



AGENDA

Raymore City Council Regular Meeting
City Hall – 100 Municipal Circle
Monday, January 12, 2026
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, December 22, 2025
- B. Appointments and Affirmations of Membership to Incentive District Boards

Reference:

Resolution 26-01

Because the timing of the expiration of the City CID and TDD board terms varies based on when the District was formed, in the past, City staff has brought forward a Resolution for approval which makes all the board appointments to all the Districts for the upcoming year. The Resolution

shows each of the members currently serving on the boards, even if the members are not being re-appointed, in order for the City Council to better track who is serving on the various boards.

C. 2025 Curb Replacement Project - Acceptance and Final Payment

Reference:

Resolution 26-03

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

D. Appointment of Yvette Sabur to the Raymore Arts Commission

Reference:

Resolution 26-04

Volunteer Application

Mayor Turnbow has appointed Yvette Sabur, an At-Large member, to the Arts Commission. The appointment is now before the Council for approval.

9. Unfinished Business

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

Reference:

Bill 4002

Rezoning Staff Report

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, 12/22/2025: Approved, 5-2
- 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.

- City Council, 12/22/2025: Approved, 5-2

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.

- City Council, 12/22/2025: Approved, 5-2

D. 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.

- City Council, 12/22/2025: Approved, 7-0

10. New Business

A. Tax Increment Financing Plans and Redevelopment Projects Annual Report (public hearing)

Reference:
Annual TIF Report 2025

In accordance with RSMo 99.865, the City Council shall determine if the Tax Increment Financing (TIF) plans and their associated redevelopment projects are making satisfactory progress under the proposed time schedules outlined within the approved plans. This report includes Highway 58 West Extended (Galleria), Foxwood Village Shops and Highway 58 and Dean Avenue (Raymore Marketplace).

- No previous action on this item

B. Intergovernmental Agreement with the Belton Police Department Municipal Jail

Reference:
Bill 4010
Intergovernmental Agreement

The Belton Police Department Municipal Jail has been utilized as the primary detention facility for inmate housing on municipal arrest. This Intergovernmental agreement is to provide continued inmate housing.

- No previous action on this item

C. Award of Contract - Website Hosting and Design

Reference:
Bill 4009
Contract

The current contract for website hosting expires in April 2026. Staff recommends awarding the contract for website hosting and design to Revize LLC.

- No previous action on this item.

D. Budget Amendment Website Hosting and Design Services

Reference:
Bill 4011

This item will amend the FY26 operating budget in order to proceed with the City's website design and hosting services agreement.

- 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, 2026-01-05

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.