

THE RAYMORE CITY COUNCIL MET IN REGULAR SESSION ON MONDAY, AUGUST 10, 2026, IN COUNCIL CHAMBERS AT 100 MUNICIPAL CIRCLE, RAYMORE, MISSOURI. MEMBERS PRESENT: MAYOR TURNBOW, COUNCILMEMBERS BAKER, BARBER, BURKE III, CIRCO, HOLMAN, MCDONALD, AND ROE. ALSO PRESENT: CITY MANAGER JIM FEUERBORN, CITY ATTORNEY JONATHAN ZERR, AND CITY CLERK ERICA HILL.

1. Call to Order

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

2. Roll Call

City Clerk Erica Hill called roll; quorum present to conduct business.

Mayor Turnbow extended condolences and asked for a moment of silence in honor of Councilmember Tom Engert, who passed away on August 1, 2026.

3. Pledge of Allegiance

4. Presentation/Awards

5. Personal Appearances

6. Staff Reports

Development Services Director David Gress reviewed the staff report included in the Council packet. He answered questions from Council.

Chief of Police Jim Wilson reviewed traffic data from the radar trailer and signs from July. He answered questions from Council.

City Manager Jim Feuerborn announced items for the August 17 work session.

7. Committee Reports

8. Consent Agenda

A. City Council Regular Meeting minutes, July 27, 2026

B. Resolution 26-24: Acceptance of Public Infrastructure - Madison Valley 4th Plat

C. Resolution 26-32: Acceptance of Public Infrastructure - Madison Valley 5th Plat

D. Resolution 26-33: Acceptance of Public Infrastructure - Sendera 2nd Plat

E. Resolution 26-35: Acceptance of Public Infrastructure - Cunningham 3rd Plat

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

DISCUSSION: None

VOTE:	Councilmember Baker	Aye
	Councilmember Barber	Aye
	Councilmember Burke III	Aye
	Councilmember Circo	Aye
	Councilmember Holman	Aye
	Councilmember McDonald	Aye
	Councilmember Roe	Aye

9. Unfinished Business

10. New Business

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

BILL 4047: "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."

City Clerk Erica Hill conducted the first reading of Bill 4047 by title only.

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

Development Services Director David Gress reviewed the staff report included in the Council packet. 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. 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 public hearing was advertised in the July 23, 2026 edition of the North Cass Herald. Notices were mailed to surrounding property owners, the Raymore-Peculiar School District, the fire district, the Whitetail Run Homeowners Association, and the Ward 1 representatives and Mayor. 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 with five conditions: submission of final plat, construct a sidewalk along proposed and exiting water tower frontages, remove tree from right-of-way at existing access drive, establish a landscape

bugger along frontage, and approval of signage added to tower in a separate application through Conditional Use Permit. He answered questions from Council.

Councilmember McDonald asked if this development is directly west of the existing water tower and if it is the same height. Mr. Gress confirmed both.

Councilmember Baker asked what shape the water tower would be.

Doug Sylvius, representative of Cass County Public Water Supply District No. 10, stated they do not know the shape yet as it will depend on bidding and engineering recommendations.

Mayor Turnbow opened the public hearing for public comments. Hearing none, he closed the public hearing at 6:20 p.m.

MOTION: By Councilmember Circo, second by Councilmember Burke III to approve the first reading of Bill 4047 by title only.

DISCUSSION: Councilmember Burke III appreciated the information included in the Council packet.

VOTE:	Councilmember Baker	Aye
	Councilmember Barber	Aye
	Councilmember Burke III	Aye
	Councilmember Circo	Aye
	Councilmember Holman	Aye
	Councilmember McDonald	Aye
	Councilmember Roe	Aye

B. Amending the Schedule of Fees (public hearing)

RESOLUTION 26-34: "A RESOLUTION OF THE CITY OF RAYMORE, MISSOURI, AMENDING THE SCHEDULE OF FEES."

City Clerk Erica Hill conducted the reading of Resolution 26-34 by title only.

Mayor Turnbow opened the public hearing at 6:21 p.m. and called for the staff report.

Finance Director Elisa Williams reviewed the staff report included in the Council packet. The FY 2027 proposed fee schedule changes include the following:

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, and adding Road Degradation.

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 per 1,000 gallons and Sewer from \$9.42 to \$9.76 per 1,000 gallons.

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, and 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 the Sportsmanship Coaching Program and the Park Legacy Program.

Councilmember McDonald asked if water and sewer rates were at cost. City Manager Jim Feuerborn stated the water and sewer rates are the cost of service.

Councilmember McDonald asked for clarification if the shelter rentals are not allowed for non-residents or if the fees are now the same for non-resident vs. resident. Mr. Feuerborn stated residents and non-residents can rent shelters, they are now at the same rate.

Councilmember McDonald stated the proposed resident rate is about 1.5 times higher than the former rate and matches the former non-resident; he asked what is provided with the reservation and was that adjustment necessary to cover the cost of these provisions. Mr. Feuerborn stated when updating provisions it is to attract people there and at the same time cover costs. Councilmember McDonald stated that from experience, Parks has provided a practice space at no additional cost.

Councilmember McDonald asked if Parks and Rec league teams are exempt from ball field rental fees and if Parks and Rec received first priority in scheduling. Mr. Feuerborn stated he will get that information and forward, but Parks programs have first priority.

Mayor Turnbow opened the public hearing for public comments. Hearing none, he closed the public hearing at 6:29 p.m.

MOTION: By Councilmember Circo, second by Councilmember Burke III to approve the reading of Resolution 26-34 by title only.

DISCUSSION: None

VOTE:	Councilmember Baker	Aye
	Councilmember Barber	Aye
	Councilmember Burke III	Aye
	Councilmember Circo	Aye
	Councilmember Holman	Aye
	Councilmember McDonald	Aye
	Councilmember Roe	Aye

C. Setting the 2026 Tax Levy (public hearing)

BILL 4048: "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."

City Clerk Erica Hill conducted the first reading of Bill 4048 by title only.

Mayor Turnbow opened the public hearing at 6:30 p.m. and called for the staff report.

Finance Director Elisa Williams reviewed the staff report included in the Council packet. Each year, the City is required by the State Auditor's office to calculate and set our tax levy. This requirement must be recorded with the County Clerk no later than September 1. In odd numbered years, the Assessor's office reassesses properties to account for changes in value. In even numbered years, such as this year, the assessed valuation may increase based upon new construction. The basic theory of the Hancock Amendment is that the City revenue from property tax in the General Fund and Park Fund should be revenue neutral from year to year for non-growth related increases in assessments. There is an allowance for inflation, this year that rate is 2.7%, and is provided by the State Auditor. This means that typically as assessments from non-growth increase, then the levy decreases. The opposite is true when assessed values decrease. The General Fund Levy for 2026 is calculated to be \$0.3702 per \$100 of assessed valuation. The Park Fund Levy is calculated to be \$0.0996 per \$100 of assessed valuation. The Debt Service Levy is the same as the last several years at \$0.7170 per \$100 of assessed valuation. This is due to a voluntary roll-back. The total City Tax Levy is recommended to be \$1.1868 in total per \$100 of assessed valuation. The levy did not change this year; this is the same amount as 2025.

Councilmember McDonald clarified that the rate is not changing, noted the voluntary roll-back of the Debt Service Levy, even though an increase is allowed through the Hancock Amendment, and confirmed the calculation process. City Manager Jim Feuerboorn stated, yes, exactly the same in each of the funds, and

noted the next item includes a bond defeasance associated with the Debt Service fund.

Councilmember McDonald stated it appears Raymore's assessed valuation is growing and Chapter 100 bonds affect the composition of the taxable base. He stated a significant amount of new economic value is being placed in the Chapter 100 structure from previous approvals. Mr. Feuerborn stated incentive districts are removed from the assessed valuation.

Councilmember McDonald asked if the County's notice of aggregate assessed valuation doesn't consider developments with approved Chapter 100 since the city holds the deeds and pilot payments are provided in lieu of standard taxable assessment. Mr. Feuerborn responded to not confuse the payment with the assessed valuation, they are two separate impacts, but any incentive districts in the city are removed from aggregate assessed valuation.

Councilmember McDonald stated that at his best calculations, current Chapter 100 structures, if included in the standard tax base, would potentially make up approximately 10% of taxable assessed value and through PILOT payments we can mitigate the shift of some of that tax burden. He asked the total PILOTs due to the city of Raymore for the calendar year 2026. Ms. Williams stated she can get that information to them this week.

Councilmember McDonald asked where that would be tracked for taxpayers to be able to follow. Mr. Feuerborn stated they are paid to the County, then the County makes payment to the city, then we're responsible for doing the distributions. Mr. Feuerborn added that he cannot remember when the assessed valuation was the lower of the three - assessed valuation, 5% cap, or the inflationary rate - we have typically had to use the inflationary rate.

Councilmember Baker asked if Senate Bill 3 will affect this levy rate. Mr. Feuerborn stated the upcoming budget will assume the SB3 impact.

Mayor Turnbow opened the public hearing for public comments. Hearing none, he closed the public hearing at 6:39 p.m.

MOTION: By Councilmember Circo, second by Councilmember Burke III to approve the first reading of Bill 4048 by title only.

DISCUSSION: None

VOTE:	Councilmember Baker	Aye
	Councilmember Barber	Aye
	Councilmember Burke III	Aye
	Councilmember Circo	Aye
	Councilmember Holman	Aye
	Councilmember McDonald	Aye
	Councilmember Roe	Aye

D. Bond Defeasance General Obligation Series 2016

BILL 4049: "AN ORDINANCE AUTHORIZING THE REDEMPTION OF A PORTION OF THE OUTSTANDING GENERAL OBLIGATION BONDS SERIES 2016 AND CERTAIN DOCUMENTS AND ACTIONS IN CONNECTION THEREWITH."

City Clerk Erica Hill conducted the first reading of Bill 4049 by title only.

Sarah Granath, Gilmore & Bell, reviewed the staff report included in the Council packet. 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 it 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. Defeasing the bonds will save the City approximately \$153,750 in interest starting 03/01/2027 through 03/01/2030.

Councilmember McDonald clarified that the \$20.4 million is the maximum, to include principal and interest payment, and if it is a cash payment and if not, what is the structure of the escrow on this payment. Ms. Granath stated it's \$2,040,000 that is principal payments. She added that the payment would come from funds already in the debt service fund and on December 1 would be transferred in cash.

Councilmember McDonald asked if there was a scenario that we would not do the entire amount. Mr. Feuerborn stated as the funds are available in debt service, we anticipate defeasing the entire amount to save taxpayer money.

Councilmember McDonald asked if there are any other benefits to this and why is now the proper time and if this is a necessary step in anticipation of a potential ballot measure for the Justice Center to allow appropriate future bonding capacity. Mr. Feuerborn stated bonds are only callable and be defeased in certain periods; if we can do that and not impact the debt service levy and the money is available, we always want to look at each call period. He added that it would maintain the .7170 that we have been looking at, that we do not want to raise, if we go for that bond issue.

Councilmember Baker asked the balance of the debt service escrow and the minimum required in the fund. Ms. Granath stated the minimum must be the same or greater than the next payment. City Manager Jim Feuerborn stated \$6,136,323 is the current balance, which was on the forms in the previous item, and noted the debt service levy. The State allows the city in any given year with the levy that's being assessed to collect enough to make the debt service principal and interest payment for a two-year period. When we reach a balance like this, we look at using that money to save the interest payment dollars.

Councilmember Baker asked if paying down on this holds the debt service levy at .7170. Mr. Feuerborn stated it allows us to hold, and roll back again, to the .7170.

MOTION: By Councilmember Circo, second by Councilmember Burke III to approve the first reading of Bill 4049 by title only.

DISCUSSION: Councilmember McDonald thanked staff for their stewardship and saving taxpayer money.

VOTE:	Councilmember Baker	Aye
	Councilmember Barber	Aye
	Councilmember Burke III	Aye
	Councilmember Circo	Aye
	Councilmember Holman	Aye
	Councilmember McDonald	Aye
	Councilmember Roe	Aye

11. Public Comment

12. Mayor/Council Communication

Mayor Turnbow and Councilmembers shared memories and expressed condolences to Mr. Engert's family, thanked fellow Councilmembers and staff for the questions and answers, thanked staff and Bond Counsel for saving money through the bond defeasance, recognized the Public Works Department for their cleanup efforts from last week's storm, and thanked staff for the traffic data.

13. Adjournment

MOTION: By Councilmember Circo, second by Councilmember Burke III to adjourn.

VOTE:	Councilmember Baker	Aye
	Councilmember Barber	Aye
	Councilmember Burke III	Aye
	Councilmember Circo	Aye
	Councilmember Holman	Aye
	Councilmember McDonald	Aye
	Councilmember Roe	Aye

The regular meeting of the Raymore City Council adjourned at 6:56 p.m.

Respectfully submitted,

Erica Hill
City Clerk