



AGENDA

Raymore City Council Regular Meeting
City Hall – 100 Municipal Circle
Monday, December 22, 2025
6:00 PM

1. Call to Order

2. Roll Call

3. Pledge of Allegiance

4. Presentations / Awards

- America Public Works Association Re-Accreditation
- Municipal Separate Storm Sewer System Annual Report

5. Personal Appearances

6. Staff Reports

- A. Public Works
- B. Parks and Recreation
- C. Communications Report
- D. Finance

7. Committee Reports

8. Consent Agenda

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

- A. City Council Meeting Minutes, December 8, 2025
- B. South Town Storage East - Acceptance of Public Infrastructure

Reference:
Resolution 25-53

The Public Works Director has determined that the project has been satisfactorily completed in accordance with the project specifications.

9. Unfinished Business

A. 1012 S. Madison Street Rezoning: R-1 to RE

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.

- City Council, 12/08/2025: Approval, 8-0
- Planning and Zoning Commission, 11/4/2025: Approval 9-0

B. Award of Contract - Printing Services

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.

- City Council, 12/08/2025: Approval, 8-0

C. Award of Contract - Sign Printing Services

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.

- City Council, 12/08/2025: Approval, 8-0

D. Calling for the April 7, 2026 Municipal Election

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.

- City Council, 12/08/2025: Approval, 8-0

10. New Business

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

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.

- City Council, 12/08/2025: Continued to 12/22/2025 City Council meeting, 8-0
- Planning and Zoning Commission, 11/18/2025: Approval 7-0

B. Timber Trails (Iconic) Chapter 100 - Multi-Family Phase

Reference:

Bill 3992
Trust Indenture
Lease Agreement
Bond Purchase Agreement
Closing Documents

Griffin Riley Property Group LLC dba Timber Trails Land Partners LLC is requesting the issuance of taxable industrial revenue bonds by the City of Raymore in an amount not to exceed \$56,625,000 to assist in the financing of the Residences at Timber Trails Project, a 300-unit Class A multi-family residential development, and approve related documents and agreements. The company would purchase the bonds and make the required PILOT payments over a 25-year period as outlined in the original plan approved in 2023.

- No previous action on this item

C. Timber Trails (Iconic) Chapter 100 - Retail Phase

Reference:

Bill 3993
Trust Indenture
Lease Agreement
Bond Purchase Agreement
Closing Documents

Griffin Riley Property Group LLC dba Timber Trails Land Partners LLC is requesting the issuance of taxable industrial revenue bonds by the City of Raymore in an amount not to exceed \$3,675,000 to assist in the financing of the Timber Trails retail project, a mixed-use commercial development at the northwest corner of Dean Avenue and Johnston Drive. The company would purchase the bonds and make the required PILOT payments over a 25-year period as outlined in the original plan approved in 2023.

- No previous action on this item

D. Saddlebrook Preliminary Plat Extension

Reference:

Resolution 25-54
Preliminary Plat Extension Request Letter

Preliminary Plat Drawing
UDC Section 470.110(C)(9) - Preliminary Plat Procedures

Rick Korbel, property owner and developer of the Saddlebrook subdivision, is requesting a 1-year extension to the Preliminary Plat for the 172-lot single-family subdivision located north of Hubach Hill Road, east of the Stonegate subdivision, which was originally approved by the City Council on June 12, 2023.

- No previous actions on this item

E. Amendment to Chapter 130 of the Raymore City Code

Reference:

Bill 4006

Redline Revisions

Bill 4006 seeks to amend Chapter 130 of the Raymore Code of Ordinances pursuant to the results of a recent Office of State Court Administrator review. The amendments will alter the deadlines for certain reports and payments (from 10 to 15 days). The amendments will also institute a new procedure for appointment of a special municipal judge in the event of absence, sickness, or disqualification of the Municipal Judge.

- 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, 12/15/2025

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.