

THE RAYMORE CITY COUNCIL MET IN REGULAR SESSION ON MONDAY, DECEMBER 8, 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 RECORDING SECRETARY CATHERINE ALEGRE.

1. Call to Order

Mayor Turnbow called the meeting to order at 6:00 p.m.

2. Roll Call

Recording Secretary Catherine Alegre called roll; quorum present to conduct business.

3. Pledge of Allegiance

4. Presentation/Awards

5. Personal Appearances

6. Staff Reports

Development Services Director David Gress reviewed the staff report included in the Council packet. He announced a new application on the website for current projects.

Emergency Management Director Tim Baldwin reviewed recent activity of the department. He provided information on upcoming CERT meetings.

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

7. Committee Reports

8. Consent Agenda

A. City Council Regular Meeting minutes, November 24, 2025

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

DISCUSSION: None

VOTE:	Councilmember Abdelgawad	Aye
	Councilmember Baker	Aye
	Councilmember Barber	Aye

Councilmember Burke III	Aye
Councilmember Circo	Aye
Councilmember Engert	Aye
Councilmember Holman	Aye
Councilmember Mills	Aye

9. Unfinished Business

10. New Business

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

BILL 4001: "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."

Recording Secretary Catherine Alegre conducted the first reading of Bill 4001 by title only.

Mayor Turnbow opened the public hearing at 6:11 p.m. and called for the staff report.

Development Services Director David Gress reviewed the staff report included in the Council packet. Christopher Oakes, the owner of the property located at 1012 S. Madison Street, 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.

Mayor Turnbow opened the floor for public comment. Hearing none, he closed the public hearing at 6:14 p.m.

MOTION: By Councilmember Abdelgawad, second by Councilmember Holman to approve the first reading of Bill 4001 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

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

BILL 4002: "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."

Recording Secretary Catherine Alegre conducted the first reading of Bill 4002 by title only.

Mayor Turnbow opened the public hearing at 6:15 p.m. and called for the staff report.

City Manager Jim Feuerborn stated that at the request of the developer, staff is requesting a continuance on this item.

Development Services Director David Gress reviewed the staff report included in the Council packet. 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 Planning and Zoning Commission, at their November 18, 2025 meeting, voted 7-0 to recommend approval of the request to the City Council. Following that meeting, the developer has additional drawings and items to prepare for the presentation ahead of formal consideration before the Council.

MOTION: By Councilmember Abdelgawad, second by Councilmember Holman to continue Bill 4002 and keep the public hearing open until the December 22, 2025 City Council meeting.

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

C. Award of Contract - Printing Services

BILL 4003: "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."

Recording Secretary Catherine Alegre conducted the first reading of Bill 4003 by title only.

Communications Director Melissa Harmer reviewed the staff report included in the Council packet. 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.

MOTION: By Councilmember Abdelgawad, second by Councilmember Holman to approve the first reading of Bill 4003 by title only.

DISCUSSION: None

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

D. Award of Contract - Sign Printing Services

BILL 4004: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH FASTSIGNS FOR SIGN PRINTING SERVICES."

Recording Secretary Catherine Alegre conducted the first reading of Bill 4004 by title only.

Communications Director Melissa Harmer reviewed the staff report included in the Council packet. 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.

MOTION: By Councilmember Abdelgawad, second by Councilmember Holman to approve the first reading of Bill 4004 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

E. Calling for the April 7, 2026 Municipal Election

BILL 4005: "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."

Recording Secretary Catherine Alegre conducted the first reading of Bill 4005 by title only.

City Clerk Erica Hill reviewed the staff report included in the Council packet. Section 9.1 of the Raymore Charter 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; and Councilmember Ward 4, two-year term: currently held by Sonja Abdelgawad. Candidate filing is from Tuesday, December 9, 2025 through Tuesday, December 30, 2025.

MOTION: By Councilmember Abdelgawad, second by Councilmember Holman to approve the first reading of Bill 4005 by title only.

DISCUSSION: None

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

11. Public Comment

12. Mayor/Council Communication

Mayor Turnbow and Councilmembers thanked staff for the Mayor's Christmas Tree Lighting event and noted Pearl Harbor Remembrance Day.

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 6:29 p.m.

Respectfully submitted,

Catherine Alegre
Recording Secretary