

THE RAYMORE CITY COUNCIL MET IN REGULAR SESSION ON MONDAY, FEBRUARY 23, 2026, 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: ASSISTANT CITY MANAGER RYAN MURDOCK, 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. Councilmember Mills joined the meeting at 6:02 p.m.

3. Pledge of Allegiance

4. Presentation/Awards

5. Personal Appearances

6. Staff Reports

Public Works Director Trent Salsbury reviewed the staff report included in the Council packet.

Parks and Recreation Director Nathan Musteen reviewed the staff report included in the Council packet. He noted Mike Wilson was selected as the new vice-chair of the Park Board.

Communications Manager Melissa Harmer reviewed the staff report included in the Council packet. She answered questions from Council.

City Clerk Erica Hill noted corrections to the February 9 minutes.

Assistant City Manager Ryan Murdock announced items for the March 2 work session.

7. Committee Reports

8. Consent Agenda

A. City Council Regular Meeting minutes, February 9, 2026

B. Approval of Safety Traffic Enforcement Program (S.T.E.P.)

**1. Resolution 26-06: Overtime Hazardous Moving Violation
HMV Grant**

2. Resolution 26-07: Overtime DWI Enforcement Wolf Pack Grant

C. Resolution 26-09: Missouri Blue Shield Grant Program

D. Resolution 26-08: Acceptance of Public Infrastructure - Sendera 1st Plat

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

DISCUSSION: Councilmember Barber stated that although he was absent from the last meeting, he watched the meeting and would be voting on the minutes.

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. Appeal of Site Plan Application Denial - 7 Brew Coffee

BILL 4013: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, DENYING THE APPEAL OF 7BREW COFFEE AND UPHOLDING THE PLANNING AND ZONING COMMISSION'S DENIAL OF PLANNING CASE NUMBER 25017, PURSUANT TO SECTION 470.160(G)(2) OF THE UNIFIED DEVELOPMENT CODE."

Recording Secretary Catherine Alegre conducted the second reading of Bill 4013 by title only.

City Attorney Jonathan Zerr stated an aye vote is a denial of the appeal and a nay vote approves the application.

MOTION: By Councilmember Abdelgawad, second by Councilmember Holman to approve the second reading of Bill 4013 by title only.

DISCUSSION: None

VOTE:	Councilmember Abdelgawad	Aye
	Councilmember Baker	Nay
	Councilmember Barber	Aye
	Councilmember Burke III	Aye
	Councilmember Circo	Aye
	Councilmember Engert	Aye

Councilmember Holman Aye
Councilmember Mills Nay

Mayor Turnbow announced the motion carried and declared Bill 4013 as **Raymore City Ordinance 2026-010**.

B. Award of Contract - Dean Avenue Curb Replacement Phase 1

BILL 4012: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH PHOENIX CONCRETE LLC FOR THE DEAN AVENUE CURB REPLACEMENT PHASE 1, CITY PROJECT NUMBER 26-495-201 IN THE AMOUNT OF \$324,253.80 AND AUTHORIZING THE CITY MANAGER TO APPROVE CHANGE ORDERS WITHIN ESTABLISHED BUDGET CONSTRAINTS."

Recording Secretary Catherine Alegre conducted the second reading of Bill 4012 by title only.

MOTION: By Councilmember Abdelgawad, second by Councilmember Holman to approve the second reading of Bill 4012 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 4012 as **Raymore City Ordinance 2026-011**.

C. Award of Contract - Recreation Park Baseball Light Plans

BILL 4014: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, APPROVING AND AUTHORIZING A CONTRACT WITH WILSON AND COMPANY IN THE AMOUNT OF \$18,200 TO PROVIDE ENGINEERING DESIGN SERVICES FOR ELECTRICAL SYSTEM UPGRADES AT THE RECREATION PARK BASEBALL COMPLEX."

Recording Secretary Catherine Alegre conducted the second reading of Bill 4014 by title only.

MOTION: By Councilmember Abdelgawad, second by Councilmember Holman to approve the second reading of Bill 4014 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 4014 as **Raymore City Ordinance 2026-012.**

D. Award of Contract - Demolition of Structures at 204 S. Adams Street and 317 N. Jackson Street

BILL 4015: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, APPROVING AND AUTHORIZING A CONTRACT WITH SB WYATT CONTRACTING INC. IN THE TOTAL AMOUNT OF \$34,800 FOR THE DEMOLITION AND REMOVAL OF STRUCTURES LOCATED AT 204 SOUTH ADAMS STREET AND 317 NORTH JACKSON STREET."

Recording Secretary Catherine Alegre conducted the second reading of Bill 4015 by title only.

MOTION: By Councilmember Abdelgawad, second by Councilmember Holman to approve the second reading of Bill 4015 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 4015 as **Raymore City Ordinance 2026-013.**

10. New Business

A. 2026 Curb Replacement & Ramp Repair

BILL 4016: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH TERRY SNELLING CONSTRUCTION INC. FOR THE 2026 CURB REPLACEMENT & RAMP REPAIR, CITY PROJECT NUMBER 26-493-201/and 26-493-202 IN THE AMOUNT OF \$771,298.50 AND AUTHORIZING THE CITY MANAGER TO APPROVE CHANGE ORDERS WITHIN ESTABLISHED BUDGET CONSTRAINTS."

Recording Secretary Catherine Alegre conducted the first reading of Bill 4016 by title only.

Public Works Director Trent Salsbury reviewed the information included in the Council packet. The 2026 Curb Replacement Project primarily consists of removal and replacement of approximately 18,000 feet of existing curb and ADA ramps on those roads. The City received five bids on February 11, 2026. Terry Snelling Construction was determined to be the lowest and best bidder. Terry Snelling Construction has completed the project successfully for the last 10+ years. Staff recommends the contract for the 2026 Curb Replacement & Ramp Repair Project be awarded to Terry Snelling Construction in the amount of \$771,298.50

MOTION: By Councilmember Abdelgawad, second by Councilmember Holman to approve the first reading of Bill 4016 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. Budget Amendment - FY2026 Operating Adjustments

BILL 4017: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AMENDING THE FISCAL YEAR 2026 OPERATING BUDGET."

Recording Secretary Catherine Alegre conducted the first reading of Bill 4017 by title only.

Finance Director Elisa Williams reviewed the information included in the Council packet. During Fiscal Year 2026, the following operating transactions have occurred that require budget amendments. The Police Department was awarded

a Blue Shield Grant from the State of Missouri for the purchase of equipment, training and/or technology. It is necessary to amend the budget to include the Police Grant revenue as well as the operating expenses in the Police Department associated with the grant funding of \$50,000. The Centerview building HVAC unit required repairs in the amount of \$5,300.

MOTION: By Councilmember Abdelgawad, second by Councilmember Holman to approve the first reading of Bill 4017 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

C. Partial Easement Vacation - 605 Hampstead Drive

RESOLUTION 26-10: "A RESOLUTION OF THE CITY OF RAYMORE, MISSOURI, VACATING A PORTION OF A UTILITY EASEMENT LOCATED ON LOT 232 IN EDGEWATER AT CREEKMOOR 8TH PLAT, A SUBDIVISION IN THE CITY OF RAYMORE, CASS COUNTY, MISSOURI."

Recording Secretary Catherine Alegre conducted the reading of Resolution 26-10 by title only.

Development Services Director David Gress reviewed the information included in the Council packet. Randy Bryant, representing Bryant-Ratliff Builders is requesting a partial vacation of the existing 7.5-ft. utility easement along the western property line of the property at 605 Hampstead Drive. A home was recently built on this lot and the southwest corner of the home was found to have encroached slightly into the platted utility easement. The request is to reduce the 7.5-ft. easement by 2.5-ft., leaving 5-ft remaining within the easement. The request was shared with utility companies and no objections were received. He answered questions from Council.

MOTION: By Councilmember Abdelgawad, second by Councilmember Holman to approve the first reading of Resolution 26-10 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. Raymore Commerce Center South Final Plat Lot 2

BILL 4018: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, APPROVING THE RAYMORE COMMERCE CENTER SOUTH 2ND FINAL PLAT, A SUBDIVISION OF LAND IN RAYMORE, CASS COUNTY, MISSOURI."

Recording Secretary Catherine Alegre conducted the first reading of Bill 4018 by title only.

Development Services Director David Gress reviewed the information included in the Council packet. VanTrust Real Estate, developer of the Raymore Commerce Center South project, is requesting final plat approval of Lot 2 of the overall development. The request includes one 38+/- acre lot and one common area tract that supports the second building being constructed in the development. At their February 17, 2026 meeting, the Planning and Zoning Commission reviewed this request and voted 6-0 to recommend approval to the City Council. The Final Plat is a ministerial request in accordance with the project's Memorandum of Understanding, dated July 25, 2022. He answered questions from Council.

MOTION: By Councilmember Abdelgawad, second by Councilmember Holman to approve the first reading of Bill 4018 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. Creekside Ranch Final Plat Lots 2-20

BILL 4019: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, APPROVING THE FINAL PLAT FOR THE CREEKSIDE RANCH SUBDIVISION, LOCATED IN THE SOUTHWEST AND SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 46N, RANGE 32W, RAYMORE, CASS COUNTY, MISSOURI."

Recording Secretary Catherine Alegre conducted the first reading of Bill 4019 by title only.

Development Services Director David Gress reviewed the information included in the Council packet. Matt Schlicht, representing the developer of the Creekside Ranch subdivision, is requesting final plat approval of Lots 2-20 of the overall development, located at the northeast corner of Gore Road and Kurzweil Road. The request includes 19 residential lots of 3+/- acres each. The annexation, rezoning and preliminary plat for the Creekside Ranch development was originally approved by the City Council in February 2024. The final plat request is a ministerial request in accordance with the approved preliminary plat.

MOTION: By Councilmember Abdelgawad, second by Councilmember Holman to approve the first reading of Bill 4019 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

11. Public Comment

12. Mayor/Council Communication

Mayor Turnbow and Councilmembers congratulated Mr. Wilson on his new role as Vice Chair of the Park Board, expressed condolences for the Christian County law enforcement officer, noted excitement for the new citizen survey mechanism, and noted the passing of Nancy Lukens, former Dispatcher in the Police Department.

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 6:36 p.m.

Respectfully submitted,

Catherine Alegre
Recording Secretary

***These minutes transcribed by City Clerk Erica Hill*