

THE RAYMORE CITY COUNCIL MET IN REGULAR SESSION ON MONDAY, SEPTEMBER 8, 2025, IN COUNCIL CHAMBERS AT 100 MUNICIPAL CIRCLE, RAYMORE, MISSOURI. MEMBERS PRESENT: MAYOR PRO TEM ABDELGAWAD, COUNCILMEMBERS 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 Pro Tem Abdelgawad called the meeting to order at 6:00 p.m.

2. Roll Call

City Clerk Erica Hill called roll; quorum present to conduct business. Mayor Turnbow was absent.

3. Pledge of Allegiance

4. Presentation/Awards

5. Personal Appearances

6. Staff Reports

Development Services Director David Gress and Emergency Management Director Tim Baldwin reviewed their staff reports included in the Council packet. They answered questions from Council.

City Manager Jim Feuerborn reviewed items for the September 15 work session.

7. Committee Reports

8. Consent Agenda

A. City Council Regular Meeting minutes, August 25, 2025

B. Resolution 25-43: Cunningham 4th Plat - Acceptance of Public Improvements

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

DISCUSSION: None

VOTE:	Mayor Pro Tem 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. 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 second reading of Bill 3984 by title only.

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

DISCUSSION: None

VOTE:	Mayor Pro Tem 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 Pro Tem Abdelgawad announced the motion carried and declared Bill 3984 as **Raymore City Ordinance 2025-051.**

10. New Business

A. Purchase of Real Estate - 204 S. Adams Street

BILL 3987: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, APPROVING AND AUTHORIZING THE MAYOR TO ENTER INTO A CONTRACT TO PURCHASE THE PROPERTY LOCATED AT 204 S. ADAMS STREET, RAYMORE, MISSOURI, IN THE AMOUNT OF \$170,000."

City Clerk Erica Hill conducted the first reading of Bill 3987 by title only.

Parks and Recreation Director Nathan Musteen provided a review of the staff report included in the Council packet. Following the purchase of the undeveloped lot at 216 S. Adams in 2022, City staff negotiated the purchase of the vacant house and

lot at 204 S. Adams, located at the southwest corner of S. Adams and W. Maple. The purchase of this property allows the City to maintain full ownership of all properties fronting S. Adams Street, between Maple Street and Olive Street. This aligns with and supports the overall goals of the T.B. Hanna Station Master Plan adopted by the Parks and Recreation Board.

City Manager Jim Feuerborn noted that city staff and the property owners have agreed on a purchase price of \$170,000 plus all fees to acquire the property.

MOTION: By Councilmember Holman, second by Councilmember Barber to approve the first reading of Bill 3987 by title only.

DISCUSSION: Councilmember Burke noted that in the original documents it shows the St. Louis San Francisco Line ran through this property.

VOTE:	Mayor Pro Tem 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. Budget Amendment - Real Estate Purchase of 204 S. Adams Street

BILL 3988: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AMENDING THE FISCAL YEAR 2025 CAPITAL BUDGET, FOR THE PURCHASE OF PROPERTY LOCATED AT 204 S. ADAMS IN THE AMOUNT OF \$170,000.00."

City Clerk Erica Hill conducted the first reading of Bill 3988 by title only.

Finance Director Elisa Williams provided a review of the staff report included in the Council packet. In order to purchase the property at 204 S. Adams Street, it is required to amend the FY2025 Capital Budget. This park land purchase for the future expansion of T.B. Hanna Station will be funded from the Park Sales Tax Fund.

MOTION: By Councilmember Holman, second by Councilmember Barber to approve the first reading of Bill 3988 by title only.

DISCUSSION: None

VOTE:	Councilmember Abdelgawad	Aye
	Mayor Pro Tem Baker	Aye
	Councilmember Barber	Aye
	Councilmember Burke III	Aye
	Councilmember Circo	Aye

Councilmember Engert	Aye
Councilmember Holman	Aye
Councilmember Mills	Aye

C. Contract with Mid-America Regional Council (Operation Green Light)

BILL 3985: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AUTHORIZING THE MAYOR TO ENTER INTO A COOPERATIVE AGREEMENT WITH THE MID-AMERICA REGIONAL COUNCIL FOR FUNDING OPERATIONS OF THE OPERATION GREEN LIGHT TRAFFIC CONTROL SYSTEM FOR SEVEN SIGNALS IN THE AMOUNT OF \$11,200."

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

Finance Director Elisa Williams provided a review of the staff report included in the Council packet. In 2015, the City extended its agreement for two-years with Mid-America Regional Council Operation Green Light (OGL) for the maintenance of traffic signal operations. The City previously had an agreement to pay for 5 signals in this cooperative agreement and now has 7 signals to be included in the agreement. Staff recommends the City Council continue our membership with OGL for the seven signals and approve the two-year agreement in an amount not to exceed \$11,200 (\$5,600 annually).

Councilmember Baker asked what services we receive for this agreement.

Public Works Director Trent Salsbury reviewed the services provided as outlined in the agreement.

MOTION: By Councilmember Holman, second by Councilmember Barber to approve the first reading of Bill 3985 by title only.

DISCUSSION: None

VOTE:	Mayor Pro Tem 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. Raymore Commerce Center South Chapter 100 - Building 4

BILL 3986: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AUTHORIZING THE TAXABLE INDUSTRIAL REVENUE BONDS (KCI RAYMORE BUILDING 4, LLC PROJECT), SERIES 2025 RELATED TO AN INDUSTRIAL

DEVELOPMENT PROJECT IN THE CITY AND AUTHORIZING THE CITY TO ENTER INTO CERTAIN AGREEMENTS AND TAKE CERTAIN OTHER ACTIONS.”

City Clerk Erica Hill conducted the first reading of Bill 3896 by title only.

Economic Development Director Jordan Lea provided a review of the staff report included in the Council packet. VanTrust Real Estate, dba KCI Raymore Building 4, LLC, is requesting the issuance of taxable industrial revenue bonds by the City of Raymore in an amount not to exceed \$40 million to assist in the financing of Building 4 within the Raymore Commerce Center South. In 2023, the Raymore City Council approved Bill 3795 which formally authorizes the City to issue Chapter 100 bonds for buildings within Raymore Commerce Center South.

Grant Harrison, VanTrust Real Estate, 4900 Main Street, Suite 800, Kansas City, MO, stated Building 4 is the fifth building for Raymore Commerce Center. He provided an update on an incoming tenant for Building 5, beginning operations early in 2026. He noted South Dean Avenue and 195th Street recently opened and they are working with MODOT and the City to complete repairs to 195th Street under I-49, with an estimated completion of the repairs in early October. Construction on Building 4 should begin in early October, as well. Building 4 will be a 580,00 square foot spec building, similar to the first buildings.

Councilmember Baker asked if the timeline on the repairs of 195th Street can be accelerated.

Mr. Harrison stated they are working with MoDOT as it is their land and should have a firm timeline this week.

Councilmember Mills stated the map shows proposed buildings and asked about Building 9.

Mr. Harrison said it's not a building, but adjacent land. It's not usable and is not defined yet.

Sarah Granath, Gilmore and Bell, stated Van Trust expects about \$40 million in taxable bonds on this project. It is a 20 year abatement on the real property. Along with the property tax abatement, it is also a sales tax exemption on construction materials for that building.

Councilmember Mills at the end of the 15 years if the personal property was outdated would they come back for more Chapter 100 for additional abatements.

Ms. Granath explained this is for the real property tax abatement on the building, not the personal property.

MOTION: By Councilmember Holman, second by Councilmember Barber to approve the first reading of Bill 3986 by title only.

DISCUSSION: None

VOTE:	Mayor Pro Tem 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 Pro Tem Abdelgawad and Councilmembers reminded citizens of upcoming community events, thanked VanTrust Real Estate for being a good partner in the community, and encouraged the remembrance of 9/11.

13. Adjournment

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

DISCUSSION: None

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

The regular meeting of the Raymore City Council adjourned at 6:32 p.m.

Respectfully submitted,

Erica Hill
City Clerk