayed or illuminated. Would only limit the number of flags, and that they be flown in the correct manner (on a ground mounted pole, or on a pole fixed to the house.
- **Inflatables** - inflatable decorations would not be prohibited under the new code. Inflatable signs have always been regulated by the Code (current Code section 435.110, proposed code kept similar language under Section 435.120)

Q: Statement about the right of protesting by utilizing his front yard to do so

A: the new sign code would not prohibit signs from being used to express or protest. Residential properties are permitted to install Yard Signage (stake or frame sign), and/or a dual-post sign on private property. The existing code places restrictions on signs based on whether it is displaying commercial messages or non-commercial messages. The proposed Code removes that restriction completely to comply with current statutes and case law.

City Council Questions -

Q: Councilmember Burke's comments on the format of the Code - asking for a redlined version of the Code changes.

A: This is doable, but would take significant time to go back and provide the tracked changes. Staff proposed a total rewrite not only to change to Code language, but to also add in and remove entire sections of Code to enhance the clarity and enforceability of the new code provision compared to the existing Code.

Councilmember Baker's statements on concerns with Code -

Q: Concerns about "open house" signs and/or with additional time frames for political signs. What signs can be out during that time frame (30-days prior) - Other Cities allow any signs to be placed.

A: The proposed Sign Code permits four signs on any residential property year-round, regardless of their message. Additionally, it allows for more signage during an "election cycle," also without message restrictions. This addresses residents' desire to express support or opinions, enabling more signs to be displayed throughout the year.

The Yard Sign category, as asked by the Councilmember, includes signs like "for sale/rent" and "open house." All these examples are allowed regardless of their content.

Q: Questions from **Councilmember Baker** about flags and how they are required to be attached or displayed.

A: The proposed Code is written to not prohibit flags, but to encourage them to be flown like flags are intended to be - on a flag pole. Where the Code states that "Flags must be attached to a flag pole structure, and shall not be attached to any building, fence, wall, or other unapproved structure" a flag pole structure would be a ground mounted flag pole, or a flag pole attached to a house via a flag pole bracket. The Code is written to prohibit flags from being hung from decks, fences, walls etc... which would generally make them classified more as a banner sign. The Code also requires that the flags not be placed in the ROW, and are located entirely on private property, consistent with other sign types.

Q: Question from **Councilmember Baker** regarding feather and quill signs, and grand opening event signs - specifically asking about recently opened Einstein Bros. Bagels and why they have quill signs if they are not allowed under the current Code.

A: Quill signs are not allowed, but staff regularly get asked by businesses to be able to use them. Staff has generally allowed them with permits under a reasonable size and quantity. Staff has generally allowed for additional signage for new businesses to support their opening when asked. Staff proposed to codify this into the new sign Code under "Grand Opening Event Signs (435.080D6). This is not related to the message of signs saying "grand opening" The Code clearly defines what constitutes the "grand opening period" for a business (60 days following the date that a business opened to the public) and allows additional signs, regardless of their message, to support the business coming to the community. The time frame in this case is related to a specific event (opening) which allows additional signage, and not the message or content of the sign itself.

Q: Question from **Councilmember Baker** regarding who/what constitutes obscene, indecent or immoral matter, as it is written in Section 435.130 Prohibited signage and limitations.

A: This is language that already exists in the current Code in Section 435.020(D). Staff simply re-ordered this section to the end of the Code. This is not something new that was added to the Code

Q: Question from **Councilmember Baker** regarding the placement of flags by local boy-scout troops for fundraising purposes, and stating that it would not be allowed under the new proposed Code.

A: The new code, and existing Code both would allow this as long as the sign is placed on private property. There are currently no provisions in the current sign code that would allow these signs to be placed in the right-of-way. And the proposed Code does not alter that in any way. Flags can still be placed if a property owner wishes to have boy scouts place flags on their private property. Baker also claimed that they would need to place the flags 10-11 feet into the yard. The new Code would only require them to be placed "5' from all property lines, including separation requirements"

Q: Councilmember Mills asking questions about Home Occupation signs, including a proposed amendment.

A: Staff did clarify that the Code was written with the intent to allow for home occupation signs, because not allowing them would be inherently content-based. These would fall under the category of "Yard Signs" and residents would be allowed to have 4 of them. Each of them could advertise their home-based business, or anything else the property owner would like to display on the sign.

Q1: Motion from **Councilmember Mills** to amend the code to remove Home Occupations/Businesses 435.130(E)12 and proposed regulations.

Q2: Question from **Councilmember Circo** about home business signs in neighborhoods, citing emailed concerns from residents. (lack of clarity on intended regulations on home based business signs)

Q3: Echoed concerns of **Mr. Baker** regarding home occupation signage

A: Staff clarified intended regulations on sign types compared to current regulations including number of permitted signs, time limits, current prohibited sign types etc..., and proposed a change to the code that would remove home based occupation signs from 435.130(E)12

Q: Question from **Councilmember Baker** on when could a candidate place a sign out based on the proposed code

A: Staff clarified election signs, and that they could be placed out at any time. The proposed code allows for additional signage during the time frame that coincides with

the election cycle, but additional signs do not need to be political signs. The current Code already included regulations for time frames specific to political signs, which now applies to all temporary yard signs, not just political signs. [the regulation for more signage is now based on a time-frame, and not the message of the sign]

Q: question from **Councilmember Circo** about the placement of political signage, specifically timing.

A: Staff clarified that the regulations that would generally apply would be not to place it in the right of way.

Q: Question from **Councilmember Barber** on HOAs and how they can regulate signs

A: staff deferred to legal, HOA can impose signage regulations similar to the City

Q: Motion by Councilmember Baker to allow for placement of American Flags in the ROW by a boyscout troop with proposed regulations. Follow up question from Councilmember Burke on if the signs are exempt based

A: Staff clarified that those signs could be placed still under the proposed code, but they would not be allowed in the ROW, which applies to all signs.

Staff also clarified the new flag regulations in the proposed Code, including distinctions between flag and quill signs, and regulations on how flags should be attached to or anchored on a property.

City Attorney Jonathan Zerr also provided concerns about the notion of including the regulation based on it being an American Flag, and for a specific boyscout troop. The proposed regulation would identify one flag or fraternal organization over another. Mr. Zerr provided an option to revise the proposed regulation.

Q: Question from **Councilmember Mills** about flags, and questions on whether they are regulated as temporary or permanent flags.

A: Staff clarified updated regulations from the discussion at P&Z. The intent is that flags are regulated as permanent signs, either ground mounted, or mounted to a building or structure on a flag pole. Temporary flags like what the Councilmember was describing would be treated under the Yard Signage regulations under temporary signs.



CITY OF RAYMORE
AGENDA ITEM INFORMATION FORM

DATE: 8/25/2025

SUBMITTED BY: Elisa Williams

DEPARTMENT: Finance

ITEM CATEGORY: Resolution

TITLE / ISSUE / REQUEST

Amending the Schedule of Fees (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. Resolution 25-42
2. Schedule of Fees and Charges PROPOSED - 11.01.25

BACKGROUND / JUSTIFICATION

The License Tax Review Committee met on July 23, 2025 to review the 2024 Annual Report and voted unanimously to recommend to the City Council that it increase the current license tax rate by the CCI (construction cost index) for June 2025 of 2.4%, effective Nov. 1, 2025. The changes are as follows:

Excise Tax Section:

- Residential Development to \$2,554 per trip from \$2,494
- Non-residential Development to \$683 per trip from \$667

The City Council met on July 21 and reviewed preliminary water and sewer rates and directed staff to make the following changes for approval:

Water & Sewer section:

- Tap fees increase by the CCI (2.4%)
- Meter supply fees increase to cost of purchase
- Sewer Connection fees increase by the CCI (2.4%)
- Increase water rate to \$6.88 from \$6.62
- Increase sewer rate to \$9.42 from \$9.32 (actual usage)
- Increase sewer rate to \$9.77 from \$9.87 (winter average)

Development Services is proposing an update to its zoning and development fee structure to better reflect actual staff time and resources required to process and review applications. The Development Services fee schedule has not been updated in several years. This update is intended to improve the cost recovery for the City while maintaining a fair and transparent process for applicants.

- Increase Rezoning to \$740 from \$525
- Increase Rezoning for PUD to \$1,550 from \$1,200
- Increase Conditional Use Permit to \$725 from \$500
- Increase Preliminary Plat to \$1,500 from \$790
- Increase Site Plan to \$1,200 from \$860
- Increase Variance to \$360 from \$280
- Remove: Unified Development Code copies, Growth Management Plan Copies and Map printing

The Parks & Recreation Board met on July 22 and voted to make the following changes to the fee schedule:

Added Pickleball Court rental fees due to the addition of the new courts

\$20 per hour per court

\$50 per hour (full facility)

Tournament Rental \$500 per day

Adjusted and added fees to the Raymore Activity Center after completion of the expansion of the facility:

Increased Open Gym fee to \$4 per visit from \$3 per visit

Added Open Gym Daily Pass \$20 (10 visits)

Added 1 Day tournament rental \$1,200

Adjusted 2 Day Tournament Rental to \$2,000 from \$1,200

Added Hourly Rental Deposit \$50

Adjusted Day Full Facility to \$1,200 from \$750

Adjusted Afterhours Full Facility to \$1,500 from \$1,200

Added Multipurpose Room Small \$55/hour, Large \$65/hour and Combined \$95/hour

RESOLUTION 25-42

"A RESOLUTION OF THE CITY OF RAYMORE, MISSOURI, AMENDING THE SCHEDULE OF FEES."

WHEREAS, in June 2009, City Council adopted a comprehensive Schedule of Fees and Charges for the City of Raymore; and,

WHEREAS, the License Tax Review Committee met on July 23, 2025 and voted unanimously to increase the excise tax rates for Fiscal Year 2026; and,

WHEREAS, the Parks and Recreation Board met on July 22, 2025, and voted to increase certain fees and rates for Fiscal Year 2026; and,

WHEREAS, the Schedule of Fees has also been modified to include: changes to the Water and Sewer rates and water and sewer connection charges, and adjustments to Development Services fees.

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

Section 1. The Schedule of Fees attached as Exhibit A is hereby approved.

Section 2. Any Resolution or part thereof which conflicts with this Resolution shall be null and void.

DULY READ AND PASSED 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

SCHEDULE OF FEES AND CHARGES

PROPOSED 11/1/2025

Category	Amount
DEVELOPMENT SERVICES	
Annexation	\$0
Rezoning	\$525 \$740
	\$1,200 for PUD \$1,550 for PUD
Conditional Use Permit	\$250 if request is for a sign or for residential property
	\$500 for all other requests \$725 for all other requests
Easement/Right-of-Way Vacation	\$150
Preliminary Plat	\$700 \$1,500
Duplex or Townhome Lot Split	\$0
Final Plat	\$320 \$775
Minor Plat	\$100
Site Plan	\$860 \$1,200
Amendment to Site Plan	\$150
Temporary Use Permit	\$0
Variance	\$280 \$360
Appeal	\$0
Outdoor Warning Siren Fee	\$9/acre paid at the time of final platting
Park Land Dedication Requirement - residential	See Section 445.040 of the Unified Development Code
commercial / industrial	\$0.017 per square foot of land
Unified Development Code	\$25.00-Printed copy in binder
	\$5.00-CP
Growth Management Plan	\$5.00-Printed Copy
Maps	Pre-Printed Map (from plotter): - \$5.00 per sheet
	*- custom map fees includes 1/2 hour of staff time. If additional time is required to produce map or cd, then time is billed at \$20/hour

BUILDING INSPECTIONS	
<u>Residential Activities</u>	
Building Permit (1)	\$4.00/\$1,000 of building valuation; minimum fee of \$30.00 (2)
Plan Review	\$84.00/dwelling unit for single, two-family and tri-plex units
Reinspection	\$55.00/hour, 1 hour minimum
<u>Residential Multi-Family/Commercial/Industrial Activities</u>	
Building Permit	\$4.00/\$1,000 of building valuation; minimum fee of \$30.00 (3)
Plan Review	\$2.00/\$1,000 of building valuation for 1st \$100,000; and \$.50/\$1,000 valuation thereafter
Reinspection	\$55.00 /hour, 1 hour minimum
<u>Miscellaneous Activities</u>	
Sign Permit	\$50.00 permanent signs
	\$15.00 temporary signs
	\$10.00 replace sign face
Electrical Permits	
200 amp	\$45.00 per box
400 amp	\$85.00 per box
800 amp	\$105.00 per box
over 800 amp	\$135.00 per box
Repair, maintenance, rewire or electrical service changes up to 200 amp	\$35
Mechanical Permits	
Heating and A/C unit	\$45.00 each
Individual heating unit	\$45.00 each
Individual A/C unit	\$45.00 each
Plumbing Permits	
Traps - up to and including 10	\$45
Additional traps over 10	\$3.00 each
Deck Permits	\$.20 per square foot of deck
Fence Permits	area; \$45.00 minimum
Single or Two-Family Roofing Permit	\$30
Solar Panel Installation	\$45
On-site sewage disposal systems	\$35
	\$150 for new/renovated systems treating <3,000 gallons/day flow
	\$250 for new/renovated systems treating 3,000 or more gallons/day flow
Moving of Buildings	\$500
Demolition of Buildings	\$500
Performance Bond	Performance Bond - \$5,000
Swimming Pool Permits	
Prefabricated above grade, 24" in pool wall depth or greater	\$30
Below grade pools	\$4.00/\$1,000 valuation of the cost of pool; minimum \$30.00
Fire Sprinkler System	\$45
Fire Alarm System	\$45
Commercial Kitchen Hood	\$45
Appeals to Board of Appeals	Appeal applicable to a:
	\$50 - owner - occupied residential structure
	\$250 - all other appeals
Mud Deposit (4)	\$500
Temporary Certificate of Occupancy (5)	\$1,000 bond, refundable
Investigation Fee (charged if work commenced without a permit)	3 times the cost of the permit
Refunds	See (6)
South Metropolitan Fire District Building Permit Fee	See (7)

- (1) Building valuation shall be calculated from the most recent table published by ICC.
- (2) Valuation shall be calculated on the living area multiplied by the cost per square foot plus the garage area multiplied by the cost per square foot.
- (3) The cost per square foot will be taken from the appropriate occupancy category from the Building Valuation Data.
- (4) Each builder working in the City must deposit a sum of \$500 at time of issuance of building permit
- (5) Building Official is authorized to issue a temporary certificate of occupancy under certain conditions
- (6) The Building Official may authorize the refunding of not more than 80% of the permit cost when no work has been done
- (7) Plan review fee and inspection fee is separate from City plan review and building permit/inspection fees and must be obtained from the Fire District, located at 611 Foxwood Drive,

Excise Tax	
Residential development	\$2,494 / trip-generated \$2,554 / trip generated
Non-residential development	\$667 / trip-generated \$683 / trip generated

Number of trips generated per use is established by Resolutions 07-42. Actual excise due is calculated in accordance with section 605.090 of the Raymore City Code.

Public Works	
Design and construction manual	\$40
Engineering public infrastructure inspection fee	5% of construction cost for inspection
Engineering public infrastructure plan review fee	1% of construction cost for plan review
<u>Plan copies</u>	
letter	\$0
11x17	\$0
Plan size	\$5
<u>Miscellaneous Permit Fees</u>	
Right of Way (ROW) - Administrative/Management Fee	\$1 per linear foot

Reinspection Fee (1)	\$55
Small Wireless Facility on existing utility pole	\$150 per pole at installation; \$100 per year per pole thereafter
Small Wireless Facility with installation of a new City utility pole	\$500 per pole at installation; \$100 per year per pole thereafter
Rate for collocation of Small Wireless Facility to City utility pole	\$150 per year per pole
Small Wireless Facility Consolidated Application Fee	If 10 + applications are filed concurrently, total installation fee can be reduced by 30%
Small Wireless Facility Performance Bond	\$1,000 per pole
Sewer - toxic pollutant failure to clean (grease) discharge	\$500
Sewer - toxic pollutant failure to clean grease trap	\$100 per day for the continuation of violation
Grading (Land Disturbance) Permit	\$500
Finance security	\$1,000 per gross acre
<i>a. The first (1st) five thousand dollars (\$5,000.00) of the financial security shall be by cash deposit to the City of Raymore. If at any time during the course of the work this amount falls below the original amount of the deposit, the permittee shall deposit the necessary funds to return the cash deposit to a balance of five thousand dollars (\$5,000.00).</i> <i>b. The remaining financial security balance may be in the form of cash deposit, letter of credit or bond.</i>	
Blasting Permit	
Blasting permit	actual cost for inspection of blasting, testing or readings
Deposit - for inspection	\$500
Delinquent fee	\$25
(1) City will perform inspection and reinspection; this fee is for all subsequent inspections	

Water & Sewer Utility

Water Tap Fees		
3/4" meter size		
Sensus iPearl 5/8 Meter 4 wheel 100 gallon	\$2,534	\$2,560
Meter supply fee	\$638	\$716
1" meter size		
Sensus iPearl 1" Meter 4 wheel 100 gallon	\$3,959	\$4,000
Meter supply fee	\$704	\$788
1-1/2" meter size		
Sensus iPearl 1 1/2" Meter 6 wheel 100 gallon	\$4,948	\$4,999
Meter supply fee	\$1,744	\$1,866
2" meter size		
Sensus iPearl 2" Meter 6 wheel 100 gallon	\$9,895	\$9,996
Meter supply fee	\$1,709	\$1,828
3" meter size		
Sensus iPearl 3" Meter C2 Compound 6 wheel 100 gallon	\$14,842	\$14,994
Meter supply fee	\$2,162	\$2,314
4" meter size		
Sensus iPearl 4" Meter C2 Compound 6 wheel 100 gallon	\$19,827	\$20,030
Meter supply fee	\$3,654	\$3,909
6" meter size		
Sensus iPearl 6" Meter C2 Compound 6 wheel 100 gallon	\$49,482	\$49,989
Meter supply fee	\$5,936	\$6,352
Removal and inspection of water meter charge	actual cost of such removal, tests, and replacement by consumer if the meter differs less than 2%	
<u>Hydrant Meters</u>		
Deposit	\$1,250	
Backflow prevention device	\$1,250	
<u>Sewer Permits and Fees</u>		
Private sewage disposal	\$75	
Building sewer permit and inspection fee		
Residential or commercial	\$25	
Industrial	\$50	
<u>Sewer Connection Fee</u>		
Residential (single-family and multiple-family)	\$55 per trap / min charge of \$1,457	\$56 per trap / min charge of \$1,472
Commercial and industrial	\$68 per trap / min charge of \$2,474	\$69 per trap / min charge of \$2,499
<i>Service rates - all meters shall be billed each month for no less 2,000 gallons</i>		
Water rate	\$6.62/1,000-gallons	\$6.88/1,000 gallons
Sewer rate - actual usage	\$9.32/1,000-gallons	\$9.42/1,000 gallons
Sewer rate - winter average	\$9.77/1,000-gallons	\$9.87/1,000 gallons
Sewer rate - outside City limits	125% of the applicable inside City rate	
<u>Reconnection charge</u>		
Initial reconnection charge	\$50	
2nd reconnection charge failure to pay arrangement for connection	\$75.00 additional charge	
Disconnection Deposit Charge	If the deposit(s) on the disconnected utility account are less than the deposit(s) shown below, additional deposit(s) will be assessed to bring the deposit(s) on the account equal to the current combined Water and Sewer deposits listed on the Schedule of fees.	
<u>Water/Sewer Service Deposits</u>	<u>Water Deposit</u>	<u>Sewer Deposit</u>
1" service lines		
One (1) family occupied dwelling	\$50	\$50
Residential New Construction	\$50	\$50
Commercial buildings	\$50	\$50
Office buildings - each meter	\$50	\$50
Manufacturing and industrial buildings	\$50	\$50
2" service lines	\$50	\$50
over 2" service lines	\$50	\$50

Trash Service

Residential Trash Service	\$15.59 per month
Residential Recycling Service	\$5.76 per month
Residential Cart Fee	\$1.50 per month
Residential Additional Cart Fee	\$0.75 per month for each additional cart

Miscellaneous

Fireworks license	\$250
Alcohol Beverages Permit Fees	
Beer By the Drink License (Beer - Includes Sunday Sales)	\$75
Beer and Light Wine by Drink	\$75
Retail By the Drink License (Spirits, Wine and Beer)	\$450
Retail By the Drink License (Spirits, Wine and Beer) Tax Exempt	\$450
Retail Liquor By the Drink Resort License (Spirits, Wine and Beer)	\$450
Package Liquor (Includes Spirits, Wine and Beer)	\$150
Beer Original Package License (Includes Sunday Sales)	\$75
Picnic License (Not For Profit Organizations - Spirits, Wine and Beer - 7 days)	\$37.50
Retail By Drink Caterer's License (Spirits, Wine and Beer)	\$15 for each calendar day
Beer and Light Wine by Drink Caterer's License	\$15 for each calendar day
Retail by Drink Caterer's Permit (Spirits, Wine and Beer - 50 Days Maximum)	\$750
Retail by Drink Caterer's Permit (Spirits, Wine and Beer - Unlimited Number of Function	\$1,500
Consumption of Liquor License (C.O.L.)(Building and Hall Rentals)	\$90
Original Package Tasting License	\$37.50
Sunday License (Spirits, Wine and/or Beer)	\$300
Liquor Wholesale Solicitor (Spirits, Wine and Beer)	\$750
22 Percent Wholesale Solicitor (Wine and Beer)	\$300
5 Percent Wholesale Solicitor (Beer Only)	\$150
Domestic Winery (Light Wine and Brandy)	\$7.50 for each 500 gallons or fraction thereof of wine or brandy produced up to a maximum license fee of \$450.00

Microbrewery License (Beer Only)	\$7.50 for each 100 barrels or fraction thereof, up to a maximum license fee of \$375
Liquor Manufacturer-Solicitor (Spirits, Wine and Beer)	\$675
22 Percent Wine Manufacturer-Solicitor (Wine and Beer)	\$300
5 Percent Beer Manufacturer-Solicitor (Beer Only)	\$375
Liquor Solicitor (Spirits, Wine and Beer)	\$375
22 Percent Solicitor (Wine and Beer)	\$150
5 Percent Beer Solicitor (Beer Only)	\$75
Vintage Wine Solicitor	\$750
Filing penalties for liquor license renewal applications received after May 1	
Applications received May 2 - May 31	\$150
Applications received June 1 - June 30	\$300
Applications received after June 30	\$450
Occupational License	\$100
Adult Business License Fees	\$500/establishment; \$100 per each manager; \$50 per each employee
Public Amusement permit	\$100
Public Amusement permit - refundable deposit	\$500
Pawnshop license	\$1,000
Bond (2)	\$1,000
Insufficient check charge	\$20
Photocopies	\$0.10 per page & any applicable access and search fee
Reproduction of Meeting CD's	\$5.00 per copy
Administration fee - associated with violation of code	\$50
Filing fee of candidates	\$20

Municipal Court

Clerk fee	\$12
Crime Victims Compensation Fund (CVCF)	\$8
Police Officers Standards and Training Fund (POST)	\$1
Law Enforcement Training Fund (LEFT)	\$2
Domestic violence shelter surcharge	\$4
Inmate Prisoner Detainee Security Fund	\$2

Police

CD's - video	\$20
Report copies	\$5.00 - for up to ten pages and \$0.10 per page for all additional pages and supplemental reports
Neighborhood Vehicle Permit	\$50/2 years
<u>Peddlers and Solicitors Permit Fees</u>	
Application fee	\$20
Peddlers and solicitors permit	\$5.00 per person
Fingerprinting	Free to Raymore Residents
Letters for Adoption	Free to Raymore Residents

Animal Control Fees

<u>Impoundment:</u>	
1st offense	\$10
2nd offense	\$50
3rd and subsequent offenses	\$100
Additional maintenance fee	\$10 / day
Anti-rabies vaccination requirement	\$75
Quarantine	\$200 (\$100 for Quarantine and \$100 for 10 days of animal care)
<u>Animal Adoption</u>	
Cats	\$100
Dogs	\$200

Parks and Recreation

<u>Farmer's Market</u>	
Booth Space	\$20 per month

Non-Prime rates are applied for rentals on Monday through Thursday. Friday through Sunday will receive prime rates.

<u>Shelter Rental Fees - Resident</u>	<u>Non-Prime</u>	<u>Prime</u>
Depot reservation - 1/2 shelter - day	\$45	\$65
Depot reservation - day	\$75	\$95
Hawk Ridge Park 1/2 shelter - day	\$45	\$65
Hawk Ridge Park Full Shelter - day	\$75	\$95
Moon Valley shelter reservation - day	\$50	\$70
West shelter reservation - day	\$50	\$70
Optimists shelter reservation - day	\$50	\$70
Lions shelter reservation - day	\$75	\$95

<u>Shelter Rental Fees - non-resident</u>	<u>Non-Prime</u>	<u>Prime</u>
Depot reservation - 1/2 shelter - day	\$90	\$110
Depot reservation - full shelter - day	\$150	\$170
Hawk Ridge Park 1/2 shelter - day	\$90	\$110
Hawk Ridge Park Full Shelter - day	\$150	\$170
Moon Valley Shelter - day	\$100	\$120
Arboretum (West) shelter reservation - day	\$100	\$120
Optimists shelter reservation - day	\$100	\$120
Lions shelter reservation - day	\$150	\$170

Prime season will consist of April through September. Any rentals occurring in any other month will receive the non-prime rate.

<u>Athletic Field Rentals (private use/practices)</u>	<u>Non-Prime</u>	<u>Prime</u>
<u>Resident Fees</u>		
Soccer / Flag Football Field	\$35/hour	\$50/hour
Soccer / Flag Football Field	\$150/day	\$200/day
Baseball field reservation - lit - day	\$125	\$150
Baseball field reservation - unlit - day	\$100	\$125
<u>Non-Resident Fees</u>		
Soccer / Flag Football Field	\$75/hour	\$100/hour
Soccer / Flag Football Field	\$225/day	\$250/day
Baseball field reservation - lit - day	\$200	\$250
Baseball field reservation - unlit - day	\$150	\$200

Athletic Field Rentals (Tournament / For Profit)

Recreation Park Baseball Complex (6 fields)	\$1200/\$600 deposit required (Friday, Saturday & Sunday)
Team Fee	\$25 Team Fee (per team)
Ballfield Lights	\$25 per hour per field
Ballfield Preparation (Chalk/Paint)	\$20 per field
Ballfield Preparation (Field Drag)	\$20 per field
Ballfield Preparation (Reset Bases)	\$20 per field
Recreation Park Soccer Complex (6 fields)	\$1200/\$600 deposit required (Friday, Saturday & Sunday)
Team Fee	\$25 Team Fee (per team)
Soccer field Prep per additional field (Field, Paint, Etc)	\$50 per field
Recreation Park Flag Football Fields (6 fields)	\$800/\$400 deposit required (Friday, Saturday & Sunday)
Team Fee	\$25 Team Fee (per team)

Athletic Field Rentals (Individual / For Profit)

Baseball Field	Non-Prime Rate
Hourly Field rental	\$25 per field per hour
Daily Field rental	\$200 per field per day
Ballfield Lights	\$25 per hour for lights (per field)
Field Preparation (Chalk/Paint)	\$20 per field
Field Preparation (Field Drag)	\$20 per field
Field Preparation (Reset Bases)	\$20 per field
Hourly Ballfield rental	Prime Rate
Daily Ballfield rental	\$40 per field per hour
Ballfield Lights	\$225 per field per day
Field Preparation (Chalk/Paint)	\$25 per hour for lights (per field)
Field Preparation (Field Drag)	\$20 per field
Field Preparation (Reset Bases)	\$20 per field
<u>Specifically permitted rentals</u>	
Disc Golf Course Tournament	\$320 per day
The Rink (Private Rental)	\$200 (2 hours)
The Rink (Skate Rentals)	\$5 per pair per day
Pickleball Courts	\$20 per hour per court
	\$50 per hour (Full Facility)
Tournament Rental	\$500 per day
<u>Services</u>	
Regular hourly rate	\$30
Overtime hourly rate	\$50

Raymore Activity Center

Open Gym Program Fee	\$3 per-visit	\$4 per visit
Open Gym Daily Pass	\$20 (10 visits)	
Rental Fees		
Deposit	\$600	
1 Day Tournament Rental	\$1,200	
2 Day Tournament Rental	\$1,200	\$2,000
Hourly Rental Deposit	\$50	
Gym Half Court	\$50 per hour	
*Pickleball/Volleyball Courts		
Gym Full Court (up to 6 hours)	\$85 per hour	
Day Full Facility (6-10 hours)	\$750	\$1,200
Afterhours Full Facility (overnight)	\$1,200	\$1,500
Multipurpose Room - Small	\$55 per hour	
Multipurpose Room - Large	\$65 per hour	
Multipurpose Room - Combined	\$95 per hour	

Hawk Ridge Park - Amphitheater

<u>Rental Fees - resident</u>	
Deposit	\$300
1 Day Rental	\$600
Public Safety Officer*	\$40/hour per Officer
Alcohol Permit	\$100 for any event requesting alcohol
Vendor Fee**	\$50
<u>Rental Fees - non-resident</u>	
Deposit	\$400
1 Day Rental	\$800
Public Safety Officer*	\$40/hour per Officer
Alcohol Permit	\$100 for any event requesting alcohol
Vendor Fee**	\$50

*Public Safety Officers are required for any rental.

Non-Alcohol Event

Event with Alcohol

**Vendor Fee

1 officer required for events with 200 attendees or more, 1 additional officer for every 100+ attendees

2 officers required, 1 additional officer for every 100+ attendees

Approved vendor selling food, drink, goods, merchandise or services

Centerview

a. Non-Prime Time (2 hour minimum):

Monday - Thursday, 8:00 A.M - 10:00 P.M.

Friday, 8:00 A.M. - 4:00 P.M.

b. Prime Time (4 hour minimum):

Friday, 6:00 P.M. - 12:00 A.M

Saturday - Sunday, 8:00 A.M - 12:00 A.M.

Listed Holidays

	Residential	Non-Residential	Commercial	Holiday ¹
Centerview - Full Facility				
Non-Prime Rate	\$250 / HR	\$300 / HR	\$325 / HR	N/A
Prime Rate	\$325 / HR	\$375 / HR	\$400 / HR	\$450 / HR
Harrelson Hall - Capacity: 240 with tables - 400 seating only (includes catering kitchen)				
Non-Prime Rate	\$195 / HR	\$245 / HR	\$270 / HR	N/A
Prime Rate	\$270 / HR	\$320 / HR	\$345 / HR	N/A
Harrelson Hall A - Capacity: 96 with tables - 154 seating only				
Non-Prime Rate	\$70 / HR	\$105 / HR	\$120 / HR	N/A
Prime Rate	\$95 / HR	\$130 / HR	\$145 / HR	N/A
Harrelson Hall B - Capacity: 144 with tables - 242 seating only (includes catering kitchen)				
Non-Prime Rate	\$130 / HR	\$165 / HR	\$180 / HR	N/A
Prime Rate	\$175 / HR	\$210 / HR	\$225 / HR	N/A
Gilmore Room - Capacity: 16 with tables - 18 seating only				
Non-Prime Rate	\$35 / HR	\$60 / HR	\$85 / HR	N/A
Prime Rate	\$70 / HR	\$95 / HR	\$120 / HR	N/A
The Grove - Outdoor Patio and Lawn				
Non-Prime Rate	\$25 / HR	\$50 / HR	\$75 / HR	N/A
Prime Rate	\$60 / HR	\$85 / HR	\$110 / HR	N/A

Facility Deposit - without serving alcohol

\$150

Facility Deposit - serving alcohol

\$250

Additional Rental Fees

Lobby *

\$50

Visual

\$50

Audio (soundboard)

\$100

Alcohol Permit

\$100

Public Safety Officer **

\$40 / HR

* Exclusive Use of the Lobby during an event will have an additional fee. If the event is during regular business hours, signage for the general public and Parks and Recreation customers will be displayed. Note: The lobby is included in all full facility rentals and no additional fee will be charged.

** Public Safety Officers are required for any rental during prime time or holiday rentals. Park and Recreation staff will evaluate each rental event to determine if additional security is required.

Non-Alcohol Event
Event with Alcohol

1 officer required for events with 200 attendees or more, 1 additional officer for every 100+ attendees
2 officers required, 1 additional officer for every 100+ attendees

¹ See the Centerview policy for listed holidays



CITY OF RAYMORE
AGENDA ITEM INFORMATION FORM

DATE: 8/25/2025
SUBMITTED BY: Jordan Lea
ITEM CATEGORY: Ordinance

DEPARTMENT: Economic Development

TITLE / ISSUE / REQUEST

Phase 2 Plan and Additional Bond Capacity for URBN SR LLC (Nuuly) (Emergency Reading)

STRATEGIC PLAN GOAL / STRATEGY

3.3 Cultivate a climate for prosperous business growth and development

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 3983
2. Omnibus Amendment Document
3. Cost Benefit Analysis
4. Supplemental Chapter 100 Plan
5. Emergency Services District Agreement - South Metro Fire Protection District

BACKGROUND / JUSTIFICATION

In 2023, the City approved a Chapter 100 program to support Nuuly's location in the City of Raymore, which included an initial phase 1 project located in Building 3 of the Raymore

Commerce Center, as well as a future phase 2 expansion into the building. This Bill approves the Phase 2 expansion of the URBN SR LLC (Nuuly) Industrial Development Project located at 1300 Dean Avenue. The expansion, which is occurring on an accelerated timeline from the initial projections, will utilize approximately 400,000 square feet of additional space at the project site and requires an increase in bond capacity to finance further acquisition and installation of equipment and improvements. The Bill authorizes the issuance of an additional \$90,000,000 in Industrial Development Revenue Bonds, bringing the total project bond capacity to a maximum of \$205,000,000. It also approves the Phase 2 Plan, a PILOT agreement for emergency services, and other related documents necessary to carry out the expansion. The PILOT agreement for Phase 2 of the project retains the same terms as Phase 1.

The Plan was mailed to all taxing districts on August 4, 2025 for review as required by State Statute, and staff received no concerns regarding the propose Plan.

BILL 3983**ORDINANCE****"AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AUTHORIZING A PLAN FOR AN INDUSTRIAL DEVELOPMENT PROJECT FOR URBN SR LLC (PHASE 2), APPROVING THE ISSUANCE OF AN ADDITIONAL \$90,000,000 OF INDUSTRIAL DEVELOPMENT REVENUE BONDS FOR THE PROJECT, AND APPROVING CERTAIN DOCUMENTS IN CONNECTION THEREWITH."**

WHEREAS, the City of Raymore, Missouri, a constitutional charter city and political subdivision of the State of Missouri (the "City"), is authorized and empowered pursuant to the provisions of Article VI, Section 27(b) of the Missouri Constitution, as amended, and Sections 100.010 through 100.200, inclusive, of the Revised Statutes of Missouri, as amended ("RSMo," collectively, the "Act"), to purchase, construct, extend, improve and equip certain projects (as defined in Section 100.010 RSMo and as described in Article VI, Section 27(b) of the Missouri Constitution) and to issue revenue bonds for the purpose of providing funds to pay the costs of such projects and to lease or otherwise dispose of such projects to private persons or corporations for manufacturing, commercial, research and development, warehousing and industrial development purposes upon such terms and conditions as the City deems advisable; and,

WHEREAS, pursuant to the Act, the City Council passed Ordinance No. 2023-014 on February 27, 2023, authorizing the City to issue its Taxable Industrial Development Revenue Bonds (Nuuly Project), Series 2023, in the maximum principal amount of \$115,000,000 (the "Bonds"), for the purpose of providing funds to (1) acquire, construct and install certain machinery and equipment (the "Project Equipment") and (2) improve the real property (the "Project Improvements," with the Project Equipment and the Project Improvements being the "Project") located generally at 1300 Dean Avenue in the City (the "Project Site"); and,

WHEREAS, the City has leased and will continue to lease the Project Equipment to URBN SR, LLC, a Pennsylvania limited liability company (the "Company") pursuant to an Equipment Lease Agreement dated as of March 13, 2023 (the "Lease") between the City and the Company; and,

WHEREAS, the Company has elected to proceed with an expansion of operations into the remaining approximately 400,000 square feet of building space at the Project Site, and such expansion (the "Phase 2") will require additional capacity of the Bonds to complete the acquisition and installation of the Project; and,

WHEREAS, the Company and the City desire to authorize additional bond capacity in the amount of \$90,000,000 for a total maximum principal amount not to exceed \$205,000,000; and,

WHEREAS, the City, in accordance with Section 100.050 of the Act, has prepared a Plan for an Industrial Development Project and Cost Benefit Analysis for URBN SR LLC (Phase 2) (the "Phase 2 Plan"); and,

WHEREAS, notice of the Phase 2 Plan was provided to the taxing jurisdictions in accordance with Section 100.059.1 of the Act and the City now desires to approve the Phase 2 Plan and the amendment of certain documents in connection therewith; and,

WHEREAS, the City Council has and does hereby find and determine that it is necessary and desirable that the City approve the Phase 2 Plan and certain documents in connection therewith.

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

Section 1. Authorization of the Phase 2 Plan. The City Council hereby finds that (a) proper notice as required by the Act was given to all affected taxing jurisdictions regarding the Phase 2 Plan, and (b) it has fairly and duly considered any and all comments submitted to the City Council regarding the Phase 2 Plan. The City Council hereby approves the Phase 2 Plan.

Section 2. Approval and Authorization of Documents. In order to carry out the purposes of the Phase 2 Plan and this Ordinance, the Omnibus Amendment of Documents (the "Amendment") and the PILOT Agreement – Emergency Services District (the "Emergency Services Agreement") are hereby approved in substantially the form presented to the City Council at this meeting (copies of which document shall be filed in the records of the City), and the City is hereby authorized to execute and deliver the Amendment and the Emergency Services Agreement with such changes therein as shall be approved by the officials of the City executing such documents, such officials' signatures thereon being conclusive evidence of their approval thereof.

Section 3. Approval of Additional Bond Capacity. The City hereby authorizes the reissuance of the Bonds with an increase in maximum aggregate principal amount not to exceed an additional \$90,000,000, for a total maximum aggregate principal amount not to exceed \$205,000,000.

Section 4. Execution of Documents. The Mayor of the City is hereby authorized and directed to execute a replacement Bond and to deliver such replacement Bond to the Trustee for authentication for and on behalf of and as the act and deed of the City in the manner provided in the Indenture (as defined in Ordinance No. 2023-014). The Mayor or City Manager of the City is hereby authorized and directed to execute the Amendment, the Emergency Services Agreement and such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Ordinance, for and on behalf of and as the act and deed of the City, including all applicable sales and use tax exemption certificates for the purchase of construction materials and, if approved by the State of Missouri, personal property. The City Clerk of the City is hereby authorized and directed to attest to and affix the seal of the City to the Bonds, the Amendment, the Emergency Services Agreement and such other documents,

certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Ordinance.

Section 5. Further Authority. The Mayor, City Manager, City Clerk and other officials, agents and employees of the City as required are hereby authorized and directed to take such further action and execute such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Ordinance and to carry out, comply with and perform the duties of the City with respect to the Bonds, the Amendment and the Emergency Services Agreement.

Section 6. 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 7. Emergency Reading. In order to assure timely completion of this project, the Mayor hereby authorizes the passage of this Ordinance as an emergency.

Section 8. 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.

[remainder of page intentionally left blank]

DULY READ THE FIRST TIME THIS 25TH 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

EXHIBIT A

Phase 2 Plan

OMNIBUS AMENDMENT OF DOCUMENTS

Dated as of [DATED DATE], 2025

Among

**CITY OF RAYMORE, MISSOURI,
the City**

URBN SR, LLC,

and

**SECURITY BANK OF KANSAS CITY,
as Trustee**

Relating to:

**City of Raymore, Missouri
Taxable Revenue Bonds
(Nuuly Project)
Series 2023**

OMNIBUS AMENDMENT OF DOCUMENTS

THIS OMNIBUS AMENDMENT OF DOCUMENTS dated as of [DATED DATE], 2025 (the “Amendment”), among the **CITY OF RAYMORE, MISSOURI**, a constitutional charter city and municipal corporation duly organized and existing under the laws of the State of Missouri (the “City”), **URBN SR, LLC**, a Pennsylvania limited liability company (the “Company”), and **SECURITY BANK OF KANSAS CITY**, Kansas City, Kansas, a state banking corporation duly organized and existing and authorized to accept and execute trusts of the character herein set forth under the laws of the State of Kansas, with a corporate trust office located in Kansas City, Kansas, as Trustee (the “Trustee”);

RECITALS

1. The City is authorized and empowered pursuant to the provisions of Article VI, Section 27(b) of the Missouri Constitution and Sections 100.010 through 100.200, inclusive, of the Revised Statutes of Missouri, as amended (collectively, the “Act”), to purchase, construct, extend and improve certain “projects” (as defined in the Act) and to issue industrial development revenue bonds for the purpose of providing funds to pay the costs of such projects and to lease or otherwise dispose of such projects to private persons or businesses for manufacturing, commercial, research and development, warehousing and industrial development purposes upon such terms and conditions as the City shall deem advisable.

2. Pursuant to the Act, the City Council passed Ordinance No. 2023-014 (the “Ordinance”) on February 27, 2023, authorizing the City to issue its Taxable Revenue Bonds (NUULY Project), Series 2023, in the maximum aggregate principal amount of \$115,000,000 (the “Bonds”), for the purpose acquiring and installing certain machinery and equipment (the “Project Equipment”) for a warehouse/distribution center for a subscription rental business located at 1300 Dean Avenue in the City (the “Project Site”) and interior improvements to the real property to maximize the use thereof (the “Project Improvements”). Collectively, the Project Equipment and the Project Improvements are the “Project.”

3. The City leased the Project Equipment to the Company pursuant to the Equipment Lease Agreement dated as of March 13, 2023 (the “Lease”) between the City and the Company.

4. The Company is the sole bondowner with respect to the Bonds (the “Bondowner”).

5. In connection with the Project, the City entered into a Development and Performance Agreement dated as of March 13, 2023 (the “Performance Agreement”), with the Company, pursuant to which the Company agreed to make certain payments in lieu of taxes for a period starting in the year subsequent to the year the Company purchases and installs the Project Equipment and ending in the tenth year thereafter.

6. The Company has elected to proceed with an expansion of operations into the remaining approximately 400,000 square feet of building space at the Project Site, and such expansion (the “Phase 2”) will require additional capacity of the Bonds to complete the acquisition and installation of the Project.

7. In connection with Phase 2, the City Council passed Ordinance No. _____ (the “Phase 2 Ordinance”), authorizing the City to reissue its Taxable Revenue Bond (NUULY Project),

Series 2023, in the increased maximum aggregate principal amount of \$205,000,000 for the purpose of completing Phase 2.

8. The Company, the City, the Trustee and the Bondowner desire to authorize additional bond capacity in the amount of \$90,000,000 for a total maximum principal amount of Bonds not to exceed \$205,000,000.

NOW, THEREFORE, for good and valuable consideration the Company, the City, the Trustee and the Bondowner agree as follows:

Section 1.1. Definitions of Words and Terms . For all purposes of this Amendment, except as otherwise provided or unless the context otherwise requires, words and terms used in this Amendment have the same meanings as set forth in **Section 101** of the Trust Indenture dated as of March 13, 2023 relating to the Bonds (the “Indenture”).

Section 1.2. Authority for Amendments. This Amendment is authorized and permitted in accordance with Section 1102 and Section 1202 of the Indenture, Section 14.1 of the Lease and Section 13.04 of the Performance Agreement. This Amendment constitutes a Supplemental Indenture and a Supplemental Lease, as described under such sections. This Amendment is also an amendment to the Performance Agreement.

Section 1.3. Amendment of Aggregate Maximum Principal Amount. The applicable provisions of the Indenture, the Lease, the Performance Agreement and the Bond Purchase Agreement dated as of March 13, 2023, relating to the Bonds, are hereby amended to authorize a total Cumulative Outstanding Principal Amount of Bonds not to exceed \$205,000,000. The Company, as Bondowner, hereby restates and confirms the representations made by it in the Company’s Closing Certificate, dated as of March 13, 2023, with respect to the Bonds as of the date of this Amendment and with respect to the reissued Bond in the amount of not to exceed \$205,000,000.

[remainder of page intentionally left blank]

IN WITNESS WHEREOF, the Company, the City, the Trustee and the Bondowner have caused this Amendment to be duly executed by their duly authorized officers, all as of the day and year first above written.

URBN SR, LLC,
a Pennsylvania limited liability company,
as Company

By: Urban Outfitters, Inc.,
its Sole Member

By: _____
Name:
Title:

URBN SR, LLC,
a Pennsylvania limited liability company,
as Bondowner

By: Urban Outfitters, Inc.,
its Sole Member

By: _____
Name:
Title:

THE CITY OF RAYMORE, MISSOURI

By: _____
Mayor

ATTEST:

City Clerk

SECURITY BANK OF KANSAS CITY,
as Trustee

By: _____
Name:
Title:

Omnibus Amendment of Documents
City of Raymore, Missouri
Taxable Revenue Bonds (Nuuly Project)
Series 2023

EXHIBIT A

(FORM OF SERIES 2023 BOND)

This Bond has not been registered under the Securities Act of 1933, as amended, or any state securities laws, and this Bond may not be transferred unless the Issuer consents in writing to such transfer. This Bond may be transferred to any Affiliate of the Company (all terms as defined in the herein described Indenture) or to any other person or entity that becomes a lessee as permitted under the lease relating to this Bond without the necessity of obtaining the Issuer's consent. This Bond may be pledged or a security or other collateral interest may be granted in this Bond without the necessity of obtaining the Issuer's consent.

R-2

\$205,000,000

**UNITED STATES OF AMERICA
STATE OF MISSOURI**

**CITY OF RAYMORE, MISSOURI
TAXABLE REVENUE BOND
(NUULY PROJECT)
SERIES 2023**

Interest Rate

3.000%

Maturity Date

December 1, 2040

Dated Date

March 13, 2023

OWNER:

URBN SR LLC

**MAXIMUM PRINCIPAL
AMOUNT:**

TWO HUNDRED FIVE MILLION DOLLARS

THE CITY OF RAYMORE, MISSOURI, a constitutional charter city and political subdivision duly organized and existing under the laws of the State of Missouri (the "Issuer"), for value received, promises to pay, but solely from the source hereinafter referred to, to the Owner named above, or registered assigns thereof, on the Maturity Date shown above, the principal amount shown above, or such lesser amount as may be outstanding hereunder as reflected on the Table of Cumulative Outstanding Principal Amount attached hereto and held by the Trustee as provided in the hereinafter referred to Indenture. The City agrees to pay such principal amount to the Owner in any coin or currency of the United States of America which on the date of payment thereof is legal tender for the payment of public and private debts (or by book entry as provided in the Indenture), and in like manner to pay to the Owner hereof, either by check or draft mailed to the Owner at a stated address as it appears on the bond registration books of the Issuer kept by the Trustee under the within mentioned Indenture or, in certain situations authorized in the Indenture, by internal bank transfer (or by book entry as provided in the Indenture), or by wire transfer to an account in a commercial bank or savings institution located in the continental United States. This Bond shall bear interest on the Cumulative Outstanding Principal Amount (as hereafter defined) at the per annum Interest Rate stated above, payable in arrears on each December 1. Interest shall be calculated on the basis

of a year of 360 days consisting of twelve months of 30 days each. Interest only shall be payable on December 1, 2023. Starting with December 1, 2024 and on each December 1 thereafter while this Bond is Outstanding, both principal and interest shall be payable in substantially level annual installments sufficient to amortize the Cumulative Outstanding Principal Amount to the Maturity Date shown above, except that the entire remaining principal and interest on this Bond, if not sooner paid, shall become due and payable on the Maturity Date shown above. The payment of each such annual installment shall be applied first to accrued interest and then to principal. Any partial prepayment of Bonds under the Indenture shall result in a re-amortization of the remaining installments to produce substantially level debt service.

As used herein, the term “Cumulative Outstanding Principal Amount” means an amount equal to the aggregate of all amounts paid into the Series 2023 Project Fund in accordance with the terms of the hereinafter defined Indenture, as reflected in the bond registration books maintained by the Trustee, less the aggregate amount entered on such registration books by the Trustee as the principal amount paid on the Bond. The records maintained by the Trustee as to amounts deposited into the Series 2023 Project Fund and the principal amounts paid on this Bond shall be the official records of the Cumulative Outstanding Principal Amount for all purposes.

THIS BOND is a duly authorized Bond of the Issuer designated “City of Raymore, Missouri Taxable Revenue Bonds (Nuuly Project), Series 2023,” in the maximum aggregate principal amount of \$205,000,000, to be issued for the purposes stated in the Indenture, all pursuant to the authority of and in full compliance with the provisions, restrictions and limitations of Article VI, Section 27(b) of the Missouri Constitution and Sections 100.010 through 100.200, inclusive, of the Revised Statutes of Missouri, as amended, and pursuant to proceedings duly had by the governing body of the Issuer.

THIS BOND is issued under and is equally and ratably secured and entitled to the protection given by a Trust Indenture dated as of March 13, 2023 (said Trust Indenture, as amended and supplemented from time to time in accordance with the provisions thereof, being herein called the “Indenture”), between the Issuer and Security Bank of Kansas City, as trustee (the “Trustee”). Subject to the terms and conditions set forth therein, the Indenture permits the Issuer to issue Additional Bonds (as defined therein) secured by the Indenture on a parity with this Bond. Reference is hereby made to the Indenture for a description of the provisions, among others, with respect to the nature and extent of the security for the Bonds, the rights, duties and obligations of the Issuer, the Trustee and the Owners of the Bonds, and the terms upon which the Bonds are issued and secured. *Capitalized terms not defined herein shall have the meanings set forth in the Indenture.*

THIS BOND shall be subject to redemption and payment as provided in the Indenture. In the event this Bond is to be called for redemption as provided in the Indenture, the Trustee shall deliver written notice to the Owner of this Bond, if the Owner is not the Company, at least five days prior to the scheduled redemption date by first class mail stating the date upon which this Bond will be redeemed and paid.

THIS BOND is a special obligation of the Issuer payable solely out of the rents, revenues and receipts derived by the Issuer from the Project and not from any other fund or source of the Issuer, and are secured by a pledge and assignment of the Project and of such rents, revenues and receipts, including all rentals and other amounts to be received by the Issuer under and pursuant to the Lease, all as provided in the Indenture. The Bonds do not constitute general obligations of the Issuer or the State of Missouri, and neither the Issuer nor said State shall be liable thereon, and the Bonds shall not constitute an indebtedness within the meaning of any constitutional or statutory debt limitation or restriction, and are not payable in

any manner by taxation. Pursuant to the provisions of the Lease, rental payments sufficient for the prompt payment when due of the principal of and interest on this Bond are to be paid by the Company directly to the Trustee for the account of the Issuer and deposited in the account held by the Trustee designated "City of Raymore, Missouri, Taxable Revenue Bond Fund – Nuuly Project."

THE OWNER of this Bond shall have no right to enforce the provisions of the Indenture or to institute action to enforce the covenants therein, or to take any action with respect to any event of default under the Indenture, or to institute, appear in or defend any suit or other proceedings with respect thereto, except as provided in the Indenture. In certain events, on the conditions, in the manner and with the effect set forth in the Indenture, the principal of all the Bonds issued under the Indenture and then Outstanding may become or may be declared due and payable before the stated maturity thereof, together with interest accrued thereon. Modifications or alterations of this Bond or the Indenture may be made only to the extent and in the circumstances permitted by the Indenture.

SUBJECT TO the requirements for transfer set forth above in the legend contained on the face of this Bond, this Bond is transferable, as provided in the Indenture, only upon the books of the Issuer kept for that purpose at the above-mentioned office of the Trustee by the registered owner hereof in person or by such person's duly authorized attorney, upon surrender of this Bond together with a written instrument of transfer satisfactory to the Trustee duly executed by the registered owner or such person's duly authorized attorney, and thereupon a new fully registered Bond or Bonds, without coupons, and in the same aggregate principal amounts, shall be issued to the transferee in exchange therefor as provided in the Indenture, and upon payment of the charges therein prescribed. The Issuer, the Trustee and any Paying Agent may deem and treat the person in whose name this Bond is registered as the absolute owner hereof for the purpose of receiving payment of, or on account of, the principal or redemption price hereof and interest due hereon and for all other purposes.

THIS BOND is issuable in the form of one fully registered Bond without coupons in the maximum aggregate principal denomination of \$205,000,000.

THIS BOND shall not be valid or become obligatory for any purposes or be entitled to any security or benefit under the Indenture until the Certificate of Authentication hereon shall have been executed by the Trustee.

IT IS HEREBY CERTIFIED AND DECLARED that all acts, conditions and things required to exist, happen and be performed precedent to and in the execution and delivery of the Indenture and the issuance of this Bond do exist, have happened and have been performed in due time, form and manner as required by the Constitution and laws of the State of Missouri.

[remainder of page intentionally left blank]

IN WITNESS WHEREOF, the City of Raymore, Missouri has caused this Bond to be executed in its name by the manual or facsimile signature of its Mayor, attested by the manual or facsimile signature of its City Clerk and its corporate seal to be affixed hereto or imprinted hereon, and has caused this Bond to be dated the date set forth above.

CERTIFICATE OF AUTHENTICATION

CITY OF RAYMORE, MISSOURI

This Bond is one of the Bonds
of the issue described in the
within-mentioned Resolution.

By: _____
Mayor

Registration Date: _____

SECURITY BANK OF KANSAS CITY,
as Trustee

ATTEST: _____ (Seal)

By _____
Authorized Signatory

City Clerk

TABLE OF CUMULATIVE OUTSTANDING PRINCIPAL AMOUNT

**CITY OF RAYMORE, MISSOURI
TAXABLE INDUSTRIAL DEVELOPMENT REVENUE BOND
(NUULY PROJECT)
SERIES 2023**

Bond No. 2

Date	Principal Amount Advanced	Principal Amount Redeemed	Cumulative Outstanding Principal Amount	Notation Made By

(FORM OF ASSIGNMENT)
(NOTE RESTRICTIONS ON TRANSFERS)

FOR VALUE RECEIVED, the undersigned hereby sells, assigns and transfers unto

—
Print or Typewrite Name, Address and Social Security or
other Taxpayer Identification Number of Transferee

the within Bond and all rights thereunder, and hereby irrevocably constitutes and appoints
_____ agent to transfer the within Bond on the books kept by the Trustee for
the registration and transfer of Bonds, with full power of substitution in the premises.

Dated: _____.

—
NOTICE: The signature to this assignment must
correspond with the name as it appears upon the
face of the within Bond in every particular.

PLACE SIGNATURE MEDALLION BELOW:

**City of Raymore, Missouri
(URBN SR LLC)
Phase 2**

**COST BENEFIT ANALYSIS
PLAN FOR INDUSTRIAL DEVELOPMENT PROJECT**



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Projected PILOT Amount (Personal Property)	4
Projected Tax Abatement (Personal Property)	5

This information is provided based on the factual information and assumptions provided to Gilmore & Bell, P.C. by a party to or a representative of a party to the proposed transaction. This information is intended to provide factual information only and is provided in conjunction with our legal representation. It is not intended as financial advice or a financial recommendation to any party. Gilmore & Bell, P.C. is not a financial advisor or a “municipal advisor” as defined in the Securities Exchange Act of 1934, as amended.

Project Assumptions

- ♦ Initial year taxes assessed 2026

- ♦ 2025 investments of personal property

3 year	\$	80,000
5 year	\$	44,800,000
10 year	\$	160,000
15 year	\$	6,960,000

- ♦ Assessed value as a percentage of appraised value (personal) 33.33%

- ♦ Terms of abatement:

2026	97.34%
2027-2028	97.39%
2029	97.44%
2030-2032	97.34%
2033-2034	97.39%
2035	97.44%

- ♦ Personal Property is depreciated using the following 3-, 5-, 10- and 15- year recovery period schedule:

Year	Recovery Period in Years					
	3	5	7	10	15	20
0	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
1	75.00%	85.00%	89.29%	92.50%	95.00%	96.25%
2	37.50%	59.50%	70.16%	78.62%	85.50%	89.03%
3	12.50%	41.65%	55.13%	66.83%	76.95%	82.35%
4	5.00%	24.99%	42.88%	56.81%	69.25%	76.18%
5	5.00%	10.00%	30.63%	48.07%	62.32%	70.46%
6	5.00%	10.00%	18.38%	39.33%	56.09%	65.18%
7	5.00%	10.00%	10.00%	30.59%	50.19%	60.29%
8	5.00%	10.00%	10.00%	21.85%	44.29%	55.77%
9	5.00%	10.00%	10.00%	15.00%	38.38%	51.31%
10	5.00%	10.00%	10.00%	15.00%	32.48%	46.85%
11	5.00%	10.00%	10.00%	15.00%	26.57%	42.38%
12	5.00%	10.00%	10.00%	15.00%	20.67%	37.92%
13	5.00%	10.00%	10.00%	15.00%	15.00%	33.46%
14	5.00%	10.00%	10.00%	15.00%	15.00%	29.00%
15	5.00%	10.00%	10.00%	15.00%	15.00%	24.54%
16	5.00%	10.00%	10.00%	15.00%	15.00%	20.08%
17 and on	5.00%	10.00%	10.00%	15.00%	15.00%	20.00%

Summary of Cost Benefit Analysis

Taxing Jurisdiction	Tax Rate	Projected Tax Revenues Without Abatement (Personal Property)	Projected PILOT Amount (Personal Property)	Projected Tax Abatement (Personal Property)
City of Raymore	1.2198	\$ 670,129	\$ 17,587	\$ 652,543
Ray-Pec Schools	5.0302	2,763,473	72,524	2,690,949
Library District	0.2420	132,949	3,489	129,460
South Metro Fire & Ambulance	1.2514	687,490	18,042	669,447
Hospital	0.1181	64,881	1,703	63,179
Cass County Road & Bridge	0.2033	111,688	2,931	108,757
Sheltered Workshop	0.0432	23,733	623	23,110
State of Missouri	0.0300	16,481	433	16,049
	8.1380	\$ 4,470,825	\$ 117,331	\$ 4,353,494

**Projected Tax Revenues Without Abatement
(Personal Property)**

Estimated Assessed Value of Personal Property		\$ 14,965,170	\$ 10,919,772	\$ 8,043,145	\$ 5,369,535	\$ 2,965,831	\$ 2,816,649	\$ 2,675,122	\$ 2,533,595	\$ 2,392,843	\$ 2,255,977	
	Tax Rate per											
Taxing Jurisdiction	\$100	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Total
City of Raymore	1.2198	\$ 182,545	\$ 133,199	\$ 98,110	\$ 65,498	\$ 36,177	\$ 34,357	\$ 32,631	\$ 30,905	\$ 29,188	\$ 27,518	\$ 670,129
Ray-Pec Schools	5.0302	752,778	549,286	404,586	270,098	149,187	141,683	134,564	127,445	120,365	113,480	2,763,473
Library District	0.2420	36,216	26,426	19,464	12,994	7,177	6,816	6,474	6,131	5,791	5,459	132,949
South Metro Fire & Ambulance	1.2514	187,274	136,650	100,652	67,194	37,114	35,248	33,476	31,705	29,944	28,231	687,490
Hospital	0.1181	17,674	12,896	9,499	6,341	3,503	3,326	3,159	2,992	2,826	2,664	64,881
Cass County Road & Bridge	0.2033	30,424	22,200	16,352	10,916	6,030	5,726	5,439	5,151	4,865	4,586	111,688
Sheltered Workshop	0.0432	6,465	4,717	3,475	2,320	1,281	1,217	1,156	1,095	1,034	975	23,733
State of Missouri	0.0300	4,490	3,276	2,413	1,611	890	845	803	760	718	677	16,481
	8.1380	\$ 1,217,866	\$ 888,651	\$ 654,551	\$ 436,973	\$ 241,359	\$ 229,219	\$ 217,701	\$ 206,184	\$ 194,730	\$ 183,591	\$ 4,470,825

Personal Property Assessed Value (3-Year Depreciation)											
		2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
2025	80,000	19,998	9,999	3,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333

Personal Property Assessed Value (5-Year Depreciation)											
		2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
2025	44,800,000	12,692,064	8,884,445	6,219,111	3,731,467	1,493,184	1,493,184	1,493,184	1,493,184	1,493,184	1,493,184

Personal Property Assessed Value (10-Year Depreciation)											
		2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
2025	160,000	49,328	41,926	35,639	30,296	25,635	20,974	16,313	11,652	7,999	7,999

Personal Property Assessed Value (15-Year Depreciation)											
		2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
2025	6,960,000	2,203,780	1,983,402	1,785,061	1,606,439	1,445,679	1,301,158	1,164,292	1,027,425	890,327	753,461

**Projected PILOT Amount
(Personal Property)**

Estimated Assessed Value of Personal Property	\$14,965,170	\$10,919,772	\$ 8,043,145	\$ 5,369,535	\$2,965,831	\$2,816,649	\$2,675,122	\$2,533,595	\$2,392,843	\$2,255,977
PILOT Payment	2.66%	2.61%	2.61%	2.56%	2.66%	2.66%	2.66%	2.61%	2.61%	2.56%

Taxing Jurisdiction	Tax Rate per \$100	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Total
City of Raymore	1.2198	\$ 4,856	\$ 3,477	\$ 2,561	\$ 1,677	\$ 962	\$ 914	\$ 868	\$ 807	\$ 762	\$ 704	\$ 17,587
Ray-Pec Schools	5.0302	20,024	14,336	10,560	6,915	3,968	3,769	3,579	3,326	3,142	2,905	72,524
Library District	0.2420	963	690	508	333	191	181	172	160	151	140	3,489
South Metro Fire & Ambulance	1.2514	4,981	3,567	2,627	1,720	987	938	890	828	782	723	18,042
Hospital	0.1181	470	337	248	162	93	88	84	78	74	68	1,703
Cass County Road & Bridge	0.2033	809	579	427	279	160	152	145	134	127	117	2,931
Sheltered Workshop	0.0432	172	123	91	59	34	32	31	29	27	25	623
State of Missouri	0.0300	119	86	63	41	24	22	21	20	19	17	433
	8.1380	\$ 32,395	\$ 23,194	\$ 17,084	\$ 11,187	\$ 6,420	\$ 6,097	\$ 5,791	\$ 5,381	\$ 5,082	\$ 4,700	\$ 117,331

**Projected Tax Abatement
(Personal Property)**

Estimated Assessed Value of Personal		\$ 14,965,170	\$ 10,919,772	\$ 8,043,145	\$ 5,369,535	\$ 2,965,831	\$ 2,816,649	\$ 2,675,122	\$ 2,533,595	\$ 2,392,843	\$ 2,255,977	
Abatement Percentage		97.34%	97.39%	97.39%	97.44%	97.34%	97.34%	97.34%	97.39%	97.39%	97.44%	
Taxing Jurisdiction	Tax Rate per \$100	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Total
City of Raymore	1.2198	\$ 177,689	\$ 129,723	\$ 95,550	\$ 63,821	\$ 35,215	\$ 33,444	\$ 31,763	\$ 30,098	\$ 28,426	\$ 26,814	\$ 652,543
Ray-Pec Schools	5.0302	732,754	534,950	394,027	263,184	145,219	137,914	130,985	124,119	117,223	110,575	2,690,949
Library District	0.2420	35,252	25,736	18,956	12,662	6,986	6,635	6,302	5,971	5,640	5,320	129,460
South Metro Fire & Ambulance	1.2514	182,293	133,083	98,025	65,474	36,127	34,310	32,586	30,878	29,163	27,509	669,447
Hospital	0.1181	17,204	12,560	9,251	6,179	3,409	3,238	3,075	2,914	2,752	2,596	63,179
Cass County Road & Bridge	0.2033	29,615	21,620	15,925	10,637	5,869	5,574	5,294	5,016	4,738	4,469	108,757
Sheltered Workshop	0.0432	6,293	4,594	3,384	2,260	1,247	1,184	1,125	1,066	1,007	950	23,110
State of Missouri	0.0300	4,370	3,190	2,350	1,570	866	823	781	740	699	659	16,049
	8.1380	\$ 1,185,470	\$ 865,457	\$ 637,467	\$ 425,786	\$ 234,939	\$ 223,122	\$ 211,911	\$ 200,803	\$ 189,647	\$ 178,891	\$ 4,353,494

CITY OF RAYMORE, MISSOURI

**PLAN FOR AN INDUSTRIAL DEVELOPMENT PROJECT
AND
COST-BENEFIT ANALYSIS**

FOR

**URBN SR LLC
(PHASE 2)**

DATE: AUGUST 1, 2025

I. PURPOSE OF THIS PLAN

The City Council of the City of Raymore, Missouri (the “City”) will consider an ordinance approving this Plan for an Industrial Development Project and Cost-Benefit Analysis (the “Plan”) for an industrial development project consisting of a warehouse and distribution center to be operated for a profit (the “Project”) as more fully described herein. This Plan calls for the issuance by the City of taxable industrial development revenue bonds in an aggregate principal amount not to exceed \$90,000,000 (the “Bonds”) with respect to the Project. The Bonds will be issued pursuant to the provisions of Article VI, Section 27(b) of the Missouri Constitution, as amended and Sections 100.010 to 100.200 of the Revised Statutes of Missouri, as amended (collectively, the “Act”).

This Plan has been prepared to satisfy requirements of the Act and to analyze the potential costs and benefits, including the related tax impact on all affected taxing jurisdictions, of using industrial development revenue bonds to finance the Project and to facilitate abatement of *ad valorem* taxes on the Project, as well as to facilitate the exemption from sales and use tax of purchases of construction materials for the Project.

This Plan affects a location (described below under the heading “REQUIREMENTS OF THE ACT – Description of the Project”) that is currently subject to the Plan for a Warehouse/Distribution Center Project and Cost-Benefit Analysis for URBN SR LLC dated January 23, 2023 (the “Original Plan”). This Plan should be considered a supplement to the Original Plan, adding to the Original Plan without deleting or terminating any portion of the Original Plan.

II. GENERAL DESCRIPTION OF CHAPTER 100 FINANCINGS

General. The Act authorizes cities, counties, towns and villages to issue industrial development revenue bonds to finance the purchase, construction, extension and improvement of warehouses, distribution facilities, research and development facilities, office industries, agricultural processing industries, service facilities that provide interstate commerce, industrial plants and other commercial facilities.

Issuance and Sale of Bonds. Revenue bonds issued pursuant to the Act do not require voter approval and are payable solely from revenues received from the project. The municipality issues its bonds and in exchange, the benefited company promises to make payments that are sufficient to pay the principal of and interest on the bonds as they become due. Thus, the municipality merely acts as a conduit for the financing.

If proceeds of the revenue bonds are to be used to pay the costs, or reimburse the costs, of making improvements to real property and purchasing and installing personal property, concurrently with the closing of the bonds, the company will convey to the municipality title to (1) the site on which the project will be located and (2) the personal property included in the project. At the same time, the municipality will lease the project site, the improvements thereon, and/or the personal property back to the benefited company pursuant to a lease agreement. The lease agreement will require the company, acting on behalf of the municipality, to use the bond proceeds to pay, or reimburse, the costs of purchasing, constructing, improving, equipping, and installing the project, as applicable.

Under the lease agreement, the company typically: (1) will unconditionally agree to make payments sufficient to pay the principal of and interest on the bonds as they become due; (2) will agree, at its own expense, to maintain the project, to pay all taxes and assessments with respect to the project, and to maintain adequate insurance; (3) has the right, at its own expense, to make certain additions, modifications or improvements to the project; (4) may assign its interests under the lease agreement under certain conditions

or may sublease the project while remaining responsible for payments under the lease agreement; (5) will covenant to maintain its corporate existence during the term of the bond issue; and (6) will agree to indemnify the municipality for any liability the municipality might incur as a result of its participation in the transaction.

Property Tax Exemption. Under Article X, Section 6 of the Missouri Constitution and Section 137.100 of the Revised Statutes of Missouri, all property of any political subdivision is exempt from taxation. In a typical transaction, the municipality holds fee title to the project and leases the project to the benefited company.

If the municipality and the company determine that partial tax abatement is desirable, the company may agree to make “payments in lieu of taxes.” The amount of payments in lieu of taxes is negotiable. The payments in lieu of taxes are payable in December of each year, and are distributed to the municipality and to each political subdivision within the boundaries of the project in the same manner and in the same proportion as property taxes would otherwise be distributed under Missouri law.

III. DESCRIPTION OF THE PARTIES

URBN SR LLC. The Company is a limited liability company organized and existing under the laws of the State of Pennsylvania.

City of Raymore, Missouri. The City is a constitutional home rule charter city and municipal corporation organized and existing under the laws of the State of Missouri. The City is authorized and empowered pursuant to the provisions of the Act to purchase, construct, extend and improve certain projects (as defined in the Act) and to issue revenue bonds for the purpose of providing funds to pay the costs of such projects and to lease or otherwise dispose of such projects to private persons or corporations for manufacturing, commercial, warehousing, distributing and industrial development purposes upon such terms and conditions as the City deems advisable.

IV. REQUIREMENTS OF THE ACT

Description of the Project. The Project Equipment (defined below) to be financed by the Bonds consists of acquiring and installing certain machinery and equipment for a warehouse/distribution center for a subscription clothing rental business located at 1300 Dean Avenue in the City (the “Project Site”). The new equipment and machinery being purchased and installed is referred to herein as the “Project Equipment” and will be subject to property tax abatement and, subject to approval by the Department of Economic Development of the State of Missouri (“DED”), a sales and use tax exemption on acquisition costs. Construction materials used in the installation of the Project Equipment will be subject to a sales and use tax exemption. The Project Improvements (defined below) to be financed by the Bonds consist of interior improvements to the real property to maximize the use of the warehouse/distribution center for the Company's business operations (the “Project Improvements”). The Project Improvements will not be subject to property tax abatement under this Plan, but will be subject to a sales and use tax exemption on construction materials. Collectively, the Project Equipment and Project Improvements are the “Project”.

Estimate of the Costs of the Project. The Company expects the investment in Project Equipment for the Project to (i) be approximately \$65,000,000, and (ii) be in the following amounts and MACRS class lives:

- \$100,000 of 3-year MACRS class life property in 2025.
- \$56,000,000 of 5-year MACRS class life property in 2025.

- \$200,000 of 10-year MACRS class life property in 2025.
- \$8,700,000 of 15-year MACRS class life property in 2025.

The Company expects the investment in Project Improvements for the Project to (i) be approximately \$25,000,000, and (ii) occur in 2025, although some portion of the investment may occur in 2026.

Source of Funds to be Expended for the Project. The sources of funds to be expended for the Project will be the proceeds of the Bonds in a principal amount not to exceed \$90,000,000, to be issued by the City and purchased by the Company (the “Bondholder”) and, if needed, other available funds of the Company. The Bonds will be payable solely from the revenues derived by the City from the lease or other disposition of the Project (as further described below). The Bonds will not be an indebtedness or general obligation, debt or liability of the City or the State of Missouri.

Statement of the Terms Upon Which the Project is to be Leased or Otherwise Disposed of by the City. The City will hold title to the Project Equipment under the Chapter 100 transaction. The Company will transfer the Project Equipment to the City pursuant to a bill of sale, subject to any permitted encumbrances. The City will lease the Project Equipment to the Company for lease payments equal to the principal and interest payments on the Bonds. Under the terms of the lease agreement with the City, the Company will have the option to purchase the Project Equipment at any time and will have the obligation to purchase the Project Equipment at the termination of the lease. The lease between the City and the Company will terminate in 2035, unless terminated sooner pursuant to the terms of the lease.

The City already holds title to the Project Site and improvements located thereon under an existing Chapter 100 Plan for Raymore Commerce Center, as amended, approved by the City pursuant to Ordinance 2022-087 (the “Raymore Commerce Center Chapter 100 Plan”). This Plan does not impact or change any of the terms of the Raymore Commerce Center Chapter 100 Plan.

Affected School District, Community College District, County, City, and Emergency Services Districts. The Raymore-Peculiar R-II School District is the school district affected by the Project. Cass County, Missouri is the county affected by the Project. There is no community college district affected by the Project. The South Metro Fire & Ambulance District is the Chapter 321 Fire Protection District affected by the Project. The City is the city affected by the Project. The Cost-Benefit Analysis attached hereto identifies all other taxing districts affected by the Project.

Assessed Valuation. The most recent equalized assessed valuation of the personal property included in the Project is \$0 (because no existing personal property is included in the Project Equipment).

The estimated equalized assessed valuation of the investments in Project Equipment upon completion of the installation of the Project Equipment (2026 value) is \$14,965,170, after deducting for depreciation. This valuation was based on a total investment of \$65,000,000 in Project Equipment, minus freight charges, installation costs and depreciation, multiplied by the assessment rate of 33-1/3%.

The Project Improvements are subject to property tax abatement under the Raymore Commerce Center Chapter 100 Plan.

Payments in Lieu of Taxes. If this Plan is approved by the City Council, the City intends to (1) issue the Bonds in 2025, and (2) provide tax abatement to the Company for the Project Equipment for a period of ten years beginning in 2026 and ending no later than 2035. Beginning in the year the Company purchases Project Equipment, the Company will receive abatement according to the following schedule:

[Remainder of page left intentionally blank.]

Year 1	97.34%
Year 2	97.34%
Year 3	97.39%
Year 4	97.39%
Year 5	97.44%
Year 6	97.34%
Year 7	97.34%
Year 8	97.39%
Year 9	97.39%
Year 10	97.44%

It is expected that the Company will purchase Project Equipment in the amount of (1) approximately \$65,000,000 in 2025. The actual timing of the foregoing investments may vary. The Company will convey the Project Equipment to the City and the Project Equipment will be leased to the Company.

Beginning in 2026, PILOTs will be due based on the expected amount of ad valorem personal property taxes which would have been paid in each year with respect to the Project Equipment had the Project Equipment not been exempt from such taxes.

To the extent that any Project Equipment has been replaced and is no longer used in the business of the Company at the Project Site, no additional payment of lieu of taxes will be required to be paid by the Company to the City.

Sales Tax Exemption on Project Equipment. The Project Equipment purchased is expected to be exempt from sales and use tax pursuant to the provisions of Section 144.054 of the Revised Statutes of Missouri and the underlying bond documents upon delivery of a project exemption certificate by the City to the Company and a certification for sales tax exemption by DED.

For purposes of determining the impact of the sales and use tax exemptions for the Project Equipment on the affected taxing jurisdictions, it was assumed that: (1) the sales and use tax levies shown below will remain constant through the abatement period; (2) approximately \$65,000,000 of the total Project Equipment will receive sales tax exemption pursuant to the approval provided by the State of Missouri, and (3) all of the Project Equipment costs will be purchased outside the State of Missouri but delivered to the project site for the Project. Please note that any variance in these assumptions will alter the fiscal impact of the sales and use tax exemptions on the affected taxing jurisdictions.

Based on the assumptions set forth above, the fiscal impact on the affected taxing jurisdictions of the sales and use tax exemptions for Project Equipment is as follows:

	Sales Tax Rate	Estimated Sales Tax Revenues Subject to Exemption	Use Tax Rate	Estimated Use Tax Revenues Subject to Exemption¹
State of Missouri	4.225	\$0		\$2,746,250
			4.225%	
City of Raymore	2.750	0	n/a	0
Cass County	1.625	0	1.625	1,056,250
South Metro Fire & Ambulance District	0.500	0	n/a	0
Total	9.100%	\$0		\$3,802,500
			5.850 %	

¹ Use tax is generally only collected if sales tax was not paid at the point of sale.

Sales and Use Tax Exemption on Construction Materials. Qualified building materials purchased for the construction of the Project are expected to be exempt from sales and use tax pursuant to the provisions of Section 144.062 of the Revised Statutes of Missouri and the underlying bond documents upon delivery of a project exemption certificate by the City to the Company. For purposes of determining the impact of the sales and use tax exemptions for the qualified building materials on the affected taxing jurisdictions, the following assumptions were made:

Total amount of building materials:	\$5,000,000
Building materials to be purchased within the State of Missouri (but outside Cass County):	\$750,000
Building materials to be purchased within Cass County (but outside the City):	\$750,000
Building materials to be purchased within the City:	\$250,000
Building materials to be purchased outside of the State of Missouri:	\$3,250,000

Please note that any variance in these assumptions will alter the fiscal impact of the sales and use tax exemptions on the affected taxing jurisdictions.

Based on the assumptions set forth above, the fiscal impact on the affected taxing jurisdictions of the sales and use tax exemptions for qualified building materials is as follows:

	Sales Tax Rate	Estimated Sales Tax Revenues Subject to Exemption	Use Tax Rate	Estimated Use Tax Revenues Subject to Exemption ¹
State of Missouri	4.225	\$73,938		\$137,313
			4.225%	
City of Raymore	2.750	6,875	n/a	0
Cass County	1.625	16,250	1.625	52,812
South Metro Fire & Ambulance District	0.500	5,000	n/a	0
Total	9.100%	\$102,063		\$190,125
			5.850%	

¹Use tax is generally only collected if sales tax was not paid and was due at the point of sale.

Cost-Benefit Analysis. In compliance with Section 100.050.2(3) of the Revised Statutes of Missouri, this Plan has been prepared to show the costs and benefits to the City and to other taxing jurisdictions affected by the Project. The attached Cost-Benefit Analysis shows the direct tax impact the Project is expected to have on each taxing jurisdiction. This Plan does not attempt to quantify the overall economic impact of the Project.

V. ASSUMPTIONS AND BASIS OF PLAN

In preparing this Plan, key assumptions have been made to estimate the fiscal impact of the exemptions proposed for the Project. See **ATTACHMENT A** for a summary of these assumptions.

Information necessary to complete this Plan, has been furnished by representatives of the City, representatives of the Company and its counsel, the Bondholder and other persons deemed appropriate and such information has not been independently verified for accuracy, completeness or fairness.

* * *

ATTACHMENT A

SUMMARY OF KEY ASSUMPTIONS

1. The cost of acquiring the Project Equipment is estimated to be approximately \$65,000,000 and will occur in year 2025.

2. The Project Equipment is expected to be excluded from the calculation of *ad valorem* personal property taxes from 2026 through 2035.

3. During the entire term of the Bonds through 2035, the Company will make payments in lieu of taxes in accordance with that portion of Section IV above in the Plan entitled “Payments in Lieu of Taxes.”

4. The assessed value of the Project Equipment is calculated using the following formula:

$$(\text{Cost} * \text{Depreciation Factor}) * \text{Assessment Ratio of } 33\text{-}1\text{/}3\%$$

5. In determining the assessed valuation of the personal property comprising the Project, a depreciation factor is applied at the end of each year which depends on the recovery period of such personal property. The Company has represented that the Project Equipment has a recovery period of 3, 5, 10 and 15 years as set forth in Section IV above in the Plan entitled “Estimate of the Costs of the Project.” The depreciation factors for personal property are as follows:

Year	Recovery Period in Years					
	3	5	7	10	15	20
0	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
1	75.00%	85.00%	89.29%	92.50%	95.00%	96.25%
2	37.50%	59.50%	70.16%	78.62%	85.50%	89.03%
3	12.50%	41.65%	55.13%	66.83%	76.95%	82.35%
4	5.00%	24.99%	42.88%	56.81%	69.25%	76.18%
5	5.00%	10.00%	30.63%	48.07%	62.32%	70.46%
6	5.00%	10.00%	18.38%	39.33%	56.09%	65.18%
7	5.00%	10.00%	10.00%	30.59%	50.19%	60.29%
8	5.00%	10.00%	10.00%	21.85%	44.29%	55.77%
9	5.00%	10.00%	10.00%	15.00%	38.38%	51.31%
10	5.00%	10.00%	10.00%	15.00%	32.48%	46.85%
11	5.00%	10.00%	10.00%	15.00%	26.57%	42.38%
12	5.00%	10.00%	10.00%	15.00%	20.67%	37.92%
13	5.00%	10.00%	10.00%	15.00%	15.00%	33.46%
14	5.00%	10.00%	10.00%	15.00%	15.00%	29.00%
15	5.00%	10.00%	10.00%	15.00%	15.00%	24.54%
16	5.00%	10.00%	10.00%	15.00%	15.00%	20.08%
17 and on	5.00%	10.00%	10.00%	15.00%	15.00%	20.00%

7. The tax rates used in this Plan reflect the rates in effect for the tax year 2024. The tax rates were held constant through the 2035 tax year.

* * *

PILOT AGREEMENT – EMERGENCY SERVICES DISTRICT
(South Metropolitan Fire Protection District of Cass County, Missouri)

This Agreement is entered into on August 21, 2025 by and among the SOUTH METROPOLITAN FIRE PROTECTION DISTRICT OF CASS COUNTY, MISSOURI (the “District”), CITY OF RAYMORE, MISSOURI (the “City”) and URBN SR, LLC (the “Company”).

RECITALS

1. The City previously approved a Plan for a Warehouse/Distribution Project (Nuuly Project) (the “Original Chapter 100 Plan”) which provides partial tax abatement to the Company for the (1) acquisition, construction and installation of certain machinery and equipment (the “Project Equipment”) and (2) improvement of real property (the “Project Improvements,” with the Project Equipment and the Project Improvements being the “Project”) located generally at 1300 Dean Avenue in the City (the “Project Site”), to be undertaken pursuant to Article VI, Section 27(b) of the Missouri Constitution, as amended, and Sections 100.010 to 100.200, inclusive, of the Revised Statutes of Missouri (“Chapter 100” and “RSMO,” as applicable).

2. The Company has elected to proceed with an expansion of operations into the remaining approximately 400,000 square feet of building space at the Project Site, and such expansion will require additional capacity of the Bonds to complete the acquisition and installation of the Project.

3. The City is in the process of approval and implementation of a Plan for an Industrial Development Project and Cost Benefit Analysis for URBN SR LLC (Phase 2) (the “Phase 2 Chapter 100 Plan”).

4. The District imposes an ad valorem property tax on the Project for the purpose of providing emergency services under Chapter 321, RSMO.

5. Section 100.050.4, RSMO provides that any district providing emergency services to the Project Site pursuant to Chapter 190 or Chapter 321, RSMO shall be entitled to be reimbursed in an amount that is at least 50% but not more than 100% of the amount of ad valorem property tax revenues that such district would have received in the absence of a tax abatement provided to the Project.

6. The District, the City and the Company desire to enter into this Agreement to provide for the terms and conditions under which the City will implement Section 100.050.4, RSMO with respect to the District.

NOW, THEREFORE, in consideration of the Recitals and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the District, the City and the Company do hereby agree as follows:

1. Payments in Lieu of Tax. The District understands and agrees that the amounts paid by the Company under Chapter 100 with respect to the Project (the “PILOT Payments”) shall be distributed by the City among the taxing jurisdictions in proportion to the ad valorem tax rates imposed by such taxing jurisdictions in the year in which each PILOT Payment is due, meaning that the District’s share of such PILOT Payments will be equal to the sum of its current ad valorem tax levies divided by the total ad valorem tax levies of all taxing jurisdictions affected by the Project. The District consents to the calculation mechanism to be applied pursuant to **Exhibit A** of this Agreement to determine the PILOT Payment to be made in each year.

IN WITNESS WHEREOF, the parties hereto have executed the above agreement as of the day and year first above written.

**SOUTH METROPOLITAN FIRE PROTECTION DISTRICT
OF CASS COUNTY, MISSOURI**

By: 
Name: Lee Stevens
Title: Fire Chief

CITY OF RAYMORE, MISSOURI

By: 
Name: Jim Seuss Dorn
Title: City Manager

URBN SR, LLC

By: _____
Name: _____
Title: _____

Exhibit A

Beginning in the year following the year the Company purchases and installs Project Equipment, the Company will be required to make payments in lieu of taxes (PILOT Payment) in an amount equal to the percentage shown in the chart below of the amount of ad valorem personal property taxes which would have been paid in each year with respect to the Project Equipment had the Project Equipment not been exempt from such taxes:

Year	PILOT Payment
1	2.66%
2	2.66%
3	2.61%
4	2.61%
5	2.56%
6	2.66%
7	2.66%
8	2.61%
9	2.61%
10	2.56%



CITY OF RAYMORE
AGENDA ITEM INFORMATION FORM

DATE: 8/25/2025

SUBMITTED BY: David Gress

DEPARTMENT: Development Services

ITEM CATEGORY: Ordinance

TITLE / ISSUE / REQUEST

Cunningham at Creekmoor 5th Final Plat

STRATEGIC PLAN GOAL / STRATEGY

3.2.4 Provide quality, diverse housing options that meet the needs of our current and future community

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: August 5, 2025

Action/Vote: 8-0

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Bill 3984
2. Final Plat Staff Report
3. Draft Development Agreement
4. Final Plat Drawing
5. Site Photos

BACKGROUND / JUSTIFICATION

Cooper Land Development is requesting final plat approval of the 5th phase of the Cunningham at Creekmoor subdivision, which is generally located in the northeast corner of the Creekmoor development, west of N. Madison Street. The proposed plat includes 36 new single-family lots fronting Creekmoor Lake.

The Planning and Zoning Commission, at their August 5, 2025 meeting, vote 8-0 to accept the proposed findings of fact and forwarded the request to the City Council with a recommendation of approval, subject to the conditions as presented by staff.

"AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, APPROVING THE CUNNINGHAM AT CREEKMOOR 5TH FINAL PLAT, LOTS 128 THRU 163, A SUBDIVISION OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 46N, RANGE 32W, RAYMORE, CASS COUNTY, MISSOURI."

WHEREAS, the Planning and Zoning Commission met and reviewed this request and submits a recommendation of approval on the application to the City Council of the City of Raymore, Missouri; and,

WHEREAS, the City Council of the City of Raymore, Missouri, in accordance with the provisions of the Raymore Unified Development Code, has held a meeting to approve the dedication to the public use of any street or ground shown upon the plat; and,

WHEREAS, the City Council of the City of Raymore, Missouri, finds and declares that the provisions contained and enacted are in pursuance of and for the purpose of securing and promoting the public safety, health, and general welfare of persons in the City of Raymore in their use of public rights-of-ways.

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

Section 1. The City Council makes its findings of fact as contained in the staff report and accepts the recommendation of the Planning and Zoning Commission.

Section 2. That the subdivision known as Cunningham at Creekmoor 5th Plat is hereby approved for the tract of land described below:

A part of the Northeast Quarter of Section 4, Township 46, Range 32, in Raymore, Cass County, Missouri, more particularly described by Roger A. Backues, PLS-2134, dated June 27, 2025, as follows:

Beginning at the Northwest Corner of Lot 119, "Cunningham at Creekmoor, Fourth Plat, Lots 87 through 127 and Tract I," a subdivision in Raymore, Cass County, Missouri; thence South 08 degrees 46 minutes 30 seconds West, 140.12 feet; thence North 81 degrees 13 minutes 30 seconds West, 48.80 feet; thence South 08 degrees 46 minutes 30 seconds West, 50.00 feet to a point of curvature; thence along a curve to the right, having an initial tangent bearing of South 81 degrees 13 minutes 26 seconds East, a radius of 15.00 feet, and an arc length of 23.56 feet; thence South 08 degrees 46 minutes 30 seconds West, 12.26 feet to a point of curvature; thence along a curve to the right, being tangent to the previously described course, having a radius of 175.00 feet and an arc length of 66.87 feet; thence North 73 degrees 59 minutes 14 seconds West, 154.07 feet; thence South 20 degrees 05 minutes 37 seconds West, 58.28 feet; thence North 85 degrees 08 minutes 06 seconds West, 61.90 feet; thence South 71 degrees 17 minutes 37 seconds West, 145.05 feet; thence South 34 degrees 45 minutes 37 seconds West, 120.24 feet; thence South 25 degrees 37 minutes 05 seconds West, 214.62 feet; thence South 19 degrees 34 minutes 19 seconds West, 174.70 feet; thence North 83 degrees 02 minutes 27 seconds East, 196.13 feet to a point of curvature; thence along a curve to the left, having an initial tangent bearing of South 06 degrees 57 minutes 33 seconds East, a radius of 225.00 feet, and an arc length of 47.41 feet to a point of reverse curvature; thence along a curve to the right, being tangent to the previously described course, having a radius of 15.00 feet, and an arc length of 21.45 feet to a point of reverse curvature; thence along a curve to the left, being tangent to the previously described course, having a radius of 925.00 feet and an arc length of 4.83 feet; thence South 27 degrees 22 minutes 41 seconds East, 50.00 feet to a point of curvature; thence along a curve to the left, having an initial tangent bearing of South 62 degrees 37 minutes 17 seconds West, a radius of 875.00 feet, and an arc length of 107.57 feet; thence

South 34 degrees 25 minutes 21 seconds East, 99.55 feet; thence South 52 degrees 26 minutes 22 seconds West, 35.01 feet; thence South 06 degrees 02 minutes 50 seconds West, 79.27 feet to a point of curvature; thence along a curve to the left, having an initial tangent bearing of South 08 degrees 13 minutes 59 seconds West, having a radius of 295.56 feet, and an arc length of 43.32 feet; thence South 65 degrees 50 minutes 41 seconds West, 58.05 feet; thence North 40 degrees 50 minutes 15 seconds West, 169.85 feet to a point of curvature; thence along a curve to the right, having an initial tangent bearing of South 49 degrees 09 minutes 45 seconds West, a radius of 375.00 feet, and an arc length of 79.72 feet to a point of reverse curvature; thence along a curve to the left, being tangent to the previously described course, having a radius of 14.00 feet, and an arc length of 20.89 feet; thence South 65 degrees 50 minutes 41 seconds West, 50.00 feet; thence North 24 degrees 09 minutes 19 seconds West, 67.85 feet; thence South 65 degrees 50 minutes 41 seconds West, 133.84 feet; thence North 16 degrees 42 minutes 35 seconds West, 44.29 feet; thence North 43 degrees 54 minutes 47 seconds West, 61.44 feet; thence North 36 degrees 40 minutes 19 seconds West, 135.38 feet; thence North 20 degrees 08 minutes 48 seconds East, 250.81 feet; thence North 17 degrees 10 minutes 22 seconds East, 90.08 feet; thence North 13 degrees 26 minutes 10 seconds East, 90.52 feet; thence North 28 degrees 18 minutes 49 seconds East, 198.32 feet; thence North 29 degrees 58 minutes 00 seconds East, 97.25 feet; thence North 24 degrees 32 minutes 43 seconds East, 90.67 feet; thence North 32 degrees 57 minutes 03 seconds East, 127.55 feet; thence North 42 degrees 07 minutes 13 seconds East, 140.17 feet; thence North 77 degrees 02 minutes 39 seconds East, 139.97 feet; thence South 82 degrees 16 minutes 52 seconds East, 492.02 feet to the POINT OF BEGINNING. Containing 13.67 acres, more or less.

Section 3. Development Agreement. The Development Agreement between the City of Raymore, Missouri, and Cooper Land Development is approved and the City Manager is directed to execute said agreement on behalf of the City of Raymore, Missouri.

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 25TH DAY OF AUGUST, 2025.

BE IT REMEMBERED THAT THE ABOVE ORDINANCE WAS APPROVED AND ADOPTED THIS 8TH DAY OF SEPTEMBER, 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

CUNNINGHAM AT CREEKMOOR 5TH FINAL PLAT

APPLICANT

Property Owner: Cooper Land Development
Engineering/Arch. Firm: Warger Associates

PROJECT LOCATION

Bentwater Drive &
Portsmouth Lane

REQUESTED ACTION

Final Plat Approval

PROJECT NARRATIVE

An application was filed requesting final plat approval of the 5th phase of the Cunningham subdivision, consisting of 36 lots located in the northeast corner of the Creekmoor PUD, west of N. Madison Street.

ZONING AND LAND USE SUMMARY

EXISTING ZONING

"PUD" Planned Unit Development

SURROUNDING ZONING & LAND USE

North: PUD, County Line Road/155th Street
South: PUD, Golf Course, Undeveloped Creekmoor
East: RE Rural Estate, Large Lot Residential
West: PUD, Golf Course, Undeveloped Creekmoor

TOTAL TRACT SIZE

13.67 ac

NUMBER OF LOTS

36

DENSITY

2.63 du/ac



PAST PLANNING ACTIONS -

- The Preliminary Plan and Memorandum of Understanding (MOU) for Creekmoor were approved by the City Council on January 26, 2004.
- The Cunningham at Creekmoor 1st Plat was approved by the City on August 25, 2008. It was subsequently vacated on July 10, 2017 prior to revising the overall layout of the Cunningham subdivision.
- The Cunningham at Creekmoor 2nd Plat was approved by the City Council on July 10, 2017. It contained 36 lots and 2 common tracts
- The site plan for the community pool was approved by the Planning Commission on October 3, 2017.
- The Cunningham at Creekmoor 3rd Plat was approved by the City on February 25, 2019. It contained 40 lots and 6 common tracts.
- The 4th Plat of Cunningham at Creekmoor was approved on December 9, 2024 by the City Council.

DEVELOPMENT STANDARDS -

The Bulk and Dimensional Standards for the existing and proposed zoning districts are as follows:

DIMENSIONAL STANDARD	MINIMUM REQUIREMENT
Lot Size	8,400 sq. ft.
Lot Size per Dwelling Unit	8,400 sq. ft.
Lot Width x Lot Depth	70 ft. x 100 ft.
Front-Yard Setback	25 ft.
Rear-Yard Setback	25 ft.
Side-Yard Setback (interior)	7 ½ ft.
Side-Yard Setback (exterior)	20 ft.
Building Height	35 ft.

Building Coverage	30%
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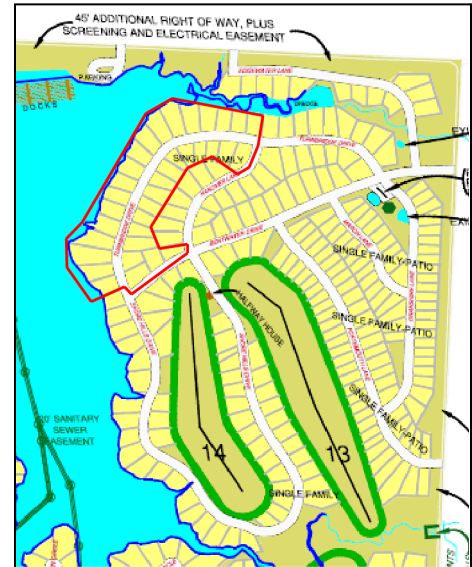
STAFF COMMENTS -

PLANNING AND ZONING -

- The proposed layout for Cunningham 5th Plat is generally consistent with the preliminary development plan for this area of Creekmoor (in red).

PUBLIC WORKS & ENGINEERING -

- Grading of the subject property may commence prior to the approval of the final plat application, including the construction of public utilities, so long as the plans are approved by the Public Works Director.



ALIGNMENT WITH RAYMORE BLUEPRINT 2045 -

Future Land Use Framework - The Future Land Use Map designates this property as appropriate for low-density residential development.

Major Street Plan - North Madison Street, which provides access into the Cunningham subdivision is classified as a Major Collector. All other roads within the subdivision are classified as local roads.

FINDINGS OF FACT -

Under Section 470.130 of the Unified Development Code, the Planning and Zoning Commission and City Council are directed concerning its actions in the deliberation of a final plat request, in that the Planning and Zoning Commission will recommend approval and the City Council will approve the final plat if it finds the final plat:

1. Is substantially the same as the approved preliminary plat.

The proposed final plat, including street names and road alignments and lot configurations are substantially the same as the approved preliminary plat.

2. Complies with all conditions, restrictions and requirements of this Code and of all other applicable ordinances and design standards of the City.

The proposed final plat does comply with all conditions, restrictions and requirements of the Unified Development Code and all other applicable ordinances and design standards for the City.

3. Complies with any condition that may have been attached to the approval of the preliminary plat.

The proposed plat complies with the conditions of the Memorandum of Understanding that was attached to the approval of the preliminary plat.

PROJECT REVIEW SCHEDULE

COUNCIL, COMMISSION OR BOARD	ACTION	DATE
Planning and Zoning Commission	Review & Recommendation	August 5, 2025
City Council	Review	August 25, 2025
City Council	Decision	September 8, 2025

STAFF RECOMMENDATIONS -

Staff recommends that the Planning and Zoning Commission accept the proposed findings of fact and forward Case No. 25025 Cunningham at Creekmoor 5th Final Plat to the City Council with a recommendation of approval.

The recommendation for approval is subject to the following conditions:

- The final plat shall be signed and recorded with the Cass County Recorder of Deeds within one year of City Council approval or the approval of the plat shall be considered null and void.
- The Development Agreement for the Cunningham at Creekmoor 5th final plat shall be signed and recorded with the Cass County Recorder of Deeds, and all applicable fees paid, within one year of the City Council approval or the agreement shall be considered null and void.

PLANNING COMMISSION ACTION 8/5/2025 -

The Planning and Zoning Commission, at their August 5, 2025 meeting, voted 8-0 to accept the proposed findings of fact and forward Case No. 25025 Cunningham at Creekmoor 5th Final Plat to the City Council with a recommendation of approval, subject to the conditions as outlined.

PROJECT ATTACHMENTS -

1. Site Photos
2. Final Plat Drawings
3. Development Agreement



***Development Agreement
For
Cunningham at Creekmoor 5th Plat
Lots 128 thru 163***

Legal Description Contained on Pages 2-3

**Between Cooper Land Development, Inc., Grantor and
City of Raymore, Grantee
100 Municipal Circle
Raymore, MO 64083**

September 8, 2025

DEVELOPMENT AGREEMENT

THIS AGREEMENT, MADE THIS **8TH day of September, 2025** by and between, **Cooper Land Development, Inc** hereinafter referred to as "Sub-divider" and the City of Raymore, Missouri, a Municipal Corporation, hereinafter referred to as "City".

WHEREAS, Sub-divider seeks to obtain approval from the City for a subdivision to be known as **Cunningham at Creekmoor 5th Plat** which is located in the City of Raymore, Cass County, Missouri, and;

WHEREAS, the Sub-divider, herein defined, agrees to assume all subdivision development obligations of the City as described in this agreement, and;

WHEREAS, the City desires to ensure that the Sub-divider will accomplish certain things in order to protect the public health, safety and welfare.

NOW, THEREFORE, in consideration of the promises and covenants herein set forth, and receipt by the City of fees and costs as stated herein, the parties agree as follows:

GEOGRAPHIC LOCATION:

1. The terms of this agreement apply to the following property and all portions thereof: **Cunningham at Creekmoor 5th Plat**

A part of the Northeast Quarter of Section 4, Township 46, Range 32, in Raymore, Cass County, Missouri, more particularly described by Roger A. Backues, PLS-2134, dated June 27, 2025, as follows:

Beginning at the Northwest Corner of Lot 119, "Cunningham at Creekmoor, Fourth Plat, Lots 87 through 127 and Tract I," a subdivision in Raymore, Cass County, Missouri; thence South 08 degrees 46 minutes 30 seconds West, 140.12 feet; thence North 81 degrees 13 minutes 30 seconds West, 48.80 feet; thence South 08 degrees 46 minutes 30 seconds West, 50.00 feet to a point of curvature; thence along a curve to the right, having an initial tangent bearing of South 81 degrees 13 minutes 26 seconds East, a radius of 15.00 feet, and an arc length of 23.56 feet; thence South 08 degrees 46 minutes 30 seconds West, 12.26 feet to a point of curvature; thence along a curve to the right, being tangent to the previously described course, having a radius of 175.00 feet and an arc length of 66.87 feet; thence North 73 degrees 59 minutes 14 seconds West, 154.07 feet; thence South 20 degrees 05 minutes 37 seconds West, 58.28 feet; thence North 85 degrees 08 minutes 06 seconds West, 61.90 feet; thence South 71 degrees 17 minutes 37 seconds West, 145.05 feet; thence South 34 degrees 45 minutes 37 seconds West, 120.24 feet; thence South 25 degrees 37 minutes 05 seconds West, 214.62 feet; thence South 19 degrees 34 minutes 19 seconds West, 174.70 feet; thence North 83 degrees 02 minutes 27 seconds East, 196.13 feet to a point of curvature; thence along a curve to the left, having an initial tangent bearing of South 06 degrees 57 minutes 33 seconds East, a radius of 225.00 feet, and an arc length of 47.41 feet to a point of reverse curvature; thence along a curve to the right, being tangent to the previously described course, having a radius of 15.00 feet, and an arc length of 21.45 feet to a point of reverse curvature; thence along a curve to the left, being tangent to the previously described course, having a radius of 925.00 feet and an arc length of 4.83 feet; thence South 27 degrees 22 minutes 41 seconds East, 50.00 feet to a point of curvature; thence along a curve to the left, having an initial tangent bearing of South 62 degrees 37 minutes 17 seconds West, a radius of 875.00 feet, and an arc length of 107.57 feet; thence South 34 degrees 25 minutes 21 seconds East, 99.55 feet; thence South 52 degrees 26 minutes 22 seconds West, 35.01 feet; thence South 06 degrees 02 minutes 50 seconds West, 79.27 feet to a point of curvature; thence along a curve to the left, having an initial tangent bearing of South 08 degrees 13 minutes 59 seconds West, having a radius of 295.56 feet, and an arc length of 43.32 feet; thence South 65 degrees 50 minutes 41 seconds West, 58.05 feet; thence North 40 degrees 50 minutes 15 seconds West, 169.85 feet to a point of curvature; thence along a curve to the right, having an initial tangent bearing of South 49 degrees 09 minutes 45 seconds West, a radius of 375.00 feet, and an arc length of 79.72 feet to a point of reverse curvature; thence along a curve to the left, being tangent to the previously described course, having a radius of 14.00 feet, and an arc length of 20.89 feet; thence South 65 degrees 50

minutes 41 seconds West, 50.00 feet; thence North 24 degrees 09 minutes 19 seconds West, 67.85 feet; thence South 65 degrees 50 minutes 41 seconds West, 133.84 feet; thence North 16 degrees 42 minutes 35 seconds West, 44.29 feet; thence North 43 degrees 54 minutes 47 seconds West, 61.44 feet; thence North 36 degrees 40 minutes 19 seconds West, 135.38 feet; thence North 20 degrees 08 minutes 48 seconds East, 250.81 feet; thence North 17 degrees 10 minutes 22 seconds East, 90.08 feet; thence North 13 degrees 26 minutes 10 seconds East, 90.52 feet; thence North 28 degrees 18 minutes 49 seconds East, 198.32 feet; thence North 29 degrees 58 minutes 00 seconds East, 97.25 feet; thence North 24 degrees 32 minutes 43 seconds East, 90.67 feet; thence North 32 degrees 57 minutes 03 seconds East, 127.55 feet; thence North 42 degrees 07 minutes 13 seconds East, 140.17 feet; thence North 77 degrees 02 minutes 39 seconds East, 139.97 feet; thence South 82 degrees 16 minutes 52 seconds East, 492.02 feet to the POINT OF BEGINNING. Containing 13.67 acres, more or less.

REQUIRED IMPROVEMENTS:

1. In accordance with the policies and ordinances of the City, the public improvements described herein shall be constructed and installed on the terms and conditions hereinafter contained. Public improvements within the Subdivision will be installed in accordance with the latest version of the City of Raymore Standard Contract Documents and Technical Specifications & Design Criteria for Utility and Street Construction.
2. The public improvements are to be designed and installed at the Sub-divider's expense by the Sub-divider and are hereinafter referred to as "Improvements".
3. It shall be the obligation of the Sub-divider to furnish to the City plans and specifications for construction of the Improvements. Before any construction is commenced, the City Public Works Director shall approve plans and specifications for the Improvements. Once the City Public Works Director has approved the plans, any changes to the plans must be submitted to the City Public Works Director for approval.
4. The Sub-divider shall submit the appropriate grading/site/erosion control plan including appropriate sidewalk, meter elevations, and manhole elevations to the City Public Works Director for approval for development of the project. Before any construction is commenced within that phase, the City Public Works Director must approve plans for all required Improvements. It shall be the Sub-divider's responsibility to assure compliance with grading plans.
5. The Sub-divider shall provide a copy of all required State and Federal permits to the City Public Works Director prior to issuance of any City permits.
6. The Sub-divider shall provide and pay for all engineering and surveying necessary to design and construct the Improvements. The Sub-divider shall pay for all other engineering and surveying necessary to design and construct other improvements to the property.
7. The Developer, and or their contractor or designee, shall provide the saddle for connection to the public water main. Saddles shall be brass or

bronze with a stainless steel strap. All brass/bronze construction shall also be permitted.

8. The Sub-divider shall install stormwater treatment facilities (i.e. permeable pavement) in the islands in the cul-de-sac prior to City acceptance of the Improvements. The Creekmoor POA will be responsible for the maintenance of these features.

INSTALLATION AND MAINTENANCE

1. Prior to the issuance of building permits, the Sub-divider shall install all Improvements as shown on approved engineering plans of said subdivision and the City Council shall have accepted by Resolution all Improvements.

2. The Sub-divider shall be responsible for the maintenance of the Improvements for a period of two years after acceptance thereof by the City, in accordance with the City specifications and policies.

3. The Sub-divider agrees to provide the City of Raymore "as-built" plans for all Improvements as indicated on the aforementioned plans. Said plans shall be considered a part of the Improvements, for the purpose of acceptance by the City.

4. Prior to acceptance of the Improvements a waiver of mechanic's lien shall be submitted to the City. The Sub-divider will indemnify and save the City harmless from all claims growing out of the lawful demands of subcontractors, laborers, workers, mechanics, and furnishers of machinery and parts thereof, equipment, tools, and all suppliers, incurred in the furtherance of the performance of the work. The Sub-divider shall, at the City's request, furnish satisfactory evidence that all obligations of the nature designated above have been paid, discharged or waived.

FLOODPLAIN

1. No portion of any platted lot shall encroach into the Federal Emergency Management Agency (FEMA) floodplain or the 100-year flood elevation for areas not identified as special flood hazard areas. Common area tracts are allowed to encroach into the floodplain.

2. No land disturbance activities or removal of any trees shall occur within the floodplain area except for:

- a. work to install the necessary outlet structures for the stormwater detention facilities; or
- b. work necessary for implementation of any stream enhancements required as part of the stream assessment for the development.
- c. work necessary for installation of utilities.

FEES, BONDS & INSURANCE

1. The Sub-divider agrees to pay to the City a 1% Plan Review Fee and 5% Construction Inspection Fee based on the project engineer's estimate or contract development costs of all Improvements as shown on approved engineering plans of said subdivision. The City Public Works Director shall review and determine that the costs, as presented, are reasonable. A list of these fees is provided in Attachment A.
2. The Sub-divider agrees to indemnify the City with a Certificate of Insurance as required in the Unified Development Code of the City of Raymore.
3. The Sub-divider agrees to furnish performance bonds as required in the Unified Development Code of the City of Raymore.
4. Prior to acceptance of Improvements within said subdivision, Sub-divider will provide a guarantee in the form of a Maintenance Bond that is satisfactory to the City Public Works Director. This guarantee shall be based on 50% of the cost of all Improvements shown on approved engineering plans and shall be for a period of two years after acceptance by the City.
5. The Sub-divider agrees to submit a street light plan for City approval and pay the cost of providing and installing the streetlights in accordance with the approved street light plan. The required street lights shall be installed and shall be operational prior to the acceptance of the Improvements for the subdivision.
6. The Sub-divider agrees to pay to the City a \$9 per acre fee for the placement and maintenance of outdoor warning sirens. The cost of these fees is provided in **Attachment A**.
7. The Sub-divider agrees to pay any **fees in lieu of parkland dedication** that are required in accordance with City Code. The total fee due for **Cunningham at Creekmoor 5th Plat** is **\$5,174.28 (Five Thousand One Hundred and Seventy-Four dollars and Twenty-Eight cents)**. Fees paid at the time building permit applications are to be made at a rate of **One Hundred Forty-Three dollars and seventy-three cents (\$143.73) per dwelling unit**.
8. Per Ordinance #20004, the license (excise) tax for building contractors will be charged at the time of building permits at the applicable rate at the time each building permit application is approved.
9. The Sub-divider, in the interest of the general health, welfare and safety of the Citizens of Raymore, agrees to have installed, at their cost, all required street name signage determined to be necessary by City Staff (410.340). The technical specifications and design criteria are set forth in Public Works Department Policies 120 thru 122 and 129, Street Signage and

Traffic Control Devices. The improvement must be installed prior to the City releasing any building permits.

NON-LOCAL COMMERCIAL CONSTRUCTION VEHICLES WITHIN RESIDENTIAL NEIGHBORHOODS

Section 340.320 authorizes the City Traffic Engineer to determine and designate streets or parts of streets located within residentially zoned developments where new construction is progressing upon which non-local commercial construction vehicles shall be prohibited from travel.

The City shall maintain exclusive control over the use of its public streets, and reserves the right, with the review and approval of public improvement plans and issuance of a construction permit, to determine access restrictions and establish construction routes, if determined necessary by the Public Works Director, in order to reduce the potential or further deterioration of existing streets in established subdivisions.

MAINTENANCE OF COMMON AREAS AND AMENITIES

1. Except as otherwise specified below as being a City obligation, all common areas and amenities in the Project shall be maintained exclusively by the Developer and/or the POA in perpetuity upon appropriate inspections and approvals from the City once constructed. Maintenance obligations are as follows:
 - a. City will maintain concrete curb around any street islands and along the edge of the public streets; all areas inside the curb line of the street islands are private and to be maintained by the Developer and/or the POA; all areas of the streets and right-of-ways shall be maintained by the City; and
 - b. All common or open areas outside of public right-of-way are private and to be maintained by the Developer and/or the POA per City code.

ADDITIONAL REQUIREMENTS

1. Residential Driveways
 - a. Driveway access to Lot 128 shall be from Bentwater Drive, unless otherwise approved by the City
 - b. Driveway access to Lot 130 shall be from Bentwater Drive, unless otherwise approved by the City
 - c. Driveway access to Lot 143 shall be from Turnbridge Drive, unless otherwise approved by the City

GENERAL PROVISIONS

1. The parties agree that execution of this agreement in no way constitutes a waiver of any requirements of applicable City ordinances with which the Sub-divider must comply and does not in any way constitute prior approval of any future proposal for development.
2. The covenants herein shall run with the land described in this agreement and shall be binding and ensure to the benefit of the parties hereto and their successors or assigns and on any future and subsequent purchasers.
3. This agreement shall constitute the entire agreement between the parties and any modification hereof shall be in writing, subject to the approval of the parties.
4. If, at any time, any part hereof has been breached by Sub-divider, the City may withhold approval of any or all building permits applied for in the subdivision, until breach or breaches has or have been cured.
5. This agreement shall be recorded by the Sub-divider and its covenants shall run with the land and shall bind the parties, their assigns and successors in interest and title.
6. Any provision of this agreement which is not enforceable according to law will be severed herefrom and the remaining provisions shall be enforced to the fullest extent permitted by law.
7. The undersigned represent that they each have the authority and capacity from the respective parties to execute this Agreement. This Agreement shall not be effective until approved by ordinance duly enacted by the City Council of the City of Raymore, Missouri.
8. The Sub-divider hereby warrants and represents to the City as inducement to the City's entering into this Agreement, that the Sub-divider's interest in the Subdivision is as a fee owner.
9. The Sub-divider and City acknowledge the Memorandum of Understanding for Creekmoor Subdivision, executed by both parties and approved by City Council on January 26, 2004, June 26, 2006, July 24, 2006, July 23, 2007, and July 27, 2015 remains in effect.
10. Whenever in this agreement it shall be required or permitted that Notice or demand be given or served by either party to this agreement to or on the other party, such notice or demand shall be delivered personally or mailed by certified United States mail (return receipt requested) to the addresses hereinafter set forth. Such notice or demand shall be deemed timely given when delivered personally or when deposited in the mail in accordance with the above.

If to the City, at:

City Manager
100 Municipal Circle
Raymore, MO 64083

If to the Sub-divider, at:

Jody Latham
903 North 47th Street, Suite 200
Rogers, AR 72756

11. The Sub-divider acknowledges that this plat will expire within one year of the date the Raymore City Council approves an ordinance approving **Cunningham at Creekmoor 5th Plat** ; and that failure for any reason to record the plat does not obligate the City to re-approve the plat no matter what improvements may have been completed in furtherance of the current plat known as **Cunningham at Creekmoor 5th Plat** .

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the date first written above.

(SEAL)

THE CITY OF RAYMORE, MISSOURI

Jim Feuerborn, City Manager

Attest:

Erica Hill, City Clerk

Sub-divider – Signature

Printed Name

Sub-divider – Signature

Printed Name

Subscribed and sworn to me on this _____
the _____ day of _____ 20____
in the County of _____,
State of _____.

Stamp:

Notary Public: _____

My Commission Expires: _____

Attachment A

FEE SCHEDULE Cunningham at Creekmoor 5th Plat

draft

ATTACHMENT A - DEVELOPMENT FEE SCHEDULE		
FEE CALCULATION FOR [CUNNINGHAM AT CREEKMOR 5TH PLAT]		
Total Cost for New Public Improvements		\$ 788,504.00
All fees and deposits shall be paid prior to recording the final plat. The land disturbance permit fee and erosion control financial security deposit shall be paid prior to commencement of any land disturbance activity (site grading), or if no land disturbance activity started prior to recording of final plat, paid at time of recording final plat.		
1	Land Disturbance Permit Fee. [455.010B] 01-00-4170-0000 If fee paid prior to recording of plat, receipt *must be paid prior to issuance of a land disturbance permit	\$ 500.00
2	Erosion Control Financial Security Deposit: Developer shall provide financial security for erosion control in the amount of \$1,000 per acre. The first \$5,000 of the financial security must be by cash deposit to the City. [455.010F] 60-00-2811-0000 If deposit paid prior to recording of plat, receipt *must be paid prior to issuance of a land disturbance permit	\$ 5,000.00
2a	Additional Erosion Control Financial Security: (The remaining deposit above the first \$5,000 due can be paid in cash) [455.010F]: (13.67. total disturbed) If deposit paid prior to recording of plat, receipt If letter of credit submitted: financial institution: _____ renewal date of letter of credit: _____ *must be paid prior to issuance of a land disturbance permit	\$ 8,670.00
3	Infrastructure Construction Plan Review Fee: An amount equal to one percent (1%) of the estimated public improvement costs performed by the developer. [445.020H1] 01-00-4182-0000 *must be paid prior to issuance of a construction permit	\$ 7,885.04
4	Infrastructure Construction Inspection Fee: An amount equal to five percent (5%) of the estimated public improvement costs performed by the developer. [445.020H2] 01-00-4165-0000 *must be paid prior to issuance of a construction permit	\$ 39,425.20
5	Emergency Outdoor Warning Siren Fee: \$9.00 per acre (13.67 acres) [Schedule of Fees and Charges] 01-00-4185-0000 *must be paid prior to recording of the final plat	\$ 123.03
6	Parkland Dedication Fee in Lieu 27-00-4705-0000 *must be paid prior to recording of the final plat	N/A Per Building Permit \$143.73 per lot
TOTAL FEES TO BE PAID PRIOR TO RECORDING PLAT [5] [6]		\$ 123.03
TOTAL FEES TO BE PAID PRIOR TO ISSUANCE OF A LAND DISTURBANCE PERMIT [1] [2] [2a]		\$ 14,170.00
TOTAL FEES TO BE PAID PRIOR TO ISSUANCE OF A CONSTRUCTION PERMIT FOR PUBLIC IMPROVEMENTS [3] [4]		\$ 47,310.24

FINAL PLAT
CUNNINGHAM AT CREEKMOOR - 5TH PLAT
LOTS 128 THROUGH 163

PLAT DEDICATION:
THE UNDERSIGNED PROPRIETORS OF THE ABOVE DESCRIBED TRACT OF LAND HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION SHALL BE HEREAFTER KNOWN AS

"CUNNINGHAM AT CREEKMOOR- 5TH PLAT".

EASEMENT DEDICATION:
AN EASEMENT IS HEREBY GRANTED TO THE CITY OF RAYMORE, MISSOURI, FOR THE PURPOSE OF LOCATING, CONSTRUCTING, OPERATING, AND MAINTAINING FACILITIES FOR WATER, GAS, ELECTRICITY, SEWAGE, TELEPHONE, AND CABLE TELEVISION, INCLUDING BUT NOT LIMITED TO UNDERGROUND PIPES AND CONDUITS, POLES AND ANCHORS, PAD MOUNTED TRANSFORMERS, SERVICE PEDESTALS, ANY OR ALL OF THEM UPON, OVER, UNDER OR ALONG THE STRIPS OF LAND DESIGNATED UTILITY EASEMENT (ABBREVIATED "UTIL. ESMT." OR "U/E"), PROVIDED THAT THE EASEMENT GRANTED HEREIN IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, WHERE OTHER EASEMENTS ARE DESIGNATED FOR A PARTICULAR PURPOSE SUCH AS "SANITARY SEWER EASEMENT" OR "DRAINAGE EASEMENT, OR D.E.", THE USE THEREOF SHALL BE LIMITED TO THAT PURPOSE ONLY.

AREAS DESIGNATED ON THE ACCOMPANYING PLAT AS "DRAINAGE EASEMENT" OR "D/E" ARE HEREBY RESERVED TO THE CITY FOR THE PURPOSE OF A NATURAL STORMWATER DRAINAGE EASEMENT OR FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, OPERATING, REMOVING, AND REPLACING STORMWATER DRAINAGE FACILITIES IN ACCORDANCE WITH PLANS AND SPECIFICATIONS APPROVED BY THE CITY ENGINEER OF THE CITY. NO FENCE, WALL, PLANTING, BUILDING, OR OTHER OBSTRUCTION MAY BE PLACED OR MAINTAINED IN SAID DRAINAGE EASEMENT HEREBY DEDICATED AND THERE SHALL BE NO ALTERATION OF THE GRADES OR CONTOURS IN SAID DEDICATED AREA WITHOUT THE APPROVAL OF SAID CITY ENGINEER OF THE CITY OF RAYMORE. NO OBSTRUCTIONS MAY BE PLACED IN SAID DRAINAGE EASEMENT WHICH WOULD PREVENT INGRESS AND EGRESS OR THE SAME BY MAINTENANCE VEHICLES OR WHICH WOULD PREVENT SAID VEHICLES TRAVELING ON SAID DRAINAGE EASEMENT FOR MAINTENANCE PURPOSES.

THE UNDERSIGNED PROPRIETOR OF SAID PROPERTY SHOWN ON THIS PLAT HEREBY CERTIFIES THAT ALL PRIOR EXISTING EASEMENT RIGHTS ON LAND TO BE DEDICATED FOR PUBLIC USE AND PUBLIC WAYS AND THOROUGHFARES RUNNING TO ANY PERSON, UTILITY OR CORPORATION HAVE BEEN ABSOLVED EXCEPT THAT SAME PERSON, UTILITY OR CORPORATION SHALL RETAIN WHATEVER EASEMENT RIGHTS THEY WOULD HAVE AS IF LOCATED IN A PUBLIC STREET.

BUILDING LINES, SETBACK LINES, AND UTILITY AND DRAINAGE EASEMENTS:
BUILDING LINES OR SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THE ACCOMPANYING PLAT AND NO BUILDING OR PORTION THEREOF SHALL BE LOCATED OR CONSTRUCTED BETWEEN THIS LINE AND THE STREET RIGHT OF WAY LINE OR LOT LINE NEAREST THERETO. THE BUILDING LINES AND SETBACK LINES SHALL CONTROL AS TO CONSTRUCTION OF A STRUCTURE UPON THE LOTS REFLECTED THEREON, SUBJECT, HOWEVER, TO THE PROVISIONS OF THE DECLARATION AFORESAID. UNLESS SHOWN OTHERWISE ON THE PLAT, ALL LOTS HAVE A SEVEN AND ONE-HALF FOOT UTILITY AND DRAINAGE EASEMENT ON THE INTERIOR OF ALL LOT LINES. SUCH EASEMENTS TO BE PARALLEL WITH THE CORRESPONDING LOT LINE. UTILITY AND DRAINAGE EASEMENTS ARE RESERVED BY THE DEVELOPER UPON ALL PROPERTY COVERED BY THE PLAT PURSUANT TO ARTICLE XII OF THE DECLARATION AFORESAID UNLESS SPECIFICALLY DESIGNATED OTHERWISE ON THE PLAT OR IN THE NOTES.

STREET DEDICATION:
STREETS SHOWN HEREON AND NOT HERETOFORE DEDICATED FOR PUBLIC USE AS STREET RIGHT-OF-WAY ARE HEREBY DEDICATED.

SIDEWALKS:
THE OWNER OF ANY UNDEVELOPED LOT WITHIN THE SUBDIVISION PHASE SHALL BE REQUIRED TO CONSTRUCT A SIDEWALK ON THAT LOT WHEN:
A. 66% OR MORE OF THE LOTS ON THE SAME SIDE OF THE STREET IN THE SAME BLOCK ALREADY HAVE A SIDEWALK; AND
B. IT HAS BEEN 3 YEARS FROM THE DATE THE FIRST CERTIFICATE OF OCCUPANCY WAS ISSUED IN THE SUBDIVISION PHASE THAT CONTAINS THE UNDEVELOPED LOT.

COVENANTS AND RESTRICTIONS:
AT 1:44 O'CLOCK P.M. ON THE 8TH DAY OF SEPTEMBER, 2004, THE DEVELOPER, JOINED BY THE CREEKMOOR PROPERTY OWNERS ASSOCIATION, INC. ("ASSOCIATION"), A MISSOURI NOT-FOR-PROFIT CORPORATION, FILED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR CASS COUNTY, MISSOURI, A DECLARATION OF COVENANTS AND RESTRICTIONS FOR CREEKMOOR PLANNED UNIT DEVELOPMENT, RAYMORE, MISSOURI, WHICH DECLARATION IS THERE RECORDED IN BOOK 002493 AT COOPER 000070 ET SEQ., AS AMENDED BY THAT AMENDMENT TO PROTECTIVE COVENANTS FOR CREEKMOOR, A PLANNED UNIT DEVELOPMENT, CASS COUNTY, MISSOURI, RECORDED ON THE 3RD DAY OF OCTOBER, 2006 IN DEED BOOK 02883, PAGE 0157 AT FILE NUMBER 369902 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR CASS COUNTY, MISSOURI ("THE DECLARATION"). THIS PLAT IS FILED CONTEMPORANEOUSLY WITH THE FILING OF A SUPPLEMENTAL DECLARATION OF COVENANTS AND RESTRICTIONS, EXECUTED BY THE DEVELOPER, WHICH HAS THE EFFECT OF BRINGING THE LANDS REFLECTED UPON THE PLAT WITHIN THE PROVISIONS OF THE DECLARATION AFORESAID. THE DECLARATION AND THE SUPPLEMENTAL DECLARATION IN THEIR ENTIRETIES ARE BY REFERENCE MADE A PART OF THIS PLAT. THE PROVISIONS OF THE DECLARATIONS AFORESAID SHALL CONTROL AS TO THIS PLAT EXCEPT ONLY AS TO THE PROVISIONS HEREIN CONTAINED.

USE RESTRICTION:
ALL LOTS REFLECTED ON THIS PLAT ARE ZONED FOR RESIDENTIAL USE AND ONLY SINGLE FAMILY DETACHED STRUCTURES MAY BE CONSTRUCTED THEREON PURSUANT TO THE PROVISIONS. RESTRICTIONS, AND PROTECTIVE COVENANTS AS CONTAINED IN THE DECLARATION AFORESAID AND THE SUPPLEMENTAL DECLARATION. NO SINGLE FAMILY DETACHED STRUCTURE SHALL BE CONSTRUCTED WHICH SHALL HAVE A FLOOR SPACE OF LESS THAN THAT PROSCRIBED IN THE SUPPLEMENTAL DECLARATION.

ACCESS RESTRICTION NOTE:
ACCESS TO LOTS 128 AND 143 ARE RESTRICTED TO HANOVER LANE. ACCESS TO LOT 130 RESTRICTED TO TURNBRIDGE LANE.

LAKEFRONT LOTS NOTE:
THE FOLLOWING LOTS ON THIS PLAT ARE LAKEFRONT LOTS: LOTS 146 THRU 161. EACH LAKEFRONT LOT ON THIS PLAT WILL ACCOMMODATE A PRIVATE BOAT DOCK. DESIGN PLANS FOR PRIVATE BOAT DOCKS MUST BE APPROVED BY THE ARCHITECTURAL REVIEW COMMITTEE PRIOR TO COMMENCEMENT OF DOCK CONSTRUCTION.

100 YEAR FLOOD NOTE:
THE 100 YEAR FLOOD POOL LINE, AS SHOWN HEREON, HAS BEEN DETERMINED BY RENAISSANCE INFRASTRUCTURE CONSULTING AND IS NOT TO BE CONSIDERED AS A FEMA FLOOD BOUNDARY LINE. NO STRUCTURE OF ANY TYPE SHALL BE BUILT UPON ANY LOT BETWEEN SAID 100 YEAR FLOOD POOL LINE AS REFLECTED UPON THE PLAT AND THE LAKE SHORE PROPERTY LINE WITHOUT CONSENT, IN WRITING, OF THE DEVELOPER, ITS SUCCESSORS AND ASSIGNS, AND THE ARCHITECTURAL REVIEW COMMITTEE. SAID 100 YEAR FLOOD POOL LINE REPRESENTS THE POSSIBLE LEVEL OF THE FLOOD POOL THAT COULD OCCUR ON THE LAKE REFLECTED UPON THE PLAT. THAT PORTION OF THE LOT LYING BELOW THE 100 YEAR FLOOD POOL LINE AND EXTENDING TO THE BOUNDARY LINE OF LAKE CREEKMOOR AS REFLECTED UPON THIS PLAT IS RESERVED AS A FLOOD EASEMENT AND SAID EASEMENT WILL BE HELD BY THE CREEKMOOR PROPERTY OWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS.

NORMAL POOL NOTE:
THE PROPERTY LINE (THE REAR LOT LINE) ALONG THE LAKE IS A MEANDER LINE AT A CONSTANT ELEVATION ONE TENTH OF ONE FOOT HIGHER THAN THE HIGHEST PROPOSED SPILLWAY ELEVATION OF 961.5, AS DETERMINED FROM MODNR CONTROL POINT CA-07.

LOW PRESSURE GRINDER PUMP SEWAGE SYSTEM:
THE CREEKMOOR PLANNED UNIT DEVELOPMENT ("DEVELOPMENT") WILL BE SERVED BY A CENTRAL SEWER SYSTEM. THE CENTRAL SEWAGE DISPOSAL SYSTEM IN THE DEVELOPMENT WILL EMPLOY BOTH A GRAVITY FLOW METHOD AND A LOW PRESSURE GRINDER PUMP METHOD OF SEWAGE COLLECTION AND TRANSMISSION.

THE SERVING OF ANY LOT IN THE DEVELOPMENT BY THE LOW PRESSURE GRINDER PUMP SEWAGE SYSTEM REQUIRES INSTALLATION BY THE ASSOCIATION OF A PUMP TANK, GRINDER PUMP, AND ASSOCIATED PLUMBING AND ELECTRICAL HARDWARE (COLLECTIVELY REFERRED TO AS THE "GRINDER SYSTEM") ON THE APPLICABLE LOT AT THE TIME OF INITIAL RESIDENCE CONSTRUCTION.

IN CONNECTION THEREWITH THE APPLICABLE LOT OWNER ("OWNER") OR BUILDER MUST, AT SUCH OWNER'S OR BUILDER'S EXPENSE: (AA) PROVIDE A SOURCE OF ELECTRICITY FROM THE RESIDENCE WIRING TO OUTSIDE THE MAIN WALL OF THE RESIDENCE WHERE THE PUMP INSTALLER MAY CONNECT ELECTRICITY TO THE GRINDER PUMP WIRING; AND (BB) EXTEND THE PLUMBING OF THE RESIDENCE OUTSIDE THE MAIN WALL OF THE RESIDENCE FOR CONNECTION TO THE PUMP TANK PROVIDED BY THE ASSOCIATION. THE COSTS OF SUCH INITIAL INSTALLATIONS INCURRED BY THE ASSOCIATION SHALL BE BORNE BY ALL CREEKMOOR OWNERS THROUGH GENERAL ASSESSMENTS LEVIED BY THE ASSOCIATION UNLESS AND UNTIL THE BOARD OF DIRECTORS OF THE ASSOCIATION ("BOARD") SHALL, BY RESOLUTION, OTHERWISE ELECT ANOTHER METHOD OR METHODS TO FUND SUCH COSTS.

THE OWNER UPON WHOSE LOT THE GRINDER SYSTEM IS INSTALLED WILL OWN THE GRINDER SYSTEM, ONCE INSTALLED, AND AS INSTALLED SUCH GRINDER SYSTEMS SHALL NOT CONSTITUTE COMMON PROPERTY.

THE ASSOCIATION SHALL THEREAFTER BE RESPONSIBLE, ON BEHALF OF BOTH THE ASSOCIATION AND THE APPLICABLE OWNER, FOR MAINTENANCE OF THE GRINDER SYSTEM ONCE INSTALLED AND SHALL THEREAFTER MAINTAIN, REPAIR AND, IF NECESSARY, REPLACE, UTILIZING IN DOING SO ANY INSTALLATION OR EQUIPMENT WARRANTIES WHICH MAY EXIST, THE GRINDER SYSTEM, ALL OF WHICH SHALL OCCUR AT THE EXPENSE OF THE APPLICABLE OWNER. THE ASSOCIATION SHALL PAY, ON AN INITIAL BASIS AND ON BEHALF OF THE APPLICABLE OWNER, ALL COSTS OF THE GRINDER SYSTEM'S MAINTENANCE, REPAIR AND, IF NECESSARY, REPLACEMENT, AND MAY ASSESS ALL SUCH COSTS TO THE OWNER AS A SPECIFIC ASSESSMENT OR, IN THE BOARD'S DISCRETION AND AS THE BOARD DEEMS APPROPRIATE, OTHERWISE COLLECT SUCH COSTS FROM THE APPLICABLE OWNER BY ANY OTHER METHOD THE BOARD MAY DETERMINE.

PROMPT AND FULL REIMBURSEMENT OF THE ASSOCIATION, PURSUANT TO SUCH ASSESSMENT OR OTHER METHOD OF COLLECTION, OF ALL COSTS OF GRINDER SYSTEM MAINTENANCE, REPAIR AND REPLACEMENT UPON A LOT SHALL BE THE APPLICABLE OWNER'S INDIVIDUAL RESPONSIBILITY AND SOLE EXPENSE. SUCH OWNER'S FAILURE TO REIMBURSE THE ASSOCIATION, TIMELY AND FULLY, FOR ALL SUCH COSTS INCURRED SHALL FURTHER GIVE THE ASSOCIATION THE RIGHT TO FILE A LIEN OR LIENS UPON THE APPLICABLE LOT OR LOTS IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE DECLARATION AND/OR TO PURSUE ANY OTHER LEGAL AND EQUITABLE REMEDY. AVAILABLE UNDER APPLICABLE LAW.

THE ASSOCIATION AND ITS DESIGNATED AGENTS OR EMPLOYEES SHALL HAVE THE RIGHT TO ENTER UPON ANY LOT OR OTHER PARCEL OF LAND TO PERFORM THOSE ACTS NECESSARY FOR THE INSTALLATION, OPERATION, INSPECTION, REPAIR, MAINTENANCE, AND REPLACEMENT OF THE ON-LOT GRINDER SYSTEMS.

NOTE: ALL OF THE LOTS ON THIS PLAT ARE TO BE SERVED BY A LOW PRESSURE GRINDER SYSTEM.

SURVEYOR CERTIFICATION:
I HEREBY CERTIFY: THAT THE PLAT OF "CUNNINGHAM AT CREEKMOOR- 5TH PLAT" SUBDIVISION IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE DEPARTMENT OF NATURAL RESOURCES, DIVISION OF GEOLOGY AND LAND SURVEY OF THE STATE OF MISSOURI, AND MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS, ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS. I FURTHER CERTIFY THAT I HAVE COMPLIED WITH ALL STATUTES, ORDINANCES, AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND PLATTING OF SUBDIVISIONS TO THE BEST OF MY BELIEF.

SURVEYOR: ROGER A. BACKUES, PLS MO. NO. 2134

DEVELOPER:
COOPER LAND DEVELOPMENT, INC.
903 NORTH 47TH STREET SUITE 101
ROGERS, ARKANSAS 72756

SURVEYOR:
COOPER LAND AND CONSTRUCTION
SURVEYING
821 NE COLUMBUS, SUITE 100
LEE'S SUMMIT, MO 64063

PLAT DESCRIPTION:

A PART OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 46, RANGE 32, IN RAYMORE, CASS COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED BY ROGER A. BACKUES, PLS-2134, DATED JUNE 27, 2025, AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 119, "CUNNINGHAM AT CREEKMOOR, FOURTH PLAT, LOTS 87 THROUGH 127 AND TRACT I" A SUBDIVISION IN RAYMORE, CASS COUNTY, MISSOURI; THENCE SOUTH 08 DEGREES 46 MINUTES 30 SECONDS WEST, 140.12 FEET; THENCE NORTH 81 DEGREES 13 MINUTES 30 SECONDS WEST, 48.80 FEET; THENCE SOUTH 08 DEGREES 46 MINUTES 30 SECONDS WEST, 50.00 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING OF SOUTH 81 DEGREES 13 MINUTES 26 SECONDS EAST, A RADIUS OF 15.00 FEET, AND AN ARC LENGTH OF 23.56 FEET; THENCE SOUTH 08 DEGREES 46 MINUTES 30 SECONDS WEST, 12.26 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT, BEING TANGENT TO THE PREVIOUSLY DESCRIBED COURSE, HAVING A RADIUS OF 175.00 FEET AND AN ARC LENGTH OF 66.87 FEET; THENCE NORTH 73 DEGREES 59 MINUTES 14 SECONDS WEST, 154.07 FEET; THENCE SOUTH 20 DEGREES 05 MINUTES 37 SECONDS WEST, 58.28 FEET; THENCE NORTH 85 DEGREES 08 MINUTES 06 SECONDS WEST, 61.90 FEET; THENCE SOUTH 71 DEGREES 17 MINUTES 37 SECONDS WEST, 145.05 FEET; THENCE SOUTH 34 DEGREES 45 MINUTES 37 SECONDS WEST, 120.24 FEET; THENCE SOUTH 25 DEGREES 37 MINUTES 05 SECONDS WEST, 214.62 FEET; THENCE SOUTH 19 DEGREES 34 MINUTES 19 SECONDS WEST, 174.70 FEET; THENCE NORTH 83 DEGREES 02 MINUTES 27 SECONDS EAST, 196.13 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT, HAVING AN INITIAL TANGENT BEARING OF SOUTH 06 DEGREES 57 MINUTES 33 SECONDS EAST, A RADIUS OF 225.00 FEET, AND AN ARC LENGTH OF 47.41 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG A CURVE TO THE RIGHT, BEING TANGENT TO THE PREVIOUSLY DESCRIBED COURSE, HAVING A RADIUS OF 15.00 FEET, AND AN ARC LENGTH OF 21.45 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG A CURVE TO THE LEFT, BEING TANGENT TO THE PREVIOUSLY DESCRIBED COURSE, HAVING A RADIUS OF 925.00 FEET AND AN ARC LENGTH OF 4.83 FEET; THENCE SOUTH 27 DEGREES 22 MINUTES 41 SECONDS EAST, 50.00 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT, HAVING AN INITIAL TANGENT BEARING OF SOUTH 62 DEGREES 37 MINUTES 17 SECONDS WEST, A RADIUS OF 875.00 FEET, AND AN ARC LENGTH OF 107.57 FEET; THENCE SOUTH 34 DEGREES 25 MINUTES 21 SECONDS EAST, 99.55 FEET; THENCE SOUTH 52 DEGREES 26 MINUTES 22 SECONDS WEST, 35.01 FEET; THENCE SOUTH 06 DEGREES 02 MINUTES 50 SECONDS WEST, 79.27 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT, HAVING AN INITIAL TANGENT BEARING OF SOUTH 08 DEGREES 13 MINUTES 59 SECONDS WEST, HAVING A RADIUS OF 295.56 FEET, AND AN ARC LENGTH OF 43.32 FEET; THENCE SOUTH 65 DEGREES 50 MINUTES 41 SECONDS WEST, 58.05 FEET; THENCE NORTH 40 DEGREES 50 MINUTES 15 SECONDS WEST, 169.85 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING OF SOUTH 49 DEGREES 09 MINUTES 45 SECONDS WEST, A RADIUS OF 375.00 FEET, AND AN ARC LENGTH OF 79.72 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG A CURVE TO THE LEFT, BEING TANGENT TO THE PREVIOUSLY DESCRIBED COURSE, HAVING A RADIUS OF 14.00 FEET, AND AN ARC LENGTH OF 20.89 FEET; THENCE SOUTH 65 DEGREES 50 MINUTES 41 SECONDS WEST, 50.00 FEET; THENCE NORTH 24 DEGREES 09 MINUTES 19 SECONDS WEST, 67.85 FEET; THENCE SOUTH 65 DEGREES 50 MINUTES 41 SECONDS WEST, 133.84 FEET; THENCE NORTH 16 DEGREES 42 MINUTES 35 SECONDS WEST, 44.29 FEET; THENCE NORTH 43 DEGREES 54 MINUTES 47 SECONDS WEST, 61.44 FEET; THENCE NORTH 36 DEGREES 40 MINUTES 19 SECONDS WEST, 135.38 FEET; THENCE NORTH 20 DEGREES 08 MINUTES 48 SECONDS EAST, 250.81 FEET; THENCE NORTH 17 DEGREES 10 MINUTES 22 SECONDS EAST, 90.08 FEET; THENCE NORTH 13 DEGREES 26 MINUTES 10 SECONDS EAST, 90.52 FEET; THENCE NORTH 28 DEGREES 18 MINUTES 49 SECONDS EAST, 198.32 FEET; THENCE NORTH 29 DEGREES 58 MINUTES 00 SECONDS EAST, 97.25 FEET; THENCE NORTH 24 DEGREES 32 MINUTES 43 SECONDS EAST, 90.67 FEET; THENCE NORTH 32 DEGREES 57 MINUTES 03 SECONDS EAST, 127.55 FEET; THENCE NORTH 42 DEGREES 07 MINUTES 13 SECONDS EAST, 140.17 FEET; THENCE NORTH 77 DEGREES 02 MINUTES 39 SECONDS EAST, 139.97 FEET; THENCE SOUTH 82 DEGREES 16 MINUTES 52 SECONDS EAST, 492.02 FEET TO THE POINT OF BEGINNING. CONTAINING 13.67 ACRES, MORE OR LESS.

ACKNOWLEDGEMENT:
COOPER LAND DEVELOPMENT, INC.
IN WITNESS WHEREOF, COOPER LAND DEVELOPMENT, INC., AN ARKANSAS CORPORATION,
HAS CAUSED THESE PRESENTS TO BE SIGNED THIS __DAY OF ____, 20__.

JODY LATHAM
PRESIDENT

STATE OF _____
)
)SS
COUNTY OF _____)

ON THIS __ DAY OF ____, 20__, BEFORE ME APPEARED JODY LATHAM,, PRESIDENT OF COOPER LAND DEVELOPMENT, INC. TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT; AND ACKNOWLEDGED THAT HE EXECUTED THE SAME AS HIS FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT MY OFFICE
IN _____, THE DAY AND YEAR LAST ABOVE WRITTEN.

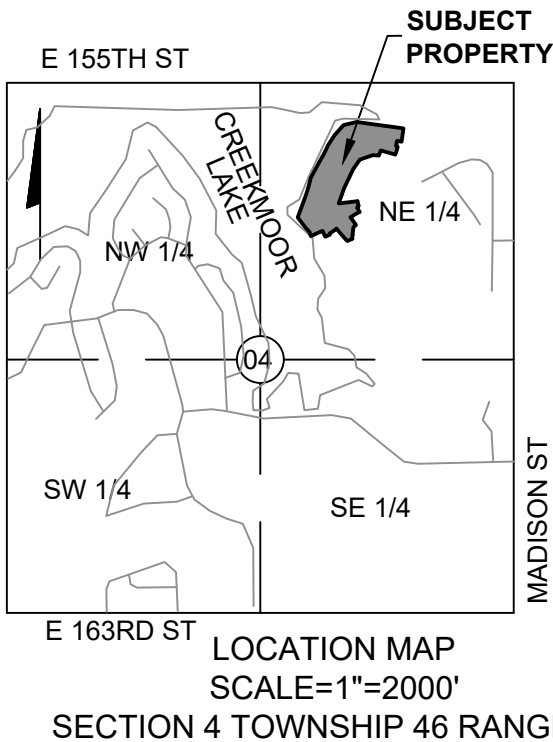
SEAL
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
MY TERM EXPIRES _____

CITY OF RAYMORE, MISSOURI:
THIS PLAT OF "CUNNINGHAM AT CREEKMOOR- 5TH PLAT" INCLUDING EASEMENTS AND RIGHTS-OF-WAY ACCEPTED BY THE CITY COUNCIL HAS BEEN SUBMITTED TO AND APPROVED BY THE RAYMORE CITY COUNCIL BY ORDINANCE NUMBER _____ DULY PASSED AND APPROVED BY THE MAYOR OF RAYMORE, MISSOURI ON THE ____ DAY OF _____, 202__.

ATTEST:
KRISTOFER P. TURNBOW, MAYOR CITY CLERK CITY ENGINEER

CITY PLANNING COMMISSION:
THIS PLAT OF "CUNNINGHAM AT CREEKMOOR- 5TH PLAT" HAS BEEN SUBMITTED TO AND APPROVED BY THE RAYMORE PLANNING AND ZONING COMMISSION THIS ____ DAY OF _____, 202__.

SECRETARY

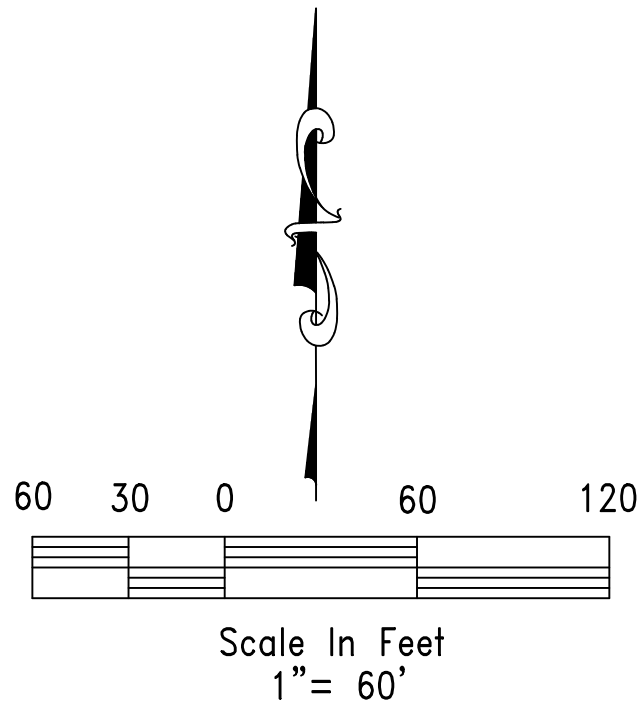


CUNNINGHAM AT CREEKMOOR, 5TH PLAT
RAYMORE, CASS COUNTY, MISSOURI

BOUNDARY & CONSTRUCTION
SURVEYING, INC.

821 NE COLUMBUS STREET SUITE 100, LEE'S SUMMIT, MO. 64063
PH.# 816/554-9798, FAX # 816/554-0337

PROJECT NO. 24-388 SHEET 1 OF 2
RAYMORE, CASS COUNTY, MISSOURI



- LEGEND**
- U/E - UTILITY EASEMENT
 - D/E - DRAINAGE EASEMENT
 - W/E - WATER EASEMENT
 - C/L - CENTERLINE
 - R/W - RIGHT OF WAY
 - ITB - INITIAL TANGENT BEARING
 - NR - NON-RADIAL
 - R - RADIUS
 - L - ARC LENGTH
 - P.O.C. - POINT OF COMMENCEMENT
 - P.O.B. - POINT OF BEGINNING

Minimum Basement Elevations	
Lot	Elev
128	966.23
129	963.11
130	960.50
131	959.50
132	958.90
133	960.50
134	960.30
135	960.30
136	961.70
137	963.80
138	963.80
139	962.90
140	961.50
141	960.00
142	958.60
143	958.74
144	961.87
145	958.74
146	957.89
147	958.90
148	960.30
149	961.45
150	962.50
151	963.60
152	964.32
153	963.30
154	961.67
155	959.57
156	960.30
157	960.50
158	959.00
159	958.80
160	959.50
161	960.50
162	960.57
163	963.11

TOTAL AREA	
LOTTED AREA	11.47 ACRES
COMMON PROPERTY	0.00 ACRES
STREET RIGHT OF WAY	2.20 ACRES
TOTAL	13.67 ACRES

Cunningham 5th Plat Photos



Looking West from Turnbridge Drive & Hanover Lane



Looking Northwest from Hanover Lane



Looking West from Hanover Lane



Looking Southwest from Hanover Lane



Looking West from Bentwater Drive & Hanover Lane

THE RAYMORE CITY COUNCIL HELD A WORK SESSION ON MONDAY, AUGUST 18, 2025, AT 6:00 P.M., AT RAYMORE CITY HALL, 100 MUNICIPAL CIRCLE. PRESENT IN PERSON: MAYOR TURNBOW, COUNCILMEMBERS BAKER, BARBER, BURKE III, CIRCO, ENGERT, HOLMAN, AND MILLS. PRESENT VIA VIDEOCONFERENCING: COUNCILMEMBER ABDELGAWAD. ALSO PRESENT IN PERSON: CITY MANAGER JIM FEUERBORN, ASSISTANT CITY MANAGER RYAN MURDOK, AND CITY STAFF.

A. Proposed Fiscal Year 2025-2026 Budget and Capital Program

City Manager Jim Feuerborn presented the Proposed Fiscal Year 2026 Budget and Capital Program to the City Council. The first reading and public hearing of the budget will be October 13, 2025. The proposed budget will be a topic for the Council to discuss at all work sessions prior to the second reading of the budget on October 27, 2025. He answered questions from Council.

B. Other

The work session of the Raymore City Council adjourned at 7:37 p.m.