



AGENDA

Raymore City Council Regular Meeting
City Hall – 100 Municipal Circle
Monday, August 10, 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, July 27, 2026
- B. Acceptance of Public Infrastructure - Madison Valley 4th Plat

Reference:

Resolution 26-24

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

- C. Acceptance of Public Infrastructure - Madison Valley 5th Plat

Reference:
Resolution 26-32

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

D. Acceptance of Public Infrastructure - Sendera 2nd Plat

Reference:
Resolution 26-33

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

E. Acceptance of Public Infrastructure - Cunningham 3rd Plat

Reference:
Resolution 26-35

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

9. Unfinished Business

10. New Business

A. Cass County Public Water Supply District No. 10 Water Tower Conditional Use Permit (public hearing)

Reference:
Bill 4047
Staff Report
Attachment 2 Narrative, Legal Description and Site Plan
Attachment 3 Site Photos

Cass County Public Water Supply District No. 10 is requesting a Conditional Use Permit to construct and operate a new water tower within city limits along 195th Street, west of the existing water tower, to serve the areas of southern Raymore and unincorporated Cass County.

- | |
|---|
| <ul style="list-style-type: none">• Planning and Zoning Commission, 7/21/2026: Approval 6-0 |
|---|

B. Amending the Schedule of Fees (public hearing)

Reference:

Resolution 26-34

Proposed FY27 Schedule of Fees and Charges

Staff has completed its annual review of the current Schedule of Fees and has prepared an amendment for fee items that have been added or amended to better address existing programs. A Resolution and proposed Schedule of Fees have been prepared and submitted accordingly.

- No previous action on this item

C. Setting the 2026 Tax Levy (public hearing)

Reference:

Bill 4048

2026 Notice of Aggregate Assessed Valuation

2026 State Auditor Calculation

Missouri State Statutes require each political subdivision in the state, except counties, to fix their ad valorem property tax rates no later than Sept. 1 for entry in the tax books. Should any political subdivision whose taxes are collected by the County Collector of Revenue fail to fix its ad valorem property tax rate by Sept. 1, then no tax rate other than the rate, if any, necessary to pay the interest and principal on any outstanding bonds shall be certified for that year.

- No previous action on this item

D. Bond Defeasance General Obligation Series 2016

Reference:

Bill 4049

Bill 4049 authorizes the City to redeem a portion of its outstanding General Obligation Bonds Series 2016 (the "Defeased Bonds") maturing on March 1, 2029, and March 1, 2030, not to exceed \$2,040,000.

- 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

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.

MONTHLY DEPARTMENT REPORT JULY 2026

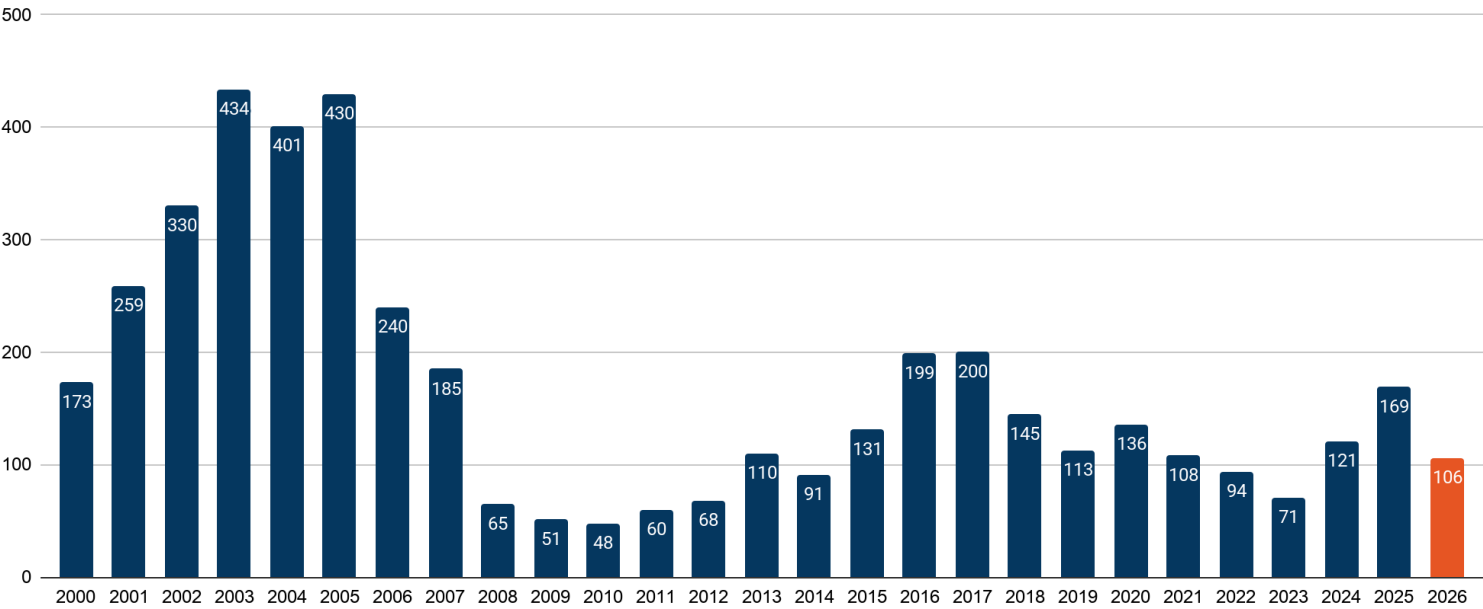
BUILDING PERMIT & INSPECTION ACTIVITY -

TYPE OF PERMIT	JULY 2026	2026 YTD	2025 YTD	2025 TOTAL
Detached Single-Family Residential	14	106	92	169
Attached Single-Family Residential	0	20	0	0
Multi-Family Residential (apartment)	1	1	0	0
General Permits (decks, roofs, MEP)	61	279	436	715
Commercial	2	11	15	28
Sign Permits	17	48	42	60
BUILDING INSPECTIONS	JULY 2026	2026 YTD	2025 YTD	2025 TOTAL
Total No. of Inspections	422	2,466	2,866	4,894
Residential Inspections	390	2,234	2,088	3,550
Commercial Inspections	32	232	778	1,344
INVESTMENT	JULY 2026	2026 YTD	2025 YTD	2025 TOTAL
Total Residential Permit Valuation	\$6,704,220	\$46,444,000	\$32,718,200	\$63,247,710
Total Commercial Permit Valuation	\$17,440,793	\$21,047,253	\$29,525,830	\$98,904,525

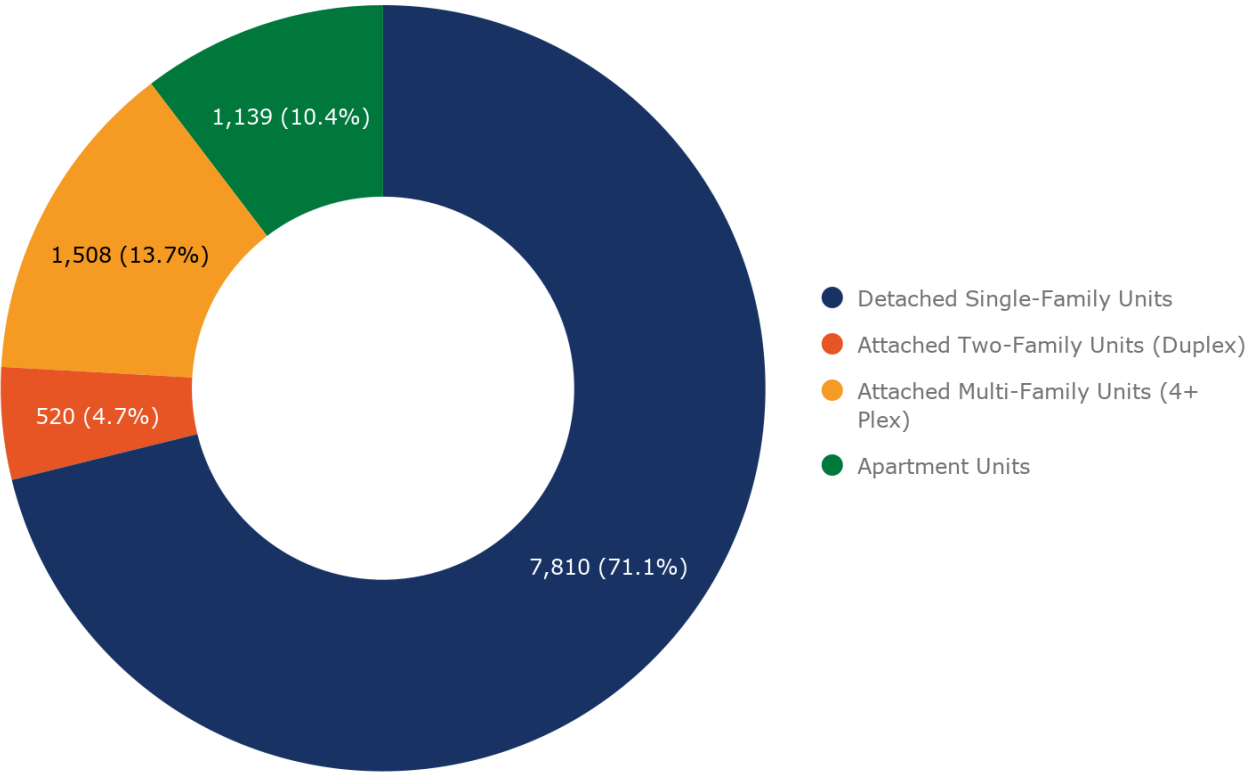
BUILDING CONSTRUCTION ACTIVITY - JULY

- 14 new single-family home permits were issued in the Sendera, Madison Valley, Knolle Creek, Creekmoor and Creekside Ranch neighborhoods.
- The community clubhouse, pool and amenity center and first residential building were permitted for construction in the Iconic development.

Single Family Residential Permit Trends 2000-2026



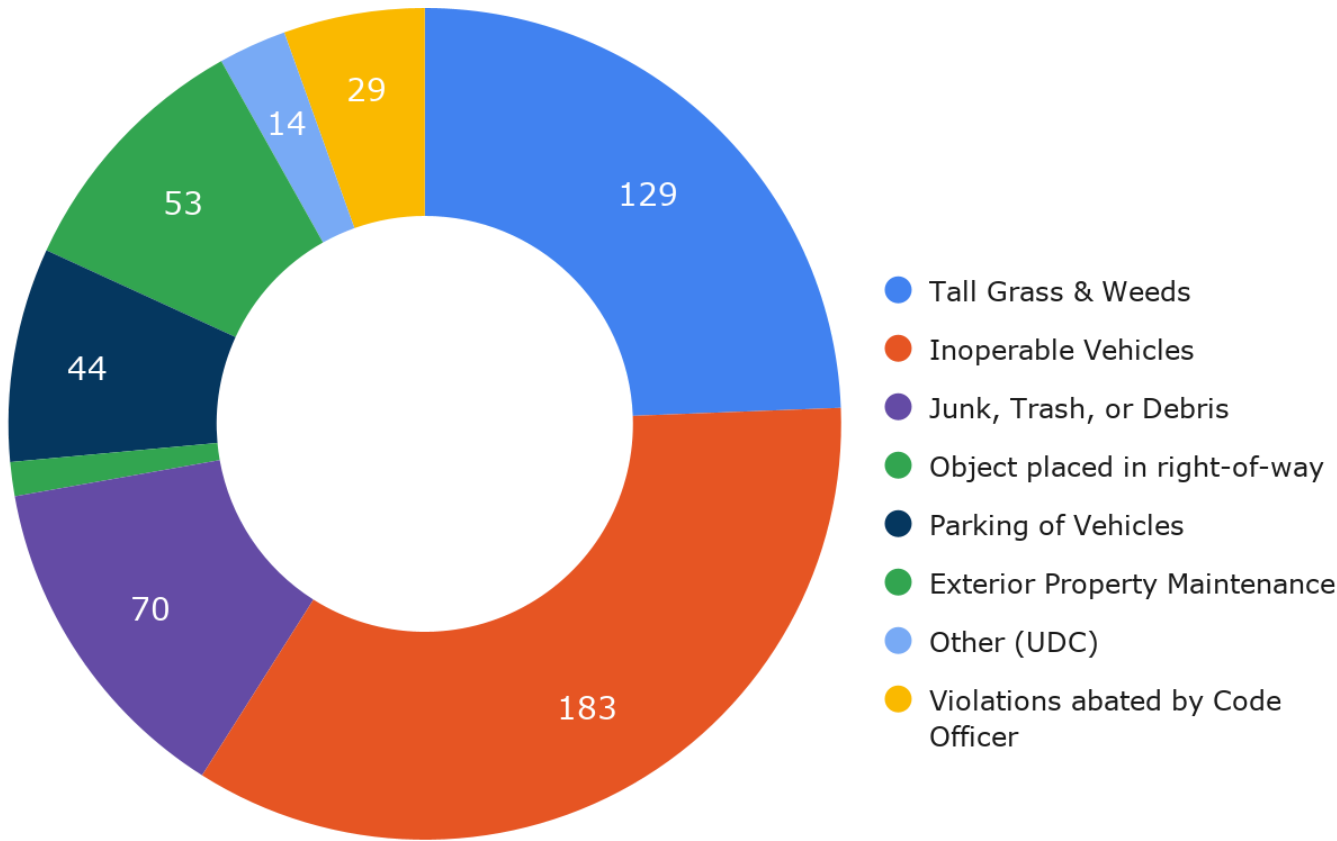
Existing Housing Unit Inventory



CODE ENFORCEMENT ACTIVITY -

CODE ENFORCEMENT	JULY 2026	2026 YTD	2025 YTD	2025 TOTAL
Code Enforcement Cases Opened	68	539	441	751
<i>Notices Mailed</i>				
Tall Grass/Weeds	25	129	125	198
Inoperable Vehicles	9	183	129	213
Junk/Trash/Debris in Yard	12	70	58	114
Object placed in right-of-way	1	7	9	13
Parking of vehicles in front yard	7	44	53	86
Exterior home maintenance	6	53	23	54
- Other (trash at curb early; signs; etc)	2	14	10	10
Properties mowed by City Contractor	17	38	28	57
Abatement of violations (silt fence repaired; trees removed; stagnant pools emptied; debris removed)	0	0	6	21
Signs in right-of-way removed	36	657	493	732
Violations abated by Code Officer	6	29	26	41
Citations Issued	13	105	94	154

CODE ENFORCEMENT SUMMARY - 2026 Year-to-Date



ACTIONS OF BOARDS, COMMISSIONS & CITY COUNCIL - JULY

JULY 7, 2026 PLANNING AND ZONING COMMISSION -

- Meeting Canceled - no business items

JULY 13, 2026 CITY COUNCIL -

- No Development Services items scheduled

JULY 21, 2026 PLANNING AND ZONING COMMISSION -

- Case No. 26014: Public Water Supply District No. 10 Water Tower #2 CUP (public hearing), approved

JULY 27, 2026 CITY COUNCIL -

- No Development Services items scheduled

TENTATIVE UPCOMING MEETINGS - AUGUST

AUGUST 4 2026 PLANNING AND ZONING COMMISSION -

- Meeting Canceled - no business items ready for review

AUGUST 10, 2026 CITY COUNCIL -

- 1st Reading - Case No. 26014: Public Water Supply District No. 10 Water Tower #2 CUP (public hearing)

AUGUST 18, 2026 PLANNING AND ZONING COMMISSION -

- No Development Services items currently scheduled

AUGUST 24 2026 CITY COUNCIL -

- 2nd Reading - Case No. 26014: Public Water Supply District No. 10 Water Tower #2 CUP

JULY DEPARTMENT ACTIVITY & EVENTS -

- Planning deck or roof repairs, building a new fence or shed or other home improvement projects? Always verify that your contractor is licensed with the City and be sure to check with the City regarding property maintenance code requirements. [Click here for more information](#).
- Economic Development Director Jordan Lea participated in an industry recognized credential (IRC) review committee meeting hosted by the Missouri Department of Elementary & Secondary Education.
- Development Services Director David Gress attended the Raymore Chamber of Commerce Coffee & Conversation and monthly board meeting.
- Economic Development Director Jordan Lea attended the International Economic Development Council's women economic developers affinity group meeting.

- Economic Development Director Jordan Lea attended the Mid-America Regional Council's Sustainable Places Policy committee meeting.
- GIS Coordinator Thomas Ehlinger attended the Annual 2026 ESRI User Conference.
- Development Services Director David Gress attended the annual License Tax Committee meeting.
- Economic Development Director Jordan Lea attended the Raymore Chamber of Commerce monthly events committee meeting.
- Economic Development Director Jordan Lea attended the International Economic Development Council's membership engagement advisory committee meeting.
- Development Services Director David Gress met with representatives of the Morningview HOA to provide information on permitting, contractor licensing and zoning requirements for residents.
- Development Services Director David Gress attended the Cass County Coalition meeting to share information about projects in the City.



MUNICIPAL DIVISION SUMMARY REPORTING FORM

Refer to instructions for directions and term definitions. Complete a report each month even if there has not been any court activity.

<u>I. COURT INFORMATION</u>		Municipality: Raymore Municipal		Reporting Period: Jul 1, 2026 - Jul 31, 2026	
Mailing Address: 100 MUNICIPAL CIRCLE, RAYMORE, MO 64083					
Physical Address: 100 MUNICIPAL CIRCLE, RAYMORE, MO 64083				County: Cass County	
Telephone Number: (816)3311712		Fax Number:			
Prepared by: Angela Davis		E-mail Address:			
Municipal Judge:					
<u>II. MONTHLY CASELOAD INFORMATION</u>					
		Alcohol & Drug Related Traffic	Other Traffic	Non-Traffic Ordinance	
A. Cases (citations/informations) pending at start of month		56	1,470	556	
B. Cases (citations/informations) filed		2	278	43	
C. Cases (citations/informations) disposed					
1. jury trial (Springfield, Jefferson County, and St. Louis County only)		0	0	0	
2. court/bench trial - GUILTY		0	2	3	
3. court/bench trial - NOT GUILTY		0	0	2	
4. plea of GUILTY in court		3	101	23	
5. Violations Bureau Citations (i.e. written plea of guilty) and bond forfeiture by court order (as payment of fines/costs)		0	57	0	
6. dismissed by court		0	22	6	
7. <i>nolle prosequi</i>		0	9	7	
8. certified for jury trial (not heard in Municipal Division)		0	0	0	
9. TOTAL CASE DISPOSITIONS		3	191	41	
D. Cases (citations/informations) pending at end of month [pending caseload = (A+B)-C9]		55	1,557	558	
E. Trial de Novo and/or appeal applications filed		0	0	1	
<u>III. WARRANT INFORMATION (pre- & post-disposition)</u>			<u>IV. PARKING TICKETS</u>		
1. # Issued during reporting period		48	1. # Issued during period		0
2. # Served/withdrawn during reporting period		38	☐ Court staff does not process parking tickets		
3. # Outstanding at end of reporting period		1,387			

MUNICIPAL DIVISION SUMMARY REPORTING FORM

COURT INFORMATION	Municipality: Raymore Municipal	Reporting Period: Jul 1, 2026 - Jul 31, 2026
--------------------------	---------------------------------	--

V. DISBURSEMENTS

Excess Revenue (minor traffic and municipal ordinance violations, subject to the excess revenue percentage limitation)		Other Disbursements: Enter below additional surcharges and/or fees not listed above. Designate if subject to the excess revenue percentage limitation. Examples include, but are not limited to, arrest costs and witness fees.	
Fines - Excess Revenue	\$15,473.64	Court Automation	\$1,190.00
Clerk Fee - Excess Revenue	\$1,495.64	Law Enf Arrest-Local	\$100.00
Crime Victims Compensation (CVC) Fund surcharge - Paid to City/Excess Revenue	\$46.12	Overpayments Detail Code	\$22.50
Bond forfeitures (paid to city) - Excess Revenue	\$742.50	Total Other Disbursements	\$1,312.50
Total Excess Revenue	\$17,757.90	Total Disbursements of Costs, Fees, Surcharges and Bonds Forfeited	\$31,869.64
Other Revenue (non-minor traffic and ordinance violations, not subject to the excess revenue percentage limitation)		Bond Refunds	\$2,912.50
		Total Disbursements	\$34,782.14
Fines - Other	\$8,446.00		
Clerk Fee - Other	\$544.36		
Judicial Education Fund (JEF) ☐ Court does not retain funds for JEF	\$0.00		
Peace Officer Standards and Training (POST) Commission surcharge	\$169.99		
Crime Victims Compensation (CVC) Fund surcharge - Paid to State	\$1,212.10		
Crime Victims Compensation (CVC) Fund surcharge - Paid to City/Other	\$16.79		
Law Enforcement Training (LET) Fund surcharge	\$340.00		
Domestic Violence Shelter surcharge	\$680.00		
Inmate Prisoner Detainee Security Fund surcharge	\$340.00		
Restitution	\$500.00		
Parking ticket revenue (including penalties)	\$0.00		
Bond forfeitures (paid to city) - Other	\$550.00		
Total Other Revenue	\$12,799.24		

THE RAYMORE CITY COUNCIL MET IN REGULAR SESSION ON MONDAY, JULY 27, 2026, IN COUNCIL CHAMBERS AT 100 MUNICIPAL CIRCLE, RAYMORE, MISSOURI. MEMBERS PRESENT IN PERSON: MAYOR TURNBOW, COUNCILMEMBERS BAKER, BARBER, CIRCO, HOLMAN, MCDONALD, AND ROE. PRESENT VIA VIDEOCONFERENCING COUNCILMEMBER BURKE III. ALSO PRESENT IN PERSON: ASSISTANT CITY MANAGER RYAN MURDOCK, 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. Councilmember Engert was absent.

3. Pledge of Allegiance

4. Presentation/Awards

5. Personal Appearances

6. Staff Reports

Senior Engineer Technician Devon Perry and Parks and Recreation Director Nathan Musteen reviewed their staff reports included in the Council packet.

Communications Director Melissa Harmer reviewed the staff report included in the Council packet. She reviewed upcoming events of the Arts Commission.

City Clerk Erica Hill announced the 2026 Record Destruction program has been completed in accordance with the Missouri Secretary of State's office.

Assistant City Manager Ryan Feuerborn provided an update on the Justice Center concept design project. He noted the final report and possible bond expenditures are published on the website. He stated justice center updates will occur monthly instead of at each meeting. He announced items for the August 3 work session.

7. Committee Reports

8. Consent Agenda

A. City Council Regular Meeting minutes, July 13, 2026

B. Resolution 26-30: Acceptance and Final Payment - Crack Seal Project

C. Resolution 26-31: Acceptance of Public Infrastructure - Iconic

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

DISCUSSION: None

ROLL CALL VOTE:	Councilmember Baker	Aye
	Councilmember Barber	Aye
	Councilmember Burke III	Aye
	Councilmember Circo	Aye
	Councilmember Engert	Absent
	Councilmember Holman	Aye
	Councilmember McDonald	Aye
	Councilmember Roe	Aye

9. Unfinished Business

A. 2026-2027 Raymore Peculiar School Resource Officer Agreement

BILL 4046: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, ESTABLISHING AN INTERGOVERNMENTAL AGREEMENT WITH THE RAYMORE-PECULIAR SCHOOL DISTRICT TO PROVIDE SCHOOL RESOURCE OFFICER SERVICES FOR SCHOOLS IN RAYMORE."

City Clerk Erica Hill conducted the second reading of Bill 4046 by title only.

MOTION: By Councilmember Circo, second by Councilmember Holman to approve the second reading of Bill 4046 by title only.

DISCUSSION: None

ROLL CALL VOTE:	Councilmember Baker	Aye
	Councilmember Barber	Aye
	Councilmember Burke III	Aye
	Councilmember Circo	Aye
	Councilmember Engert	Absent
	Councilmember Holman	Aye
	Councilmember McDonald	Aye
	Councilmember Roe	Aye

Mayor Turnbow announced the motion carried and declared Bill 4046 as **Raymore City Ordinance 2026-042.**

10. New Business

11. Public Comment

12. Mayor/Council Communication

Mayor Turnbow and Councilmembers expressed appreciation to the Public Works and Parks and Recreation workers who are working in the heat.

13. Adjournment

MOTION: By Councilmember Circo, second by Councilmember Holman to adjourn.

ROLL CALL VOTE:	Councilmember Baker	Aye
	Councilmember Barber	Aye
	Councilmember Burke III	Aye
	Councilmember Circo	Aye
	Councilmember Engert	Absent
	Councilmember Holman	Aye
	Councilmember McDonald	Aye
	Councilmember Roe	Aye

The regular meeting of the Raymore City Council adjourned at 6:14 p.m.

Respectfully submitted,

Erica Hill
City Clerk

RESOLUTION 26-24

"A RESOLUTION OF THE CITY OF RAYMORE, MISSOURI, ACCEPTING THE PUBLIC IMPROVEMENTS FOR MADISON VALLEY 4TH PLAT."

WHEREAS, the Public Works Director determined the project has been satisfactorily completed in accordance with the project specifications.

NOW THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF RAYMORE, MISSOURI, AS FOLLOWS:

Section 1. The public improvements within the Madison Valley 4th Plat are accepted.

Section 2. This Resolution shall become effective on and after the date of passage and approval.

Section 3. Any Resolution or part thereof which conflicts with this Resolution shall be null and void.

DULY READ AND PASSED THIS 10TH DAY OF AUGUST, 2026, BY THE FOLLOWING VOTE:

Councilmember Baker
Councilmember Barber
Councilmember Burke III
Councilmember Circo
Councilmember Holman
Councilmember McDonald
Councilmember Roe

ATTEST:

APPROVE:

Erica Hill, City Clerk

Kristofer P. Turnbow, Mayor

Date of Signature



CITY OF RAYMORE
AGENDA ITEM INFORMATION FORM

DATE:

SUBMITTED BY:

DEPARTMENT: Public Works

ITEM CATEGORY: Consent Agenda

TITLE / ISSUE / REQUEST

Acceptance of Public Infrastructure - Madison Valley 5th Plat

STRATEGIC PLAN GOAL / STRATEGY

FINANCIAL IMPACT

Award To:

Amount of Request/Contract:

Amount Budgeted:

Funding Source/Account:

PROJECT TIMELINE

Estimated Start Date

Estimated End Date

STAFF RECOMMENDATION:

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission:

Date:

Action/Vote:

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Resolution 26-32

BACKGROUND / JUSTIFICATION

RESOLUTION 26-32

"A RESOLUTION OF THE CITY OF RAYMORE, MISSOURI, ACCEPTING THE PUBLIC IMPROVEMENTS FOR MADISON VALLEY 5TH PLAT."

WHEREAS, the Director of Public Works determined the project has been satisfactorily completed in accordance with the project specifications.

NOW THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF RAYMORE, MISSOURI, AS FOLLOWS:

Section 1. Madison Valley 5th Plat Water, Sewer, Storm Sewer, Streets, and Street Lights that is located within the City right-of-way is accepted.

Section 2. This Resolution shall become effective on and after the date of passage and approval.

Section 3. Any Resolution or part thereof which conflicts with this Resolution shall be null and void.

DULY READ AND PASSED THIS 10TH DAY OF AUGUST, 2026, BY THE FOLLOWING VOTE:

Councilmember Baker
Councilmember Barber
Councilmember Burke III
Councilmember Circo
Councilmember Holman
Councilmember McDonald
Councilmember Roe

ATTEST:

APPROVE:

Erica Hill, City Clerk

Kristofer P. Turnbow, Mayor

Date of Signature

RESOLUTION 26-33

"A RESOLUTION OF THE CITY OF RAYMORE, MISSOURI, ACCEPTING THE PUBLIC IMPROVEMENTS FOR SENDERA 2ND PLAT."

WHEREAS, the Public Works Director determined the project has been satisfactorily completed in accordance with the project specifications.

NOW THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF RAYMORE, MISSOURI, AS FOLLOWS:

Section 1. The public improvements within the Sendera 2nd Plat are accepted.

Section 2. This Resolution shall become effective on and after the date of passage and approval.

Section 3. Any Resolution or part thereof which conflicts with this Resolution shall be null and void.

DULY READ AND PASSED THIS 10TH DAY OF AUGUST, 2026, BY THE FOLLOWING VOTE:

Councilmember Baker
Councilmember Barber
Councilmember Burke III
Councilmember Circo
Councilmember Holman
Councilmember McDonald
Councilmember Roe

ATTEST:

APPROVE:

Erica Hill, City Clerk

Kristofer P. Turnbow, Mayor

Date of Signature

RESOLUTION 26-35

"A RESOLUTION OF THE CITY OF RAYMORE, MISSOURI, ACCEPTING THE PUBLIC IMPROVEMENTS FOR CUNNINGHAM 3RD PLAT."

WHEREAS, the Public Works Director determined the project has been satisfactorily completed in accordance with the project specifications.

NOW THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF RAYMORE, MISSOURI, AS FOLLOWS:

Section 1. The public improvements within the Cunningham 3rd Plat are accepted.

Section 2. This Resolution shall become effective on and after the date of passage and approval.

Section 3. Any Resolution or part thereof which conflicts with this Resolution shall be null and void.

DULY READ AND PASSED THIS 10TH DAY OF AUGUST, 2026, BY THE FOLLOWING VOTE:

Councilmember Baker
Councilmember Barber
Councilmember Burke III
Councilmember Circo
Councilmember Holman
Councilmember McDonald
Councilmember Roe

ATTEST:

APPROVE:

Erica Hill, City Clerk

Kristofer P. Turnbow, Mayor

Date of Signature



CITY OF RAYMORE
AGENDA ITEM INFORMATION FORM

DATE: 8/10/2026

SUBMITTED BY: David Gress

DEPARTMENT: Development Services

ITEM CATEGORY: Ordinance

TITLE / ISSUE / REQUEST

Cass County Public Water Supply District No. 10 Water Tower Conditional Use Permit
(public hearing)

STRATEGIC PLAN GOAL / STRATEGY

Goal 6.1 Supply and maintain a network of reliable infrastructure that will encourage and meet the needs of the community, now and into the future.

FINANCIAL IMPACT

Award To:

Amount of Request/Contract:

Amount Budgeted:

Funding Source/Account:

PROJECT TIMELINE

Estimated Start Date

Estimated End Date

STAFF RECOMMENDATION:

Approval

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission: Planning and Zoning Commission

Date: 7/21/2026

Action/Vote: Approval, 6-0

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Bill 4047
2. Staff Report
3. Attachment 2 Narrative, Legal Description and Site Plan
4. Attachment 3 Site Photos

BACKGROUND / JUSTIFICATION

Cass County Public Water Supply District No. 10 is requesting a Conditional Use Permit (CUP) to construct and operate a new water tower within city limits along 195th Street. The tower is proposed to be constructed west of the existing water tower at a height of approximately 185 feet. The proposed tower will serve the areas of southern Raymore and unincorporated Cass County within the District's northern pressure zone.

A water tower is categorized as a major utility under the Unified Development Code, and requires a Conditional Use Permit in all the City's zoning districts.

The Planning and Zoning Commission held a public hearing on the request at their July 21, 2026 meeting, and voted 6-0 to recommend approval to the City Council.

"AN ORDINANCE OF THE CITY OF RAYMORE MISSOURI, APPROVING A CONDITIONAL USE PERMIT TO CASS COUNTY PUBLIC WATER SUPPLY DISTRICT NO. 10 TO CONSTRUCT AND OPERATE A WATER TOWER SOUTH OF 195TH STREET IN RAYMORE, CASS COUNTY, MISSOURI."

WHEREAS, after a public hearing was held July 21, 2026, as required by Chapter 470 (Unified Development Code) of the Raymore City Code, the Planning and Zoning Commission has submitted its recommendation of approval with conditions to the governing body of the City of Raymore, Missouri; and,

WHEREAS, the City Council of the City of Raymore, Missouri, in accordance with the provision of Chapter 89 RSMo and Chapter 470 (Unified Development Code), of the Raymore City Code, has held a public hearing on August 10, 2026, after notice of said hearing was published in a newspaper of general circulation in Raymore, Missouri, at least fifteen (15) days prior to said hearing.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF RAYMORE, MISSOURI, AS FOLLOWS:

Section 1. The City Council hereby makes the findings of fact as recommended by the Planning and Zoning Commission and approves the Conditional Use Permit for the water tower subject to the following conditions:

1. A final plat shall be submitted for review prior to building permit review.
2. The District shall construct a public sidewalk along both the proposed and existing water tower frontages from west to east along 195th Street.
3. To improve sight distance visibility on 195th Street, the tree located within the ROW at the existing tower's access drive shall be removed.
4. A landscape buffer, consistent with Raymore Commerce Center South's buffer, shall be established along the water tower's frontage.
5. All signage, if desired, shall be approved in a separate application through Conditional Use Permit.

Section 2. A Conditional Use Permit is hereby approved for a water tower to locate on the property herein described:

All that part of Tract A, 195th Street, First Plat, a platted subdivision, together with all that part of the unplatted Northeast Quarter of Section 32, Township 46 North, Range 32 West, all lying in the City of Raymore, Cass County, Missouri, more particularly described by Patrick Ethan Ward, Missouri PLS-2005000071 of Olsson, LC-366 on September 12, 2025, as follows:

COMMENCING at the Northeast corner of the Northeast Quarter of said Section 32; thence North 86 degrees 58 minutes 48 seconds West, on the North line of said Northeast Quarter, a distance of 200.00 feet to a point; thence departing said North line, South 03 degrees 19 minute 21 seconds West, parallel with the East line of said Northeast Quarter, a distance of 40.00 feet to a point on the South right-of-way line of 195th Street as established by said 195th Street, First Plat, said point also being the Northeast corner of said Tract A, 195th Street, First Plat, and said point also

being the Northwest corner of Lot 1, District 10 North Tower, a platted subdivision in said City of Raymore, the POINT OF BEGINNING; thence continuing South 03 degrees 19 minute 21 seconds West, on the West line of said Lot 1 and the East line of said Tract A and its Southerly prolongation, a distance of 286.70 feet to the Southwest corner of said Lot 1; thence North 86 degrees 58 minutes 48 seconds West, on the Westerly prolongation of the South line of said Lot 1 and parallel with the North line of said Northeast Quarter, a distance of 228.00 feet to a point; thence North 03 degrees 19 minutes 21 seconds East, on a line 228.00 feet West of and parallel with said West line of said Lot 1, a distance of 286.70 feet to a point on the North line of said Tract A, said line also being the South right-of-way line of said 195th Street; thence South 86 degrees 58 minutes 48 seconds East, on said South right-of-way line, a distance of 228.00 feet to the POINT OF BEGINNING, containing 65,368 Square Feet, or 1.5006 Acres, more or less.

Section 3. Effective Date. The effective date of approval shall be coincidental with the Mayor's signature and attestation by the City Clerk.

Section 4. Severability. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

DULY READ THE FIRST TIME THIS 10TH DAY OF AUGUST, 2026.

BE IT REMEMBERED THAT THE ABOVE ORDINANCE WAS APPROVED AND ADOPTED THIS 24TH DAY OF AUGUST, 2026, BY THE FOLLOWING VOTE:

Councilmember Baker
Councilmember Barber
Councilmember Burke III
Councilmember Circo
Councilmember Holman
Councilmember McDonald
Councilmember Roe

ATTEST:

APPROVE:

Erica Hill, City Clerk

Kristofer P. Turnbow, Mayor

Date of Signature

26014 Conditional Use Permit - Utility, Major

APPLICANT: Cass County PWSD No. 10

Property Owner: Cass County PWSD No. 10

Engineering/Arch. Firm Lamp Rynearson, Inc.

PROJECT LOCATION REQUESTED ACTION

195th & W of PWSD
Existing Tower Conditional Use Permit for a
Major Utility use

PROJECT NARRATIVE

The applicant is requesting a Conditional Use Permit to construct and operate a 185-ft tall water storage tank, categorized as a major utility under the UDC. The tank will be located immediately west of the district's existing tower east of 195th and Commerce Drive and the Raymore Commerce Center South development.



ZONING AND LAND USE SUMMARY -

EXISTING ZONING

"PUD" Planned Unit Development

TOTAL TRACT SIZE

Proposed to be Platted 1.50 +/- Acres

SURROUNDING ZONING & LAND USE

North: "A" Agricultural District | Farming

South: "PUD" Planned Unit Development | Warehousing and Wholesaling

East: "BP" Business Park District | Utility Major

West: "PUD" Planned Unit Development | Warehousing



INFORMATIONAL NOTICES OR MEETINGS -

NOTICE	DATE
Public Hearing Notice	- July 2, 2026 (Publication in North Cass Herald) - July 3, 2026 (Mailed Notices to Adjoining Property owners)

PAST PLANNING ACTIONS -

- The existing water tower located to the east of the proposed tower received its Conditional Use Permit approval by the City Council on December 13, 2010.
- On May 17, 2022, the Planning and Zoning Commission recommended approval to rezone the subject property from "BP" Business Park to "PUD" Planned Unit Development, including the Preliminary Development Plan.
- On July 25, 2022, the City Council voted to approve the "PUD" rezoning request and Preliminary Development Plan for the property.
- The Raymore Planning & Zoning Commission voted to recommend approval of the Raymore Commerce Center South 1st Final Plat and forwarded the recommendation on to the City Council on October 7, 2025.
- On November 10, 2025, the Raymore City Council approved the Raymore Commerce Center South 1st Final Plat (Bill No. 3997).
- On February 17, 2026, the Planning and Zoning Commission voted to recommend approval of the Raymore Commerce Center South 2nd Final Plat and forwarded the recommendation to the City Council for their February 23, 2026 Regular Meeting.
- On March 9, 2026, the Raymore City Council approved the Raymore Commerce Center South's 2nd Final Plat. (Bill No. 4018).

STAFF COMMENTS -

Planning

- A water tower is categorized as a Major Utility under the Unified Development Code, defined as: *"Services and utilities that have substantial impacts on surrounding areas, including but not limited to water and wastewater treatment facilities, public works garages, major water storage facilities, pumping stations, electric substations, gas regulator stations, telephone transmission structures, radio, and television and microwave relay towers"*.
- A major utility is a Conditional Use in all of the City's zoning districts, including the Raymore Commerce Center's PUD designation.
- The Cass County Public Water Supply District No. 10 (District) is proposing a 185-ft tall water tower on a 1.5 +/- acre property to be platted following the consideration of this application. The District has indicated that they operate two water towers which serve Raymore and the unincorporated areas surrounding the city's southern border. The District operates on two separate pressure zones. The proposed water tower is to support water service throughout the north pressure zone. This includes:
 - Future commercial areas both north and south of the N. Cass Parkway
 - The Venue, Saddlebrook, Dutchmen Acres, Prairieview, Sendera, and White Tail Run subdivisions
 - Raymore Commerce Center north and south
 - Future City Parkland (the Ranch)
 - Unincorporated areas south of Raymore
- According to their submitted application and project narrative, the District anticipates the need for an additional water tower to meet expected growth in this area of the county. Each of the existing towers have the capacity to hold up to 700,000 gallons of water. The proposed tower will hold up to 750,000 gallons, doubling the area's capacity. Per the Missouri Department of Natural Resources (DNR) the district is required to maintain at least 240,000 gallons of water for industrial fire flow alone with this new tower, the remaining gallons will serve other uses.
- In accordance with Section 485.020J2c, structures related to utility services such as water towers are exempt from the height requirements of the Unified Development Code.

- Notices of the public hearing were mailed to adjoining property owners, the neighboring Whitetail Run HOA, South Metro Fire District, Raymore-Peculiar School District, and city ward representatives.

Engineering

- This water tower will be owned and operated by District 10 – the City of Raymore does not provide water service to this site.
- There is currently a 12" water main along the south side of 195th street that provides water service to the White Tail Run subdivision, and also the Raymore Commerce Center. No additional water mains are proposed to be constructed at this time as a part of this project.

ALIGNMENT WITH COMPREHENSIVE PLAN -

The Comprehensive Plan and Future Land Use Plan identify this area as appropriate for industrial development. The proposed use of "Utility, Major" supports various developments in south Raymore, and a much larger area of unincorporated Cass County (see Attachment 1).

ECONOMIC DEVELOPMENT IMPACT -

The proposed water tower will further support the needs of future commercial development along North Cass Pkwy, the Raymore Commerce Center (north and south), the developing residential subdivisions of Saddlebrook, Prairie View and Sendera along Hubach Hill, a future city park, and property further south within unincorporated Cass County. Increased and reliable water utilities will have a positive impact on the ability to serve growing areas of Raymore and its surrounds.

FINDINGS OF FACT -

Under 470.030(E) of the Unified Development Code, the Planning and Zoning Commission and City Council are directed to make findings of fact taking into consideration the following in the deliberation of a Conditional Use Permit request:

1. The proposed conditional use complies with all applicable provisions of the Unified Development Code.

The proposed conditional use does comply with all applicable provisions of the Unified Development Code. Staff has recommended conditions, if accepted by the Planning and Zoning Commission and City Council, will ensure compliance with the Unified Development Code.

2. It is in the interest of the public welfare or convenience and will not have a significant adverse impact on the general welfare of the neighborhood or community.

Land area surrounding the proposed water tower is located within the Water District #10 service area. The proposed use will both stabilize water pressures for existing customers of the District, and support the continued development of south Raymore, including residential, commercial, a future public park, and the Raymore Commerce Center (north and south). While the new water tower is larger than the existing, it will be located west of the existing, diminishing its presence from the residential subdivision nearly a quarter mile to the east. Naturally, water towers are located at higher elevations to provide adequate pressure to all of their service areas, so it will be seen from afar, much like other water towers in the city.

3. The proposed conditional use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located

The proposed use of the property will not cause substantial injury to the value of properties in the surrounding neighborhoods. The proposed tower is adjacent to an existing water tower of similar size and scale, and is located further away from existing neighborhoods and residential uses in the immediate area. The new tower will supply needed water service to the surrounding properties, both within Raymore and south in unincorporated Cass County.

4. It is compatible with the character of the surrounding property in terms of site planning, building scale, and project design.

The proposed tower is compatible with its immediate surroundings next to the existing water tower and the Raymore Commerce Center South. Residential uses exist to the east of the project, but are separated by the existing water tower parcel and unincorporated agricultural land.

5. It is compatible with the character of surrounding property in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation.

The proposed use is compatible with the operating characteristics of the surrounding properties and produces less traffic, noise and lighting than other uses in the area.

6. Whether the location and size of the conditional use, the nature or intensity of the proposed conditional use would prevent the development and use of neighboring property in accordance with the applicable zoning district regulations. In determining whether the conditional use will adversely affect the immediate neighborhood, consideration must be given to:

6a. The location, nature and height of buildings, structures, walls, and fences on the site

The proposed tower is approximately 185 feet tall, which is similar to the height of the existing adjacent tower. As previously noted, the proposed tower's location west of the existing tower helps to diminish its presence from the subdivision and residential uses to the east. West of the site is the Raymore Commerce Center South development, which is occupied by larger industrial buildings. The property will be fenced similarly to the existing tower, and the Raymore Commerce Center. Due to the nature of a water tower, it will be seen from further distances, but is not expected to be a detriment to surrounding developments. Staff has provided photographs of the existing water tower as seen from adjacent properties within the staff report. In accordance with Section 485.020(J)2c, structures related to utility services such as water towers are exempt from the height requirements of the Unified Development Code.

6b. The nature and extent of landscaping and screening on the site.

Staff has recommended that the landscape buffer present along 195th Street in front of Raymore Commerce Center South be extended east to the property line of the existing tower in accordance with Section 430.070(B).

7. Off-street parking and loading areas will be provided in accordance with the standards set forth in the Unified Development Code, and such areas will be screened from adjoining residential uses and located so as to protect such residential uses from any injurious effect

The site will be accessed via the existing driveway from 195th Street, and no new access

points are proposed. Off-street parking for the proposed use is 1 space per 5,000 sq ft of lot area. The tower's proposed lot area is 65,341 +/- sq ft, which would equate to 13 off-street parking spaces. Due to the nature of a water tower and the district's operations, staff is recommending no additional paved parking spaces be required besides the driveway accessing the base of the tower, and the smaller associated parking area to the north of the tower. The District may build parking spaces, if necessary, to accommodate their needs. This will keep the impervious surface on the site to a minimum and reduce unnecessary water run-off. The proposed layout between the existing and proposed water towers provides sufficient space for shared parking areas between the two facilities.

8. Existing public facilities (infrastructure) and services are adequate to accommodate the additional demands of the proposed use or will be made to accommodate such demands without substantially increasing public expenditures.

Adequate public facilities and infrastructure exist to the site to serve the proposed use. No public improvements are necessary to the property. The proposed tower will simply tie into existing water infrastructure along 195th Street.

9. It will not have a significant adverse impact on pedestrian safety and comfort.

The proposed use will not have a significant adverse impact on pedestrian safety due to utilizing the existing drive approach to serve the new tower. Staff is recommending a sidewalk be extended across both the existing and new tower frontages. If not required with this application, the sidewalk would become a construction expense to the city at a later date. There is currently a sidewalk along the south side of 195th Street adjacent to the Raymore Commerce Center South, the South Metro Fire District station, and the Whitetail Run subdivision. This would help close the gap,, however, the property not currently within the city to the east would still need to annex, develop and provide the last bit of sidewalk to finalize the pedestrian connection along 195th Street.

10. Adequate access roads or entrance and exit drives will be provided and will be so designed to prevent traffic hazards and to minimize traffic congestion in public streets and alleys

The new tower will be accessed from the existing drive. With or without the staff recommended sidewalk installation, a large tree in the ROW near the existing driveway shall be removed to improve sight lines along 195th Street. A water tower is not anticipated to

generate significant new traffic along 195th Street.

11. All special conditions have been met as set forth by Chapter 420.

The Code does not provide any additional special conditions or use standards for the proposed use.

PROJECT REVIEW SCHEDULE

COUNCIL, COMMISSION OR BOARD	ACTION	DATE
Planning and Zoning Commission	Review & Recommendation	July 21, 2026 (PH)
City Council	Review & Approval/Denial	- August 10, 2026 (PH) - August 24, 2026

STAFF RECOMMENDATIONS -

Staff recommends the Planning and Zoning Commission accept the proposed findings of fact and forward **Case #26014 Conditional Use Permit - CCPWSD Water Tower**, to establish the "Utility, Major," land use at the property legally described in Attachment 1, subject to the following conditions:

1. A final plat shall be submitted for review prior to building permit review.
2. The District shall construct a public sidewalk along both the proposed and existing water tower frontages from west to east along 195th Street.
3. To improve sight distance visibility on 195th Street, the tree located within the ROW at the existing tower's access drive shall be removed.
4. A landscape buffer, consistent with Raymore Commerce Center South's buffer, shall be established along the water tower's frontage.
5. All signage, if desired, shall be approved in a separate application through Conditional Use Permit.

PLANNING & ZONING RECOMMENDATION
7/21/26 -

The Planning and Zoning Commission held a public hearing at their July 21, 2026 meeting, and voted 6-0 to recommend approval of **Case #26014 Conditional Use Permit - CCPWSD Water Tower** to the City Council, subject to the conditions as outlined by City staff.

CITY COUNCIL ACTION 1ST READING
8/10/26 -

CITY COUNCIL ACTION 2ND READING
8/24/26 -

PROJECT ATTACHMENTS -

1. Bill
2. Project Narrative, Legal Description and Site Plan
3. Site Photos

**NEW ELEVATED STORAGE TANK
FOR
PUBLIC WATER SUPPLY DISTRICT NO. 10
CASS COUNTY, MISSOURI**

Project Description

P.W.S.D. #10, Cass County Missouri (District) currently maintains two elevated storage tanks that serve two distinct pressure zones. The North Pressure zone's tank has a capacity of 300,000 gallons while its South Pressure Zone tank is 400,000 gallons. Over the last five years, the District has seen faster than expected growth within their system and additional water demands are forecasted for the near future. Within the next few years, the District anticipates that the amount of potable storage will need to be increased to facilitate this growth.

Additionally, the Missouri Department of Natural Resources' (DNR) *Minimum Design Standards for Missouri Community Water Systems* state that the minimum "nominal" storage Capacity for systems providing fire protection shall be equal to the needed fire flow for the length of fire duration, plus the volume required to meet diurnal flow. This would require the District to maintain 240,000 gallons of storage for some industrial fire flow requirements alone.

The District requires additional storage to meet minimum storage requirements of the DNR.

Tank Information

Site – 195th Street (approximately 5,600 feet west of S. School Road)

Size – 750,000 gallons

Type – Composite, Legged, or Pedisphere

Height – 185 feet (subject to planning)

Existing Ground elevation – 1001 feet (survey to verify)

Top of tank elevation – 1185 feet

Overflow elevation – 1170 feet

Dimensions – 35 feet head range, 64 feet diameter (for composite style)

Cass County PWSD #10

Legal Description – New North Tank

All that part of the Northeast Quarter of Section 32, Township 46 North, Range 32 West of the Fifth Principal Meridian, also shown as Tract II on the ALTA/NSPS Land Title Survey for Otis Company by Anderson Survey Company dated October 16, 2023 (project 42932dw1_2021-08-31), situate in the City of Raymore, Cass County, Missouri, being described as follows:

Commencing at the Northeast corner of said Northeast Quarter; thence North 86°58'45" West (Basis of bearing: Missouri Coordinate System of 1983, West Zone, NAD83), along the North line of said Northeast Quarter, said line also being harmonious with the North line of the plat of DISTRICT 10 NORTH TOWER, a subdivision of record filed with the Cass County, Missouri Recorder of Deeds in Plat Book 21 at Page 53 on February 8, 2011, a distance of 199.87 feet (plat: South 89°53'43" East, 200.00 feet) to the Northwest corner of said plat, said corner also being harmonious with the Northeast corner of the plat of 195TH STREET, FIRST PLAT, an additional subdivision of record filed with said Recorder of Deeds in Book 26 at Page 89 on September 25, 2024; thence South 2°56'30" West, along the West line of said plat of DISTRICT 10 NORTH TOWER, said line also being harmonious with the East line of said plat of 195TH STREET, FIRST PLAT, a distance of 40.00 feet to the Northwest corner of Lot 1 of said plat of DISTRICT 10 NORTH TOWER, said point being the Point of Beginning; thence continuing South 2°56'30" West, along the West line of said Lot 1, a distance of 286.63 feet to the Southwest corner thereof (plat: North 0°00'28" East, 286.70 feet); thence North 86°57'28" West, along the Westerly prolongation of the South line of said Lot 1, a distance of 228.00 feet to the intersection with the line that is 228.00 feet West of and parallel with the West line of said Lot 1; thence North 2°56'30" East, along the line that is 228.00 feet West of and parallel with the West line of said Lot 1, a distance of 286.54 feet to the intersection with the South right-of-way line of E. 195th Street, as shown on said plat of 195TH STREET, FIRST PLAT and now hereby established; thence South 86°58'45" East, along the South right-of-way line of said E. 195th Street, a distance of 228.00 feet to the Point of Beginning.

Containing 65,341 square feet or 1.50 acres, more or less.

I:\engineering\0325022 csa no10 new north tank\DRAWINGS\CONSTRUCTION DRAWINGS\0325022 - Cover.dwg, 6/17/2026 10:03:07 AM, BRIAN KNUDSEN, LAMP RYNEARSON



SITE LOCATION PLAN

**LAMP
RYNEARSON**

LAMPRYNEARSON.COM

OMAHA, NEBRASKA
14710 W. DODGE RD., STE. 100 (402) 496-2498
NE AUTH. NO. CA0739
FORT COLLINS, COLORADO
4715 INNOVATION DR., STE. 100 (970) 325-0342
KANSAS CITY, MISSOURI
3001 STATE LINE RD., STE. 200 (816) 361-2440
MO AUTH. NO. E-20139119031 LS-2015043127

DESIGNER / DRAFTER

CAH-PAL

REVIEWER

CHAD A. HARRINGTON

PROJECT NUMBER

0325022

DATE

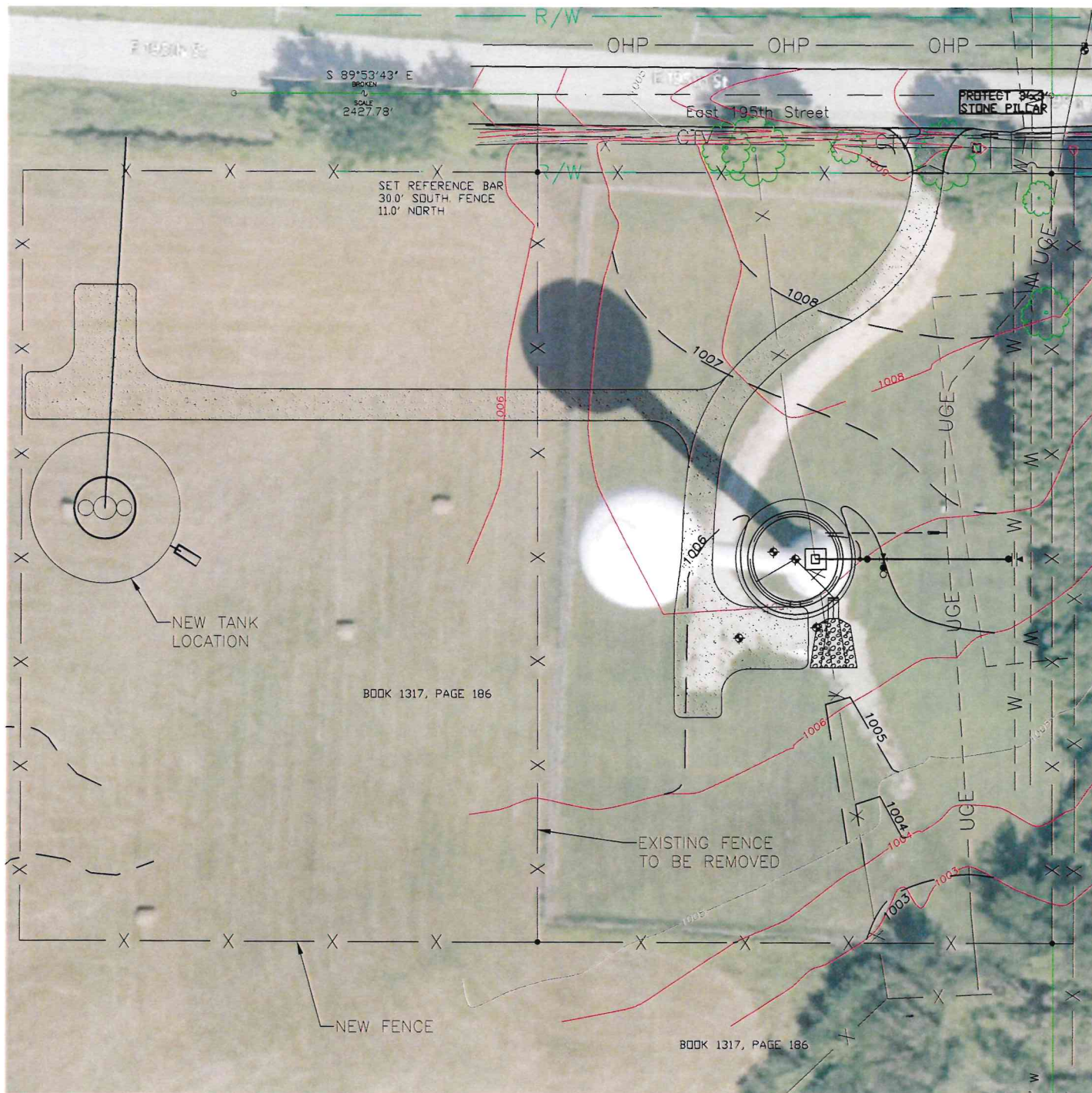
SURFACE LOCATION

BOOK AND PAGE

ELEVATED STORAGE TANK
P.W.S.D. NO. 10
CASS COUNTY, MISSOURI

1

L:\Engineering\0325022 Cass No 10 New North Tank\DRAWINGS\CONSTRUCTION DRAWINGS\0325022 - Site Plan.dwg, 6/17/2026 1:35:39 PM, BRIAN KNUDSEN, LAMP RYNEARSON



SITE LAYOUT PLAN



**LAMP
RYNEARSON**

LAMPRYNEARSON.COM

OMAHA, NEBRASKA
14710 W. DODGE RD., STE. 100 (402) 496-2498
NE AUTH. NO. CA6139
FORT COLLINS, COLORADO
4715 INNOVATION DR., STE. 100 (973) 226-0342
KANSAS CITY, MISSOURI
9001 STATE LINE RD., STE. 200 (816) 361-0440
MO AUTH. NO. E-20120119031 LS-2019043127

DESIGNER / DRAFTER

CAH-PAL

REVIEWER

CHAD A. HARRINGTON

PROJECT NUMBER

0325022

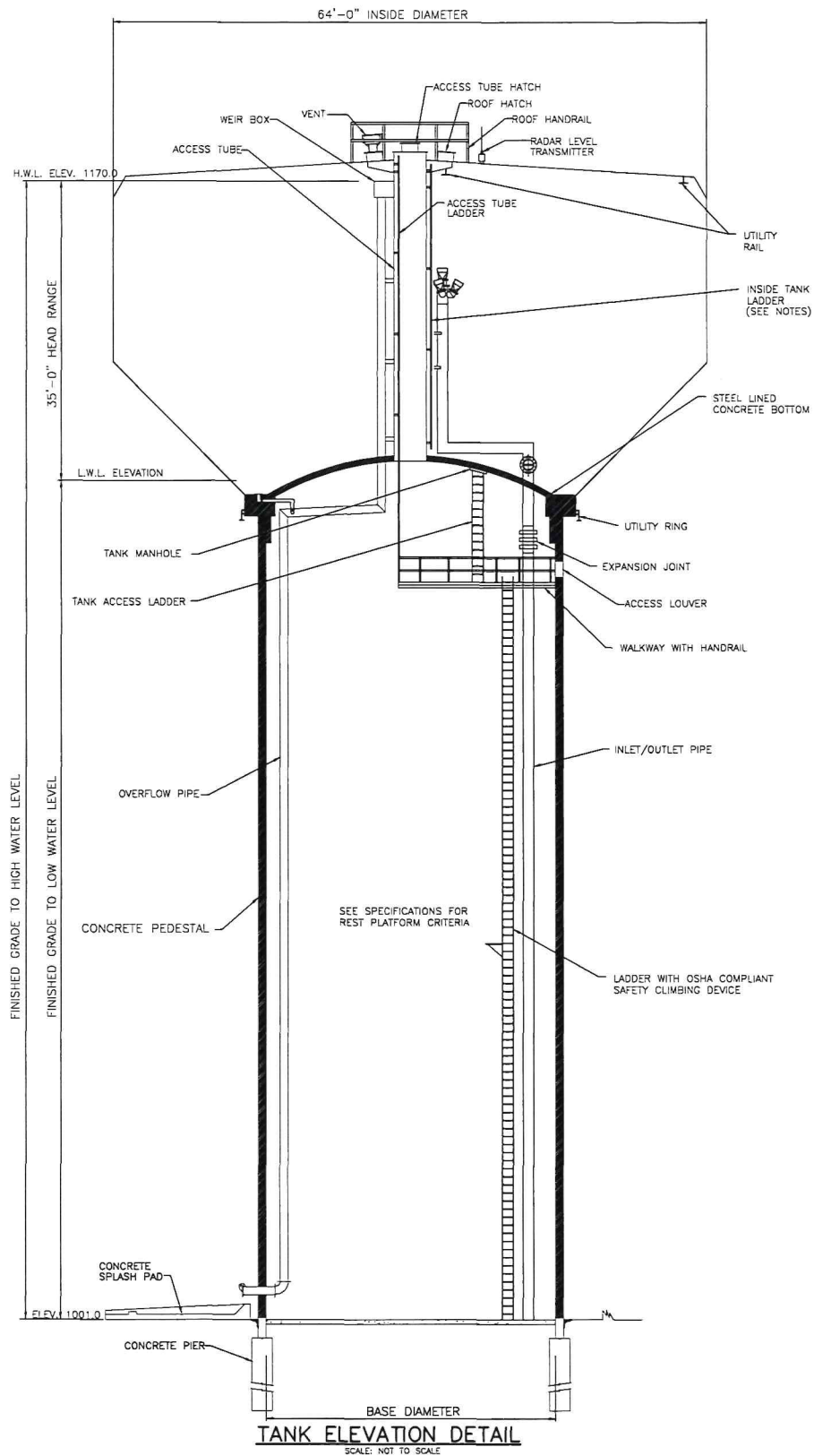
DATE

SURFACE LOCATION

BOOK AND PAGE

ELEVATED STORAGE TANK
P.W.S.D. NO. 10
CASS COUNTY, MISSOURI

L:\Engineering\0325022 Cass No10 New North Tank\DRAWINGS\CONSTRUCTION DRAWINGS\0325022 - Tank Detail.dwg, 6/17/2026 11:07:48 AM BRIAN KNUDSEN, LAMP RYNEARSON



**LAMP
RYNEARSON**

LAMPRYNEARSON.COM

OMAHA, NEBRASKA
14710 W. DOOGUE RD., STE. 100 (402) 496-2458
NE AUTH. NO. CAC139
FORT COLLINS, COLORADO
4715 INNOVATION DR., STE. 100 (970) 226-2342
KANSAS CITY, MISSOURI
900 S. STATE LINE RD., STE. 200 (816) 561-2440
MO AUTH. NO. E-2013011963 / LS-2019043127

DESIGNER / DRAFTER

CAH-PAL

REVIEWER

CHAD A. HARRINGTON

PROJECT NUMBER

0325022

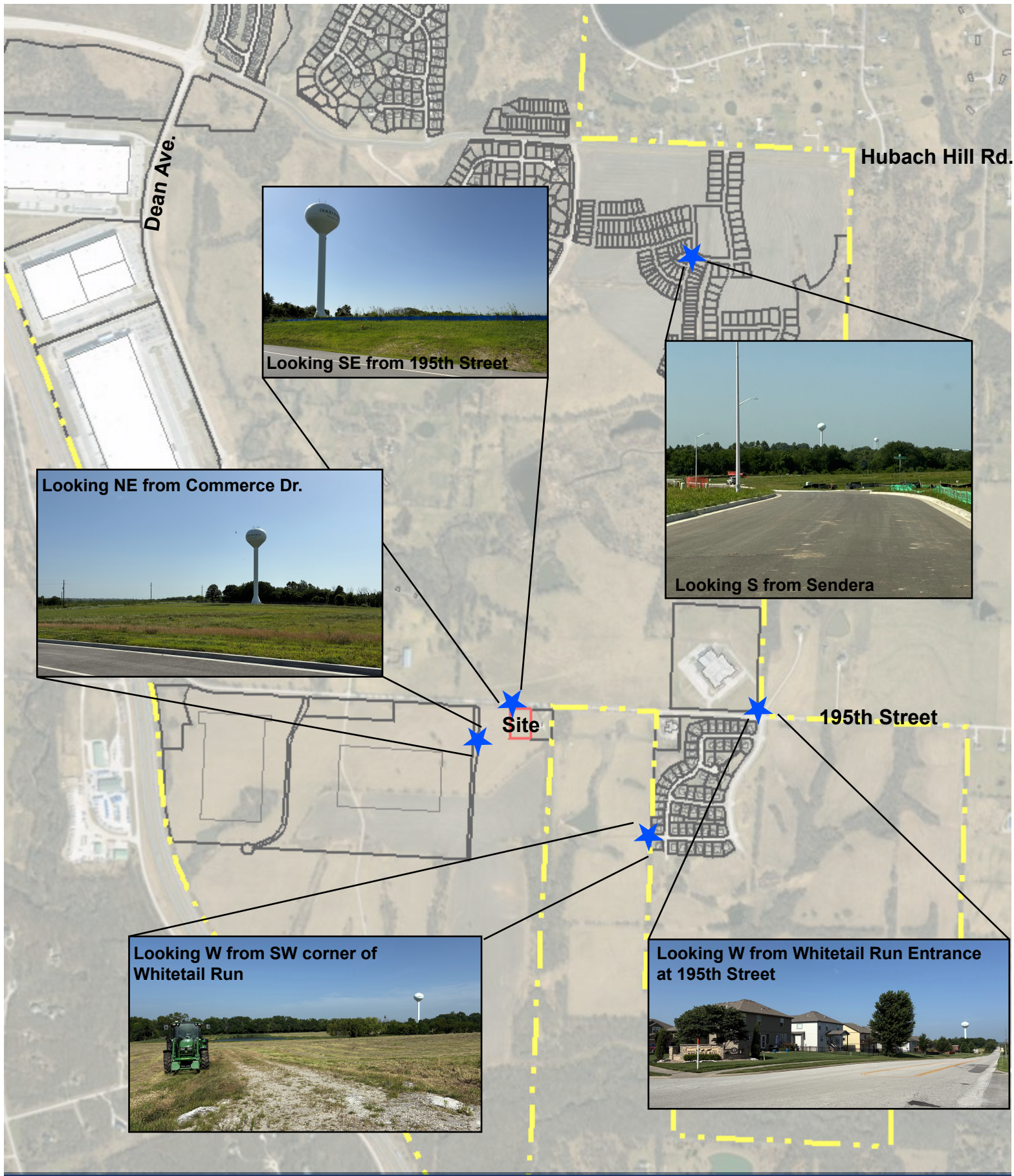
DATE

SURFACE LOCATION

BOOK AND PAGE

ELEVATED STORAGE TANK
P.W.S.D. NO. 10
CASS COUNTY, MISSOURI

3



Looking West from Whitetail Run Entrance on 195th Street



Looking West from within Whitetail Run on Doe Drive



Looking South from 195th Street



Looking NE from Commerce Drive



Looking South from Sendera Subdivision (Existing Tower on the Left)



Commerce Center Landscape Buffer (Staff Recommendation) to be Extended Across Site





CITY OF RAYMORE
AGENDA ITEM INFORMATION FORM

DATE: 8/10/2026

SUBMITTED BY: Elisa Williams

DEPARTMENT: Finance

ITEM CATEGORY: Resolution

TITLE / ISSUE / REQUEST

Amending the Schedule of Fees (public hearing)

STRATEGIC PLAN GOAL / STRATEGY

12.5 Ensure fiscal discipline and responsible stewardship of public resources

FINANCIAL IMPACT

Award To:

Amount of Request/Contract:

Amount Budgeted:

Funding Source/Account:

PROJECT TIMELINE

Estimated Start Date

Estimated End Date

STAFF RECOMMENDATION:

Approval

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission:

Date:

Action/Vote:

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Resolution 26-34
2. Proposed FY27 Schedule of Fees and Charges

BACKGROUND / JUSTIFICATION

Building Inspections

Proposing an update to Building Permit and Plan Review Fees.

Excise Tax

The license tax review committee met on July 15, 2026, and is recommending increasing

the Excise Tax per trip by the rate of the Construction Cost Index as of June 2026. That rate is 3%.

Public Works

- Removing Design & Construction Manual
- Removing Plan Copies as these are now available digitally or self-print
- Right of Way adjusting from \$35 to \$50 and segregating the "drive-way permit fee" that is not determined by linear feet vs. the Linear Utility Installation/Repair ROW
- Modifying Land Disturbance Permits and Financial Security and basing on acreage brackets
- Adding Road Degradation to the Fee Schedule

Water & Sewer Utility

- The Water & Sewer Section includes increases to the tap fees also related to the construction cost index of 3%.
- The adjustments to the water and sewer rates are based on the Water/Sewer Cost of Service Rate Model: Water from \$6.88 to \$6.94 and Sewer from \$9.42 to \$9.76

Parks & Recreation(Approved by Park Board 04/28/2026)

- Shelter Rental Fees: Removal of Prime/Non-Prime and Resident/Non Resident fee schedule
- Outdoor Athletic Facilities: Removal of Prime/Non-Prime for all athletic fields; Keeping Resident/Non-Resident fee schedule for Soccer & Flag Football fields; Removal of Soccer Field Rental per season.
- Raymore Activity Center: Updated daily Gym Pass for 10 visits from \$20 to \$25; Added Open Gym Senior Citizen Program to allow senior citizens to walk for free during business hours; Added a Sportsmanship Coaching Program; Added The Park Legacy Program.

RESOLUTION 26-34

"A RESOLUTION OF THE CITY OF RAYMORE, MISSOURI, AMENDING THE SCHEDULE OF FEES."

WHEREAS, in June 2009, City Council adopted a comprehensive Schedule of Fees and Charges for the City of Raymore; and,

WHEREAS, the License Tax Review Committee met on July 15, 2026 and voted unanimously to increase the excise tax rates for Fiscal Year 2027; and,

WHEREAS, the Parks and Recreation Board met on April 28, 2026, and voted to increase certain fees and rates for Fiscal Year 2027; and,

WHEREAS, the Schedule of Fees has also been modified to include: changes to the Water and Sewer rates and water and sewer connection charges, and adjustments to Building Inspection Fees, and Public Works fees.

NOW THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF RAYMORE, MISSOURI, AS FOLLOWS:

Section 1. The Schedule of Fees attached as Exhibit A is hereby approved.

Section 2. Any Resolution or part thereof which conflicts with this Resolution shall be null and void.

DULY READ AND PASSED THIS 10TH DAY OF AUGUST, 2026, BY THE FOLLOWING VOTE:

Councilmember Baker
Councilmember Barber
Councilmember Burke III
Councilmember Circo
Councilmember Holman
Councilmember McDonald
Councilmember Roe

ATTEST:

APPROVE:

Erica Hill, City Clerk

Kristofer P. Turnbow, Mayor

Date of Signature

SCHEDULE OF FEES AND CHARGES

PROPOSED 11/1/2026

Category	Amount
DEVELOPMENT SERVICES	
Annexation	\$0
Rezoning	\$740
	\$1,550 for PUD
Conditional Use Permit	\$250 if request is for a sign or for residential property
	\$725 for all other requests
Easement/Right-of-Way Vacation	\$150
Preliminary Plat	\$1,500
Duplex or Townhome Lot Split	\$0
Final Plat	\$775
Minor Plat	\$100
Site Plan	\$1,200
Amendment to Site Plan	\$150
Temporary Use Permit	\$0
Variance	\$360
Appeal	\$0
Outdoor Warning Siren Fee	\$9/acre paid at the time of final platting
Park Land Dedication Requirement - residential	See Section 445.040 of the Unified Development Code
- commercial / industrial	\$0.017 per square foot of land

BUILDING INSPECTIONS

Residential Activities

Building Permit (1)	\$4.00/\$1,000 of building valuation;- minimum fee of \$30.00 (2)	\$4.50/\$1,000 of building valuation; minimum fee of \$45.00 (2)
Plan Review	\$84.00/dwelling unit for single, two- family and tri-plex units	\$120.00/dwelling unit for single, two- family and tri-plex units
Reinspection	\$55.00/hour, 1 hour minimum	

Residential Multi-Family/Commercial/Industrial Activities

Building Permit	\$4.00/\$1,000 of building valuation; minimum fee of \$30.00 (3)
Plan Review	\$2.00/\$1,000 of building valuation for 1st \$100,000; and \$.50/\$1,000 valuation thereafter
Reinspection	\$55.00 /hour, 1 hour minimum

Miscellaneous Activities

Sign Permit	\$50.00 permanent signs \$15.00 temporary signs \$10.00 replace sign face
Electrical Permits	
200 amp	\$45.00 per box
400 amp	\$85.00 per box
800 amp	\$105.00 per box
over 800 amp	\$135.00 per box
Repair, maintenance, rewire or electrical service changes up to	\$35
Mechanical Permits	
Heating and A/C unit	\$45.00 each
Individual heating unit	\$45.00 each
Individual A/C unit	\$45.00 each
Plumbing Permits	
Traps - up to and including 10	\$45
Additional traps over 10	\$3.00 each
Deck Permits	\$.20 per square foot of deck area;
Fence Permits	\$45.00 minimum
Single or Two-Family Roofing Permit	\$30
Solar Panel Installation	\$45
On-site sewage disposal systems	\$35
Moving of Buildings	\$150 for new/renovated systems treating <3,000 gallons/day flow
Demolition of Buildings	\$250 for new/renovated systems treating 3,000 or more gallons/day flow
Performance Bond	\$500
Swimming Pool Permits	Performance Bond - \$5,000
Prefabricated above grade, 24" in pool wall depth or greater	\$30
Below grade pools	\$4.00/\$1,000 valuation of the cost of pool; minimum \$30.00
Fire Sprinkler System	\$45
Fire Alarm System	\$45
Commercial Kitchen Hood	\$45
Appeals to Board of Appeals	Appeal applicable to a: \$50 - owner - occupied residential structure \$250 - all other appeals
Mud Deposit (4)	\$500
Temporary Certificate of Occupancy (5)	\$1,000 bond, refundable
Investigation Fee (charged if work commenced without a	3 times the cost of the permit
Refunds	See (6)
South Metropolitan Fire District Building Permit Fee	See (7)

(1) Building valuation shall be calculated from the most recent table published by ICC.

(2) Valuation shall be calculated on the living area multiplied by the cost per square foot plus the garage area multiplied by the cost per square foot.

(3) The cost per square foot will be taken from the appropriate occupancy category from the Building Valuation Data.

(4) Each builder working in the City must deposit a sum of \$500 at time of issuance of building permit

(5) Building Official is authorized to issue a temporary certificate of occupancy under certain conditions

(6) The Building Official may authorize the refunding of not more than 80% of the permit cost when no work has been done

(7) Plan review fee and inspection fee is separate from City plan review and building permit/inspection fees and must be obtained from the Fire District, located at 611 Foxwood Drive, Raymore, MO

Excise Tax

Residential development	\$2,554 / trip-generated	\$2,631 / trip generated
Non-residential development	\$683 / trip-generated	\$703 / trip generated

Number of trips generated per use is established by Resolutions 07-42. Actual excise due is calculated in accordance with section 605.090 of the Raymore City Code.

Public Works

Design and construction manual	\$40
Engineering public infrastructure inspection fee	5% of construction cost for inspection
Engineering public infrastructure plan review fee	1% of construction cost for plan review
Plan copies	
letter	\$0
11x17	\$0
Plan size	\$5
Miscellaneous Permit Fees	
Right of Way (ROW) - Administrative/Management Fee	\$1 per linear foot
Right of Way (ROW) Permit Fee	\$50

Right of Way (ROW) Linear Utility Installation/Repair	\$1 per linear foot, minimum \$50
Reinspection Fee (1)	\$55
Small Wireless Facility on existing utility pole	\$150 per pole at installation; \$100 per year per pole thereafter
Small Wireless Facility with installation of a new City utility pole	\$500 per pole at installation; \$100 per year per pole thereafter
Rate for collocation of Small Wireless Facility to City utility pole	\$150 per year per pole
Small Wireless Facility Consolidated Application Fee	If 10 + applications are filed concurrently, total installation fee can be reduced by 30%
Small Wireless Facility Performance Bond	\$1,000 per pole
Sewer - toxic pollutant failure to clean (grease) discharge	\$500
Sewer - toxic pollutant failure to clean grease trap	\$100 per day for the continuation of violation
Land Disturbance Fees	
Grading (Land Disturbance) Permit	\$500
Finance security	\$1,000 per gross acre

a. The first (1st) five thousand dollars (\$5,000.00) of the financial security shall be by cash deposit to the City of Raymore. If at any time during the course of the work this amount falls below the original amount of the deposit, the permittee shall deposit the necessary funds to return the cash deposit to a balance of five thousand dollars (\$5,000.00).

b. The remaining financial security balance may be in the form of cash deposit, letter of credit or bond.

Land Disturbance Fees

<u>Acreage Bracket</u>	<u>Permit Fee</u>	<u>Financial Security</u>
1.0-5.0 Acres	\$500	\$5,000 regardless of size
5.1-10.0 Acres	\$750	\$1,500 per Acre
10.1-20.0 Acres	\$1,250	\$2,000 per Acre
20.0-40.0 Acres	\$2,000	\$2,500 per Acre
40.1 + Acres	\$3500 + (\$50 / Acre over 40)	100% of Engineer's Site Stabilization Estimate

Road Degradation Fees

<u>Pavement Age</u>	<u>Degradation Fee Rate</u>	<u>Penalty</u>
0-3 Years	Excavation Prohibited. Emergency Cuts Only.	If a cut occurs a fee of \$400/SqYd and curb to curb mill and overlay of a minimum of 25 linear feet of the road. Fine doubles with no permit. Minimum fee \$2,500 (\$5,000 without a permit)
3.1-6 Years	\$200/SqYd	Fine doubles with no permit. Minimum fee \$2,500 (\$5,000 without a permit)
6.1-10 Years	\$100/SqYd	Fine doubles with no permit. Minimum fee \$2,500 (\$5,000 without a permit)
10.1+ Years	\$50 / SqYd	Fine doubles with no permit. Minimum fee \$2,500 (\$5,000 without a permit)

Regardless of actual pavement age, all designated Arterial and Collector roadways shall be permanently classified under the **0 to 3.0 Years** tier for the purposes of fee assessment, restriction, and mandatory restoration requirements.

Trenches running parallel to the drive lane will be treated as half road replacement for the length of the trench.

All final street cut restoration boundaries shall extend a minimum of **1 foot in all directions** beyond the actual outer edges of the excavated utility trench.

The trench must be backfilled with **flowable fill** from the top of the utility bedding zone up to the bottom of the asphalt repair layer. The asphalt surface shall match the surrounding pavement thickness.

Blasting Permit

Blasting permit	actual cost for inspection of blasting, testing or readings
Deposit - for inspection	\$500
Delinquent fee	\$25

(1) City will perform inspection and reinspection; this fee is for all subsequent inspections

Water & Sewer Utility

Water Tap Fees		
3/4" meter size		
Sensus iPearl 5/8 Meter 4 wheel 100 gallon	\$2,560	\$2,637
Meter supply fee	\$716	
1" meter size		
Sensus iPearl 1" Meter 4 wheel 100 gallon	\$4,000	\$4,120
Meter supply fee	\$788	
1 1/2" meter size		
Sensus iPearl 1 1/2" Meter 6 wheel 100 gallon	\$4,999	\$5,149
Meter supply fee	\$1,866	
2" meter size		
Sensus iPearl 2" Meter 6 wheel 100 gallon	\$9,996	\$10,296
Meter supply fee	\$1,828	
3" meter size		
Sensus iPearl 3" Meter C2 Compound 6 wheel 100 gallon	\$14,994	\$15,444
Meter supply fee	\$2,314	
4" meter size		
Sensus iPearl 4" Meter C2 Compound 6 wheel 100 gallon	\$20,030	\$20,631
Meter supply fee	\$3,909	
6" meter size		
Sensus iPearl 6" Meter C2 Compound 6 wheel 100 gallon	\$49,989	\$51,489
Meter supply fee	\$6,352	
Removal and inspection of water meter charge	actual cost of such removal, tests, and replacement by consumer if the meter differs less than 2%	
<u>Hydrant Meters</u>		
Deposit	\$1,250	
Backflow prevention device	\$1,250	
<u>Sewer Permits and Fees</u>		
Private sewage disposal	\$75	
Building sewer permit and inspection fee		
Residential or commercial	\$25	
Industrial	\$50	
<u>Sewer Connection Fee</u>		
Residential (single-family and multiple-family)	\$56 per trap / min charge of \$1,472	\$58 per trap / min charge of \$1,516
Commercial and industrial	\$69 per trap / min charge of \$2,499	\$71 per trap / min charge of \$2,574
<i>Service rates - all meters shall be billed each month for no less 2,000 gallons</i>		
Water rate	\$6.88/1,000 gallons	\$6.94/1,000 gallons
Sewer rate - actual usage	\$9.42/1,000 gallons	\$9.76/1,000 gallons
Sewer rate - winter average	\$9.87/1,000 gallons	\$10.21/1,000 gallons
Sewer rate - outside City limits	125% of the applicable inside City rate	
Reconnection charge		
Initial reconnection charge	\$50	

2nd reconnection charge failure to pay arrangement for connection

\$75.00 additional charge

Disconnection Deposit Charge

If the deposit(s) on the disconnected utility account are less than the deposit(s) shown below, additional deposit(s) will be assessed to bring the deposit(s) on the account equal to the current combined Water and Sewer deposits listed on the Schedule of fees.

Water/Sewer Service Deposits

1" service lines
One (1) family occupied dwelling
Residential New Construction
Commercial buildings
Office buildings - each meter
Manufacturing and industrial buildings
2" service lines
over 2" service lines

Water Deposit

\$50
\$50
\$50
\$50
\$50
\$50
\$50
\$50

Sewer Deposit

\$50
\$50
\$50
\$50
\$50
\$50
\$50
\$50

Trash Service

Residential Trash Service \$16.06 per month
Residential Recycling Service \$5.93 per month
Residential Cart Fee \$1.50 per month
Residential Additional Cart Fee \$0.75 per month for each additional cart

Miscellaneous

Fireworks license \$250

Alcohol Beverages Permit Fees

Beer By the Drink License (Beer - Includes Sunday Sales) \$75
Beer and Light Wine by Drink \$75
Retail By the Drink License (Spirits, Wine and Beer) \$450
Retail By the Drink License (Spirits, Wine and Beer) Tax Exempt \$450
Retail Liquor By the Drink Resort License (Spirits, Wine and Beer) \$450
Package Liquor (Includes Spirits, Wine and Beer) \$150
Beer Original Package License (Includes Sunday Sales) \$75
Picnic License (Not For Profit Organizations - Spirits, Wine and Beer - 7 days) \$37.50
Retail By Drink Caterer's License (Spirits, Wine and Beer) \$15 for each calendar day
Beer and Light Wine by Drink Caterer's License \$15 for each calendar day
Retail by Drink Caterer's Permit (Spirits, Wine and Beer - 50 Days Maximum) \$750
Retail by Drink Caterer's Permit (Spirits, Wine and Beer - Unlimited Number) \$1,500
Consumption of Liquor License (C.O.L.)(Building and Hall Rentals) \$90
Original Package Tasting License \$37.50
Sunday License (Spirits, Wine and/or Beer) \$300
Liquor Wholesale Solicitor (Spirits, Wine and Beer) \$750
22 Percent Wholesale Solicitor (Wine and Beer) \$300
5 Percent Wholesale Solicitor (Beer Only) \$150

Domestic Winery (Light Wine and Brandy)

\$7.50 for each 500 gallons or fraction thereof of wine or brandy produced up to a maximum license fee of \$450.00

Microbrewery License (Beer Only)

\$7.50 for each 100 barrels or fraction thereof, up to a maximum license fee of \$375

Liquor Manufacturer-Solicitor (Spirits, Wine and Beer) \$675
22 Percent Wine Manufacturer-Solicitor (Wine and Beer) \$300
5 Percent Beer Manufacturer-Solicitor (Beer Only) \$375
Liquor Solicitor (Spirits, Wine and Beer) \$375
22 Percent Solicitor (Wine and Beer) \$150
5 Percent Beer Solicitor (Beer Only) \$75
Vintage Wine Solicitor \$750
Filing penalties for liquor license renewal applications received after May 1
Applications received May 2 - May 31 \$150
Applications received June 1 - June 30 \$300
Applications received after June 30 \$450
Occupational License \$100
Adult Business License Fees \$500/establishment; \$100 per each manager; \$50 per each employee
Public Amusement permit \$100
Public Amusement permit - refundable deposit \$500
Pawnshop license \$1,000
Bond (2) \$1,000
Insufficient check charge \$20
Photocopies \$0.10 per page & any applicable access and search fee
Reproduction of Meeting CD's \$5.00 per copy
Administration fee - associated with violation of code \$50
Filing fee of candidates \$20

Municipal Court

Clerk fee \$12
Crime Victims Compensation Fund (CVCF) \$8
Police Officers Standards and Training Fund (POST) \$1
Law Enforcement Training Fund (LEFT) \$2
Domestic violence shelter surcharge \$4
Inmate Prisoner Detainee Security Fund \$2

Police

CD's - video \$20
Report copies \$5.00 - for up to ten pages and \$0.10 per page for all additional pages and supplemental reports
Neighborhood Vehicle Permit \$50/2 years
Peddlers and Solicitors Permit Fees
Application fee \$20
Peddlers and solicitors permit \$5.00 per person
Fingerprinting Free to Raymore Residents
Letters for Adoption Free to Raymore Residents

Animal Control Fees

Impoundment:

1st offense \$10
2nd offense \$50
3rd and subsequent offenses \$100
Additional maintenance fee \$10 / day
Anti-rabies vaccination requirement \$75
Quarantine \$200 (\$100 for Quarantine and \$100 for 10 days of animal care)
Animal Adoption
Cats \$100
Dogs \$200

Parks and Recreation

Farmer's Market
Booth Space \$20 per month

Non-Prime rates are applied for rentals on Monday through Thursday. Friday through Sunday will receive prime rates.

<u>Shelter Rental Fees – Resident</u>	<u>Non-Prime</u>	<u>Prime</u>
Depot reservation – 1/2 shelter – day	\$45	\$65
Depot reservation – day	\$75	\$95
Hawk Ridge Park 1/2 shelter – day	\$45	\$65
Hawk Ridge Park Full Shelter – day	\$75	\$95
Moon Valley shelter reservation – day	\$50	\$70
West shelter reservation – day	\$50	\$70
Optimists shelter reservation – day	\$50	\$70
Lions shelter reservation – day	\$75	\$95

<u>Shelter Rental Fees – non-resident</u>	<u>Non-Prime</u>	<u>Prime</u>
Depot reservation – 1/2 shelter – day	\$90	\$110
Depot reservation – full shelter – day	\$150	\$170
Hawk Ridge Park 1/2 shelter – day	\$90	\$110
Hawk Ridge Park Full Shelter – day	\$150	\$170
Moon Valley Shelter – day	\$100	\$120
Arboretum (West) shelter reservation – day	\$100	\$120
Optimists shelter reservation – day	\$100	\$120
Lions shelter reservation – day	\$150	\$170

<u>Shelter Rental Fees - Resident</u>	
Depot reservation - 1/2 shelter - day	\$90
Depot reservation - day	\$150
Hawk Ridge Park 1/2 shelter - day	\$90
Hawk Ridge Park Full Shelter - day	\$150
Moon Valley shelter reservation - day	\$100
West shelter reservation - day	\$100
Optimists shelter reservation - day	\$100
Lions shelter reservation - day	\$150

Prime season will consist of April through September. Any rentals occurring in any other month will receive the non-prime rate.

<u>Athletic Field Rentals (private use/practices)</u>	<u>Non-Prime</u>	<u>Prime</u>
<u>Soccer / Flag Football Field Rentals (private use / practices)</u>		
<u>Resident Fees</u>		
Soccer / Flag Football Field	\$35/hour	\$50/hour
Soccer / Flag Football Field	\$150/day	\$200/day
<u>Non-Resident Fees</u>		
Soccer / Flag Football Field	\$75/hour	\$100/hour
Soccer / Flag Football Field	\$225/day	\$250/day

<u>Baseball/Softball Field Rentals</u>	
Field Reservation per hour	\$40
Field Reservation per day	\$225
Field Lights per hour	\$25 per field
Field Prep - Chalk	\$20 per field / per application
Field Prep - Infield Drag	\$20 per field / per application
Field Prep - Reset Bases	\$20 per field / per application

Baseball field reservation – lit – day	\$125	\$150
Baseball field reservation – unlit – day	\$100	\$125
Baseball field reservation – lit – day	\$200	\$250
Baseball field reservation – unlit – day	\$150	\$200

<u>Athletic Field Rentals (Tournament / For Profit)</u>	
Recreation Park Baseball Complex (6 fields)	\$1200/\$600 deposit required (Friday, Saturday & Sunday)
Team Fee	\$25 Team Fee (per team)
Ballfield Lights	\$25 per hour per field
Ballfield Preparation (Chalk/Paint)	\$20 per field
Ballfield Preparation (Field Drag)	\$20 per field
Ballfield Preparation (Reset Bases)	\$20 per field
Recreation Park Soccer Complex (6 fields)	\$1200/\$600 deposit required (Friday, Saturday & Sunday)
Team Fee	\$25 Team Fee (per team)
Soccer field Prep per additional field (Field, Paint, Etc)	\$50 per field
Recreation Park Flag Football Fields (6 fields)	\$800/\$400 deposit required (Friday, Saturday & Sunday)
Team Fee	\$25 Team Fee (per team)

<u>Athletic Field Rentals (Individual / For Profit)</u>	
<u>Baseball Field</u>	<u>Non-Prime Rate</u>
Hourly Field rental	\$25 per field per hour
Daily Field rental	\$200 per field per day
Ballfield Lights	\$25 per hour for lights (per field)
Field Preparation (Chalk/Paint)	\$20 per field
Field Preparation (Field Drag)	\$20 per field
Field Preparation (Reset Bases)	\$20 per field
	<u>Prime Rate</u>
Hourly Ballfield rental	\$40 per field per hour
Daily Ballfield rental	\$225 per field per day
Ballfield Lights	\$25 per hour for lights (per field)
Field Preparation (Chalk/Paint)	\$20 per field
Field Preparation (Field Drag)	\$20 per field
Field Preparation (Reset Bases)	\$20 per field

<u>Specifically permitted rentals</u>	
Disc Golf Course Tournament	\$320 per day
The Rink (Private Rental)	\$200 (2 hours)
The Rink (Skate Rentals)	\$5 per pair per day
Pickleball Courts	\$20 per hour per court
	\$50 per hour (Full Facility)
Tournament Rental	\$500 per day

<u>Services</u>	
Regular hourly rate	\$30
Overtime hourly rate	\$50

Raymore Activity Center		
Open Gym Program Fee	\$4 per visit	
Open Gym Daily Pass	\$20 (10 visits)	\$25 (10 visits)
Open Gym Senior Citizens Program	Free (daily fees during regular hours)	
<u>Rental Fees</u>		
Deposit	\$600	
1 Day Tournament Rental	\$1,200	
2 Day Tournament Rental	\$2,000	
Hourly Rental Deposit	\$50	
Gym Half Court	\$50 per hour	
*Pickleball/Volleyball Courts		
Gym Full Court (up to 6 hours)	\$85 per hour	
Day Full Facility (6-10 hours)	\$1,200	
Afterhours Full Facility (overnight)	\$1,500	
Multipurpose Room - Small	\$55 per hour	
Multipurpose Room - Large	\$65 per hour	

Multipurpose Room - Combined \$95 per hour

Sportsmanship Coaching Program - NEW ADDITION

Volunteer Coaches must complete tasks within the Sportsmanship Coaching Program to qualify for the end of season reimbursements.

Per Team Reimbursement \$15 per team
NAYS Coaching Certification \$50 per year

The Park Legacy Program - NEW ADDITION

Honor Brick \$80
All Inclusive Playground Donor Wall Plaque \$200
Tribute Tree \$400
Memorial Bench \$3,000

Hawk Ridge Park - Amphitheater

Rental Fees - resident

Deposit \$300
1 Day Rental \$600
Public Safety Officer* \$40/hour per Officer
Alcohol Permit \$100 for any event requesting alcohol
Vendor Fee** \$50

Rental Fees - non-resident

Deposit \$400
1 Day Rental \$800
Public Safety Officer* \$40/hour per Officer
Alcohol Permit \$100 for any event requesting alcohol
Vendor Fee** \$50

*Public Safety Officers are required for any rental.

Non-Alcohol Event

Event with Alcohol

**Vendor Fee

1 officer required for events with 200 attendees or more, 1 additional officer for every 100+ attendees

2 officers required, 1 additional officer for every 100+ attendees

Approved vendor selling food, drink, goods, merchandise or services

Centerview

a. Non-Prime Time (2 hour minimum):

Monday - Thursday, 8:00 A.M - 10:00 P.M.
Friday, 8:00 A.M. - 4:00 P.M.

b. Prime Time (4 hour minimum):

Friday, 6:00 P.M. - 12:00 A.M.
Saturday - Sunday, 8:00 A.M - 12:00 A.M.
Listed Holidays

	Residenti	Non-Residential	Commercial	Holiday ¹
Centerview - Full Facility				
Non-Prime Rate	\$250 / HR	\$300 / HR	\$325 / HR	N/A
Prime Rate	\$325 / HR	\$375 / HR	\$400 / HR	\$450 / HR
Harrelson Hall - Capacity: 240 with tables - 400 seating only (includes catering kitchen)				
Non-Prime Rate	\$195 / HR	\$245 / HR	\$270 / HR	N/A
Prime Rate	\$270 / HR	\$320 / HR	\$345 / HR	N/A
Harrelson Hall A - Capacity: 96 with tables - 154 seating only				
Non-Prime Rate	\$70 / HR	\$105 / HR	\$120 / HR	N/A
Prime Rate	\$95 / HR	\$130 / HR	\$145 / HR	N/A
Harrelson Hall B - Capacity: 144 with tables - 242 seating only (includes catering kitchen)				
Non-Prime Rate	\$130 / HR	\$165 / HR	\$180 / HR	N/A
Prime Rate	\$175 / HR	\$210 / HR	\$225 / HR	N/A
Gilmore Room - Capacity: 16 with tables - 18 seating only				
Non-Prime Rate	\$35 / HR	\$60 / HR	\$85 / HR	N/A
Prime Rate	\$70 / HR	\$95 / HR	\$120 / HR	N/A
The Grove - Outdoor Patio and Lawn				
Non-Prime Rate	\$25 / HR	\$50 / HR	\$75 / HR	N/A
Prime Rate	\$60 / HR	\$85 / HR	\$110 / HR	N/A

Facility Deposit - without serving alcohol

\$150

Facility Deposit - serving alcohol

\$250

Additional Rental Fees

Lobby *

\$50

Visual

\$50

Audio (soundboard)

\$100

Alcohol Permit

\$100

Public Safety Officer **

\$40 / HR

* Exclusive Use of the Lobby during an event will have an additional fee. If the event is during regular business hours, signage for the general public and Parks and Recreation customers will be displayed. Note: The lobby is included in all full facility rentals and no additional fee will be charged.

** Public Safety Officers are required for any rental during prime time or holiday rentals. Park and Recreation staff will evaluate each rental event to determine if additional security is required.

Non-Alcohol Event

1 officer required for events with 200 attendees or more, 1 additional officer for every 100+ attendees

Event with Alcohol

2 officers required, 1 additional officer for every 100+ attendees

¹ See the Centerview policy for listed holidays



CITY OF RAYMORE
AGENDA ITEM INFORMATION FORM

DATE: 8/10/2026

SUBMITTED BY: Elisa Williams

DEPARTMENT: Finance

ITEM CATEGORY: Ordinance

TITLE / ISSUE / REQUEST

Setting the 2026 Tax Levy (public hearing)

STRATEGIC PLAN GOAL / STRATEGY

12.5 Ensure fiscal discipline and responsible stewardship of public resources

FINANCIAL IMPACT

Award To:

Amount of Request/Contract:

Amount Budgeted:

Funding Source/Account:

PROJECT TIMELINE

Estimated Start Date

Estimated End Date

STAFF RECOMMENDATION:

Approval

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission:

Date:

Action/Vote:

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Bill 4048
2. 2026 Notice of Aggregate Assessed Valuation
3. 2026 State Auditor Calculation

BACKGROUND / JUSTIFICATION

Cass County has provided to the City of Raymore the final and equalized assessed values of real and personal property located within the city limits.

The total assessed values for property within the city limits are reviewed in May and June

by the County. In even years the total city valuation changes to reflect only growth, while in odd years the total city valuation changes due to both growth and change in the values of existing properties.

The basic theory of the Hancock Amendment is that City revenue from property tax in the operating funds (General and Parks) should be neutral from year to year for non-growth related increases in assessments. Therefore, as non-growth related property assessments increase, levies typically decrease. Conversely, if non-growth related property assessments decrease in any given year, Hancock provides that the levies may increase in order to result in revenue neutrality.

Computations have been completed by the State Auditor's office, based on the information received from the County (2nd Report – After Board of Equalization), to determine the levies which may be set in each of the funds in order to be revenue-neutral. Based on the results of these computations, the levy that could be assessed in the General Fund to be revenue-neutral is 0.3702, and the levy that could be assessed in the Park Fund to be revenue-neutral is 0.0996.

In 2025, the operating levy in the General Fund was 0.3702 and the operating levy in the Park Fund was 0.0996

The debt service levy for this year is at the same amount as last year, which is 0.7170. The debt service levy has remained at .7170 since 2005.

Based on the information provided by the County and the State Auditor's calculation, the 2026 Tax Levy is recommended to be \$1.1868 in total.

BILL 4048

ORDINANCE

"AN ORDINANCE PURSUANT TO SECTION 67.110 OF THE REVISED STATUTES OF MISSOURI LEVYING GENERAL AND SPECIAL TAXES IN THE CITY OF RAYMORE, MISSOURI, FOR THE YEAR 2026."

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF RAYMORE, MISSOURI, AS FOLLOWS:

Section 1. For the support of the government of the City of Raymore, Missouri, and to meet contractual obligations of said City for the year 2026, General and Special taxes are hereby levied upon all subjects and objects of taxation within the corporate limits of the City of Raymore, Missouri, as follows:

FOR GENERAL PURPOSES: THIRTY-SEVEN AND TWO HUNDREDTHS CENTS (\$0.3702) PER ONE HUNDRED DOLLARS (\$100) ASSESSED VALUATION

Section 2. The rate of tax for the Sinking Fund Levy upon all subjects and objects of taxation for the year 2026, in the City of Raymore, Missouri, for the General Obligation Bonds principal and interest payment shall be as follows:

FOR THE SINKING FUND: SEVENTY-ONE AND SEVENTY HUNDREDTHS CENTS (\$0.7170) PER ONE HUNDRED DOLLARS (\$100) ASSESSED VALUATION

Section 3. The rate of tax for the Park Levy upon all subjects and objects of taxation for the year 2026, in the City of Raymore, Missouri, for the maintenance and improvement of the City parks shall be as follows:

FOR PARK LEVY: NINE AND NINETY-SIX HUNDREDTHS CENTS (\$0.0996) PER ONE HUNDRED DOLLARS (\$100) ASSESSED VALUATION

Section 4. Effective Date. The effective date of approval of this Ordinance shall be coincidental with the Mayor's signature and attestation by the City Clerk.

Section 5. Severability. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

DULY READ THE FIRST TIME THIS 10TH DAY OF AUGUST, 2026.

**BE IT REMEMBERED THAT THE ABOVE ORDINANCE WAS APPROVED AND
ADOPTED THIS 24TH DAY OF AUGUST, 2026, BY THE FOLLOWING VOTE:**

Councilmember Baker
Councilmember Barber
Councilmember Burke III
Councilmember Circo
Councilmember Holman
Councilmember McDonald
Councilmember Roe

ATTEST:

APPROVE:

Erica Hill, City Clerk

Kristofer P. Turnbow, Mayor

Date of Signature

NOTICE OF AGGREGATE ASSESSED VALUATION

(2nd REPORT, AFTER B.O.E. 7-24-26)

As required by Section 137.245.3, I, Kathy Lambertz, County Clerk of Cass County, State of Missouri, do hereby certify that the following is the Aggregate Assessed Valuation of the

CITY OF RAYMORE

a political subdivision in Cass County, for the year 2026 as shown on the assessment lists on July 24, 2026. Included are state and local railroad and utility valuations as reported by the State Tax Commission and the Cass County Assessor for your political subdivision.

Real Estate, Residential -	\$	455,230,450
Real Estate, Agricultural -		429,190
Real Estate, Commercial -		31,664,830
Real Estate, Local Utilities -		119,497
Real Estate, State Utilities -		<u>11,170,538</u>
TOTAL REAL ESTATE -	\$	<u>498,614,505</u>
Personal Property -	\$	93,043,048
Personal Property, Local Utilities -		140,006
Personal Property, State Utilities -		<u>1,495,910</u>
TOTAL PERSONAL Property -	\$	<u>94,678,964</u>
TOTAL ASSESSED VALUE -	\$	<u>593,293,469</u>

This information is transmitted to assist you in complying with Section 67.110, RSMo, which requires that notice be given and public hearings held before tax rates are set. The above figures include state and locally assessed railroad and utility valuations that have been prepared by the County Clerk's Office.

New Construction and Improvements

The following data has been provided by the County Assessor's Office:

Related to Real Estate -	\$	12,649,671
Increase in Personal Property-		<u>11,946,970</u>
TOTAL -	\$	<u>24,596,641</u>

Local Assessed moved to State Assessed not included above

Real Estate-	\$	-
Personal-	\$	-

In witness whereof, I have hereunto set my hand and affixed the seal of the County Commission of Cass County at my office in Harrisonville this 24th day of July, 2026



Kathy Lambertz
Cass County Clerk

**PRO FORMA - STATE AUDITOR'S REVIEW OF DATA SUBMITTED****7/27/2026****Form A****(2026)****For Political Subdivisions Other Than School Districts Levying a Single Rate on All Property**

City of Raymore

09-019-0014

General Revenue

Name of Political Subdivision

Political Subdivision Code

Purpose of Levy

The final version of this form MUST be sent to the county clerk.

Computation of reassessment growth and rate for compliance with Article X, Section 22, and Section 137.073, RSMo.

Information on this page takes into consideration any voluntary reduction(s) taken in previous even numbered year(s). If in an even numbered year, the political subdivision wishes to no longer use the lowered tax rate ceiling to calculate its tax rate, it can hold a public hearing and pass a resolution, a policy statement, or an ordinance justifying its action prior to setting and certifying its tax rate. The information in the Informational Data, at the end of these forms, provides the rate that would be allowed had there been no previous voluntary reduction(s) taken in an even numbered year(s).

For Political
Subdivision Use in
Calculating its Tax
Rate

9. **Percentage increase in adjusted valuation** of existing property in the current year over the prior year's assessed valuation
(Line 4 - Line 8 / Line 8 x 100)

1.0398%

10. **Increase in Consumer Price Index (CPI)**
certified by the State Tax Commission

2.7000%

11. **Adjusted prior year assessed valuation**
(Line 8)

562,844,220

12. **(2025) Tax rate ceiling from prior year**
(Summary Page, Line A)

0.3702

13. **Maximum prior year adjusted revenue**
from property that existed in both years (Line 11 x Line 12 / 100)

2,083,649

14. **Permitted reassessment revenue growth**
The percentage entered on Line 14 should be the lower of the actual growth (Line 9), the CPI (Line 10) or 5%.
A negative figure on Line 9 is treated as a 0 for Line 14 purposes. Do not enter less than 0 or more than 5%.

1.0398%

15. **Additional revenue permitted**
(Line 13 x Line 14)

21,666

16. **Total revenue permitted in current year ***
from property that existed in both years (Line 13 + Line 15)

2,105,315

17. **Adjusted current year assessed valuation** (Line 4)

568,696,828

18. **Maximum tax rate permitted by Article X, Section 22, and Section 137.073, RSMo**
(Line 16 / Line 17 x 100)
Round a fraction to the nearest one/one hundredth of a cent.

0.3702

Enter this rate on the Summary Page, Line B

* To compute the total property tax revenues billed for the current year (including revenues from all new construction and improvements and annexed property), multiply Line 1 by the rate on Line 18 and divide by 100. The property tax revenues billed would be used in estimating budgeted revenues.

**PRO FORMA - STATE AUDITOR'S REVIEW OF DATA SUBMITTED****7/27/2026****Form A****(2026)****For Political Subdivisions Other Than School Districts Levying a Single Rate on All Property**

City of Raymore

09-019-0014

Parks & Recreation

Name of Political Subdivision

Political Subdivision Code

Purpose of Levy

The final version of this form MUST be sent to the county clerk.

Computation of reassessment growth and rate for compliance with Article X, Section 22, and Section 137.073, RSMo.

Information on this page takes into consideration any voluntary reduction(s) taken in previous even numbered year(s). If in an even numbered year, the political subdivision wishes to no longer use the lowered tax rate ceiling to calculate its tax rate, it can hold a public hearing and pass a resolution, a policy statement, or an ordinance justifying its action prior to setting and certifying its tax rate. The information in the Informational Data, at the end of these forms, provides the rate that would be allowed had there been no previous voluntary reduction(s) taken in an even numbered year(s).

For Political
Subdivision Use in
Calculating its Tax
Rate

9. Percentage increase in adjusted valuation of existing property in the current year over the prior year's assessed valuation (Line 4 - Line 8 / Line 8 x 100)	1.0398%
10. Increase in Consumer Price Index (CPI) certified by the State Tax Commission	2.7000%
11. Adjusted prior year assessed valuation (Line 8)	562,844,220
12. (2025) Tax rate ceiling from prior year (Summary Page, Line A)	0.0996
13. Maximum prior year adjusted revenue from property that existed in both years (Line 11 x Line 12 / 100)	560,593
14. Permitted reassessment revenue growth The percentage entered on Line 14 should be the lower of the actual growth (Line 9), the CPI (Line 10) or 5%. A negative figure on Line 9 is treated as a 0 for Line 14 purposes. Do not enter less than 0 or more than 5%.	1.0398%
15. Additional revenue permitted (Line 13 x Line 14)	5,829
16. Total revenue permitted in current year * from property that existed in both years (Line 13 + Line 15)	566,422
17. Adjusted current year assessed valuation (Line 4)	568,696,828
18. Maximum tax rate permitted by Article X, Section 22, and Section 137.073, RSMo (Line 16 / Line 17 x 100) Round a fraction to the nearest one/one hundredth of a cent. Enter this rate on the Summary Page, Line B	0.0996

* To compute the total property tax revenues billed for the current year (including revenues from all new construction and improvements and annexed property), multiply Line 1 by the rate on Line 18 and divide by 100. The property tax revenues billed would be used in estimating budgeted revenues.

City of Raymore	09-019-0014	Debt Service
Name of Political Subdivision	Political Subdivision Code	Purpose of Levy

Debt Service Calculation for General Obligation Bonds Paid for with Property Taxes

The tax rate for debt service will be considered valid if, after making the payment(s) for which the tax was levied, the bonds remain outstanding, and the debt fund reserves do not exceed the following year's payments.

Since the property taxes are levied and collected on a calendar year basis (January - December), it is recommended that this levy be computed using calendar year data.

1. Total current year assessed valuation obtained from the county clerk or county assessor (Form A, Line 1 total)	593,293,469
2. Amount required to pay debt service requirements during the next calendar year (i.e. Assuming the current year is Year 1, use January - December year 2 payments to complete the year 1 Form C) Include the principal and interest payments due on outstanding general obligation bond issues plus anticipated fees of any transfer agent or paying agent due during the next calendar year.	3,339,606
3. Estimated costs of collection and anticipated delinquencies (i.e. collector fees & commissions & assessment fund withholdings) Experience in prior years is the best guide for estimating uncollectible taxes. It is usually 2% to 10% of Line 2 above.	333,961
4. Reasonable reserve up to one year's payment (i.e. Assuming the current year is year 1, use January - December year 3 payments to complete the year 1 Form C) It is important that the debt service fund have sufficient reserves to prevent any default on the bonds. Include payments for the year following the next calendar year, accounted for on Line 2.	2,462,756
5. Total required for debt service (Line 2 + Line 3 + Line 4)	6,136,323
6. Anticipated balance at end of current calendar year Show the anticipated bank or fund balance at December 31st of this year (this will equal the current balance minus the amount of any principal or interest due before December 31st plus any estimated investment earning due before December 31st). Do not add the anticipated collections of this tax into this amount.	1,675,808
7. Property tax revenue required for debt service (Line 5 - Line 6) Line 6 is subtracted from Line 5 because the debt service fund is only allowed to have the payments required for the next calendar year (Line 2) and the reasonable reserve of the following year's payment (Line 4). Any current balance in the fund is already available to meet these requirements so it is deducted from the total revenues required for debt service purposes.	4,460,515
8. Computation of debt service tax rate (Line 7/Line 1 x 100) Round a fraction to the nearest one/one hundredth of a cent.	0.7518
9. Less voluntary reduction by political subdivision	0.0348
10. Actual rate to be levied for debt service purposes * (Line 8 - Line 9) Enter this rate on Line AA of the Summary Page.	0.7170

* The tax rate levied may be lower than the rate computed as long as adequate funds are available to service the debt requirements.



CITY OF RAYMORE
AGENDA ITEM INFORMATION FORM

DATE: 8/10/2026

SUBMITTED BY: Elisa Williams

DEPARTMENT: Finance

ITEM CATEGORY: Ordinance

TITLE / ISSUE / REQUEST

Bond Defeasance General Obligation Series 2016

STRATEGIC PLAN GOAL / STRATEGY

12.5 Ensure fiscal discipline and responsible stewardship of public resources

FINANCIAL IMPACT

Award To:

Amount of Request/Contract:

Amount Budgeted:

Funding Source/Account:

PROJECT TIMELINE

Estimated Start Date

Estimated End Date

STAFF RECOMMENDATION:

Approval

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission:

Date:

Action/Vote:

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Bill 4049

BACKGROUND / JUSTIFICATION

Staff reviewed our debt service fund and current general obligation bond issues with our financial advisor, Todd Goffoy of Piper Sandler & Co. After a thorough cash flow analysis of our debt service fund, staff finds that is in the best interest of the citizens of Raymore to defease a portion of the outstanding General Obligations Series 2016 bonds. The principal balance outstanding is \$5,260,000 and the defeasance is not to exceed \$2,040,000.

Defeating the bonds will save the City approximately \$153,750 in interest starting 03/01/2027 through 03/01/2030.

"AN ORDINANCE AUTHORIZING THE REDEMPTION OF A PORTION OF THE OUTSTANDING GENERAL OBLIGATION BONDS SERIES 2016 AND CERTAIN DOCUMENTS AND ACTIONS IN CONNECTION THEREWITH."

WHEREAS, the City of Raymore, Missouri (the "City") is a constitutional charter city and municipal corporation of the State of Missouri, duly created, organized and existing under and by virtue of the Constitution and laws of the State of Missouri; and,

WHEREAS, the City has previously issued \$7,300,000 principal amount of General Obligation Bonds Series 2016 (the "Series 2016 Bonds") pursuant to an ordinance of the City approved on May 23, 2016 (the "Series 2016 Ordinance"); and,

WHEREAS, the City Council has also determined it to be in the best interest of the City to provide for the redemption as soon as practical of a portion of the outstanding Series 2016 Bonds in the principal amount of not to exceed \$2,040,000 maturing on March 1, 2029 and March 1, 2030 (the "Defeased Bonds"), including any interest accrued thereon.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF RAYMORE, MISSOURI, AS FOLLOWS:

Section 1. Authorization of Documents. City staff is hereby authorized and directed to redeem the Defeased Bonds as soon as practical, including the payment of any accrued interest thereon. There is hereby authorized and directed to be prepared and executed a Letter of Instructions to Redeem Bonds (the "Escrow Letter") from the City to Security Bank of Kansas City, as successor paying agent for the Series 2016 Bonds (the "Paying Agent"). The Mayor or City Manager of the City is hereby authorized and directed to execute the Escrow Letter for and on behalf of and as the act and deed of the City. The Paying Agent is hereby authorized to carry out, on behalf of the City, the duties, terms and provisions of the Escrow Letter, and the Paying Agent and Gilmore & Bell, P.C. ("Bond Counsel") are authorized to take all related necessary actions to redeem the Defeased Bonds.

Section 2. Notice. In accordance with the requirements of the Series 2016 Ordinance, the officers of the City and the Paying Agent are hereby directed to cause notice of the redemption of such Defeased Bonds to be given in the manner provided in the Series 2016 Ordinance. The officers of the City and the Paying Agent are hereby authorized and directed to take such other action as may be necessary in order to effect the redemption and payment of such Defeased Bonds and any accrued interest thereon.

Section 3. Further Authority. The Mayor, City Manager, City Clerk and other officials, agents and employees of the City are hereby authorized and directed to

execute all documents and take such actions as they may deem necessary or advisable in order to carry out and perform the purposes of this Ordinance.

Section 4. Effective Date. The effective date of approval of this Ordinance shall be coincidental with the Mayor's signature and attestation by the City Clerk.

Section 5. Severability. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

DULY READ THE FIRST TIME THIS 10TH DAY OF AUGUST, 2026.

BE IT REMEMBERED THAT THE ABOVE ORDINANCE WAS APPROVED AND ADOPTED THIS 24TH DAY OF AUGUST, 2026, BY THE FOLLOWING VOTE:

Councilmember Baker
Councilmember Barber
Councilmember Burke III
Councilmember Circo
Councilmember Holman
Councilmember McDonald
Councilmember Roe

ATTEST:

APPROVE:

Erica Hill, City Clerk

Kristofer P. Turnbow, Mayor

Date of Signature