



AGENDA

Raymore City Council Regular Meeting
City Hall – 100 Municipal Circle
Monday, December 8, 2025
6:00 PM

- 1. Call to Order**
- 2. Roll Call**
- 3. Pledge of Allegiance**
- 4. Presentations / Awards**
- 5. Personal Appearances**
- 6. Staff Reports**

- A. Development Services
- B. Court
- C. Police/Emergency Management

- 7. Committee Reports**

- 8. Consent Agenda**

The items on the Consent Agenda are approved by a single action of the City Council. If any Councilmember would like to have an item removed from the Consent Agenda and considered separately, they may so request.

- A. City Council Meeting Minutes, November 24, 2025

- 9. Unfinished Business**

- 10. New Business**

- A. 1012 S. Madison Street Rezoning: R-1 to RE (public hearing) (pg 18)

Reference:
Bill 4001
Rezoning Staff Report

Site Photos

Christopher Oakes, owner of the property at 1012 S. Madison Street is requesting the rezoning of their property located in the Dutchman's Acres subdivision from the current "R-1" Single Family Residential District to an "RE" Rural Estate District.

- Planning and Zoning Commission, 11/4/2025: Approval 9-0

B. Good Ranch Tract 12 Federal Records Storage Facility Rezoning: A to BP-P (public hearing) (pg 29)

Reference:

- Bill 4002
- Rezoning Staff Report
- Draft MOU Rezoning Agreement
- Rezoning Exhibit
- Conceptual Development Plan
- Site Photos

Matthew Alvey of Privitera Realty Holdings LLC, on behalf of property owner Good Otis LLC, is requesting the rezoning of approximately 60 acres identified as Tract 12 of the Good Ranch Master Land Use Plan from its current "A" Agricultural District to a proposed "BP-P" Business Park District-Planned District Overlay for the purpose of accommodating a federal records storage facility.

- Planning and Zoning Commission, 11/18/2025: Approval 7-0

C. Award of Contract - Printing Services (pg 70)

Reference:

- Bill 4003
- Contract

Staff recommends awarding the contract for the City's printing services to Neal/Settle Printing. This contract will cover all bulk printing such as business cards, envelopes and letterhead, and marketing and communications materials including door hangers, postcards, posters, etc.

- No previous action on this item

D. Award of Contract - Sign Printing Services (pg 87)

Reference:

Bill 4004

Contract

Staff recommends awarding the contract for the City's sign printing services to FastSigns. This contract will cover all sign printing, including banners, yard signs, wall signs and other specialty signage.

- No previous action on this item

E. Calling for the April 7, 2026 Municipal Election (pg 103)

Reference:

Bill 4005

The Raymore City Charter states that the regular Municipal Election shall be held on the first Tuesday after the first Monday in April, or such day as may be mandated by State law. Bill 4005 calls for the next municipal election to be held on April 7, 2026. Candidate filing is from December 9, 2025 through December 30, 2025. Positions for City Council seats in each of the four wards will be open to serve a two-year term.

- No previous action on this item

11. Public Comments

Please identify yourself for the record and keep comments to a maximum of five minutes.

12. Mayor/Council Communication

13. Adjournment

MISCELLANEOUS

City Council Work Session Notes, 12/01/2025

EXECUTIVE SESSION (CLOSED MEETING)

The Raymore City Council may enter an executive session before or during this meeting, if such action is approved by a majority of Council present, with a quorum, to discuss:

- Litigation matters as authorized by § 610.021 (1),
- Real Estate acquisition matters as authorized by § 610.021 (2),
- Personnel matters as authorized by § 610.021 (3),
- Other matters as authorized by § 610.021 (4-21) as may be applicable.

Any person requiring special accommodation (i.e., qualified interpreter, large print, hearing assistance) in order to attend this meeting, please notify this office at (816) 331-3324 no later than forty eight (48) hours prior to the scheduled commencement of the meeting.

Hearing aids are available for this meeting for the hearing impaired. Inquire with the City Clerk, who sits immediately left of the podium as one faces the dais.

MONTHLY DEPARTMENT REPORT NOVEMBER 2025

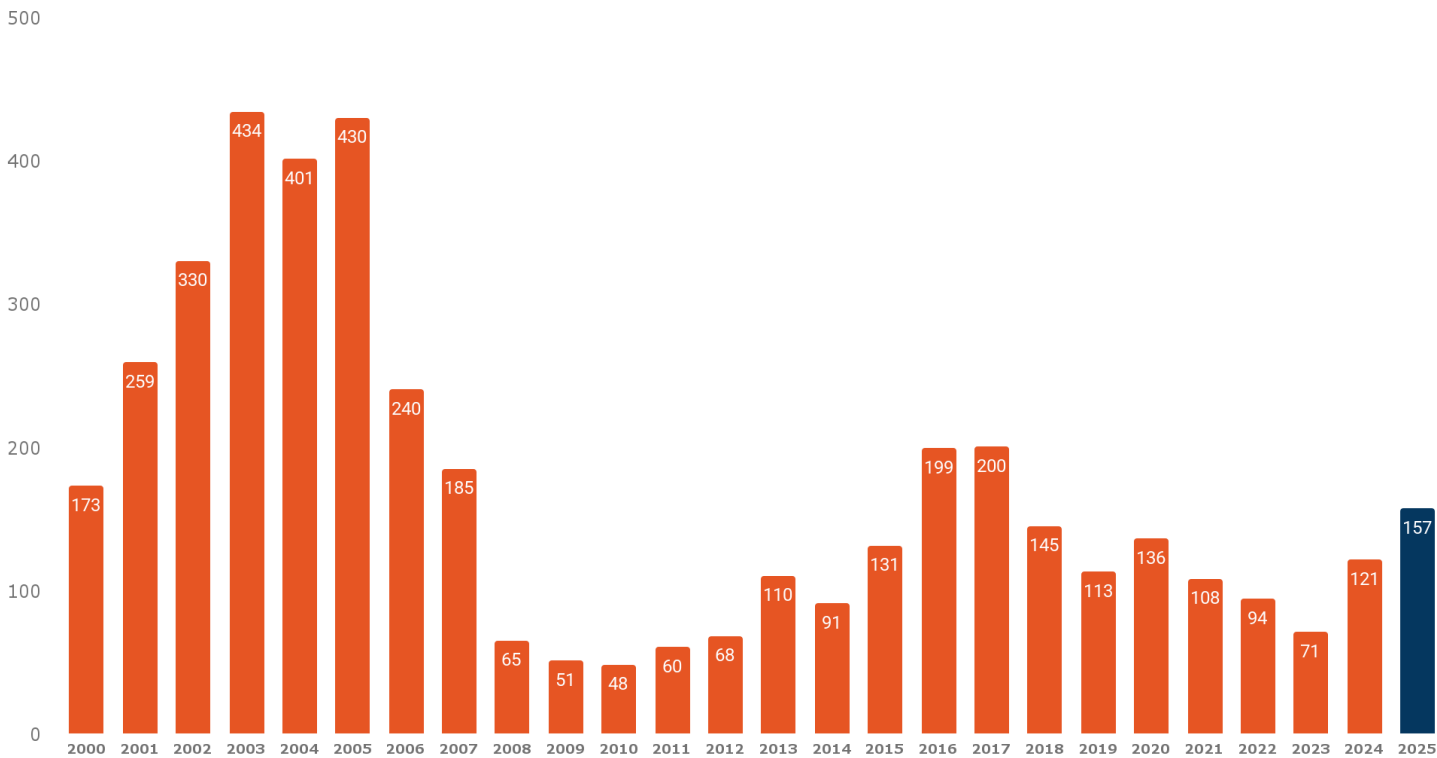
BUILDING PERMIT & INSPECTION ACTIVITY -

TYPE OF PERMIT	NOV 2025	2025 YTD	2024 YTD	2024 TOTAL
Detached Single-Family Residential	10	157	100	121
Attached Single-Family Residential	0	0	80	80
Multi-Family Residential (apartment)	0	0	13	13
Miscellaneous Residential (deck; roof)	27	696	672	733
Commercial - New, Additions, Alterations	1	24	35	35
Sign Permits	5	55	58	70
BUILDING INSPECTIONS	NOV 2025	2025 YTD	2024 YTD	2024 TOTAL
Total No. of Inspections	-	4,288	4,528	4,871
Residential Inspections	-	2,996	2,854	3,107
Commercial Inspections	-	1,292	1,674	1,764
INVESTMENT	NOV 2025	2025 YTD	2024 YTD	2024 TOTAL
Total Residential Permit Valuation	\$3,871,950	\$55,425,350.00	\$51,910,660.00	\$59,015,960
Total Commercial Permit Valuation	-	\$63,951,415.00	\$38,506,341.00	\$38,506,341

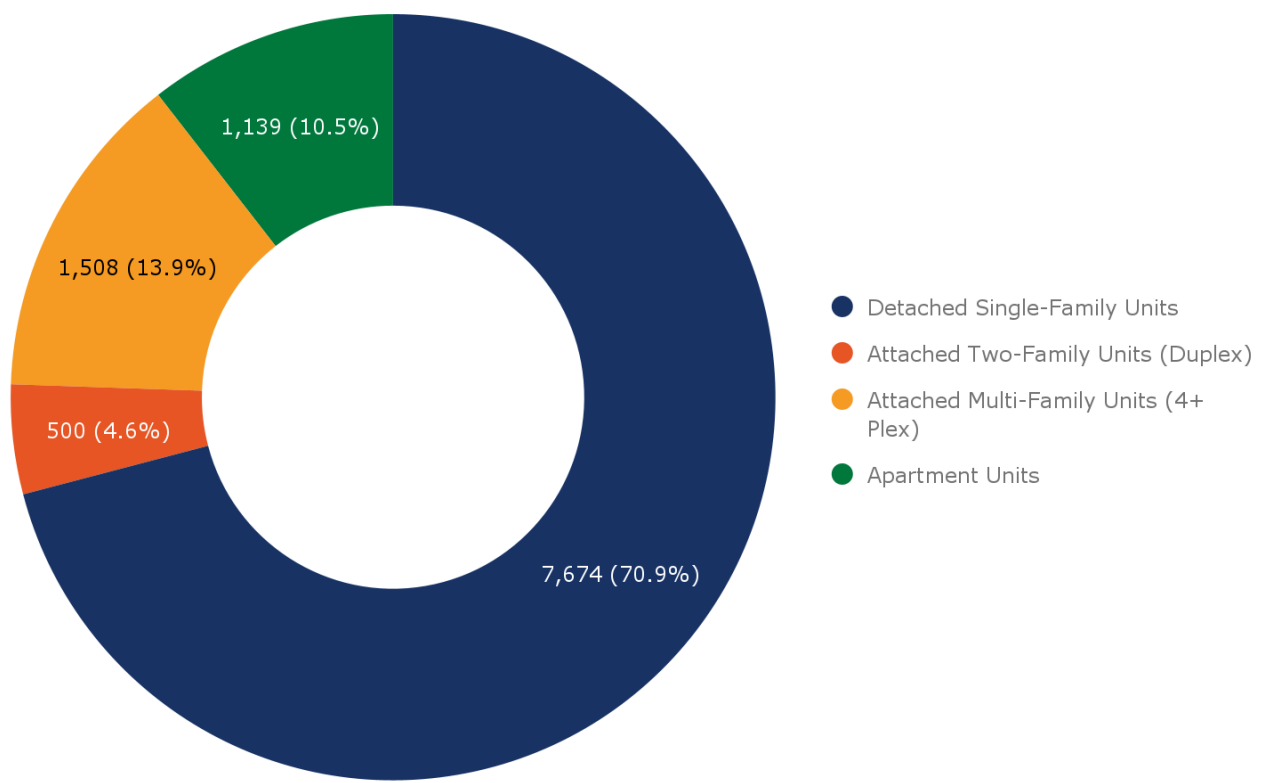
BUILDING CONSTRUCTION ACTIVITY -

- 13 new single-family home permits were issued in the Prairie View, Park Side, Knoll Creek Estates, Edgewater at Creekmoor and Cunningham at Creekmoor neighborhoods.
- Building construction is nearing completion at the Raymore Commerce Center South Development at Building 5. Staff is working through final building and site inspections and punch list tasks.

Single Family Housing Permit Trends 2000-2025



Existing Housing Unit Inventory



CODE ENFORCEMENT ACTIVITY -

CODE ENFORCEMENT	NOV 2025	2025 YTD	2024 YTD	2024 TOTAL
Code Enforcement Cases Opened	37	708	729	764
<i>Notices Mailed</i>				
-Tall Grass/Weeds	0	198	160	160
- Inoperable Vehicles	18	187	238	257
- Junk/Trash/Debris in Yard	9	111	120	127
- Object placed in right-of-way	0	13	11	11
- Parking of vehicles in front yard	4	80	40	41
- Exterior home maintenance	4	49	80	83
- Other (trash at curb early; signs; etc)	0	10	0	0
Properties mowed by City Contractor	0	57	56	56
Abatement of violations (silt fence repaired; trees removed; stagnant pools emptied; debris removed)	0	20	3	5
Signs in right-of-way removed	39	691	591	670
Violations abated by Code Officer	3	39	46	48
Citations Issued	10	140	-	-

ACTIONS OF BOARDS, COMMISSIONS & CITY COUNCIL - NOVEMBER

NOVEMBER 4, 2025 PLANNING AND ZONING COMMISSION -

- 1012 S. Madison Street Rezoning, A to RE (public hearing), recommended approval

NOVEMBER 10, 2025 CITY COUNCIL -

- 2nd Reading - Raymore Commerce Center South 1st Final Plat, approved

NOVEMBER 18, 2025 PLANNING AND ZONING COMMISSION -

- Good Ranch Tract 12 Rezoning A to BP-P (public hearing), recommended approval

NOVEMBER 24, 2025 CITY COUNCIL -

- No Development Services Items Scheduled

TENTATIVE UPCOMING MEETINGS - NOVEMBER

DECEMBER 2, 2025 PLANNING AND ZONING COMMISSION -

- 1012 S. Madison Street Rezoning, A to RE (public hearing)

DECEMBER 8, 2025 CITY COUNCIL -

- 1st Reading - 1012 S. Madison Street Rezoning, A to RE (public hearing)
- 1st Reading - Good Ranch Tract 12 Rezoning A to BP-P (public hearing)

DECEMBER 16, 2025 PLANNING AND ZONING COMMISSION -

- Raymore Gateway Lot 2 - 7Brew Proposed Site Plan

DECEMBER 22, 2025 CITY COUNCIL -

- 2nd Reading - 1012 S. Madison Street Rezoning, A to RE
- 2nd Reading - Good Ranch Tract 12 Rezoning A to BP-P

NOVEMBER DEPARTMENT ACTIVITY & EVENTS -

- The Planning and Zoning Commission met on Tuesday, Nov. 4, for a regular business meeting. The Commission held a public hearing on a proposed rezoning of the property located at 1012 S. Madison Street. The property owner has requested a rezoning of the property from its current R-1 Single Family designation to a proposed RE Rural Estate designation. The Commission voted to recommend approval of the application, and **the City Council held a public hearing on the request at their Nov. 24 meeting.**
- Development Services staff held a Builder & Developer Open House meeting on Wednesday, Nov. 5, to share information on recently discussed residential design standards for new residential development. City staff collected feedback from local builders and developers to share with the City Council at the Nov. 17 work session meeting.
- Development Services staff held a Good Neighbor Meeting on Wednesday, Nov. 5, for a proposed rezoning of approximately 60 acres of land located on the east side of Dean Avenue, directly east of the property at 1200 S. Dean Avenue, generally identified as Tract 12 of the Good Ranch. The applicant is requesting to rezone the property from its current A Agricultural zoning designation to a BP-P Business Park Planned zoning designation.
- Development Services staff hosted the monthly South KC Planners meeting with planning staff from neighboring communities.
- Economic Development Director Jordan Lea attended the International Economic Development Council's women in development monthly committee meeting.
- Development Services Director David Gress and Economic Development Director Jordan Lea attended the Raymore Chamber of Commerce's monthly Coffee and Conversations at Mazuma Credit Union.
- Development Services Director David Gress and Economic Development Director Jordan Lea attended the Raymore Chamber of Commerce's monthly board meeting.

- Development Services Director David Gress, Chief Wilson and Economic Development Director Jordan Lea conducted mock interviews with students at the Ray-Pec LEAD Center.
- Senior Planner Dave McCumber and Director David Gress attended the Nov. 17 work session meeting of the City Council to present the results of the Builder and Developer open house meeting staff held to gather feedback on proposed changes to the Unified Development Code regarding new design standards for residential development.
- Development Services David Gress attended the Kansas City Metro Parks and Recreation Directors Association with Parks & Recreation Director Nathan Musteen.
- Public Works Director Trent Salsbury and Economic Development Director Jordan Lea presented to local high school students about local government.
- Economic Development Director Jordan Lea attended the Retail Live! Focus Midwest conference in Indianapolis.
- Economic Development Director Jordan Lea attended the International Economic Development Council's membership engagement advisory committee meeting.
- Economic Development Director Jordan Lea attended the Missouri Economic Development Council's public policy committee meeting.

MUNICIPAL DIVISION SUMMARY REPORTING FORM

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

<u>I. COURT INFORMATION</u>		Municipality: Raymore Municipal		Reporting Period: Nov 1, 2025 - Nov 25, 2025	
Mailing Address: 100 MUNICIPAL CIRCLE, RAYMORE, MO 64083					
Physical Address: 100 MUNICIPAL CIRCLE, RAYMORE, MO 64083				County: Cass County	Circuit: 17
Telephone Number: (816)3311712			Fax Number:		
Prepared by: Angela Davis			E-mail Address:		
Municipal Judge:					
<u>II. MONTHLY CASELOAD INFORMATION</u>					
		Alcohol & Drug Related Traffic	Other Traffic	Non-Traffic Ordinance	
A. Cases (citations/informations) pending at start of month		68	1,488	535	
B. Cases (citations/informations) filed		5	100	38	
C. Cases (citations/informations) disposed					
1. jury trial (Springfield, Jefferson County, and St. Louis County only)		0	0	0	
2. court/bench trial - GUILTY		0	2	0	
3. court/bench trial - NOT GUILTY		0	1	0	
4. plea of GUILTY in court		2	104	18	
5. Violations Bureau Citations (i.e. written plea of guilty) and bond forfeiture by court order (as payment of fines/costs)		0	46	2	
6. dismissed by court		0	11	9	
7. <i>nolle prosequi</i>		2	6	2	
8. certified for jury trial (not heard in Municipal Division)		0	0	0	
9. TOTAL CASE DISPOSITIONS		4	170	31	
D. Cases (citations/informations) pending at end of month [pending caseload = (A+B)-C9]		69	1,418	542	
E. Trial de Novo and/or appeal applications filed		0	0	0	
<u>III. WARRANT INFORMATION</u> (pre- & post-disposition)			<u>IV. PARKING TICKETS</u>		
1. # Issued during reporting period	87	1. # Issued during period		0	
2. # Served/withdrawn during reporting period	54	☐ Court staff does not process parking tickets			
3. # Outstanding at end of reporting period	1,381				

MUNICIPAL DIVISION SUMMARY REPORTING FORM

<u>COURT INFORMATION</u>	Municipality: Raymore Municipal	Reporting Period: Nov 1, 2025 - Nov 25, 2025
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V. DISBURSEMENTS

Excess Revenue (minor traffic and municipal ordinance violations, subject to the excess revenue percentage limitation)		Other Disbursements: Enter below additional surcharges and/or fees not listed above. Designate if subject to the excess revenue percentage limitation. Examples include, but are not limited to, arrest costs and witness fees.	
Fines - Excess Revenue	\$13,714.00	Court Automation	\$1,161.37
Clerk Fee - Excess Revenue	\$1,420.36	Law Enf Arrest-Local	\$200.00
Crime Victims Compensation (CVC) Fund surcharge - Paid to City/Excess Revenue	\$43.79	Overpayments Detail Code	\$189.50
Bond forfeitures (paid to city) - Excess Revenue	\$75.00	Total Other Disbursements	\$1,550.87
Total Excess Revenue	\$15,253.15	Total Disbursements of Costs, Fees, Surcharges and Bonds Forfeited	\$28,235.50
Other Revenue (non-minor traffic and ordinance violations, not subject to the excess revenue percentage limitation)		Bond Refunds	\$2,650.00
		Total Disbursements	\$30,885.50
Fines - Other	\$7,496.50		
Clerk Fee - Other	\$570.55		
Judicial Education Fund (JEF) ☐ Court does not retain funds for JEF	\$0.00		
Peace Officer Standards and Training (POST) Commission surcharge	\$165.92		
Crime Victims Compensation (CVC) Fund surcharge - Paid to State	\$1,182.93		
Crime Victims Compensation (CVC) Fund surcharge - Paid to City/Other	\$17.58		
Law Enforcement Training (LET) Fund surcharge	\$332.00		
Domestic Violence Shelter surcharge	\$664.00		
Inmate Prisoner Detainee Security Fund surcharge	\$332.00		
Restitution	\$0.00		
Parking ticket revenue (including penalties)	\$0.00		
Bond forfeitures (paid to city) - Other	\$670.00		
Total Other Revenue	\$11,431.48		

THE RAYMORE CITY COUNCIL MET IN REGULAR SESSION ON MONDAY, NOVEMBER 24, 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

6. Staff Reports

Public Works Director Trent Salsbury, Parks and Recreation Director Nathan Musteen, and Communications Director Melissa Harmer reviewed their staff reports included in the Council packet.

Councilmember Circo thanked staff for the Veterans Day event.

City Manager Jim Feuerborn reviewed items for the December 1 work session.

7. Committee Reports

8. Consent Agenda

A. City Council Regular Meeting minutes, November 10, 2025

B. Reappointment to the Board of Adjustment

1. Resolution 25-50: Reappointment of Pam Hatcher to the Board of Adjustment

C. Reappointments to the Planning and Zoning Commission

1. Resolution 25-51: Reappointment of Kelly Fizer to the Planning and Zoning Commission

2. Resolution 25-52: Reappointment of Mario Urquilla to the Planning and Zoning Commission

MOTION: By Councilmember Abdelgawad, second by Councilmember Holman to approve the Consent Agenda Item A.

DISCUSSION: None

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

MOTION: By Councilmember Abdelgawad, second by Councilmember Holman to approve the Consent Agenda Items B and C.

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. Award of Contract - Activity Center Audio/Video Systems Installation

BILL 3998: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH TSI GLOBAL COMPANIES, LLC FOR THE PURCHASE AND INSTALLATION OF AN AV SYSTEM FOR THE MULTIPURPOSE ROOMS LOCATED AT THE RAYMORE ACTIVITY CENTER IN THE AMOUNT OF \$19,830.95 AND AUTHORIZING THE CITY MANAGER TO APPROVE CHANGE ORDERS WITHIN ESTABLISHED BUDGET CONSTRAINTS."

City Clerk Erica Hill conducted the second reading of Bill 3998 by title only.

MOTION: By Councilmember Abdelgawad, second by Councilmember Holman to approve the second reading of Bill 3998 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 3998 as **Raymore City Ordinance 2025-060.**

B. Household Hazardous Waste Agreement with MARC Solid Waste Management District

BILL 3999: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, APPROVING AN AGREEMENT WITH THE MID-AMERICA REGIONAL COUNCIL SOLID WASTE MANAGEMENT DISTRICT, RELATING TO THE REGIONAL HOUSEHOLD HAZARDOUS WASTE PROGRAM."

City Clerk Erica Hill conducted the second reading of Bill 3999 by title only.

MOTION: By Councilmember Abdelgawad, second by Councilmember Holman to approve the second reading of Bill 3999 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 3999 as **Raymore City Ordinance 2025-061.**

C. Award of Contract - Edgewater 3rd Road Repairs

BILL 4000: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH WIL-PAV INC. FOR THE FULL-DEPTH RECONSTRUCTION OF MULTIPLE SEGMENTS OF LAKECREST CIRCLE, LAKERIDGE LANE, AND VISTA COVE, CITY PROJECT NUMBER 25-476 IN THE AMOUNT OF \$593,665.50 AND AUTHORIZING THE CITY MANAGER TO APPROVE CHANGE ORDERS WITHIN ESTABLISHED BUDGET CONSTRAINTS."

City Clerk Erica Hill conducted the second reading of Bill 4000 by title only.

MOTION: By Councilmember Abdelgawad, second by Councilmember Holman to approve the second reading of Bill 4000 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 4000 as **Raymore City Ordinance 2025-062.**

D. Tree Board: Amendment to Chapter 260, Tree Maintenance and Care

BILL 3994: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AMENDING THE RAYMORE MUNICIPAL CODE, CHAPTER 260: TREE MAINTENANCE AND CARE."

City Clerk Erica Hill conducted the second reading of Bill 3994 by title only.

MOTION: By Councilmember Abdelgawad, second by Councilmember Holman to approve the second reading of Bill 3994 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 3994 as **Raymore City Ordinance 2025-063.**

E. Award of Contract - Spirit of America Fireworks Display

BILL 3996: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, APPROVING AND AUTHORIZING A CONTRACT WITH J&M DISPLAYS IN THE AMOUNT OF \$45,000 TO PROVIDE PYROTECHNIC SERVICES."

City Clerk Erica Hill conducted the second reading of Bill 3996 by title only.

MOTION: By Councilmember Abdelgawad, second by Councilmember Holman to approve the second reading of Bill 3996 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 3996 as **Raymore City Ordinance 2025-064.**

10. New Business

11. Public Comment

12. Mayor/Council Communication

Mayor Turnbow and Councilmembers wished a safe and happy Thanksgiving to all, welcomed Officer Woodfine who was sworn in today, and thanked staff for the expanded fireworks program at the annual Spirit of America celebration.

Mayor Turnbow discussed a recent news story covering development and growth in Raymore.

13. Adjournment

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

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

The regular meeting of the Raymore City Council adjourned at 6:20 p.m.

Respectfully submitted,

Erica Hill
City Clerk



CITY OF RAYMORE
AGENDA ITEM INFORMATION FORM

DATE: 12/8/2025

SUBMITTED BY: David Gress

DEPARTMENT: Development Services

ITEM CATEGORY: Ordinance

TITLE / ISSUE / REQUEST

1012 S. Madison Street Rezoning: R-1 to RE (public hearing) (pg 18)

STRATEGIC PLAN GOAL / STRATEGY

5.4 Protect and preserve the neighborhood character of the 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: November 4, 2025

Action/Vote: Approval, 9-0

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Bill 4001
2. Rezoning Staff Report
3. Site Photos

BACKGROUND / JUSTIFICATION

Christopher Oakes, owner of the property located at 1012 S. Madison Street in the Dutchman's Acres subdivision, is requesting the rezoning of the property from its current "R-1" Single Family Residential District classification to an "RE" Rural Estate District classification. The property was zoned "R-1" Single Family Residential upon its original

annexation into the City in 1990.

The request is to allow for the construction of an accessory structure on the property, which is currently limited in its height based on the fact that the existing home on the property is an earth-contact home. The property overall also exhibits many characteristics that are more in line with the RE District, including its size of 4+ acres, larger setbacks, long gravel driveway, and overall rural nature. The rezoning of the property to an RE designation would better match the character of the subject property, as well as the surrounding properties, and allows the property owner to construct the accessory structure on the property similar to those on adjacent properties.

The Planning and Zoning Commission reviewed this request at their November 4, 2025 meeting, and voted 9-0 to recommend approval to the City Council.

BILL 4001

ORDINANCE

"AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AMENDING THE ZONING MAP FROM "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT TO "RE" RURAL ESTATE DISTRICT, FOR THE PROPERTY LOCATED AT 1012 SOUTH MADISON STREET, IN RAYMORE, CASS COUNTY, MISSOURI."

WHEREAS, after a public hearing was held on November 4, 2025, the Planning and Zoning Commission submitted its recommendation of approval on the application to the City Council; and,

WHEREAS, the City Council held a public hearing on December 8, 2025, after notice of said hearing was published in a newspaper of general circulation in Raymore, Missouri, at least fifteen (15) days prior to said hearing.

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 on the application and accepts the recommendation of the Planning and Zoning Commission.

Section 2. The Zoning Map of the City of Raymore, Missouri is amended by rezoning from "R-1" Single Family Residential District to "RE" Rural Estate District, for the following property:

DUTCHMANS ACRES LOT 63

Commonly known as 1012 S. Madison Street, Raymore, MO 64083

Section 3. 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 4. 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 8TH DAY OF DECEMBER, 2025.

BE IT REMEMBERED THAT THE ABOVE ORDINANCE WAS APPROVED AND ADOPTED THIS 22ND DAY OF DECEMBER, 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

1012 S MADISON STREET REZONING

APPLICANT	Christopher Oaks
Property Owner:	Christopher Oaks
Engineering/Arch. Firm	N/A

PROJECT LOCATION	REQUESTED ACTION
1012 S Madison Street	Rezoning

PROJECT NARRATIVE

An application was filed by Christopher Oaks requesting to rezone the property located at 1012 S Madison Street, also known as Dutchmen's Acres 1st, Lot 63. The property is currently zoned "R-1" Single-Family Residential District and is being proposed for the "RE" Rural Estate District. The owner intends to construct an accessory structure on the property that is taller than what is allowed in an "R-1" district.



ZONING AND LAND USE SUMMARY

EXISTING ZONING	PROPOSED ZONING
"R-1" Single-Family Residential District	"RE" Rural Estate District

SURROUNDING ZONING & LAND USE

- North:** "A" Agricultural District | Residential
- South:** Unincorporated Cass County | Residential
- East:** "PR" Parks, Recreation and Public Use District | Government Buildings and Property
- West:** Unincorporated Cass County | Residential

TOTAL TRACT SIZE	NUMBER OF LOTS
4.5 Acres	1

INFORMATIONAL NOTICES OR MEETINGS

NOTICE	DATE
Good Neighbor Notice Meeting	October 17, 2025 October 29, 2025
Public Hearing Notice	- October 16, 2025 - Planning & Zoning Commission - November 20, 2025 - City Council

PAST PLANNING ACTIONS -

- On August 27, 1990, the Raymore City Council voted to annex the property known as Dutchmen's Acres 1st Plat, Lot 63, into the City of Raymore. At the time of the annexation, the property was zoned to "R-1."

STAFF COMMENTS -

PLANNING AND ZONING - *The Bulk and Dimensional Standards for the existing and proposed zoning districts are as follows:*

MINIMUM DIMENSIONAL STANDARD	EXISTING ZONING	PROPOSED ZONING
Lot Size	8,400 sq ft	3 Acres
Lot Width x Lot Depth	70-ft X 100-ft	220-ft X 100-ft
Front-Yard Setback	30-ft	50-ft
Side-Yard Setback	10-ft	15-ft
Side-Yard Setback (Exterior)	30-ft	50-ft
Rear-Yard Setback	30-ft	40-ft

Building Height	35-ft	35-ft
Building Coverage	30%	30%

- The property was annexed into the City in 1990 and zoned to the “R-1” district designation.
- Dutchman’s Acres, including Lot 63, has a development pattern most closely aligned with the characteristics of the “RE” zoning district standards with most lots consisting of multiple acres.
- The applicant desires to construct an accessory structure that is limited in size by the “R-1” zoning designation. Unlike most areas of the city where one would find that designation, this property and those surrounding it are of a more rural nature with single-family homes on large multiple acre lots. Accessory buildings that exceed the standards allowed in “R-1” districts exist on lots in Dutchman’s Acres, but due to most of the subdivision not being within Raymore’s municipal boundary, they were able to be constructed.
- A Good Neighbor Meeting was held on October 29, 2025 where only the applicant attended. There were no public comments made on the project.

ALIGNMENT WITH RAYMORE BLUEPRINT 2045 -

The comprehensive plan designates this property as a Low Density Residential future land use, which is more closely associated with a more typical residential subdivision development pattern. Due to the physical characteristics that make up Dutchman’s Acres, as it pertains to lot sizes and available infrastructure systems, the future land use that is most accurately aligned is the Rural Density Residential category. Since the land is already platted and built as a residential subdivision, the likelihood of the property redeveloping into a more typical residential subdivision is minimal, thus, the current future land use designation in Raymore Blueprint could be considered not relevant to this specific property.

ECONOMIC DEVELOPMENT IMPACT -

The applicant is not proposing any development that will likely have a significant impact that would be considered economic development.

FINDINGS OF FACT -

Under 470.020 (G) (1) the Planning and Zoning Commission and City Council is directed to make findings of fact taking into consideration the following in the deliberation of a zoning map amendment:

1. The character of the surrounding neighborhood, including the existing uses and zoning classification of properties near the subject property

The surrounding neighborhoods and individual properties share similar characteristics in terms of their development form, land uses, and zoning classifications, excluding the city owned parkland to the east. The subject property, with the rezoning request, will remain consistent with properties in the area.

2. The physical character of the area in which the property is located.

The property is located in a semi-rural area on the southern fringe of the city. The surrounding infrastructure systems reflect the rural nature with uncurbed streets, no sidewalks and open ditches.

3. Consistency with the goals and objectives of the Raymore Blueprint 2045 and other plans, codes and ordinances of the City of Raymore.

The comprehensive plan designates this property as Low Density Residential, which is likely not to redevelop in the foreseeable future. Due to the physical development characteristics being more inline with the Rural Density Residential, staff believes rezoning to a zoning district, such as "RE", would be an appropriate consideration to make.

4. Suitability of the subject property for the uses permitted under the existing and proposed zoning districts

The property will remain developed as a single-family residential property. With the rezoning, the applicant intends to add an accessory building to the property.

5. The trend of development near the subject property, including changes that have taken place in the area since the subject property was placed in its current zoning district

The development trends in the immediate area of the subject property have largely remained consistent since it was annexed and zoned "R-1."

6. The extent to which the zoning amendment may detrimentally affect nearby property.

Staff does not believe the zoning amendment will be a detriment to nearby properties. The properties adjacent to the subject property would be of similar zoning classification if they were to be located in the City limits.

7. Whether public facilities (infrastructure) and services will be adequate to serve development allowed by the requested zoning map amendment.

Public facilities and services will not be negatively impacted by the requested amendment.

8. The suitability of the property for the uses to which it has been restricted under the existing zoning regulations.

Under the current zoning district of "R-1," the subject property could have an accessory structure constructed, however, due to the "R-1" standards limiting the height of the accessory structure to being no more than the dwelling, the applicant is requesting the zoning amendment. The proposed accessory structure's roof will be slightly taller than the earth contact home and be located away from the public right-of-way.

9. The length of time (if any) the property has remained vacant as zoned.

The property has been occupied since it was constructed.

10. Whether the proposed zoning map amendment is in the public interest and is not solely in the interests of the applicant.

The proposed zoning district is in the interest of the general public as other properties in the area not yet within the city's municipal boundary would have a better example of a more appropriate zoning district for the development form that exists. Should other properties come into the city through annexation, the "RE" zoning district would more accurately represent the intent of those properties than the "R-1" district.

11. The gain, if any, to the public health, safety and welfare due to the denial of the application, as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application

If denied, there would be no gain to public health, safety and welfare.

PROJECT REVIEW SCHEDULE

COUNCIL, COMMISSION OR BOARD	ACTION	DATE
Planning and Zoning Commission	Review & Recommendation (Public Hearing)	11/04/2025
City Council 1st Reading	Review (Public Hearing)	12/08/2025
City Council 2nd Reading	Approval/Denial	12/22/2025

STAFF RECOMMENDATIONS -

The characteristics of the subject property are consistent with the development standards described under the RE zoning designation. Staff recommends the Planning & Zoning Commission accept the Findings of Fact for Case No. 25036: 1012 S. Madison Street Rezoning and forward the recommendation on to the City Council.

PLANNING & ZONING COMMISSION ACTION 11/24/25 -

The Planning and Zoning Commission reviewed this request at their November 4, 2025 meeting, and voted 9-0 to recommend approval of Case No. 25036: 1012 S. Madison Street Rezoning to the City Council.

PROJECT ATTACHMENTS -

1. Site Photos

NE Corner Looking SW



SE Corner Looking NW





CITY OF RAYMORE
AGENDA ITEM INFORMATION FORM

DATE: 12/8/2025

SUBMITTED BY: David Gress

DEPARTMENT: Development Services

ITEM CATEGORY: Ordinance

TITLE / ISSUE / REQUEST

Good Ranch Tract 12 Federal Records Storage Facility Rezoning: A to BP-P (public hearing)
(pg 29)

STRATEGIC PLAN GOAL / STRATEGY

Goal 8. Grow the tax base with sustainable, well-paying jobs

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: November 18, 2025

Action/Vote: Approval, 7-0

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Bill 4002
2. Rezoning Staff Report
3. Draft MOU Rezoning Agreement
4. Rezoning Exhibit
5. Conceptual Development Plan
6. Site Photos

BACKGROUND / JUSTIFICATION

Matthew Alvey of Privitera Realty Holdings LLC, on behalf of property owner Good Otis, LLC, is requesting the rezoning of approximately 60 acres of land identified as Tract 12 of the Good Ranch Master Land Use Plan from its current "A" Agricultural District designation to a proposed "BP-P" Business Park District-Planned District Overlay designation. The nature of the request is to support future construction of a proposed 330,000 +/- sq. ft. federal records storage facility that would include both office and records storage uses.

The applicant is pursuing a competitive Request for Proposals (RFP) process through the General Services Administration of the federal government, which is seeking potential locations to consolidate two existing facilities in a neighboring community.

As a result of the competitive RFP process, the rezoning request is being recommended based on the condition that this subject property is awarded the federal project. The terms of the rezoning are outlined in the Memorandum of Understanding, which establishes the framework for future site plan review and approval requirements and procedures. The "BP-P" Business Park District-Planned District Overlay is being proposed to better meet the unique needs and requirements of the federal government in exchange for limiting certain land uses that are typically found within a base "BP" Business Park District, as well as the inclusion of off-site trail and amenity improvements along North Cass Parkway and Hubach Hill Road, which will better connect existing trail and sidewalk facilities for neighborhoods along this corridor.

If approved and awarded the project, the applicant will be required to obtain final plat and final site plan approval.

The Planning and Zoning Commission, at their November 18, 2025 meeting, voted 7-0 to recommend approval of the request to the City Council.

BILL 4002

ORDINANCE

"AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AMENDING THE ZONING MAP FROM "A" AGRICULTURAL DISTRICT TO "BP-P" BUSINESS PARK, PLANNED DISTRICT OVERLAY, A PART OF TRACT 12 OF THE GOOD RANCH, RAYMORE, CASS COUNTY, MISSOURI."

WHEREAS, after a public hearing was held on November 18, 2025, the Planning and Zoning Commission submitted its recommendation of approval on the application to the City Council; and,

WHEREAS, the City Council held a public hearing on December 8, 2025, after notice of said hearing was published in a newspaper of general circulation in Raymore, Missouri, at least fifteen (15) days prior to said hearing.

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 on the application and accepts the recommendation of the Planning and Zoning Commission.

Section 2. The Zoning Map of the City of Raymore, Missouri is amended by rezoning from "A" Agricultural District to "BP-P" Business Park, Planned Overlay District, for the following property:

Part of the northeast quarter of the northwest quarter of Section 29, and part of the southeast quarter of the northwest quarter of Section 29, Township 46 North, Range 32 West, Raymore, Cass County, Missouri, containing 60 acres more or less.

Section 3. Memorandum of Understanding. The City Manager is hereby directed and authorized to execute the Memorandum of Understanding between the City of Raymore, Missouri, and Privitera Realty Holdings, LLC.

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, and upon written confirmation from Privitera Realty Holdings, LLC that the property described above has been selected as the project site, which may not exceed 24 months from the approval of this Ordinance.

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 8TH DAY OF DECEMBER, 2025.

BE IT REMEMBERED THAT THE ABOVE ORDINANCE WAS APPROVED AND ADOPTED THIS 22ND DAY OF DECEMBER, 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

Federal Records Storage Facility - Zoning Map Amendment

APPLICANT -

Property Owner:	David Otis
Consultant/Applicant	Matthew Alvey, Privitera Realty Holdings, LLC

PROJECT LOCATION

SE of North Cass Parkway
and Dean Avenue

REQUESTED ACTION

Zoning Map Amendment
(Rezoning)

PROJECT NARRATIVE

An application was filed requesting a rezoning from "A" Agricultural District to "BP-P" Business Park District-Planned Overlay District for the purposes of constructing a 330,000 +/- sq. ft. building for the Office and Warehousing/Wholesaling land uses as defined in the Unified Development Code (UDC), to support the use of the property as a federal government records storage facility.

ZONING AND LAND USE SUMMARY -

EXISTING ZONING

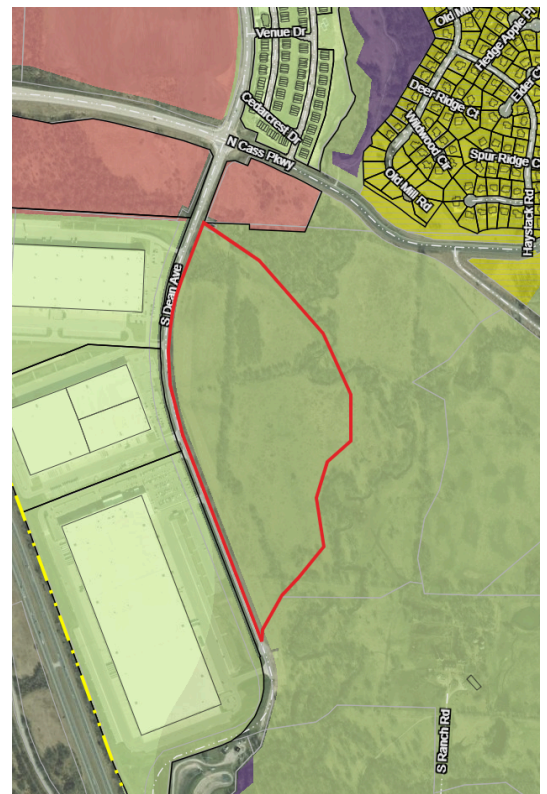
"A" Agriculture

PROPOSED ZONING

"BP-P" Business Park
District-Planned Overlay District

SURROUNDING ZONING & LAND USE

North:	"C-3" Regional Commercial District (Undeveloped Lot)
South:	"A" Agricultural District (Undeveloped Lot)
East:	"A" Agricultural District (Undeveloped)



Lot)
West: "PUD" Planned Unit Development
(Wholesaling/Warehousing)

TOTAL TRACT SIZE	NUMBER OF LOTS
108 +/- Acres	1
AREA TO BE REZONED	
60 +/- ACRES	

INFORMATIONAL NOTICES OR MEETINGS -

NOTICE	DATE
Good Neighbor Meeting	November 5, 2025
Public Hearings	- October 30, 2025 - Planning & Zoning Commission - November 20, 2025 - City Council

- During the November 5th Good Neighbor Meeting three (3) members from the public and one (1) council person attended the meeting along with city staff and the applicant. Staff gave a brief overview of the application and where in the development process the project was before turning it over to the applicant.

Generally, the citizens in attendance were in support of the project once they learned more about it. Questions were asked about how tall the building would be, the expected daily operations and traffic generation, who would be working in the building, if it would be a guarded facility and if these would be considered higher wage positions. Questions were also asked about other surrounding areas of the Good Ranch development, including future plans for development and improvements. Dave Otis, representing landowner Good-Otis, answered questions regarding the future development of areas of the Good Ranch.

No major concerns or issues were identified as needing to be addressed as part of the Good Neighbor meeting.

PAST PLANNING ACTIONS -

1. The property in question is a 108 +/- acre parcel of land within The Good Ranch master planned area, which was approved on March 14, 1994 by the Raymore Board of Aldermen. The Good Ranch land use plan designated the approximate 60 +/- acres associated with this application for mutli-family housing.

STAFF COMMENTS -

PLANNING AND ZONING - *The Bulk and Dimensional Standards for the existing and proposed zoning districts are as follows:*

DIMENSIONAL STANDARD	EXISTING ZONING (A)	PROPOSED ZONING (BP-P)
Lot Size	10 Acres Min.	1 Acre Min.
Lot Size per Dwelling Unit	10 Acres Min.	N/A
Lot Width x Lot Depth	330-ft. x 100-ft. Min.	100-ft. Min. x 100-ft. Min.
Front-Yard Setback	50-ft. Min.	30-ft. Min.
Rear-Yard Setback	50-ft. Min.	20-ft. Min.
Side-Yard Setback (interior)	15-ft. Min.	10-ft. Min.
Side-Yard Setback (exterior)	50-ft. Min.	30-ft. Min.
Building Height	35-ft. Max.	80-ft. Max.
Building Coverage	10% Max.	50% Max.
Open Space Requirement	N/A	N/A

- The proposed Zoning Map Amendment is associated with a request for proposal (RFP) from the General Services Administration of the federal government. Currently, the department has operations in two different areas of Lee's Summit, Missouri. The intent of the RFP is to gather bids from developers and landowners to

construct a new facility and consolidate existing operations to the new centralized location.

- Due to the unique nature of this project, the rezoning request for the “BP-P” Business Park District-Planned Overlay District has been utilized to better accommodate the needs of the federal project by allowing for a more customized development as compared to what a standard Business Park district allows.
- Non-residential projects within a Planned Overlay District are required to provide at least three (3) of the following amenities to benefit the public and or streetscape:
 - Public plaza that includes seating areas and is at least three thousand (3,000) sq. ft. in area.
 - Public art such as sculptures or fountains
 - Clock tower
 - Bike pathways in addition to required public sidewalks and bike paths in compliance with the City’s Transportation and Parks Master Plans
 - Bike parking facilities
 - Ornamental parking lot lighting
 - Decorative pavers for pedestrian crosswalks

The UDC gives the Planning and Zoning Commission the authority to modify these requirements through proof of hardship by the applicant.

Staff has reviewed the proposed public Enhancements and Streetscape Features and believes them to be appropriate for consideration due to the geographic location of the property, the natural and built environments, and proximity to existing future public lands, such as parks and trails. The following is a list of the proposed improvements:

- **Trail** - An on-street ten (10) foot wide trail along the south side of North Cass Parkway/Hubach Hill Road from Dean Avenue to the Prairie View subdivision,
- **Mid-block Crossing** - a mid-block improvement that creates a connection from the Good Parkway Greenway Trail to the new trail along the south side of Hubach Hill Road.
- **Future Parks Signage** - A fee paid to the city for the purposes of designing and building a future monumental park entrance sign to be

located within a dedicated easement when “The Ranch” city park is constructed.

- An easement for the purposes of future park signage will be dedicated on the final plat at the intersection of North Cass Parkway and W Hubach Hill Road.

The east-west addition to the the city’s trail network will tie together three (3) separate north/south trail systems (along Dean Avenue, Good Parkway Greenway Trail and the Brookside Trail) leading users of the system to the future “The Ranch” city park (as outlined in the comprehensive plan) which will be located south of the Prairie View and Sendera subdivisions. This important public improvement builds upon the existing network of on-street and off-street trails, where one can begin near the 58 Highway corridor and walk to the southern end of the community and into a future park.

The parks signage will be located at an entrance into the future public park, serving as a gateway for residents and visitors.

PUBLIC WORKS & ENGINEERING:

- Raymore’s sewer system & road network have the capacity to serve this property.
- The Public Works Department approves the substitution of a required five (5) foot sidewalk along the east side of Dean Avenue in exchange for a ten (10) foot trail on the south side of Hubach Hill Road, extending from Dean Avenue to Brook Parkway. Along the trail segment, a mid-block crossing will be required at the Good Parkway Greenway Trail. While no sidewalk will be constructed along the east side of Dean Avenue, a pedestrian crossing at the drive entrances shall be provided. The developer will be responsible for evaluating what type of pedestrian crossing is required based on existing and future conditions.

ALIGNMENT WITH RAYMORE BLUEPRINT 2045 -

The comprehensive plan’s future land use map designates this area of the one hundred eight (108) +/- acre parcel (Tract 12) as High Density Residential. The map represents a static snapshot of future land uses and zoning districts to be considered due to existing and new growth expectations in specific areas of the community. Occasionally, exceptions

to the future land use map should be contemplated as the community grows. Specifically, this area of The Good Ranch has developed with light industrial land uses, including the development of Van Trust's sites to the west of the subject property. Accordingly, moving away from land uses that generate more retail and office type traffic, staff believes that other zoning districts should strongly be considered to better complement the existing development of the area. If other zoning districts are considered, the remaining balance of the parcel to the east of the creek and wooded area will remain designated as Low Density Residential.

ECONOMIC DEVELOPMENT IMPACT -

The project, if awarded by the federal government and constructed, would employ more than two-hundred (200) federal employees. This influx of higher paying federal jobs could have net benefits on the local economy in the form of new residents of the city and additional spending at local tax paying businesses. The project is not requesting any form of incentives from Raymore.

Unlike most government or non-profit owned properties, this development would be privately owned and leased to the federal government. The project will pay property tax to the city based on its improvements to the land, which will be significant towards paying for the recent public improvements in the area that have been dedicated to the city.

As part of the proposed project, the applicant has committed to several off-site commitments to improving the city's infrastructure by providing a new trail along the south side of Hubach Hill Road. This improvement can be an attractive feature for future residents of the area as more subdivision development activity occurs.

FINDINGS OF FACT -

Under 470.020 (G) (1) the Planning and Zoning Commission and City Council is directed to make findings of fact taking into consideration the following in the deliberation of a zoning map amendment:

1. The character of the surrounding neighborhood, including the existing uses and zoning classification of properties near the subject property

The subject property is located in a partially developed area of Raymore. Immediately west of the site is the Raymore Commerce Center, which consists of three (3) large warehouse/distribution buildings and is zoned "PUD" Planned Unit Development. To the north and east is land either developed or to be developed with detached and attached single-family housing, either zoned "PUD" Planned Unit Development or "R-1P" Single-Family Residential-Planned Overlay District. A creek surrounded by woods buffers the residentially zoned land from the subject property. To the south are more wooded areas that stretch to

195th Street and the Raymore Commerce Center South development.

2. The physical character of the area in which the property is located.

The property itself sits atop a hill and is surrounded on three sides by floodplain. To the west is the Raymore Commerce Center, which comprises three (3) large warehouse buildings centered around shipping and receiving logistics. To the north is an undeveloped field just south of Hubach Hill Road and Dean Avenue, followed by subdivisions of single-family attached and detached housing. To the east beyond a natural drainageway is more undeveloped residential zoned land and currently developing neighborhoods. South of the site are undeveloped tracts of land made up of wooded areas and streams.

3. Consistency with the goals and objectives of the Raymore Blueprint 2045 and other plans, codes and ordinances of the City of Raymore.

The comprehensive Plan's Goal 8 is to "Grow the tax base with sustainable, well paying jobs". The proposed project will bring hundreds of jobs that are considered to be high paying, which support the comprehensive plan.

The Good Ranch Master Plan, and Raymore Blueprint 2045 Future Land Use Framework map indicates that this land is to be zoned to accommodate multi-family housing, however due to the evolving characteristics of the land along Dean Avenue and south of North Cass Parkway, staff supports considering a deviation from the map's guidance.

4. Suitability of the subject property for the uses permitted under the existing and proposed zoning districts

The subject property has been zoned "A" Agricultural District and has been farmed since it was brought into Raymore's jurisdiction in the early 1990s. The proposed zoning district, "BP-P" Business Park District-Planned District Overlay and its associated conceptual plan, limits land uses to a more narrow list than what's typically allowed in either a standard "M-1" Light Industrial or "BP" Business Park Districts, which are more common zoning designations for projects of this nature. This limited list would govern land uses on the property in perpetuity, unless an amendment to the MOU or a new application was filed with the city, in each case would be required to go back through the Planning & Zoning Commission and City Council.

5. The trend of development near the subject property, including changes that have taken place in the area since the subject property was placed in its current zoning district

Property near the subject site has developed into light industrial logistics centers in recent

years. Originally much of the area was composed of "A" Agricultural District zoning, however, the designations have changed as development proposals were made over time. Now, the area is home to large warehouse type buildings, totaling more than three hundred thousand (300,000) square feet each, supporting business freight and logistics for businesses within the city.

6. The extent to which the zoning amendment may detrimentally affect nearby property.

Staff does not believe the zoning amendment would have a significant negative impact on nearby properties. The site is buffered significantly from three sides (north, south and east) by streams and heavily wooded areas, which are largely protected by floodplain. This would preserve views for the residentially zoned land further to the east of the subject site.

7. Whether public facilities (infrastructure) and services will be adequate to serve development allowed by the requested zoning map amendment.

Public facilities and services are located adjacent to the subject property and will be able to serve the needs of the proposed development.

8. The suitability of the property for the uses to which it has been restricted under the existing zoning regulations.

Under the current zoning designation of "A" Agricultural District, the farming land use could continue, however, due to increased development interests fueled by the proximity to I-49, recent public improvements, and developability of the land, other zoning classifications should be considered.

9. The length of time (if any) the property has remained vacant as zoned.

The property has been zoned "A" Agricultural District and has been undeveloped since it was annexed into the city in February of 1994.

10. Whether the proposed zoning map amendment is in the public interest and is not solely in the interests of the applicant.

The proposed amendment serves the interest of the applicant and the general public. The project, if awarded by the federal government, would bring hundreds of higher earning jobs to the city. Furthermore, in exchange for omitting a public sidewalk/trail along the east side of Dean Avenue, the applicant has committed to off-site improvements in the form of trail improvements along the south side of North Cass Parkway/Hubach Hill Road from Dean Avenue to near the Prairie View subdivision. This improvement includes trail crossing

infrastructure at the Good Parkway Greenway Trail and funds for park signage for the future regional city park.

11. The gain, if any, to the public health, safety and welfare due to the denial of the application, as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application

If denied, the property will remain undeveloped for an unknown amount of time. The public health, safety and welfare would likely not be impacted if the application is not approved. The hardship on the property owner, if denied, would be that the property would remain in a more limited zoning classification that greatly restricts the financial productivity of the land, however, a new application could be submitted by another applicant for different proposals.

PROJECT REVIEW SCHEDULE

COUNCIL, COMMISSION OR BOARD	ACTION	DATE
Planning and Zoning Commission	Review & Recommendation	11/18/2025
City Council	Review & Approval/Denial	1st Reading: 12/08/2025 2nd Reading: 12/22/2025

STAFF RECOMMENDATIONS -

Staff recommends that the Planning & Zoning Commission accept the proposed Finding of Fact as written for Case No. 25037 - Federal Record Storage Facility - Zoning Map Amendment and forward a recommendation of approval to the City Council with the following condition:

- The MOU between the City and the applicant shall be recorded with the Cass County Recorder of Deeds within 30 days following the approval of the zoning amendment by the City Council.

PLANNING AND ZONING COMMISSION ACTION
11/18/2025

The Planning and Zoning Commission reviewed this request at their November 18, 2025 meeting, and voted 7-0 to recommend approval of Case No. Case No. 25037 - Federal Record Storage Facility - Zoning Map Amendment to the City Council, subject to the condition as outlined by staff.

PROJECT ATTACHMENTS -

1. Conceptual Drawings
2. Zoning Exhibit
3. Site Photos
4. MOU



***Memorandum of Understanding
for
Good Ranch Tract 12 Rezoning
Federal Records Storage Facility***

Legal Description Contained on Pages 2-3

Between Privitera Realty Holdings, LLC, Developer,

and

**City of Raymore, Grantee
100 Municipal Circle
Raymore, MO 64083**

_____, _____, **2025**

MEMORANDUM OF UNDERSTANDING

*Good Ranch Tract 12 Rezoning
Federal Records Storage Facility*

THIS MEMORANDUM OF UNDERSTANDING (“MOU”) AND CONCEPTUAL DEVELOPMENT PLAN FOR THE REZONING AND DEVELOPMENT OF TRACT 12 OF THE GOOD RANCH MASTER PLANNED COMMUNITY is made and entered into this _____ day of _____, 2025, by and between the City of Raymore, Missouri, a Municipal Corporation and Charter City under the laws of the State of Missouri (“Grantor” or “City”), and Privitera Realty Holdings, LLC, a Missouri limited liability company, or assigns (“Grantee” or “Developer”)

WHEREAS, Developer seeks to obtain conditional rezoning approval from the City for a proposed federal records storage facility being competitively bid by the General Services Administration of the federal government, to be located in the City of Raymore, Cass County, Missouri, and;

WHEREAS, Developer agrees to assume all subdivision development obligations as described in this agreement; and,

WHEREAS, the City desires to ensure that the Developer 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:

The provisions of this MOU shall apply to the following described property:

Good Ranch Land Use Plan Tract 12:

Part of the northeast quarter of the northwest quarter of Section 29, and part of the southeast quarter of the northwest quarter of Section 29, Township 46 North, Range 32 West, Raymore, Cass County, Missouri, containing 60 acres more or less.

*Good Ranch Tract 12
Federal Records Storage Facility
Memorandum of Understanding*

PURPOSE

1. The purpose of this Agreement is to identify the development standards, expectations, and conditions applicable to the property described in **Exhibit A** ("Property") following the approval of a Business Park Planned District Overlay (BP-P) designation.
2. The BP-P designation establishes the zoning overlay district regulatory framework for the potential development of a government office and records storage facility ("Project") by the General Services Administration of the federal government, should the Property be selected as the site for such a facility.
3. The standards contained herein shall guide development under the zoning designation and overlay district and ensure substantial conformance with the approved Conceptual Site Plan.

CONDITIONAL EFFECT DATE OF ZONING DESIGNATION

1. The City and Developer acknowledge that the adoption of the Business Park Planned District (BP-P) Overlay zoning designation is conditioned upon the Property being selected for the Project.
2. The Business Park Planned District (BP-P) Overlay zoning designation shall become effective only upon the City's receipt of written confirmation from the Developer that the Property has been selected as the site for the Project. If the Property is not selected as the location for the Project, then this agreement shall become null and void, and the Property shall retain its existing agricultural zoning designation.
3. If such selection has not occurred within (24) months of the approval date of the ordinance by the City, the Business Park Planned District (BP-P) Overlay zoning designation shall be null and void, unless the City Council, by resolution, grants an extension.

CONCEPTUAL SITE PLAN

1. The Developer intends to develop the entire Property as a Planned Business Park under the provisions of the Unified Development Code, generally in the manner shown on the Conceptual Site Plan, attached and incorporated herein as **Exhibit B**.
2. The Conceptual Site Plan serves as the preliminary site plan for the entire development and shall be approved as such as a part of the rezoning

Good Ranch Tract 12
Federal Records Storage Facility
Memorandum of Understanding

action.

3. Approval of a final plat and a site plan application will constitute the final site plan for the project.

FINAL PLATS

1. The final plat shall be submitted in accordance with Chapter 470.130 of the Unified Development Code

SITE PLANS

1. Final Site Plan approval shall be required, reviewed and approved in accordance with Chapter 470.160 of the Unified Development Code, subject to final approval by the Planning and Zoning Commission.
2. The Developer shall develop the final site plan for the Property in substantial conformance with the Conceptual Site Plan. "Substantial conformance" means the general location, building size, massing, uses, parking, circulation and open space shown on Exhibit B remain intact; minor deviations consistent with the intent of the rezoning and conceptual site plan may be allowed, subject to review and approval by the Planning and Zoning Commission.

ZONING AND LAND USE

1. **Zoning.** The zoning for the entire Property shall be "BP-P", Business Park, Planned Overlay District.
2. **Land Use.** Permitted and Conditional uses identified as allowable within the district are as follows:

Use	BP	Use Standard
PUBLIC AND CIVIC USES		
College or University	C	
Cultural Exhibit or Library	C	
Government Buildings and Properties	C	
Hospital	P	
Place of Public Assembly	P	

Good Ranch Tract 12
Federal Records Storage Facility
Memorandum of Understanding

Public Safety Services	P	
Religious Assembly	P	
School	P	
Social Club or Lodge	P	
Utilities		
Major	C	
Minor	P	
COMMERCIAL USES		
Adult Business	S	Section 420.030A Section 420.030B
Animal Services		
Kennel	C	Section 420.030E
Veterinary Services	—	
Art Gallery	—	
Banks and Financial Services		
Banks	P	
Business Support Service	P	
Comprehensive Marijuana		
Cultivation Facility (Outdoor)	C	Section 420.030N
Cultivation Facility (Indoor)	P	Section 420.030N
Dispensary Facility	P	Section 420.030N
Infused Products Manufacturing Facility	P	Section 420.030N
Microbusiness Dispensary Facility	P	Section 420.030N
Microbusiness Wholesale Facility	P	Section 420.030N
Testing Facility	P	Section 420.030N
Transportation Facility	P	Section 420.030N
Construction Sales and Service	P	
Entertainment and Spectator Sports		
Indoor	P	
Outdoor	C	
Medical or Dental Clinic	P	
Office	P	

Retail Sales		
Large (100,000+ gfa)	S	Section 420.030B G
Small (up to 100,000 gfa)	S	Section 420.030B
Self Storage Facility, Indoor	S	Section 420.030M
Sports and Recreation, Participant		
Outdoor	C	
Indoor	P	
Vehicle Sales and Service		
Light Equipment and Vehicle Sales or Rental	C	
Heavy Equipment Sales or Rental	C	
Vehicle, Recreational Vehicle or Boat Storage/Towing	C	
INDUSTRIAL USES		
Manufacturing, Production and Industrial Service		
Limited	P	
General	C	
Research Laboratory	P	
Trucking/Freight Terminal	C	
Warehousing and Wholesaling	P	
OTHER USES		
Accessory Uses	S	Section 420.050
Parking		
Accessory Parking	P	

- a. Uses designated as permitted ("P") shall be permitted, subject to compliance with any special conditions.
- b. Uses designated as conditional ("C") shall only be permitted upon approval of a Conditional Use Permit, subject to compliance with any special conditions.

- c. Uses identified with an “S” in the use table are permitted by-right, subject to compliance with all conditions of this chapter and with all other applicable provisions of this Code.
- d. Proposed uses not identified in the table above shall be reviewed by the Director of Development Services to determine the appropriate development review procedure in accordance with Chapter 470.

DEVELOPMENT STANDARDS

- 1. **Bulk and Dimensional Standards.** The following bulk and dimensional standards are established for each lot in the development:

Minimum Lot Area	1 acre
Minimum Lot Width	100 feet
Minimum Lot Depth	100 feet
Minimum Front Yard	20 feet
Minimum Rear Yard	20 feet
Minimum Side Yard	10 feet
Maximum Building Height	80 feet
Minimum Landscaped Area	20%
Maximum Building Coverage	50%

4. Outdoor Storage

- a. Outdoor storage, including delivery vehicles and equipment, shall be screened from the public right-of-way.

5. Landscaping & Screening

- a. Landscaped areas in accordance with Section 445.030(l)(4) shall be provided along Dean Avenue:

	Required Buffer Elements
Buffer strip width	20 feet
Canopy trees	1 deciduous shade tree or 2 evergreens every 60 feet
Understory trees	3 ornamental and 1 evergreen tree every 100 feet
Large flowering shrubs	4 every 30 feet
Berm	required

- b. A final landscape plan compliant with Chapter 430 of the Unified Development Code, including details described in subsection a above, shall be submitted with the Final Site Plan.

6. Parkland Dedication

- a. A parkland dedication fee equal to \$0.017 per square foot of land included in a final plat shall be paid prior to the recording of a final plat.

7. Parking Requirements

- a. Off-street parking shall be in conformance with Chapter 425.
- b. The City may allow reductions in the number of required parking spaces to be installed under one of more of the following circumstances:
 - i. The unique circumstances of the proposed use are such that it will generate a need for less parking than the ordinance standard; or
 - ii. All requests for reductions in the amount of required parking to be installed shall be accompanied by a plan showing where the total required parking spaces can be added on the lot, if necessary, up to the total amount required, without requiring a variance.

8. Security Fencing & Screening

- a. The use of fencing shall be allowable on all lots for purposes of security and screening. Fences shall be limited to ornamental type,

wrought iron style fencing, and shall not exceed 12-feet (12') in height.

- b. The use of chainlink, wood, or vinyl materials shall be prohibited.

TRANSPORTATION IMPROVEMENTS

1. Road Improvements

- a. Dean Avenue was constructed to serve the traffic generated by this area of The Good Ranch Master Planned Development. If the rezoning is approved for this project and a Final Site Plan is submitted, the Developer shall submit a traffic impact memo stating the estimated impacts to the City's transportation network. Staff shall determine the appropriate improvements, if warranted, to Dean Avenue or any other impacted public street adjacent to the project. Required improvements shall be included with the Final Site Plan review.

2. Pedestrian Improvements

- a. The extension of required sidewalk/trail improvements along the east side of Dean Avenue, south of North Cass Parkway shall be waived in lieu of the off-site pedestrian improvements described below. Required improvements shall be included with the Final Site Plan review.
 - i. A ten foot (10-ft) wide on-street trail shall be installed along the south side of North Cass Parkway/Hubach Hill Road from Dean Avenue to Brook Parkway.
 - ii. A mid-block crossing shall be constructed at the intersection of North Cass Parkway and the Good Parkway Greenway Trail.

SANITARY SEWER IMPROVEMENTS

- 1. Sanitary sewer service shall be provided to the property by the Developer.
- 2. All public improvements shall be installed in accordance with City standards. Before the installation of any sanitary sewer system improvements, the Developer shall have the engineering plans approved

by the Missouri Department of Natural Resources and the City of Raymore.

3. The developer agrees to pay any applicable sewer connection fees and rate charges.
4. All improvements must be approved by the City, constructed to City standards, and inspected by the City. The developer agrees to dedicate easements to the City in compliance with City standards for utility easements.
5. The city warrants that the existing Owen-Good lift station is able to serve the proposed development.

WATER MAIN IMPROVEMENTS

1. The development is located within the territorial area of the Cass County Public Water Supply District #10 and shall be served by the district.
2. The City shall not be responsible for any costs associated with water main or water service improvements related to the project.
3. All improvements to the water service system shall comply with the requirements of the Water District and with the requirements of the South Metro Fire Protection District.

STORMWATER IMPROVEMENTS

1. On-site stormwater management shall be completed in accordance with an stormwater management study, which shall be required to be submitted as part of the site plan review procedures as outlined in Chapter 470.160 of the Unified Development Code.
2. Stormwater management infrastructure shall be installed and operational prior to the issuance of a Certificate of Occupancy for any applicable or affected building.
3. Storm Water Quality BMPs shall be incorporated into the stormwater management plan in accordance with Chapter 450 of the Unified Development Code.

STREAM ASSESSMENT

1. The Good Ranch Master Development Agreement, dated October 14, 2014, is applicable to the development.
2. A Geomorphic Assessment was completed by Terra Technologies in October of 2018 for the Good Ranch Development. The assessment identified stream enhancements or other improvements necessary to minimize or eliminate current and anticipated geomorphic deficiencies.
3. Where a stream is crossed with a roadway, sanitary sewer line, or water line, or if a stormwater outlet structure is installed in or near the stream channel as part of the subdivision, grade control structures are to be utilized. The Developer shall include Plan details for the grade control structure as part of the public improvement construction plans for each phase of the development.

BUSINESS PARK BUILDING STANDARDS

1. The following building and design standards shall apply to the development:
 - a. **Exterior Building Materials.** Primary building materials shall be consistent among the buildings in the development and consist of materials such as stucco, stone, concrete tilt walls and brick.
 - b. **Color.** A unified color scheme shall be established to tie building elements together, relate separate (freestanding) buildings, and enhance architectural form.
 - c. **Building Form.**
 - i. Both vertical and horizontal articulation shall be used to break up building form.
 - ii. Design features such as articulated bases, columns, pilasters, and arches shall be used to articulate building facades.
 - iii. Buildings shall incorporate variations in parapet height, particularly along long, expansive
 - iv. Architectural treatments and materials shall be uniform on all four sides of the building. Variation in the sides of the building containing dock doors is allowed.
 - d. **Operational Features.** Operational features of the building such as shipping and receiving dock doors or courts, staging or storage areas, and/or trash or recycling facilities shall be oriented away and

screened from Dean Avenue.

e. Architectural Features

- i. Architectural features such as canopies and awnings shall be used to enhance building entrances.
- ii. Windows and pedestrian scaled building elements shall be incorporated into front and side building elevations where office areas are provided.

SIGNAGE

1. Subdivision entrance markers are permitted for the development along 195th Street. A sign easement shall be provided for each proposed sign. Signs shall be in compliance with Chapter 435 of the Unified Development Code.
2. Building signs identifying tenants are permitted in accordance with Chapter 435 of the Unified Development Code.

INSTALLATION AND MAINTENANCE OF PUBLIC IMPROVEMENTS

1. Before the installation of any improvements or the issuance of building permits, the Developer shall have all engineering plans approved by the City.
2. Prior to the issuance of any Certificate of Occupancy, the Developer shall install all public improvements as shown on approved engineering plans, and that City shall have accepted by Resolution, any required public improvements.
3. The developer shall be responsible for the installation and maintenance of all improvements as shown on the approved engineering plans of the subdivision for a period of two years after acceptance by the City, in accordance with the City specifications and policies. Said plans shall be on file with the City and shall reflect the development of said subdivision.

FEES, BONDS AND INSURANCE

1. The developer agrees to pay to the City, a one percent (1%) Plan Review Fee and five percent (5%) Construction Inspection Fee based on the contract development costs of all public improvements as shown on approved engineering plans of said subdivision. The City Engineer shall review and determine the reasonableness of all costs, as presented.
2. The developer agrees to pay the cost of providing any required streetlights in accordance with the approved streetlight plan. Once streetlights are accepted by the City, the City will assume maintenance responsibility for the lights.
3. The developer agrees to pay to the City a \$9 per acre fee for the placement and maintenance of outdoor warning sirens.
4. The developer agrees to dedicate to the City an easement for the purposes of future monumental public signage in the area(s) abutting North Cass Parkway/Hubach Hill along the northern portion of the property. The easement shall be of sufficient size and provided sufficient access, and be reflected on the final plat for the property.

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 Developer must comply and does not in any way constitute prior approval of any future proposal for development.
2. The covenants contained herein shall run with the land described in this agreement and shall be binding and inure to the benefit of the parties hereto and their successors or assigns and on any future and subsequent purchasers of the property.
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 the Developer the City may withhold approval of any or all building permits, or suspend or revoke any issued permits, applied for in the development, until the breach or breaches has or have been cured to the satisfaction of the City.

5. This agreement shall be recorded by the City and its covenants shall run with the land and shall bind the parties, their successors and assigns, in interest and title.
6. Any provision of this agreement which is not enforceable according to law will be severed heretofore and the remaining provisions shall be enforced to the fullest extent permitted by law. The terms of this agreement shall be construed and interpreted according to the laws of the State of Missouri. Venue for any dispute arising from, or interpretation of this agreement shall be in the Circuit Court of Cass County, Missouri.
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. 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 Developer, at:

Privitera Realty Holdings, LLC
1414 Genessee Street
Kansas City, MO 64102

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

State of Missouri

County and or City of Raymore, Cass County

On this ____ day of _____ in the year _____ before me,
_____, a Notary Public in and for said state, personally appeared
Jim Feuerborn, City Manager of the City of Raymore, Missouri, a Municipal Corporation,
known to me to be the person who executed the within Memorandum of Understanding
on behalf of said corporation and acknowledged to me that he or she executed the same
for the purposes therein stated.

[Seal]

Notary Public: _____ My Commission Expires: _____

Good Ranch Tract 12
Federal Records Storage Facility
Memorandum of Understanding

PRIVITERA REALTY HOLDINGS, LLC

Name, Title

State of Missouri

County and or City of Raymore, Cass County

On this ____ day of _____ in the year ____ before me,
_____, a Notary Public in and for said state, personally appeared
_____, _____ of _____,
known to me to be the person who executed the within Memorandum of Understanding
on behalf of said corporation and acknowledged to me that he or she executed the same
for the purposes therein stated.

[Seal]

Notary Public: _____ My Commission Expires: _____

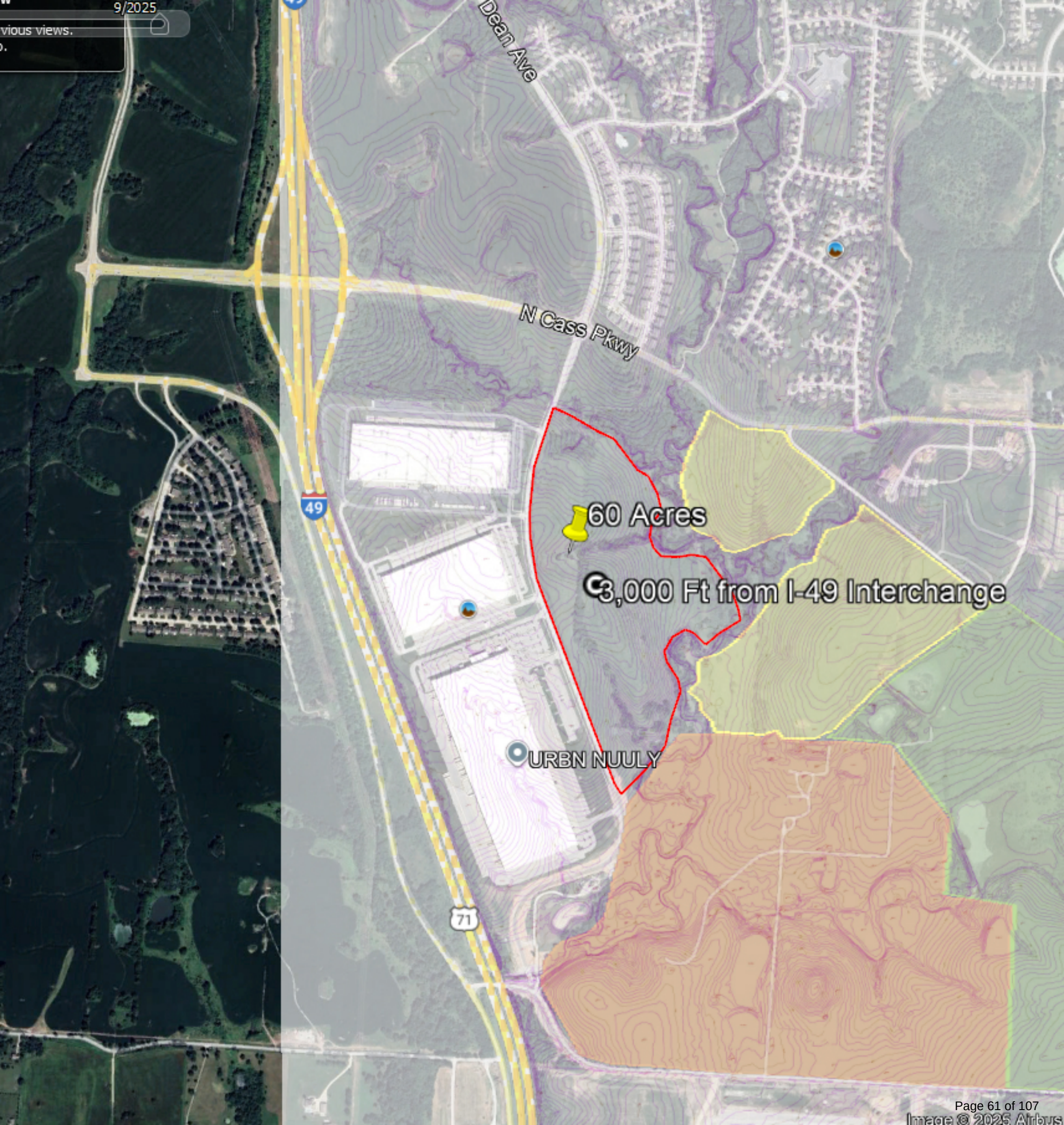
1

Exhibit A
Legal Survey Description

DRAFT

Exhibit B
Conceptual Site Plan

DRAFT



60 Acres

3,000 Ft from I-49 Interchange

URBN NUULY

71

49

Dean Ave

N Cass Pkwy

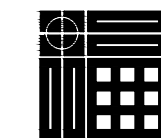


1 SITE TEST FIT

CLIENT

CONSULTANTS

ARCHITECT:



**Bell / Knott
& Associates**

CORPORATE ARCHITECTS, P.C.
12730 State Line Road Voice: 913.378.1600
Suite 100 Fax: 913.378.1601
Leawood, KS 66209 www.bellknott.com

SEA:

REVISIONS:

ISSUE DATE: 10/31/2025

ISSUE DATE:	10/31/2023
REASON FOR ISSUE:	REVIEW

REASON FOR ISSUE:	REVIEW
PROJECT NUMBER:	25 113

PROJECT NUMBER:	25-113
PROJECT PHASE:	RD

PROJECT PHASE: PD

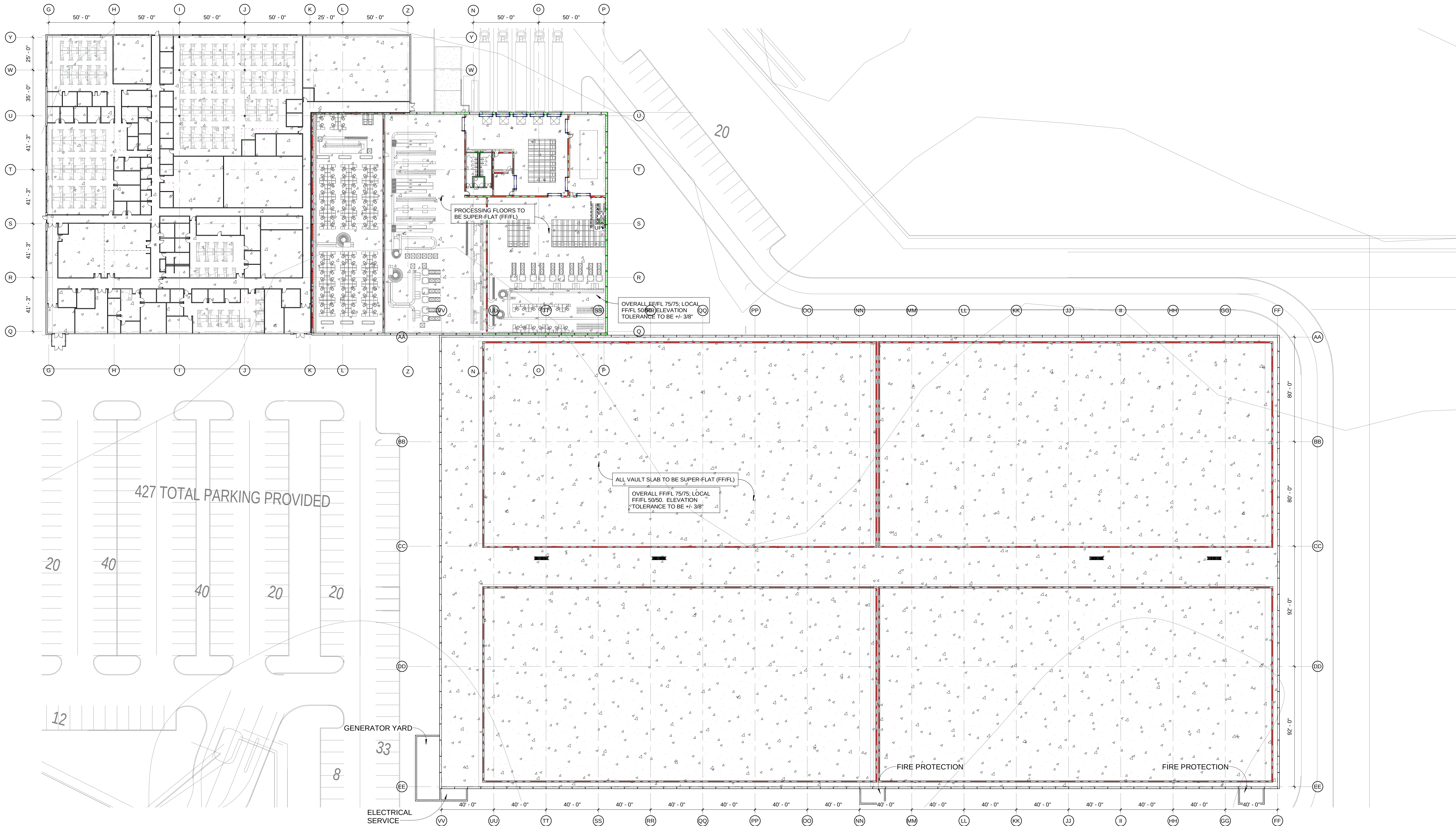
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PROPOSED SITE PLAN

SHEET NUMBER:

A050

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USCIS S. Dean Road Raymore, MO	
CIVIL ENGR LOGO	
CONTACT INFO ADDRESS	
LANDSCAPE ENGR LOGO	
CONTACT INFO ADDRESS	
STRUCTURAL ENGR LOGO	
CONTACT INFO ADDRESS	
MEP ENGR LOGO	
CONTACT INFO ADDRESS	
OTHER CONSULT LOGO	
CONTACT INFO ADDRESS	

ARCHITECT:
Bell / Knott & Associates
CORPORATE ARCHITECTS, P.C.
12730 State Line Road Suite 100
Leawood, KS 66209
Voice: 913.378.1600
Fax: 913.378.1601
www.bellknott.com

SEAL:

Not for Construction

Revisions	

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PROJECT PHASE:	SD
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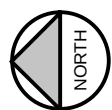
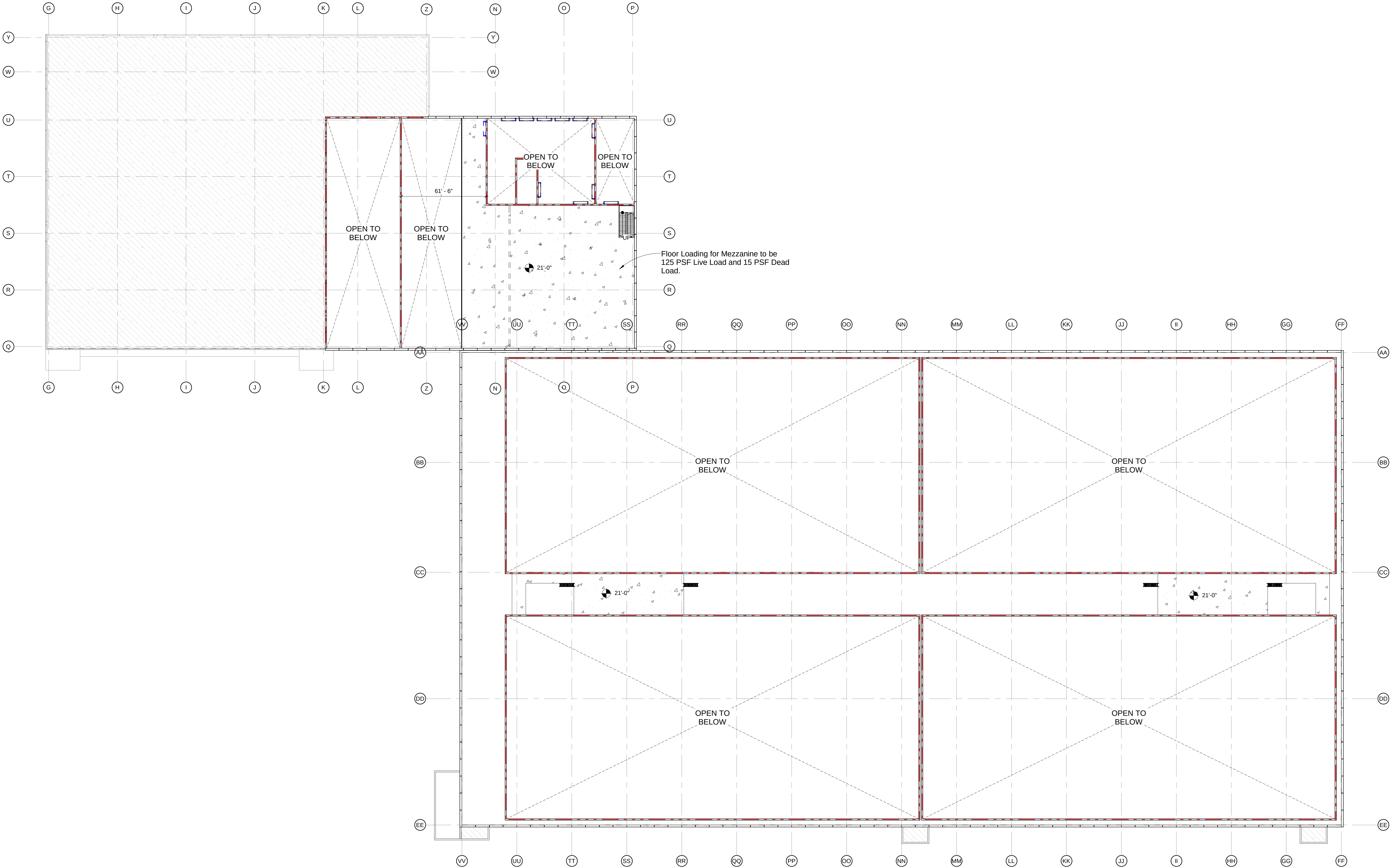
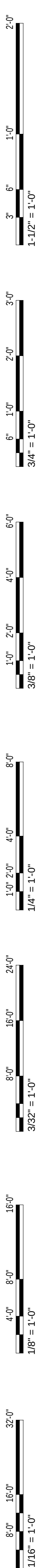
Overall Floor Plan

1 Overall First Floor Plan
1/32" = 1'-0"

SHEET NUMBER:

A100

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1 Overall Mezzanine Plan
1/32" = 1'-0"

CLIENT:

CLIENT LOGO

USCIS
S. Dean Road
Raymore, MO

CIVIL ENGR LOGO

CONTACT INFO
ADDRESS

LANDSCAPE ENGR LOGO

CONTACT INFO
ADDRESS

STRUCTURAL ENGR LOGO

CONTACT INFO
ADDRESS

MEP ENGR LOGO

CONTACT INFO
ADDRESS

OTHER CONSULT LOGO

CONTACT INFO
ADDRESS

ARCHITECT:



**Bell / Knott
& Associates**

CORPORATE ARCHITECTS, P.C.
12730 State Line Road Voice: 913.378.1600
Suite 100 Fax: 913.378.1601
Leawood, KS 66209 www.bellknott.com

SEAL:

**Not for
Construction**

Revisions

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PROJECT PHASE: SD

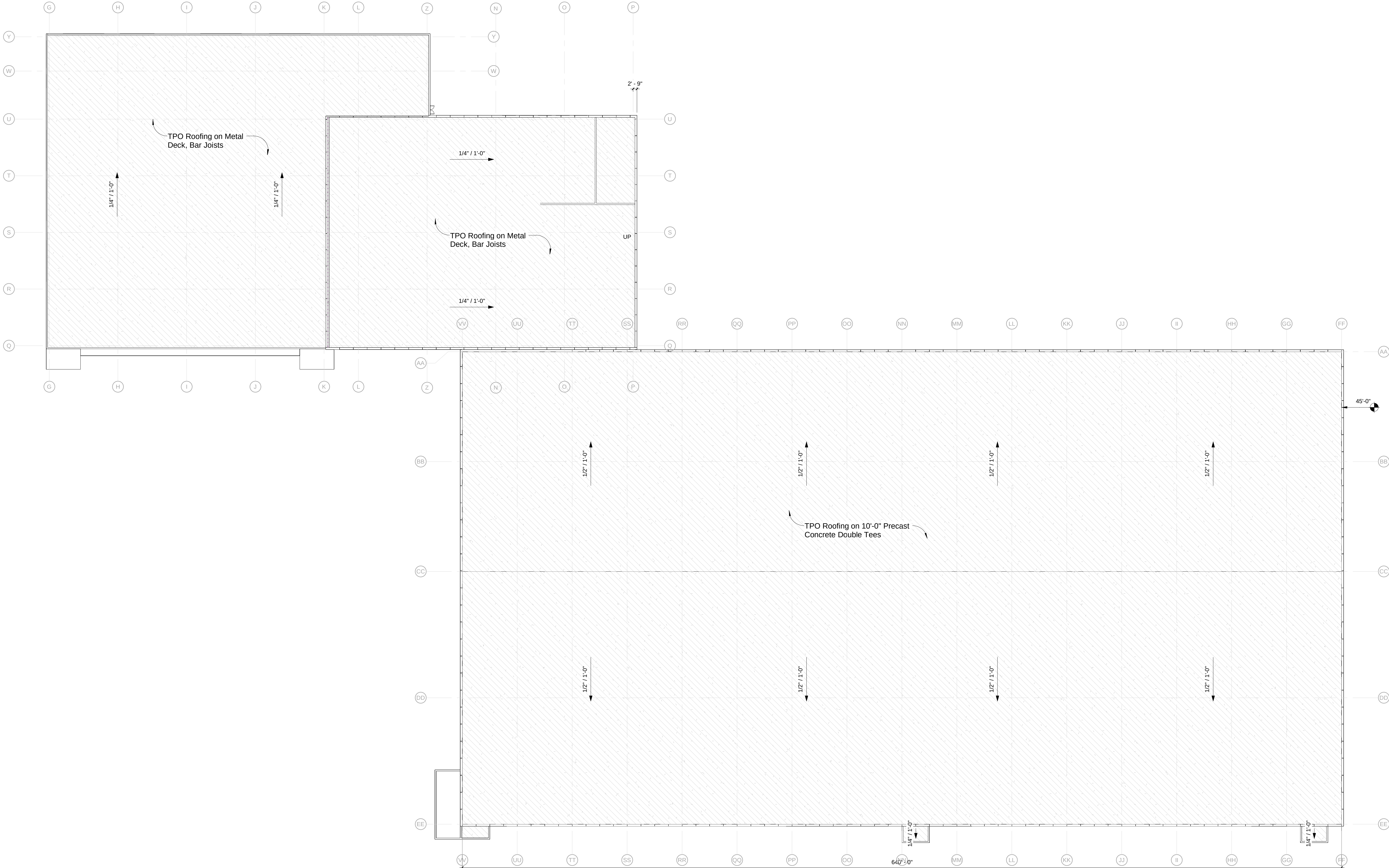
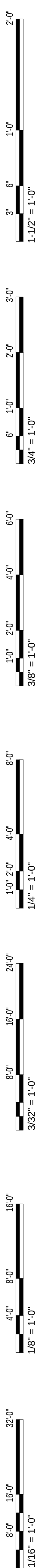
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Overall Mezzanine Plan

SHEET NUMBER:

A110

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Overall Roof Plan

CLIENT:

CLIENT LOGO

USCIS
S. Dean Road
Raymore, MO

CIVIL ENGR LOGO

CONTACT INFO
ADDRESS

LANDSCAPE ENGR LOGO

CONTACT INFO
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STRUCTURAL ENGR LOGO

CONTACT INFO
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MEP ENGR LOGO

CONTACT INFO
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OTHER CONSULT LOGO

CONTACT INFO
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Construction**

Revisions

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PROJECT PHASE: SD

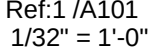
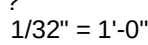
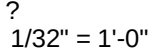
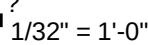
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SHEET NUMBER:

A120

A200



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CLIENT:

CLIENT LOGO

USCIS
S. Dean Road
Raymore, MO

CIVIL ENGR LOGO

CONTACT INFO
ADDRESS

LANDSCAPE ENGR LOGO

CONTACT INFO
ADDRESS

STRUCTURAL ENGR LOGO

CONTACT INFO
ADDRESS

MEP ENGR LOGO

CONTACT INFO
ADDRESS

OTHER CONSULT LOGO

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Construction**

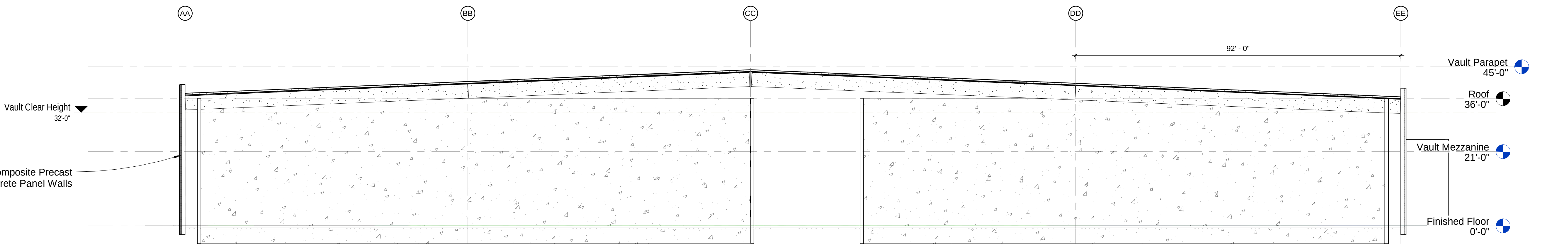
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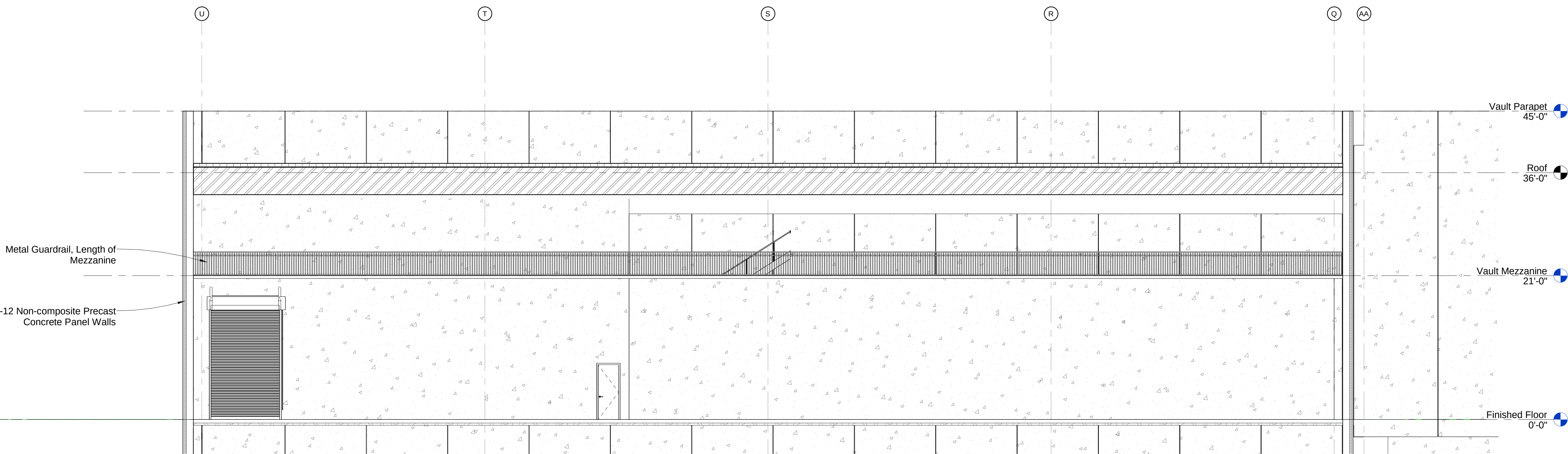
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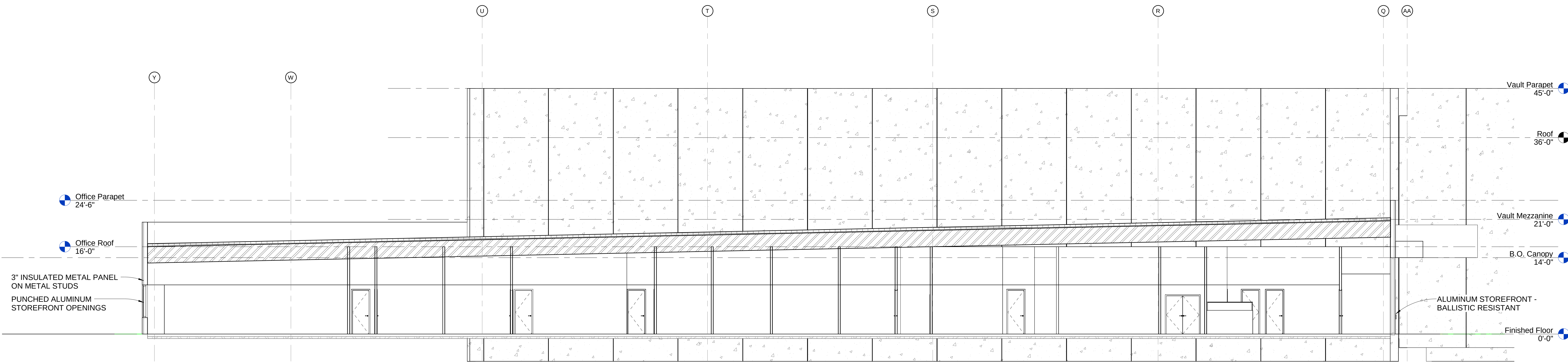
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3 Building Section - Vault (E-W)
1/16" = 1'-0"



2 Building Section - Processing (E-W)
1/8" = 1'-0"



1 Building Section - Office (E-W)
1/8" = 1'-0"

2'-0"
1'-0"
6"
1'-0" = 1'-0"

3'-0"
2'-0"
6"
1'-0" = 1'-0"

6'-0"
4'-0"
2'-0"
1'-0" = 1'-0"

8'-0"
4'-0"
1'-0" = 1'-0"

24'-0"
16'-0"
8'-0"
3'-0" = 1'-0"

16'-0"
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32'-0"
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1'-0" = 1'-0"

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Site Photos

NW Corner Looking SE



Site Photos

SW Corner of Property Looking NE





CITY OF RAYMORE
AGENDA ITEM INFORMATION FORM

DATE: 12/8/2025

SUBMITTED BY: Melissa Harmer

DEPARTMENT:

ITEM CATEGORY: Ordinance

TITLE / ISSUE / REQUEST

Award of Contract - Printing Services (pg 70)

STRATEGIC PLAN GOAL / STRATEGY

Goal 1: Manage external impressions of the community to position Raymore as a leader in the region.

FINANCIAL IMPACT

Award To:

Amount of Request/Contract:

Amount Budgeted:

Funding Source/Account:

PROJECT TIMELINE

Estimated Start Date

1/1/2026

Estimated End Date

12/31/2026

STAFF RECOMMENDATION:

Approval

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission:

Date:

Action/Vote:

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Bill 4003
2. Contract

BACKGROUND / JUSTIFICATION

It is necessary to contract with a single vendor for professionally printed items such as letterhead, business cards, envelopes, postcards and other informative, marketing and promotional print materials.

Neal/Settle Inc. submitted the only response to the City's request for proposals for printing services. The City has used Neal/Settle Inc. for several years for printing services and has enjoyed excellent customer service and products from this printer.

"AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH NEAL/SETTLE PRINTING INC. FOR PRINTING SERVICES."

WHEREAS, the City Council's Comprehensive Goal 1 outlines steps for enhancing the City's first impressions with residents and stakeholders; and,

WHEREAS, the City's need for professional printing services for regularly printed items for communications and marketing efforts is necessary.

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

Section 1. The City Manager is authorized to enter into a contract with FastSigns, attached as Exhibit A.

Section 2. The City Manager and the City Clerk are authorized to enforce the contract and make changes within budget constraints.

Section 3. 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 4. 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 8TH DAY OF DECEMBER, 2025.

BE IT REMEMBERED THAT THE ABOVE ORDINANCE WAS APPROVED AND ADOPTED THIS 22ND DAY OF DECEMBER, 2025, BY THE FOLLOWING VOTE:

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

ATTEST:

APPROVE:

Erica Hill, City Clerk

Kristofer P. Turnbow, Mayor

Date of Signature



CITY OF RAYMORE
CONTRACT FOR SERVICES

PRINTING SERVICES

Agreement made this **22nd day of December, 2025**, between Neal/Settle Printing Inc., an entity organized and existing under the laws of the State of Missouri, with its principal office located at 14004 Norby Rd, Grandview, MO 64030, hereafter referred to as the **Contractor**, and The City of Raymore, Missouri, a Charter City organized and existing under the laws of the State of Missouri, with its principal office located at 100 Municipal Circle, Raymore, Missouri, hereafter referred to as the **City**.

This contract and applicable attachments represent the entire understanding and agreement between the parties and no oral, implied, alterations or variations to the contract will be binding on the parties, except to the extent that they are in writing and signed by the parties hereto. This contract shall be binding upon the heirs, successors, administrators, executors and assigns of the parties hereto. In the event there are any inconsistencies in the provisions of this contract and those contained in the proposal they will be resolved in accordance with the terms of this contract.

This contract is effective as of **Jan 1, 2026**, and coincidental with the City Manager's signature and attestation by the City Clerk and shall remain in effect as described within the attachments.

ARTICLE I
THE WORK

Contractor agrees to perform all work and provide all materials as specified in Request for Proposal 26-001 and the General Terms and Conditions in Appendix B, commonly referred to as Contract Terms and Conditions and according to Contract Agreement set forth here. Contractor agrees to provide all labor, materials, tools, permits, and/or professional services and perform the contracted work in accordance with all specifications, terms and conditions as set forth within the proposal documents, including bonding, insurance, prevailing wage requirements, and termination clauses as needed or required. The work as specified in Appendix A

may commence upon the signing of this contract and scheduling and approval of the City.

ARTICLE II TIME OF COMMENCEMENT AND COMPLETION

Contractor agrees to perform printing services as prescribed in the RFP document. This contract is for services provided in a one year period beginning Jan. 1, 2026 and ending Dec. 31, 2026. This term shall automatically renew for two additional one-year periods under the same terms and conditions unless one or both parties submit notice as described below to cancel the agreement.

ARTICLE III CONTRACT SUM AND PAYMENT

The City agrees to pay the Contractor for services provided based upon the guaranteed pricing proposed in the Request for Proposal response submitted by the contractor and attached as Bid Form E.

ARTICLE IV CONTRACT PAYMENTS

The City agrees to pay the Contractor for the completed work as follows: The Contractor shall provide the City with invoices for services provided. Payment will constitute full and complete payment as per individual invoice and within thirty (30) days of completion and acceptance of Contractor's work. The City will be the sole judge as to the sufficiency of the work performed.

In the event of the Contractor's failure to perform any of the duties as specified in this contract, attachments, and addendums, or to correct an error within the time stipulated and agreed upon by both parties, the City shall have the right to deduct an amount not to exceed twenty-five (25%) per invoice.

Payment shall be made upon receipt of invoices presented in duplicate as outlined in Appendix B.

Third party payment agreements will not be accepted by the City.

ARTICLE V INSURANCE REQUIREMENTS

Insurance shall be provided as outlined in the General Terms and Conditions Appendix B to the Contract.

Contractor shall provide workers compensation insurance, as required by local, state and federal authority, to cover himself, employees and/or agents employed at his direction.

An annual certificate of insurance for worker's compensation and public liability, together with a properly executed endorsement, shall be delivered to the City prior to the commencement of work. The insurance company providing such coverage shall be satisfactory to the City.

All policies for liability protection, bodily injury, or property damage shall include the City of Raymore as an additional insured as such respects operation under this contract.

Contractor agrees to hold harmless and indemnify the City from any liability for damage, injury or death arising out of the work performance of the contract.

ARTICLE VI DAMAGES/DELAYS/DEFECTS

The City will not sustain monetary damage if the whole or any part of this contract is delayed through the failure of the Contractor and/or his sureties to perform any part or the whole of this contract. Thus, if at any time the Contractor refuses or neglects to supply sufficiently skilled workmen or proper materials, or fails in any respect to execute the contract, including extras, with the utmost diligence, the City may take steps deemed advisable to promptly secure the necessary labor, tools, materials, services, etc., by contract or otherwise, to complete whatever portion of the contracted work which is causing delay or is not being performed in a workmanlike manner.

Contractor shall immediately report, to the City, or a duly authorized representative, any accident whatsoever arising out of the performance of this contract, especially those resulting in death, serious injury or property damage. Contractor must provide full details and statements from any witnesses.

ARTICLE VII RESPONSIBILITIES

The City shall provide all information or services under their control with reasonable promptness and designate the City Manager, or their designee (in writing) to render decisions on behalf of the City and on whose actions and approvals the Contractor may rely.

The Contractor's responsibilities and obligations under this agreement are accepted subject to strikes, outside labor troubles (including strikes or labor troubles affecting vendors or suppliers of Contractor), accidents, transportation delays, floods, fires, or other acts of God, and any other causes of like or different character beyond the control of Contractor. Impossibility of performance by reason of any legislative, executive, or judicial act of any governmental authority shall excuse performance of or delay in performance of this agreement. The City and the Contractor shall agree upon such any delay or cancellation of performance and execute an agreement in writing documenting the excuse of performance or delay in performance of this agreement.

Contractor agrees to provide all materials, labor, tools, and equipment necessary to perform and complete the contract as specified.

Contractor will supervise and direct the work performed, and shall be responsible for his employees. Contractor will also supervise and direct the work performed by subcontractors and their employees and be responsible for the work performed by subcontractors hired by the contractor.

Contractor agrees to obtain and maintain, during the term of this contract, the necessary licenses and permits required by federal, state, county and municipal governments to perform the services as required by this contract. Contractor shall bear the cost of any permits which he is obligated to secure. Contractor will also ensure any subcontractors hired will obtain the necessary licenses and permits as required.

Contractor agrees to comply with all applicable federal, state, county and municipal laws and regulations, including, but not limited to, affirmative action, equal employment, fair labor standards and all applicable provisions of the Occupational Safety and Health Act of 1970, as amended. Contractor agrees to ensure sub-contractors and their employees comply with all applicable laws and regulations aforementioned.

Contractor also agrees to be, at all times, in full compliance with any and all applicable federal, state and local laws and regulations as they may change from time to time.

ARTICLE VIII TERMINATION OF AGREEMENT

With Cause – If Contractor fails to perform his duties as specified in this contract, the City through its appointed representative, shall notify the Contractor to correct any default under the terms of this contract. Such notification may be made in writing, and delivered via regular, certified facsimile or email. If the Contractor fails to correct any default after notification of such default, the City shall have the right to immediately terminate this agreement by giving the Contractor ten (10) days written notice, and delivered via regular, certified facsimile or e-mail.

Without Cause – The City may terminate this agreement at any time by providing sixty (60) days written notice, by certified mail, to the Contractor at the address listed below.

In the event this agreement is terminated, the City may hold as retainer the amount needed to complete the work in accordance with bid specifications.

ARTICLE IX ARBITRATION

In case of a dispute, the Contractor and the City shall each appoint a representative, who, together, shall select a third party attorney in good standing and licensed to practice law in Missouri, to arbitrate the issue. Resolution of the issue will be binding upon both parties.

ARTICLE X WARRANTY

Contractor shall, within ten (10) days of written notice from the City, correct any work found to be defective, incorrect or not in accordance with bid specifications.

ARTICLE XI AFFIDAVIT of WORK AUTHORIZATION

Pursuant to 285.530 RSMo, the bidder must affirm its enrollment and participation in a federal work authorization program with respect to the employees proposed to work in connection with the services requested herein by:

- * submitting the attached AFFIDAVIT OF WORK AUTHORIZATION and
 - * providing documentation affirming the bidder's enrollment and participation in a federal work authorization program (see below) with respect to the employees proposed to work in connection with the services requested herein.

E-Verify is an example of a federal work authorization program. Acceptable enrollment and participation documentation consists of the following two pages of the E-Verify Memorandum of Understanding (MOU): 1) a valid, completed copy of the first page identifying the bidder and 2) a valid copy of the signature page completed and signed by the bidder, the Social Security Administration, and the Department of Homeland Security – Verification Division.

ARTICLE XII
ENTIRE AGREEMENT

The parties agree that this constitutes the entire agreement and there are no further items or provisions, either oral or otherwise. Buyer agrees that it has not relied upon any representations of Contractor as to prospective performance of the goods, but has relied upon its own inspection and investigation of the subject matter.

The parties have executed this agreement at The City of Raymore the day and year first above written.

IN WITNESS WHEREOF, the parties hereunto have executed two (2) counterparts of this agreement the day and year first written above.

THE CITY OF RAYMORE, MISSOURI

By: _____
Jim Feuerborn, City Manager

Attest: _____
Erica Hill, City Clerk

(SEAL)

NEAL/SETTLE PRINTING INC.

By: Rex Neal

Title: President

Attest: Steve Stuck

APPENDIX A
SCOPE OF SERVICES

PRINTING SERVICES

ANTICIPATED SCOPE OF SERVICES:

The successful Contractor will provide all materials, equipment, staffing, and supplies necessary to perform printing services for the items listed in response to this request for bids. Prices quoted by the contractor shall remain in effect for a one year contract period (with option to renew for two additional years).

The City of Raymore is committed to fostering economic growth and opportunity within our local community. We encourage qualified businesses within Raymore and the greater Kansas City area to submit proposals to this RFP.

Upon Request the City shall supply the logos for Administration, Parks and Recreation, Public Works, Court and Police Department, and any other pertinent artwork to the contractor.

Materials are expected to be of the highest quality.

ADDITIONAL BIDDING INFORMATION

Project is Tax Exempt

PROPOSAL PRICING ATTACHED AT END OF DOCUMENT

CITY OF RAYMORE, MISSOURI
RFP # 26-001

Appendix B
General Terms and Conditions

A. Procedures

The extent and character of the services to be performed by the Contractor shall be subject to the general control and approval of the Communications Director or their authorized representative(s) in consultation with the Finance Director . The Contractor shall not comply with requests and/or orders issued by an unauthorized individual. The Communications Director will designate their authorized representatives in writing. Both the City of Raymore and the Contractor must approve any changes to the contract in writing.

B. Contract Period

Award of this contract is anticipated prior to the end of December, 2025. Contractor agrees to perform printing services as prescribed in the RFP document. This contract is for services provided in a one year period beginning Jan. 1, 2026 and ending Dec. 31, 2026. This term shall automatically renew for two additional one-year periods under the same terms and conditions unless one or both parties submit notice as described below to cancel the agreement.

C. Insurance

The Bidder/Contractor shall procure, maintain, and provide proof of, insurance coverage for injuries to persons and/or property damage as may arise from or in conjunction with, the work performed on behalf of the City of Raymore by the Bidder/Contractor, its agents, representatives, employees or subcontractors. The City of Raymore shall be named as an additional insured under such insurance contracts (except for Worker's Compensation coverage). All coverage for the City shall be written on a primary basis, without contribution from the City's coverage A Certificate of Insurance will be required within ten calendar days from the date of receipt of the Notice of Award. All policies shall be issued on an occurrence form.

Insurance requirements are minimums required for a City Occupational License. General Liability \$300,000 and workers compensation if required by State statute.

D. Hold Harmless Clause

The Bidder/Contractor shall, during the term of the contract including any warranty period, indemnify, defend, and hold harmless the City of Raymore, its officials, employees, agents, residents and representatives thereof from all suits, actions, or claims of any kind, including attorney's fees, brought on account of any personal injuries, damages, or violations of rights, sustained by any person or property in consequence of any neglect in safeguarding contract work or on account of any act or omission by the Contractor or his employees, or from any

claims or amounts arising from violation of any law, bylaw, ordinance, regulation or decree. The vendor agrees that this clause shall include claims involving infringement of patent or copyright.

E. *Exemption from Taxes*

The City of Raymore is exempt from state sales tax and federal excise tax. Tax exemption certificates indicating this tax exempt status will be furnished on request, and therefore the City shall not be charged taxes for materials or labor.

F. *Employment Discrimination by Contractors Prohibited/Wages/ Information*

During the performance of a contract, the Contractor shall agree that it will not discriminate against any employee or applicant for employment because of race, religion, color, sex, national origin, or disabilities, except where religion, sex or national origin is a bona fide occupational qualification reasonably necessary to the normal operation of the Contractor; that it will post in conspicuous places, available to employees and applicants for employment, notices setting forth nondiscrimination practices, and that it will state, in all solicitations or advertisements for employees placed by or on behalf of the Contractor, that it is an equal opportunity employer. Notices, advertisements and solicitations placed in accordance with federal law, rule or regulation shall be deemed sufficient to meet this requirement.

The Contractor will include the provisions of the foregoing paragraphs in every subcontract or purchase order so that the provisions will be binding upon each subcontractor or vendor used by the Contractor.

G. *Invoicing and Payment*

The Bidder shall submit invoices, in duplicate, for services outlined above in the scope of services. Payment of invoices shall occur within 30 days after receipt of said invoice.

Third party payment arrangements will not be accepted by the City.

H. *Cancellation*

The City of Raymore reserves the right to cancel and terminate this contract in part or in whole without penalty upon 30 days written notice to the Bidder/Contractor. Any contract cancellation notice shall not relieve the Bidder/Contractor of the obligation to deliver and/or perform on all outstanding orders issued prior to the effective date of cancellation.

I. *Contractual Disputes*

The Contractor shall give written notice to the City of Raymore of its intent to file a claim for money or other relief at the time of the occurrence or the beginning of the work upon which the claim is to be based.

The written claim shall be submitted to the City no later than sixty (60) days after final payment. If the claim is not disposed of by agreement, the City of

Raymore shall reduce their decision to writing and mail or otherwise forward a copy thereof to the Contractor within thirty (30) days of receipt of the claim.

City decision shall be final unless the Contractor appeals within thirty (30) days by submitting a written letter of appeal to the Finance Director, or her designee. The Finance Director shall render a decision within sixty (60) days of receipt of the appeal.

J. *Severability*

In the event that any provision shall be adjudged or decreed to be invalid, such ruling shall not invalidate the entire Agreement but shall pertain only to the provision in question and the remaining provisions shall continue to be valid, binding and in full force and effect.

K. *Applicable Laws*

This contract shall be governed in all respects by federal and state laws. All work performed shall be in compliance with all applicable City of Raymore codes.

L. *Drug/Crime Free Work Place*

The Bidder acknowledges and certifies that it understands that the following acts by the contractor, its employees, and/or agents performing services on City of Raymore property are prohibited:

1. The unlawful manufacture, distribution, dispensing, possession or use of alcohol or other drugs; and
2. Any impairment or incapacitation from the use of alcohol or other drugs (except the use of drugs for legitimate medical purposes).
3. Any crimes committed while on City property.

The Bidder further acknowledges and certifies that it understands that a violation of these prohibitions constitutes a breach of contract and may result in default action being taken by the City of Raymore in addition to any criminal penalties that may result from such conduct.

M. *Inspection*

At the conclusion of each job order, the Bidder shall demonstrate to the Communications Director or his authorized representative(s) of the City that the work is fully complete and in compliance with the scope of services. Any deficiencies shall be promptly and permanently corrected by the Bidder/Contractor at the Bidder's/Contractor's sole expense prior to final acceptance of work, and normal warranties shall be issued at point of final acceptance by the City of Raymore.

N. *No Escalation of Fees*

The pricing of services contained in the contract for the selected Contractor shall remain in effect for the duration of the contract. No escalation of fees will be allowed.

O. *Permits/Certificates*

The successful Contractor shall be responsible for obtaining all permits/certificates, and for incurring all expenses associated with those items, prior to proceeding with the scope of work and services described in this solicitation. Included in these permits will be the "Occupational License" required of all contractors doing business within the City limits of Raymore. This permit can be obtained from the office of the City Clerk, 100 Municipal Circle, Raymore, Missouri, 64083.

P. *Bid Bond*

A bid bond or certified check from a surety or bank, approved by the Purchasing Specialist, in the amount of \$500.00 must accompany each proposal. Prior approval of the proposed surety or bank furnishing the bid security, before the bid date, is recommended. An unacceptable bid security may be cause for rejection of the proposal. No bidder may withdraw his bid for a period of sixty (60) days after the date of opening of bids.

Q. *Rejection of Bids*

The City reserves the right to reject any and all bids, to waive technical defects in the bid, and to select the bid deemed most advantageous to the City.

R. *Release of Information*

Pursuant to 610.021 RSMo, all documents within a request for proposal will become open record to the public upon a negotiated contract being executed. All documents within a request for bid become open record as soon as the bid is opened. Bidders and proposers should be aware that all documents within a submittal will become open records.

S. *Affidavit of Work Authorization and Documentation*

Pursuant to 285.530 RSMo, the bidder must affirm its enrollment and participation in a federal work authorization program with respect to the employees proposed to work in connection with the services requested herein by

- * submitting the attached AFFIDAVIT OF WORK AUTHORIZATION and
- * providing documentation affirming the bidder's enrollment and participation in a federal work authorization program (see below) with respect to the employees proposed to work in connection with the services requested herein.

E-Verify is an example of a federal work authorization program. Acceptable enrollment and participation documentation consists of the following two pages of the E-Verify Memorandum of Understanding (MOU): 1) a valid, completed copy of the first page identifying the bidder and 2) a valid copy of the signature page completed and signed by the bidder, the Social Security Administration, and the Department of Homeland Security – Verification Division.

BID PROPOSAL FORM E – Project No. 26-001

PRINTING SERVICES

Item #	Item Description	Quantity ordered at a time	Price
1	#10 Window Envelope with Return Address and Logo #24 white woven. Admin, Court and Police have different Logos Black Print	3,000	250.00
2	#10 Regular Envelope with Return Address And Logo #24 white woven. Admin, Court and Police have different Logos. Black Print	3,000	235.00
3	#10 Security Envelope with return address and Logo #24 white woven . Black Print <i>Window</i>	3,000	264.00
4	Ruled 8 ½" x 11" notepads with 3 hole. Different Departments will use different letterhead. 24# Black Print	25 pads of 50	215.00
5	Non-ruled 8 ½" x 11" notepads with 3 hole. Different Departments will use different letterhead 24# Black Print	25 pads of 50	215.00
6	Business Cards on Linen Card Stock Font: HK, Nova and Archer - varies by dept. Color Printing both sides	500/Box	70.00
7	Door Hangers - 5" x 11" matte paper stock, full color one side, black only other side	300	210.00
8	Post Card 4" x 6" glossy for mailing. Printing only no mailing. Uncoated on mailing side	1,000	182.00
9	Notice 4" x 6" yellow paper - Black printing only one side	500	78.00
10	Paper label Stickers 2" x 3 ½". - Approved/Not Approved	1,000	164.00
11	Court Probation Sheets - 2 part carbonless 8 ½" x 11"	500	120.00
12	Court 4" x 5" pads "Track this case" glued at the top	100 pads of 50	162.00
13	Court ½ sheet "TVB" schedule	100 pads of 50	220.00
14	Note cards: 5.5" x 4" full-color, folded with envelopes. Full color one side, blank on the other with plain envelopes	500	320.00
15	Rack cards 4" x 9" full color two sides. Standard white cover weight stock	500	140.00
16	Police Dept. Letterhead - Paper stock slightly heavier than standard. Cream colored. Full Color	500	140.00

17	Oversized postcard: 8.5" x 5.47" full color Matte both sides. One side color and one side black	10,000	1160.00
18	Standard postcard: 5.5" x 4.3" full color Matte both sides. One side color and one side black	10,000	795.00

Miscellaneous Costs & Other Items:

Set Up Fees	<u>0</u>
Delivery Charge per order	<u>0</u>
Rush order processing additional costs	<u>10%</u>
Standard Discount for items ordered not directly related to any above	<u>10%</u>
Approximate number of days from order to delivery of order	<u>5 Bus. Days</u>

With your bid, please submit a minimum of five different samples of the items above, as proof of quality of products being priced on the bid sheet for staff evaluation. These samples may be new items, overruns, or items printed incorrectly for others. Staff will be examining the quality of the products priced in this proposal.

BID
OF:

Neal/Settle Printing Inc.
(Firm Name)

DATE:

11/18/25

LATE BIDS CANNOT BE ACCEPTED!



CITY OF RAYMORE
AGENDA ITEM INFORMATION FORM

DATE: 12/8/2025

SUBMITTED BY: Melissa Harmer

DEPARTMENT:

ITEM CATEGORY: Ordinance

TITLE / ISSUE / REQUEST

Award of Contract - Sign Printing Services (pg 87)

STRATEGIC PLAN GOAL / STRATEGY

Goal 1: Manage external impressions of the community to position Raymore as a leader in the region.

FINANCIAL IMPACT

Award To:

Amount of Request/Contract:

Amount Budgeted:

Funding Source/Account:

PROJECT TIMELINE

Estimated Start Date

1/1/2026

Estimated End Date

12/31/2026

STAFF RECOMMENDATION:

Approve

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission:

Date:

Action/Vote:

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Bill 4004
2. Contract

BACKGROUND / JUSTIFICATION

It is necessary to contract with a single vendor for professional signage to fulfill the communications needs of various departments of the City.

Two bids were received for sign printing services. The bid proposal from FastSigns was priced significantly lower on every item than the bid received from an out of state printing company. FastSigns is also located in the area, eliminating the cost of shipping for every order.

"AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH FASTSIGNS FOR SIGN PRINTING SERVICES."

WHEREAS, the City Council's Comprehensive Goal 1 outlines steps for enhancing the City's first impressions with residents and stakeholders; and,

WHEREAS, the City's need for professional printing services for signs, banners and other specialty signage is necessary.

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

Section 1. The City Manager is authorized to enter into a contract with FastSigns, attached as Exhibit A.

Section 2. The City Manager and the City Clerk are authorized to enforce the contract and make changes within budget constraints.

Section 3. 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 4. 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 8TH DAY OF DECEMBER, 2025.

BE IT REMEMBERED THAT THE ABOVE ORDINANCE WAS APPROVED AND ADOPTED THIS 22ND DAY OF DECEMBER, 2025, BY THE FOLLOWING VOTE:

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

ATTEST:

APPROVE:

Erica Hill, City Clerk

Kristofer P. Turnbow, Mayor

Date of Signature



CITY OF RAYMORE
CONTRACT FOR SERVICES

SIGN PRINTING SERVICES

Agreement made this **22nd day of December, 2025**, between FastSigns, an entity organized and existing under the laws of the State of Missouri, with its principal office located at 17331 E. US Hwy 40 Ste 104, Independence, MO 64055, hereafter referred to as the **Contractor**, and The City of Raymore, Missouri, a Charter City organized and existing under the laws of the State of Missouri, with its principal office located at 100 Municipal Circle, Raymore, Missouri, hereafter referred to as the **City**.

This contract and applicable attachments represent the entire understanding and agreement between the parties and no oral, implied, alterations or variations to the contract will be binding on the parties, except to the extent that they are in writing and signed by the parties hereto. This contract shall be binding upon the heirs, successors, administrators, executors and assigns of the parties hereto. In the event there are any inconsistencies in the provisions of this contract and those contained in the proposal they will be resolved in accordance with the terms of this contract.

This contract is effective as of Jan. 1, 2026, and coincidental with the City Manager's signature and attestation by the City Clerk and shall remain in effect as described within the attachments.

ARTICLE I
THE WORK

Contractor agrees to perform all work and provide all materials as specified in Request for Proposal 26-002 and the General Terms and Conditions in Appendix B, commonly referred to as Contract Terms and Conditions and according to Contract Agreement set forth here. Contractor agrees to provide all labor, materials, tools, permits, and/or professional services and perform the contracted work in accordance with all specifications, terms and conditions as set forth within the proposal documents, including bonding, insurance, prevailing wage requirements, and termination clauses as needed or required. The work as specified in Appendix

A may commence upon the signing of this contract and scheduling and approval of the City.

ARTICLE II TIME OF COMMENCEMENT AND COMPLETION

Contractor agrees to perform sign printing services as prescribed in the RFP document. This contract is for services provided in a one year period beginning Jan. 1, 2026 and ending Dec. 31, 2026. This term shall automatically renew for two additional one-year periods under the same terms and conditions unless one or both parties submit notice as described below to cancel the agreement.

ARTICLE III CONTRACT SUM AND PAYMENT

The City agrees to pay the Contractor for services provided based upon the guaranteed pricing proposed in the Request for Proposal response submitted by the contractor and attached as Bid Form E.

ARTICLE IV CONTRACT PAYMENTS

The City agrees to pay the Contractor for the completed work as follows: The Contractor shall provide the City with invoices for services provided. Payment will constitute full and complete payment as per individual invoice and within thirty (30) days of completion and acceptance of Contractor's work. The City will be the sole judge as to the sufficiency of the work performed.

In the event of the Contractor's failure to perform any of the duties as specified in this contract, attachments, and addendums, or to correct an error within the time stipulated and agreed upon by both parties, the City shall have the right to deduct an amount not to exceed twenty-five (25%) per invoice.

Payment shall be made upon receipt of invoices presented in duplicate as outlined in Appendix B.

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Insurance shall be provided as outlined in the General Terms and Conditions Appendix B to the Contract.

Contractor shall provide workers compensation insurance, as required by local, state and federal authority, to cover himself, employees and/or agents employed at his direction.

An annual certificate of insurance for worker's compensation and public liability, together with a properly executed endorsement, shall be delivered to the City prior to the commencement of work. The insurance company providing such coverage shall be satisfactory to the City.

All policies for liability protection, bodily injury, or property damage shall include the City of Raymore as an additional insured as such respects operation under this contract.

Contractor agrees to hold harmless and indemnify the City from any liability for damage, injury or death arising out of the work performance of the contract.

ARTICLE VI DAMAGES/DELAYS/DEFECTS

The City will not sustain monetary damage if the whole or any part of this contract is delayed through the failure of the Contractor and/or his sureties to perform any part or the whole of this contract. Thus, if at any time the Contractor refuses or neglects to supply sufficiently skilled workmen or proper materials, or fails in any respect to execute the contract, including extras, with the utmost diligence, the City may take steps deemed advisable to promptly secure the necessary labor, tools, materials, services, etc., by contract or otherwise, to complete whatever portion of the contracted work which is causing delay or is not being performed in a workmanlike manner.

Contractor shall immediately report, to the City, or a duly authorized representative, any accident whatsoever arising out of the performance of this contract, especially those resulting in death, serious injury or property damage. Contractor must provide full details and statements from any witnesses.

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Contractor agrees to comply with all applicable federal, state, county and municipal laws and regulations, including, but not limited to, affirmative action, equal employment, fair labor standards and all applicable provisions of the Occupational Safety and Health Act of 1970, as amended. Contractor agrees to ensure subcontractors and their employees comply with all applicable laws and regulations aforementioned.

Contractor also agrees to be, at all times, in full compliance with any and all applicable federal, state and local laws and regulations as they may change from time to time.

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With Cause – If Contractor fails to perform his duties as specified in this contract, the City through its appointed representative, shall notify the Contractor to correct any default under the terms of this contract. Such notification may be made in writing, and delivered via regular, certified facsimile or email. If the Contractor fails to correct any default after notification of such default, the City shall have the right to immediately terminate this agreement by giving the Contractor ten (10) days written notice, and delivered via regular, certified facsimile or e-mail.

Without Cause – The City may terminate this agreement at any time by providing sixty (60) days written notice, by certified mail, to the Contractor at the address listed below.

In the event this agreement is terminated, the City may hold as retainer the amount needed to complete the work in accordance with bid specifications.

ARTICLE IX ARBITRATION

In case of a dispute, the Contractor and the City shall each appoint a representative, who, together, shall select a third party attorney in good standing and licensed to practice law in Missouri, to arbitrate the issue. Resolution of the issue will be binding upon both parties.

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- * submitting the attached AFFIDAVIT OF WORK AUTHORIZATION and
 - * providing documentation affirming the bidder's enrollment and participation in a federal work authorization program (see below) with respect to the employees proposed to work in connection with the services requested herein.

E-Verify is an example of a federal work authorization program. Acceptable enrollment and participation documentation consists of the following two pages of the E-Verify Memorandum of Understanding (MOU): 1) a valid, completed copy of the first page identifying the bidder and 2) a valid copy of the signature page completed and signed by the bidder, the Social Security Administration, and the Department of Homeland Security – Verification Division.

ARTICLE XII
ENTIRE AGREEMENT

The parties agree that this constitutes the entire agreement and there are no further items or provisions, either oral or otherwise. Buyer agrees that it has not relied upon any representations of Contractor as to prospective performance of the goods, but has relied upon its own inspection and investigation of the subject matter.

The parties have executed this agreement at The City of Raymore the day and year first above written.

IN WITNESS WHEREOF, the parties hereunto have executed two (2) counterparts of this agreement the day and year first written above.

THE CITY OF RAYMORE, MISSOURI

By: _____
Jim Feuerborn, City Manager

Attest: _____
Erica Hill, City Clerk

(SEAL)

FASTSIGNS

By: _____

Title: PRESIDENT

Attest: Jim Hoggman VP

APPENDIX A
SCOPE OF SERVICES

SIGN PRINTING SERVICES

ANTICIPATED SCOPE OF SERVICES:

The successful Contractor will provide all materials, equipment, staffing, and supplies necessary to perform Sign Printing services for the items listed in response to this request for Proposals. Prices quoted by the contractor shall remain in effect for a one year contract period (with option to renew for two additional years).

The City of Raymore is committed to fostering economic growth and opportunity within our local community. We encourage qualified businesses within Raymore and the greater Kansas City area to submit proposals to this RFP.

Upon Request the City shall supply the logos for Administration, Parks and Recreation, Public Works, Court and Police Department, and any other pertinent artwork to the contractor.

Materials are expected to be of the highest quality.

ADDITIONAL BIDDING INFORMATION

Project is Tax Exempt

CITY OF RAYMORE, MISSOURI
RFP # 26-002

Appendix B
General Terms and Conditions

A. Procedures

The extent and character of the services to be performed by the Contractor shall be subject to the general control and approval of the Communications Director or their authorized representative(s) in consultation with the Finance Director. The Contractor shall not comply with requests and/or orders issued by an unauthorized individual. The Communications Director will designate their authorized representatives in writing. Both the City of Raymore and the Contractor must approve any changes to the contract in writing.

B. Contract Period

Award of this contract is anticipated prior to the end of December, 2025. Contractor agrees to perform sign printing services as prescribed in the RFP document. This contract is for services provided in a one year period beginning Jan. 1, 2026 and ending Dec. 31, 2026. This term shall automatically renew for two additional one-year periods under the same terms and conditions unless one or both parties submit notice as described below to cancel the agreement.

C. Insurance

The Bidder/Contractor shall procure, maintain, and provide proof of, insurance coverage for injuries to persons and/or property damage as may arise from or in conjunction with, the work performed on behalf of the City of Raymore by the Bidder/Contractor, its agents, representatives, employees or subcontractors. The City of Raymore shall be named as an additional insured under such insurance contracts (except for Worker's Compensation coverage). All coverage for the City shall be written on a primary basis, without contribution from the City's coverage. A Certificate of Insurance will be required within ten calendar days from the date of receipt of the Notice of Award. All policies shall be issued on an occurrence form.

Insurance requirements are minimums required for a City Occupational License. General Liability \$300,000 and workers compensation if required by State statute.

D. Hold Harmless Clause

The Bidder/Contractor shall, during the term of the contract including any warranty period, indemnify, defend, and hold harmless the City of Raymore, its officials, employees, agents, residents and representatives thereof from all suits, actions, or claims of any kind, including attorney's fees, brought on account of any personal injuries, damages, or violations of rights, sustained by any person or property in consequence of any neglect in safeguarding contract work or on account of any act or omission by the Contractor or his employees, or from any

claims or amounts arising from violation of any law, bylaw, ordinance, regulation or decree. The vendor agrees that this clause shall include claims involving infringement of patent or copyright.

E. *Exemption from Taxes*

The City of Raymore is exempt from state sales tax and federal excise tax. Tax exemption certificates indicating this tax exempt status will be furnished on request, and therefore the City shall not be charged taxes for materials or labor.

F. *Employment Discrimination by Contractors Prohibited/Wages/ Information*

During the performance of a contract, the Contractor shall agree that it will not discriminate against any employee or applicant for employment because of race, religion, color, sex, national origin, or disabilities, except where religion, sex or national origin is a bona fide occupational qualification reasonably necessary to the normal operation of the Contractor; that it will post in conspicuous places, available to employees and applicants for employment, notices setting forth nondiscrimination practices, and that it will state, in all solicitations or advertisements for employees placed by or on behalf of the Contractor, that it is an equal opportunity employer. Notices, advertisements and solicitations placed in accordance with federal law, rule or regulation shall be deemed sufficient to meet this requirement.

The Contractor will include the provisions of the foregoing paragraphs in every subcontract or purchase order so that the provisions will be binding upon each subcontractor or vendor used by the Contractor.

G. *Invoicing and Payment*

The Bidder shall submit invoices, in duplicate, for services outlined above in the scope of services. Payment of invoices shall occur within 30 days after receipt of said invoice.

Third party payment arrangements will not be accepted by the City.

H. *Cancellation*

The City of Raymore reserves the right to cancel and terminate this contract in part or in whole without penalty upon 30 days written notice to the Bidder/Contractor. Any contract cancellation notice shall not relieve the Bidder/Contractor of the obligation to deliver and/or perform on all outstanding orders issued prior to the effective date of cancellation.

I. *Contractual Disputes*

The Contractor shall give written notice to the City of Raymore of its intent to file a claim for money or other relief at the time of the occurrence or the beginning of the work upon which the claim is to be based.

The written claim shall be submitted to the City no later than sixty (60) days after final payment. If the claim is not disposed of by agreement, the City of

Raymore shall reduce their decision to writing and mail or otherwise forward a copy thereof to the Contractor within thirty (30) days of receipt of the claim.

City decision shall be final unless the Contractor appeals within thirty (30) days by submitting a written letter of appeal to the Finance Director, or her designee. The Finance Director shall render a decision within sixty (60) days of receipt of the appeal.

J. *Severability*

In the event that any provision shall be adjudged or decreed to be invalid, such ruling shall not invalidate the entire Agreement but shall pertain only to the provision in question and the remaining provisions shall continue to be valid, binding and in full force and effect.

K. *Applicable Laws*

This contract shall be governed in all respects by federal and state laws. All work performed shall be in compliance with all applicable City of Raymore codes.

L. *Drug/Crime Free Work Place*

The Bidder acknowledges and certifies that it understands that the following acts by the contractor, its employees, and/or agents performing services on City of Raymore property are prohibited:

1. The unlawful manufacture, distribution, dispensing, possession or use of alcohol or other drugs; and
2. Any impairment or incapacitation from the use of alcohol or other drugs (except the use of drugs for legitimate medical purposes).
3. Any crimes committed while on City property.

The Bidder further acknowledges and certifies that it understands that a violation of these prohibitions constitutes a breach of contract and may result in default action being taken by the City of Raymore in addition to any criminal penalties that may result from such conduct.

M. *Inspection*

At the conclusion of each job order, the Bidder shall demonstrate to the Communications Director or his authorized representative(s) of the City that the work is fully complete and in compliance with the scope of services. Any deficiencies shall be promptly and permanently corrected by the Bidder/Contractor at the Bidder's/Contractor's sole expense prior to final acceptance of work, and normal warranties shall be issued at point of final acceptance by the City of Raymore.

N. *No Escalation of Fees*

The pricing of services contained in the contract for the selected Contractor shall remain in effect for the duration of the contract. No escalation of fees will be allowed.

O. *Permits/Certificates*

The successful Contractor shall be responsible for obtaining all permits/certificates, and for incurring all expenses associated with those items, prior to proceeding with the scope of work and services described in this solicitation. Included in these permits will be the "Occupational License" required of all contractors doing business within the City limits of Raymore. This permit can be obtained from the office of the City Clerk, 100 Municipal Circle, Raymore, Missouri, 64083.

P. *Bid Bond*

A bid bond or certified check from a surety or bank, acceptable to the Purchasing Specialist, in the amount of \$500.00 must accompany each proposal. Prior acceptability of the proposed surety or bank furnishing the bid security, before the bid date, is recommended. An unacceptable bid security may be cause for rejection of the proposal. No bidder may withdraw his bid for a period of sixty (60) days after the date of opening of bids.

Q. *Rejection of Bids*

The City reserves the right to reject any and all bids, to waive technical defects in the bid, and to select the bid deemed most advantageous to the City.

R. *Release of Information*

Pursuant to 610.021 RSMo, all documents within a request for proposal will become open record to the public upon a negotiated contract being executed. All documents within a request for bid become open record as soon as the bid is opened. Bidders and proposers should be aware that all documents within a submittal will become open records.

S. *Affidavit of Work Authorization and Documentation*

Pursuant to 285.530 RSMo, the bidder must affirm its enrollment and participation in a federal work authorization program with respect to the employees proposed to work in connection with the services requested herein by

- * submitting the attached AFFIDAVIT OF WORK AUTHORIZATION and
- * providing documentation affirming the bidder's enrollment and participation in a federal work authorization program (see below) with respect to the employees proposed to work in connection with the services requested herein.

E-Verify is an example of a federal work authorization program. Acceptable enrollment and participation documentation consists of the following two pages of the E-Verify Memorandum of Understanding (MOU): 1) a valid, completed copy of the first page identifying the bidder and 2) a valid copy of the signature page completed and signed by the bidder, the Social Security Administration, and the Department of Homeland Security – Verification Division.

BID PROPOSAL FORM E – Project No. 26-002

SIGN PRINTING SERVICES

Item #	Item Description		Price
1	2x4' vinyl banner, full color with stitching and grommets.	1	32
2	3x5' vinyl banner, full color with stitching and grommets.	1	60
3	4x8' vinyl banner, full color with stitching and grommets.	1	128
4	24x36" wall sign mounted on foamcore	1	50
5	4x8' Full color coroplast sign	1	180
6	17x36" light pole banner, 2" pole pockets	1	60
7	22x36" light pole banner, 2" pole pockets	1	70
8	18x24" full color yard signs (both cardboard and plastic) w/ stands <i>D/S</i>		22

Miscellaneous Costs & Other Items:

Set Up Fees	<u>\$ 40</u>
Delivery Charge per order	<u>\$10</u>
Rush order processing additional costs	<u>\$150</u>
Standard Discount for items ordered not directly related to any above	<u>15%</u>
Approximate number of days from order to delivery of order	<u>4 to 5</u>



CITY OF RAYMORE
AGENDA ITEM INFORMATION FORM

DATE: 12/8/2025

SUBMITTED BY: Erica Hill

DEPARTMENT: City Clerk

ITEM CATEGORY: Ordinance

TITLE / ISSUE / REQUEST

Calling for the April 7, 2026 Municipal Election (pg 103)

STRATEGIC PLAN GOAL / STRATEGY

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 4005

BACKGROUND / JUSTIFICATION

The City Charter, Section 9.1, calls for the regular municipal election to be held on the first Tuesday after the first Monday in April. The 2026 election will be held on Tuesday, April 7, 2026, for the following officers of the City:

- Councilmember Ward 1, two-year term: currently held by Brian Mills
- Councilmember Ward 2, two-year term: currently held by Thomas Circo

- Councilmember Ward 3, two-year term: currently held by Jay Holman
- Councilmember Ward 4, two-year term: currently held by Sonja Abdelgawad

Candidate filing is from Tuesday, December 9, 2025 through Tuesday, December 30, 2025.

BILL 4005

ORDINANCE

"AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, CALLING FOR AND ESTABLISHING THE DATE OF THE GENERAL MUNICIPAL ELECTION TO BE HELD ON APRIL 7, 2026."

WHEREAS, according to the Raymore City Charter Section 9.1 Municipal Election, the regular municipal election shall be held on the first (1st) Tuesday after the first (1st) Monday in April, or such day as may be mandated by State law.

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

Section 1. The annual election of the officers of the City of Raymore shall be held on the 7th day of April, 2026.

Section 2. That at said election, the following officers shall be elected:

Councilmember (Ward 1)	Term: 2 years
Councilmember (Ward 2)	Term: 2 years
Councilmember (Ward 3)	Term: 2 years
Councilmember (Ward 4)	Term: 2 years

Section 3. The City Clerk of the City of Raymore is directed to comply with the Comprehensive Election Act of 1977 as amended and to give notice as required by law. Candidate filing is from December 9, 2025 through December 30, 2025.

Section 4. Effective Date. This Ordinance shall become effective after its passage and approval and any parts of other Ordinances in conflict are hereby repealed.

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 8TH DAY OF DECEMBER, 2025.

BE IT REMEMBERED THAT THE ABOVE ORDINANCE WAS APPROVED AND ADOPTED THIS 22ND DAY OF DECEMBER, 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

THE RAYMORE CITY COUNCIL HELD A WORK SESSION ON MONDAY, DECEMBER 1, 2025, AT 6:00 P.M., AT RAYMORE CITY HALL, 100 MUNICIPAL CIRCLE. PRESENT: MAYOR TURNBOW, COUNCILMEMBERS BAKER, BARBER, CIRCO, ENGERT, HOLMAN, AND MILLS. ALSO PRESENT: CITY MANAGER JIM FEUERBORN, ASSISTANT CITY MANAGER RYAN MURDOCK, AND CITY STAFF.

A. Electric Scooters and Bicycles and Golf Carts

City staff sought Council input on the current Statute as it applies to electric vehicles. Staff will be preparing draft legislation for discussion and will be developing an informational campaign for spring of 2026. Staff also provided feedback on enforcement measures applying to the current City Ordinance allowing neighborhood vehicles, noting increased enforcement.

B. Other

MOTION: By Councilmember Holman, second by Councilmember Barber to enter into executive session to discuss litigation matters as authorized by §610.021(1).

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

The work session of the Raymore City Council adjourned to Executive Session at 6:40 p.m.