

THE RAYMORE CITY COUNCIL MET IN REGULAR SESSION ON MONDAY, MARCH 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: 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 reviewed the weather events the Public Works department handled this winter.

Parks and Recreation Director Nathan Musteen reviewed the staff report included in the Council packet. He noted summer camp is open for registration.

Community Engagement Coordinator Alex Garcia announced the Parade of Hearts will have at least one heart in Raymore and information about Raymore in their app. She stated the Power of Perspectives art show will be April 17 at Centerview.

City Manager Jim Feuerborn reminded Council that next Monday is the fifth Monday of the month so there will be no work session.

7. Committee Reports

8. Consent Agenda

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

B. Resolution 26-20: Acceptance of Public Infrastructure - Grant Park Villas Lot 1

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

A. Award of Contract - 2026 Street Preservation/N. Madison Reconstruction Project

BILL 4020: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH TANDEM PAVING CO, INC. FOR THE 2026 STREET PRESERVATION & N. MADISON RECONSTRUCTION, CITY PROJECT NUMBER 26-483-204/26-497-201 IN THE AMOUNT OF \$1,078,370.35 AND AUTHORIZING THE CITY MANAGER TO APPROVE CHANGE ORDERS WITHIN ESTABLISHED BUDGET CONSTRAINTS."

City Clerk Erica Hill conducted the second reading of Bill 4020 by title only.

MOTION: By Councilmember Abdelgawad, second by Councilmember Holman to approve the second reading of Bill 4020 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 4020 as **Raymore City Ordinance 2026-018.**

B. Extraterritorial Municipal Sewer Service Agreement

BILL 4023: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, PROVIDING FOR SERVING OF A PROPERTY OUTSIDE THE CITY LIMITS WITH CITY SANITARY SEWER."

City Clerk Erica Hill conducted the second reading of Bill 4023 by title only.

MOTION: By Councilmember Abdelgawad, second by Councilmember Holman to approve the second reading of Bill 4023 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 4023 as **Raymore City Ordinance 2026-019.**

C. Award of Contract - 58 Highway Mill and Overlay Project and ADA Ramp/Sidewalk/Concrete Repair

BILL 4021: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH JM FAHEY CONSTRUCTION COMPANY FOR THE 58 HIGHWAY MILL AND OVERLAY PROJECT AND ADA RAMP/SIDEWALK/CONCRETE REPAIR, CITY PROJECT NUMBER 26-494-201/26-503-201 IN THE AMOUNT OF \$840,197.75 AND AUTHORIZING THE CITY MANAGER TO APPROVE CHANGE ORDERS WITHIN ESTABLISHED BUDGET CONSTRAINTS."

City Clerk Erica Hill conducted the second reading of Bill 4021 by title only.

MOTION: By Councilmember Abdelgawad, second by Councilmember Holman to approve the second reading of Bill 4021 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

Development Services Director David Gress reviewed the information included in the Council packet. Kent Stark, owner of 707 N. Prairie Lane, is requesting rezoning approval for approximately 4.54 acres of land currently encompassing a residential home and accessory agricultural buildings. The request seeks to transition the parcel from "A" Agriculture to "RE" Rural Estate to bring the tract into compliance with the City's Zoning Code. Mr. Stark proposes to subdivide this portion from his remaining 60 acres. Because the "A" Agriculture designation requires a minimum of 10 acres, the proposed 4.54-acre subdivision necessitates rezoning to "RE" Rural Estate. This request is made in conjunction with the applicant's request to final plat the 4.54 acre parcel as Prairie Acres Lot 1. The applicant's remaining land will remain unplatted and zoned "A" Agriculture. A Good Neighbor meeting was held on January 8, with two residents attending. The Planning and Zoning Commission reviewed this request during their February 17, 2026 meeting and voted 6-0 to recommend approval.

Mayor Turnbow opened the floor for public comments. Hearing none, he closed the public hearing at 6:17 p.m.

MOTION: By Councilmember Abdelgawad, second by Councilmember Holman to approve the first reading of Bill 4025 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. Prairie Acres Lot 1 Final Plat

BILL 4026: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, APPROVING THE FINAL PLAT FOR THE PRAIRIE ACRES SUBDIVISION, A SUBDIVISION OF LAND IN THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 46N, RANGE 32W, RAYMORE, CASS COUNTY, MISSOURI."

City Clerk Erica Hill conducted the first reading of Bill 4026 by title only.

Development Services Director David Gress reviewed the information included in the Council packet. Kent Stark, owner of the property at 707 N. Prairie Lane, is requesting final plat approval for Prairie Acres Lot 1. This 4.54-acre tract is located east of N. Prairie Lane, just inside the northern boundary of the Raymore city limits. The purpose of this request is to subdivide the 4.54-acre parcel, which contains the property owner's residence and accessory agricultural

structures, from a larger 60-acre parent tract currently used for agriculture purposes. This request is being made in conjunction with an application to rezone the 4.54-acre parcel from "A" Agriculture to "RE" Rural Estate to ensure compliance with the City's Zoning Code. The Planning and Zoning Commission reviewed this request during their February 17, 2026 meeting and voted 6-0 to recommend approval.

MOTION: By Councilmember Abdelgawad, second by Councilmember Holman to approve the first reading of Bill 4026 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. 38th Amendment to Unified Development Code - Residential Design Standards (public hearing)

BILL 4024: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, APPROVING THE 38TH AMENDMENT TO THE UNIFIED DEVELOPMENT CODE, ESTABLISHING DESIGN STANDARDS FOR NEW SINGLE AND TWO-FAMILY RESIDENTIAL DEVELOPMENTS."

City Clerk Erica Hill conducted the first reading of Bill 4024 by title only.

Mayor Turnbow opened the public hearing at 6:19 p.m. and called for a staff report.

Development Services Director David Gress reviewed the information included in the Council packet. In February 2025, the City Council tasked staff with the development of new standards that would discourage monotony across the City's growing residential subdivisions. Over the past several months, staff has conducted extensive research and held discussions with local builders to create regulations that improve new development while remaining mindful of the impacts on the building community. Following several work sessions and a joint meeting with the Planning and Zoning Commission, staff has proposed the 38th amendment to the Unified Development Code. This amendment introduces new design standards for single and two-family residential construction aimed at increasing variation. Key requirements include increased variation during the subdivision platting phase regarding lot widths, greater diversity during the construction phase of home entry features such as porches, patios, and courtyards, and enhanced landscaping requirements based on a point system for

all new homes. As a public hearing was required for this item, the notice was published in the March 5, 2026 edition of the North Cass Herald newspaper. The Planning and Zoning Commission held a public hearing on the proposed amendment at their March 3, 2026 meeting and voted 7-0 to recommend approval.

Mayor Turnbow opened the floor for public comments.

Jamie Faulkender, 16701 Kentucky Road, Raymore, MO, noted added costs with the landscape requirements and concerns with ongoing maintenance requirements in 55+ communities.

Hearing no additional comments, Mayor Turnbow closed the public hearing at 6:30 p.m.

Councilmember Baker stated if a homeowner moves into their new construction home and wants less landscaping, this requires them to maintain this as long as they own the home, referring to a section of code stating "diseased and dead landscape material and damaged, non-living materials must be replaced within 60 days of receipt of notice from the city by materials equal in size, density, and appearance as originally required at time of site plan approval." He said this puts a perpetual requirement onto a new homeowner that they would have to replace that if it was brought to the attention of the city and the city enforced this ordinance as we're looking at it. He feels this is an undue burden and not everyone wants a lot of landscaping. He stated he fully supports the current requirements in 430.060, that we have requirements already set in our UDC and asked for clarification on this requirement.

Mr. Gress stated the key word from the section of code was the term site plan. Right now, we do the inspection that they have the tree, similar to the process it would be for our staff to go out and inspect the point values and make sure that has been met. For residential properties, not including apartments that have to go through the site plan process, after we issue the Certificate of Occupancy it is fully up to the homeowner to determine what they want to do with the landscaping. The importance of the reference to the site plan is that it's intended to apply to commercial properties because those properties are required to submit a landscape plan of how they're going to meet the landscaping requirements which would be parking lot landscaping, screening, foundation landscaping, the whole host of code requirements for commercial developments. For example, if any of Chick-fil-A's trees die that were required trees and the city notices, then we go back and review what their approved landscape plan was. If they had two shrubs and a tree in that parking lot island that have since died, that's our mechanism to go back and say your approved site plan had one shrub and or two shrubs and a tree at the time that we approved this site plan. That's the standard that's required. That process does not exist or apply to new residential construction. The only exception being apartments or townhome communities that have to go through the site plan approval phase. A residential lot like a new home submits a plot plan for the home construction and then we

will verify that what they planted meets those point values. In summary, the same maintenance requirement does not apply to residential construction.

Councilmember Baker asked if it says that anywhere.

City Attorney Jonathan Zerr concurred with Mr. Gress. He stated a site plan is not required for residential development. A site plan is only required with regard to commercial development. We would not impose an ongoing maintenance obligation for them.

Councilmember Baker stated to be clear, if someone bought one of these homes, would it be required or is that not required once they take possession.

City Manager Jim Feuerborn stated it is absolutely not required and they could go in on day one and rip everything out if they wanted.

Mr. Gress asked for clarification on the section of code Councilmember Baker is referring to. Councilmember Baker stated page 252 of the council packet, section D Maintenance, part 3. Mr. Gress stated that language is already part of the UDC as it is and isn't being changed.

Councilmember Barber asked if a PUD was created, would modifications be able to be made to these requirements. Mr. Gress stated yes, exchanges could be made in a PUD. Councilmember Barber added that most new subdivisions have homeowners associations in place that have similar landscaping requirements or standards.

Councilmember Mills stated that he appreciated Councilmember Baker's question and staff's clarification. He stated he was very for this anti-monotony standard, especially for the frontages, such as porches and garages so it doesn't appear to be large track homes. He feels landscaping is a personal choice as some people like trees, or open yards, or more bushes. He feels the current standards for landscaping are adequate. He wished we hadn't gone as far on the landscaping and would like to give people more options if they would rather have landscaping or not. It would be nice to have more flexibility than this gives.

Councilmember Holman asked if Councilmember Mills was suggesting to postpone this and discuss it again at a work session.

Councilmember Mills stated that would be his preference, but he didn't want to do amendments or get in a big discussion. He thinks even if it's procedural things that we put into the program just to give people a bit more choice on the landscaping. He stated if he were to make a motion it would be to table for further discussion, but he definitely wants to go forward with everything else in the program, he just has concerns with the landscaping.

Mayor Turnbow asked if he was making a motion, noting that it was about a year ago that he wanted to move forward with this topic.

Councilmember Mills stated the first time landscaping was brought up was in the joint work session with the Planning and Zoning Commission, stating they didn't get into many details of the landscaping until then as most of the focus was on other details. He stated we brought it up and thought it would be readdressed and it was addressed some, but this is really the first time of it being readdressed. He said we never got another run through on what our opinions were of the landscaping after we brought up concerns at the work session.

MOTION: By Councilmember Abdelgawad, second by Councilmember Holman to approve the first reading of Bill 4024 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

D. Award of Contract - City Hall Lawn and Landscape Services (emergency reading)

BILL 4027: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH OUTDOOR SOLUTIONS, LLC FOR 2026 LAWN AND LANDSCAPE SERVICES AT IDENTIFIED LOCATIONS THROUGHOUT THE CITY, AND AUTHORIZING THE MAYOR TO DECLARE THIS AS AN EMERGENCY."

City Clerk Erica Hill conducted the first reading of Bill 4027 by title only.

Assistant City Manager Ryan Murdock reviewed the information included in the Council packet. As part of the City's goal to enhance first impressions and create environments that inspire a sense of pride, staff recommends approval of the contract for lawn and landscape services to Outdoor Solutions. This contract will cover mowing of City properties at Municipal Circle, Animal Control, and Public Works facilities. The contractor will also provide landscaping and maintenance services to more than a dozen street medians and islands as detailed in the contract. Services are billed at a weekly rate and are anticipated to begin March 23, 2026 and run through March 22, 2027.

MOTION: By Councilmember Abdelgawad, second by Councilmember Holman to approve the first reading of Bill 4027 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 declared Bill 4027 as an emergency and called for the second reading in its entirety.

City Clerk Erica Hill conducted the second reading of Bill 4027 in its entirety.

Mr. Faulkender noted the company's name is Outdoor Solutions, not Outdoor Solutions, LLC.

City Attorney Jonathan Zerr stated this is a scrivener's error and can be corrected in the Bill. The contract is correct.

MOTION: By Councilmember Abdelgawad, second by Councilmember Holman to approve the second reading of Bill 4027 in its entirety, recognizing the company as Outdoor Solutions.

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 4027 as **Raymore City Ordinance 2026-022.**

E. Award of Contract - Justice Center Conceptual Design Services

BILL 4028: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH PGAV ARCHITECTS FOR CONCEPT DESIGN SERVICES FOR THE RAYMORE JUSTICE CENTER AND AUTHORIZING THE CITY MANAGER TO APPROVE CHANGES WITHIN ESTABLISHED BUDGET CONSTRAINTS."

City Clerk Erica Hill conducted the first reading of Bill 4028 by title only.

Assistant City Manager Ryan Murdock reviewed the information included in the Council packet. Over the course of the last four years, staff has undertaken an exhaustive process to determine the needs and feasibility for the Raymore Justice Center that will accommodate our growing community and provide exceptional customer service. To reach this point, staff conducted a personnel study, a space needs analysis, purchased the necessary land for the facility at 58 Highway and Pine Street, and passed the Public Safety Sales Tax in April 2025. At a recent work session of the City Council, staff was directed to take the next step toward the Justice Center by issuing an RFQ for concept design services. Staff interviewed all firms who submitted proposals and found PGAV Architects to be the most qualified firm for this project. He stated the project will move quickly, with a three month turnaround so the Council will be able to make a decision on how they would like to proceed in regards to a proposed justice center after that.

Mayor Turnbow asked what we'll see from this. Mr. Murdock stated the deliverables will be renderings of options of the building on the site and internal components of the building.

City Manager Jim Feuerborn added there is a program presented to us by the company as far as early citizen engagement in receiving input on what our citizens would want to see within this building when it's eventually up for a bond issue at some point in the future. We feel that getting that input, having that transparency, being able to have the public early on own the facility will be really important to the process.

Mayor Turnbow stated technology can be used to walk through non-existent buildings and we can use those tools as we ask for input on what they'd like to see.

Mr. Feuerborn stated we will leverage every tool we can, including visiting actual sites with the firm, as well.

Councilmember Baker asked if we anticipate we will get everything we need in that 90-day period and that it's a quality product and that we're not going to leave anything out because we impose such a quick window.

Chris Davis, principal with PGAV Architects, 4900 Main Street, Kansas City, MO, stated the 90-day period is quick and they are used to working fast when they need to. They have partnered with MWL, which is a nationally recognized expert in public safety, emergency communications, and law enforcement centers, who has completed over 450 projects in 46 states. They feel confident they can deliver the information needed within that time frame in partnership with the City. He circulated a copy of a study completed for the Kansas Bureau of Investigation for a new crime center in Pittsburg, KS that's currently under construction. He explained some of the items they will be examining and

evaluating to build the conceptual plan and renderings, then will follow the city's lead in terms of community engagement to get citizen input.

Mr. Feuerborn stated he was impressed by the team they will be bringing, allowing for some very practical input, and feels it's important to have the greatest degree of trust on the part of our citizens when we eventually go for a bond issue that we have a very good cost estimate for this project. He reminded the Council that this was an RFQ process, so we choose the best qualified company based on qualification before discussing or seeing pricing, and their cost was considerably under the estimated budget.

MOTION: By Councilmember Abdelgawad, second by Councilmember Holman to approve the first reading of Bill 4028 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

Josh McDonald, 1400 Haystack Road, Raymore, appreciated Mr. Feuerborn's comments regarding the Justice Center.

12. Mayor/Council Communication

Mayor Turnbow and Councilmembers thanked Mr. Gress and his team for their work on enforcing the sign ordinance, noted the success of the card show at Centerview, and expressed excitement for the Raymore 250 celebration.

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 7:08 p.m.

Respectfully submitted,

Erica Hill
City Clerk