

THE RAYMORE CITY COUNCIL MET IN REGULAR SESSION ON MONDAY, AUGUST 25, 2025, IN COUNCIL CHAMBERS AT 100 MUNICIPAL CIRCLE, RAYMORE, MISSOURI. MEMBERS PRESENT IN PERSON: MAYOR TURNBOW, COUNCILMEMBERS ABDELGAWAD, BAKER, BARBER, BURKE III, CIRCO, ENGERT, AND HOLMAN. MEMBER PRESENT VIA VIDEOCONFERENCING: COUNCILMEMBER MILLS. ALSO PRESENT IN PERSON: 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

6. Staff Reports

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

Parks and Recreation Director Nathan Musteen reviewed the staff report included in the Council packet. He thanked the staff and volunteers for their help with the Raymore Rugged mini mud run event.

Communication Director Melissa Harmer reviewed the staff report included in the Council packet. She announced a second grant received by the Arts Commission from the Missouri Arts Council and reviewed upcoming events of the Arts Commission. She noted registration is open for the Civic Leadership Academy beginning in September.

City Manager Jim Feuerborn stated Monday, September 1 is Labor Day so there would be no work session and announced items for the September 15 work session. He answered questions from Mayor Turnbow and Council. He noted a public meeting on October 2 with MoDOT regarding the I-49 and 58 Highway improvement project, with more information coming soon.

7. Committee Reports

8. Consent Agenda

A. City Council Regular Meeting minutes, August 11, 2025

MOTION: By Councilmember Abdelgawad, second by Councilmember Holman to approve the Consent Agenda as presented.

DISCUSSION: None

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

9. Unfinished Business

A. Setting the 2025 Tax Levy

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 second reading of Bill 3982 by title only.

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

DISCUSSION: None

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

Mayor Turnbow announced the motion carried and declared Bill 3982 as **Raymore City Ordinance 2025-048**.

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

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 second reading of Bill 3981 by title only.

Development Services Director David Gress addressed specific questions raised in the August 11 City Council meeting. He reviewed the additional documents included in the council packet: a revised document reflecting the amendment approved at the August 11 meeting, questions and answers from the August 11 meeting, and a redlined document reflecting the changes from the current Chapter 435 compared to the proposed language.

Councilmember Baker asked about sign regulations for specific properties and how many 30 day permits are allowed.

Mr. Gress provided answers specific to each property in question. He stated for commercial properties, four 30-day permits are allowed per calendar year.

Councilmember Circo clarified that the inflatable signs and the temporary signs in residential areas are legal if they are placed out of the right-of-way.

Mr. Gress confirmed.

City Manager Jim Feuerborn added that holiday signs and inflatables are considered decorations not signs.

Councilmember Baker asked if there is a limit on the size of a holiday inflatable.

Mr. Feuerborn stated that when looking at the city code, whether by Police Officers or Development Services staff, reasonable adult standards are applied. Police Officers make decisions each day based on these standards, the same applies to the rest of staff for other sections of the city code. As situations arise, staff can bring issues to Council for feedback and guidance.

City Attorney Jonathan Zerr reviewed case law regarding inflatable signs and inflatable decorations.

Mr. Feuerborn stated Council has professional staff and should trust their professional staff.

Councilmember Baker asked for clarification of flag placement 10 to 11 feet from the curb and celebration signs that are made up of multiple temporary signs.

Mr. Gress stated signs would need to be placed behind the right-of-way and noted the distance of the right-of-way from the back of curbs varies throughout the city. He stated the celebration signs are allowed as long as they meet requirements of the code and would be considered as one sign.

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

DISCUSSION: None

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

Mayor Turnbow announced the motion carried and declared Bill 3981 as **Raymore City Ordinance 2025-049.**

10. New Business

A. Amending the Schedule of Fees (public hearing)

RESOLUTION 25-42: "A RESOLUTION OF THE CITY OF RAYMORE, MISSOURI, AMENDING THE SCHEDULE OF FEES."

City Clerk Erica Hill conducted the reading of Resolution 25-42 by title only.

Mayor Turnbow opened the public hearing at 6:30 p.m. and called for a staff report.

Finance Director Elisa Williams provided a review of the staff report included in the Council packet. 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 License Tax Review Committee met in July and is recommending increasing the Excise Tax per trip by the rate of the Construction Cost Index as of June 2025. That rate is 2.4%. The water and sewer section includes increases to the tap fees also related to the construction cost index of 2.4% as well as adjustments to the meter supply fee that reflect the city's cost to purchase the equipment. Staff met with Council at a work session on July 21 regarding the cost of service water and sewer rate model. The Parks and Recreation section includes rental fees associated with the new pickleball courts and adjustments to the fees for usage of the RAC with the completion of the expansion. The Parks and Recreation fee adjustments were approved by the Park Board at their July 22 meeting.

Mayor Turnbow opened the floor for public comment. Hearing none, he closed the public hearing at 6:32 p.m.

MOTION: By Councilmember Abdelgawad, second by Councilmember Holman to approve the reading of Resolution 25-42 by title only.

DISCUSSION: None

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

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

BILL 3983: "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."

City Clerk Erica Hill conducted the first reading of Bill 3983 by title only.

Economic Development Director Jordan Lea provided a review of the staff report included in the Council packet. Bill 3983 is a request for approval of increased bond capacity for the Phase 2 expansion of the URBN SR LLC (Nuuly) Industrial Development Project located at 1300 Dean Avenue in the Raymore Commerce Center. 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. The expansion, which is occurring on an accelerated timeline from the initial projections, will utilize the remaining 400,000 square feet of the building, giving them the entire 1,000,000 square feet of Building 3.

Sarah Granath, Gilmore and Bell, reviewed the project. The expansion was contemplated for 2028 which would have provided the abatement to run through 2038. With Nuuly's overperformance, they are looking to expand at a quicker pace and at a higher investment level. The expansion would now begin in 2025 instead of 2028. Nuuly currently has 950 employees and will be looking to add 1,800 new jobs over the next three years with the expansion. 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 proposed Plan.

City Manager Jim Feureborn added that Nuuly would like to begin purchasing the equipment before September 1 to take advantage of timeframes and cost considerations and requested the emergency reading.

Mayor Turnbow opened the floor to comments from taxing jurisdictions. No comments were heard.

David Frantze, Stinson Law Firm representing Nuuly, stated they appreciate the work staff has provided.

MOTION: By Councilmember Abdelgawad, second by Councilmember Holman to approve the first reading of Bill 3983 by title only.

DISCUSSION: None

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

Mayor Turnbow declared Bill 3983 as an emergency and called for the second reading in its entirety.

MOTION: By Councilmember Abdelgawad, second by Councilmember Holman to approve the second reading of Bill 3983 in its entirety.

DISCUSSION: Mayor Turnbow congratulated Nuuly on the success of their business and thanked them for being a great partner in the community.

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

Mayor Turnbow announced the motion carried and declared Bill 3983 as **Raymore City Ordinance 2025-050**.

C. Cunningham at Creekmoor 5th Final Plat

BILL 3984: "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."

City Clerk Erica Hill conducted the first reading of Bill 3894 by title only.

Development Services Director David Gress provided a review of the staff report included in the Council packet. 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, voted 8-0 to accept the proposed findings of fact and forward the request to the City Council with a recommendation of approval, subject to the conditions as presented by staff.

MOTION: By Councilmember Abdelgawad, second by Councilmember Holman to approve the first reading of Bill 3984 by title only.

DISCUSSION: Councilmember Abdelgawad thanked Cooper Land Development for their continued involvement in Raymore.

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

11. Public Comment

12. Mayor/Council Communication

Mayor Turnbow and Councilmembers thanked staff for their work and thanked Nuuly for expanding and investing in Raymore.

13. Adjournment

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

DISCUSSION: None

ROLL CALL VOTE:	Councilmember Abdelgawad	Aye
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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 7:00 p.m.

Respectfully submitted,

Erica Hill
City Clerk