AGENDA

Raymore Planning and Zoning Commission Regular Meeting
City Hall – 100 Municipal Circle
Tuesday, September 15, 2026
6:00 PM

1. **Call to Order**

2. **Roll Call**

3. **Pledge of Allegiance**

4. **Personal Appearances**

5. **Consent Agenda**
   A. Approval of Minutes from the July 21, 2026 Meeting

6. **Unfinished Business**

7. **New Business**
   A. FY 2027-2031 Capital Improvement Plan (public hearing)
   B. Case No. 26015 Final Plat — Saddlebrook 2nd Plat

8. **City Council Report**

9. **Staff Report**
   A. August Department Report
   B. Demographic Trends & Staff Research

10. **Public Comment**

11. **Commission Member Comment**

12. **Adjournment**

MEETING PROCEDURES

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.

THE **PLANNING AND ZONING COMMISSION** OF THE CITY OF RAYMORE, MISSOURI, MET IN REGULAR SESSION **TUESDAY, JULY 21, 2026** IN THE COUNCIL ROOM AT RAYMORE CITY HALL, 100 MUNICIPAL CIRCLE, RAYMORE, MISSOURI WITH THE FOLLOWING COMMISSION MEMBERS PRESENT: MICHELLE PARKER, REGINALD TOWNSEND, KELLY FIZER, ERIC SMITH, MARIO URQUILLA AND MAYOR TURNBOW. ABSENT WAS LOREN SHANKS, AARON HARRISON AND MATTHEW WIGGINS. ALSO PRESENT WAS DEVELOPMENT SERVICES DIRECTOR DAVID GRESS, CITY ATTORNEY JONATHAN ZERR, SENIOR ENGINEERING TECHNICIAN DEVON PERRY, AND ADMINISTRATIVE ASSISTANT CATHERINE ALEGRE.

1. Call to Order - Commissioner Kelly Fizer called the meeting to order at 6:00 p.m.

2. Pledge of Allegiance

3. Roll Call - Roll was taken and Commissioner Fizer declared a quorum present to conduct business

4. Personal Appearances - None

5. Consent Agenda

a. Approval of Minutes from the April 7, 2026 Meeting

Motion by Commissioner Fizer, Seconded by Mayor Turnbow to approve the minutes from the April 7, 2026 meeting.

Vote on Motion:

Commissioner Parker	Abstain
Commissioner Shanks	Absent
Commissioner Townsend	Aye
Commissioner Harrison	Absent
Commissioner Fizer	Aye
Commissioner Smith	Aye
Commissioner Urquilla	Aye
Mayor Turnbow	Aye
Chairman Wiggins	Absent

Motion passed 5-0-1.

6. Unfinished Business - None

7. New Business

a. Case No. 26014 Conditional Use Permit - CCPWSD No. 10 Water Tower (public hearing)

Public hearing opened at 6:02 p.m.

Development Services Director David Gress gave an overview of the case. The Planning and Zoning Commission held a public hearing to consider a request from Cass County Public Water Supply District No. 10 for a Conditional Use Permit (CUP) to construct and operate a new water tower. The proposed tower would be built immediately west of the existing water tower on the south side of 195th Street on approximately 1.5 acres within the Raymore Commerce Center South development. Staff explained that water towers are classified as major utilities under the City's Unified Development Code (UDC) and require a Conditional Use Permit in all zoning districts. Mr. Gress also confirmed that the required public hearing notices were published and mailed to neighboring property owners and other affected agencies.

Mr. Gress explained that the new water tower is needed to improve water service reliability for the district's northern pressure zone and to support both existing customers and future growth. The tower would serve neighborhoods including The Venue, Saddlebrook, Dutchman Acres, Prairie View, Sendera, and Whitetail Run, as well as the Raymore Commerce Center, future city parkland, areas near North Cass Parkway, and parts of unincorporated Cass County. The proposed tower would be approximately 185 feet tall. Although this exceeds the normal height limit, utility facilities are exempt from those restrictions, and the height is similar to the existing water tower nearby. Mr. Gress also noted that the City of Raymore does not provide water service in this area, so the new tower would connect to the Public Water Supply District's existing water system rather than the City's.

Staff recommended approval of the Conditional Use Permit with several conditions. These included requiring the property to be platted before construction, extending the sidewalk along 195th Street for future pedestrian connections, removing a tree near the existing driveway that limits visibility, continuing the required landscaping along the property's frontage, and requiring a separate Conditional Use Permit if the district chooses to install a sign on the water tower in the future. Mr. Gress concluded that the request met the City's requirements and recommended approval, with representatives from the water district available to answer questions from the Commission.

Mayor Turnbow, asked for clarification regarding the staff report, specifically confirming that the proposed water tower would serve the district's northern pressure zone and noting that the future city parkland referenced in the report is located south of the proposed tower site.

Mr Gress clarified that the future city parkland is actually located north of 195th Street, correcting the earlier statement in the presentation to avoid any confusion about the park's location.

Vice Chair Fizer invited the public to the podium to provide any comments under the public hearing. No comments were provided.

Public hearing closed at 6:11 p.m.

Motion by Commissioner Urquilla, Seconded by Commissioner Townsend to accept the Staff proposed Findings of Fact and forward Case #26014 - Conditional use permit - CCPWSD No. 10 Water Tower.

Vote on Motion:

Commissioner Parker	Aye
Commissioner Shanks	Absent
Commissioner Townsend	Aye
Commissioner Harrison	Absent
Commissioner Fizer	Aye
Commissioner Smith	Aye
Commissioner Urquilla	Aye
Mayor Turnbow	Aye
Chairman Wiggins	Absent

Motion passed 6-0-0.

8. City Council Report

City Attorney Jonathan Zerr provided an overview of recent City Council meetings since the Commission last met.

9. Staff Report

Mr. Gress gave the staff report, including the Development Services monthly report, information on the City's current development projects and housing permit activity, and noted upcoming meetings and hearings and introduced new Administrative Assistant Catherine Alegre.

10. Public Comment

There were no public comments

11. Commission Member Comment

Commissioner Parker thanked staff and welcomed new administrative assistant

Commissioner Townsend echoed comments made by the previous commissioner.

Commissioner Fizer had no comments

Commissioner Smith echoed comments made by other commissioners

Commissioner Urquilla echoed comments made by other commissioners

Mayor Turnbow Mayor Turnbow provided an update on the proposed Criminal Justice Center, stating that planning has advanced significantly in recent months and encouraging residents to review upcoming educational materials about the project. He explained that the current police facility has outgrown its capacity following the addition of new law enforcement personnel and that the proposed facility, planned near the post office on property acquired four years ago, is designed to meet the community's public safety needs for the next 50 to 75 years.

12. Adjournment

Motion by Commissioner Urquilla, Seconded by Commissioner Townsend, to adjourn the July 21, 2026 Planning and Zoning Commission meeting.

Roll call Vote on Motion:

Commissioner Parker	Aye
Commissioner Shanks	Absent
Commissioner Townsend	Aye
Commissioner Harrison	Absent
Commissioner Fizer	Aye
Commissioner Smith	Aye
Commissioner Urquilla	Aye
Mayor Turnbow	Aye
Chairman Wiggins	Absent

Motion passed 6-0-0.

The July 21, 2026 meeting adjourned at 6:22 p.m.

Respectfully submitted,

Catherine Alegre

CITY OF
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CAPITAL IMPROVEMENT PROGRAM

FOR FISCAL YEAR BEGINNING NOV. 1, 2026

RAYMORE

come home to more

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CITY OF
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ELECTED OFFICIALS, PLANNING COMMISSION & CAPITAL IMPROVEMENT COMMITTEE

Mayor and City Council

Kristofer Turnbow	Mayor
Donald Baker	Ward I
Josh McDonald	Ward I
Joseph Burke III	Ward II
Thomas Circo (Mayor Pro Tem)	Ward II
Kevin Barber	Ward III
Jay Holman	Ward III
Jeremy R. Roe	Ward IV

Planning & Zoning Commission

Kelly Fizer, Vice Chair	Ward I
Reginald Townsend	Ward I
Mario Urquilla	Ward II
Michelle Parker	Ward II
Matthew Wiggins, Chair	Ward III
Aaron Harrison	Ward III
Loren Shanks	Ward IV
Eric Smith	Ward IV
Kristofer Turnbow	Mayor

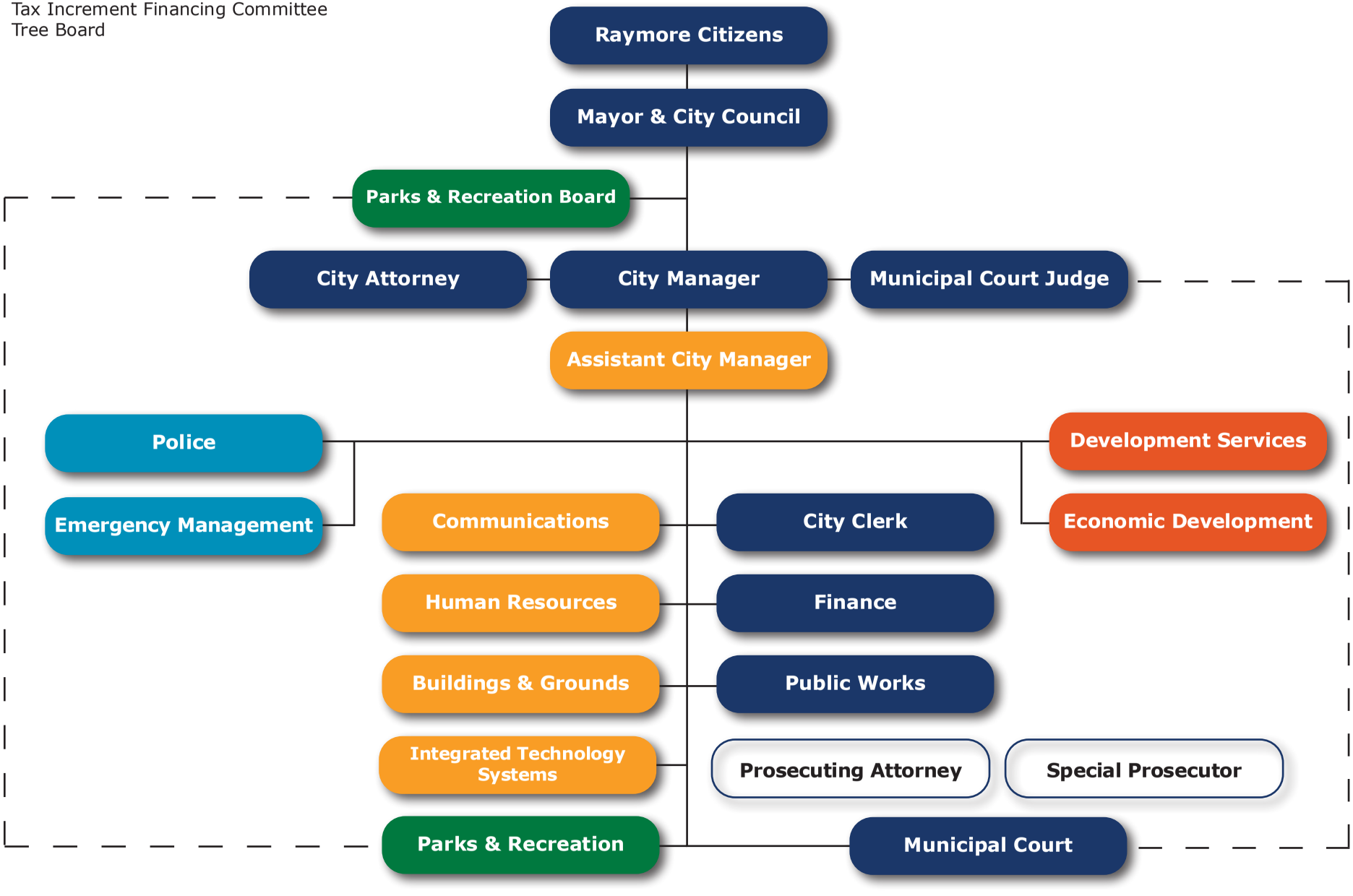
Capital Improvement Committee

Jim Feuerborn, City Manager
Ryan Murdock, Assistant City Manager

Elisa Williams	Finance Director
David Gress	Development Services Director
Trent Salsbury	Public Works Director
Jim Mayberry	Integrated Technology Systems Director
Nathan Musteen	Parks & Recreation Director

City of Raymore

Volunteer Boards & Commissions
Arts Commission
Board of Appeals
Board of Zoning Adjustment
License Tax Review Committee
Planning & Zoning Commission
Tax Increment Financing Committee
Tree Board



CITY OF RAYMORE MISSOURI

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GOVERNMENT FINANCE OFFICERS ASSOCIATION

Distinguished Budget Presentation Award

PRESENTED TO

City of Raymore
Missouri

For the Fiscal Year Beginning

November 01, 2025

Christopher P. Morrill

Executive Director

CITY OF
RAYMORE
MISSOURI

100 Municipal Circle • Raymore, Mo.
816-331-0488 • www.raymore.com

August 17, 2026

The Honorable Kristofer Turnbow and
Members of the Raymore City Council

Dear Mayor Turnbow and Members of Council:

The Adopted Capital Budget for Fiscal Year 2027 and the five-year Capital Improvement Program (CIP) FY 2027 - 2031 are hereby transmitted for Council consideration. The Capital Budget and CIP are designed to further the City Council's goals as established in its:

FY 2027 – 2031 CIP

- *Adopted Comprehensive Plan with Strategic and Parks Plans*
- *Stormwater Master Plan*
- *Transportation Master Plan*
- *Water System Master Plan*
- *Wastewater System Master Plan*

With these plans in mind, the CIP Committee collects project requests submitted by the Department Heads for creation and consideration by the CIP Committee. The CIP Committee, through a series of meetings, develops the project plan for the term of the program. Projects are studied and ranked according to criteria set forth by the Committee. Projects proposed for the CIP are reviewed, evaluated and recommended to the City Manager. The projects accepted by the City Manager are now presented to the City Council for consideration.

REVENUES

The Capital Budget is funded through a number of different operating and capital funds. Some projects may be funded from more than one fund. Some funds are fairly restricted as to what they may be used for and others may be used more broadly. The authorized use of the Capital Fund is explained within the fund narrative. Year-to-year non-transfer revenues into the capital funds from FY 2026 to FY 2027 in total are anticipated to remain relatively constant.

Sales Taxes: The Transportation Fund (36), Capital Improvement Fund (45), Stormwater Sales Tax Fund (46) and Park Sales Tax Fund (47) obtain as their primary revenue source sales taxes. As stated in the General Fund, estimated FY 2027 revenues are based on current receipts, no loss of business and limited new business coming on line. Within the Parks Sales Tax Fund and the Stormwater Sales Tax Fund the City Council determines each year how to allocate 20% of the revenue from the Park/Stormwater Sales Tax. 40% of the revenue from the half-cent Park/Stormwater Sales Tax is allocated to the Stormwater Sales Tax Fund by law; 40% of the revenue is allocated to the Park Sales Tax Fund by law; and 20% is at the discretion of the Council to allocate. For FY 2027, it is proposed to allocate the discretionary 20% all to the Park Sales Tax Fund to aid with several projects coming up in the next two years, as well as prepare the fund to pay the debt service on the bonding for trails.

Building fees and permits: This is another major component of revenue for certain capital funds including the Park Fee in Lieu Fund (27), Excise Fund (37), Water Connection Fee Fund (52), and Sewer Connection Fee Fund (53). The new residential starts for FY 2027 are estimated at 189 and no new commercial or industrial starts are contemplated in these proposed capital budgets.

Transfers from other funds: A final source of revenue for certain capital funds relies on transfers into them from other funds according to pre-established formulas or funding needs. This allows for a set operational amount to be transferred into the capital fund to avoid spikes in the other funds as needs arise. The two funds that rely on transfers into them are the Building and Equipment Replacement Fund (05) and the Enterprise Capital Maintenance Fund (54). Fund (05) is budgeted to receive a set transfer payment each year of $100,000 from the Capital Improvement Fund (45). Fund (54) is recommended to receive a transfer of $1,000,000 from the Enterprise Fund (50) for FY 2027. This is an increase of $250,000 from previous years as repair costs increase and aging infrastructure begins to require major maintenance and repair.

ADOPTED FY 2027 CAPITAL BUDGET

The adopted FY 2027 capital budget includes project funding of $8,091,733 for 33 recommended projects. Immediately following this transmittal message are two project summary sheets showing all of the projects by category and by funding source.

These projects can be found within the capital budget narratives. Each project is listed with project description, justification, budget impact and project cost. Further information can be found within the project detail sheets of the CIP.

FY 2027 CAPITAL PROJECT SUMMARY

Buildings & Grounds	$95,000
Sanitary Sewer	$895,566
Stormwater	$1,480,812
Transportation	$4,401,806
Water	$1,218,549
Total	**$8,091,733**

ACKNOWLEDGMENTS

My sincere thanks go to the departments heads and division managers who worked hard to prepare the Capital Budget and CIP, and especially the Capital Improvement Committee.

Public Works Director Trent Salsbury has a major role in putting together data for most of the projects in the Capital Budget and CIP. Finance Director Elisa Williams puts in countless hours working with the CIP Committee and individual department heads in vetting projects and providing estimates and guidance before anything is recommended to the City Manager.

My sincere thanks to all involved for their service and their work on this document.

Jim Feuerborn, City Manager

CITY OF
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CAPITAL IMPROVEMENT PROGRAM FY 2027-2031

Capital improvement programming is a guide allowing the efficient and effective use of public funds on public projects. The result of this improvement programming process is the Capital Improvement Program (CIP), a document published annually that proposes the development, modernization, or replacement of physical public projects over a five-year period. The CIP shows the arrangement of projects in a sequential order based on the schedule of priorities and assigns an estimated cost and anticipated method of financing for each project. The first year of the CIP shows specific funding and reflects projects funded during the regular budget process as the Capital Budget.

Programming capital improvements over time can promote better use of the City's limited resources and assists in the coordination of public and private development. By looking beyond the first year budget and projecting what, where, when, and how capital investments should be made, capital programming enables the City to maintain an effective level of service to the present and future population.

The Capital Improvement Program is a statement of the City's long and short-term capital improvement plans. The short-term element is stated in each year's adopted budget, the Capital Budget. The first year of the adopted CIP is incorporated into the annual operating budget as the Capital Budget. The long-term portion is presented in the City's five-year Capital Improvement Program.

GOALS OF CAPITAL IMPROVEMENT PROGRAM

The goal of the CIP is to establish a system of procedures and priorities by which to evaluate public improvement projects in terms of public safety, public need, the City's Comprehensive Plan, project continuity, financial resources, the City Council vision statement, and the strategic goals for the City. The following CIP goals guide the CIP process.

1. Focus attention on and assist in the implementation of established community goals as outlined in the adopted Comprehensive Plan
2. Focus attention on and assist in the implementation of the strategic goals established by the City Council
3. Forecast public facilities and improvements that will be needed in the near future
4. Anticipate and project financing needs in order to maximize federal, state, and county funds
5. Balance the needs of future land development areas in the City with the needs of existing developed areas
6. Promote and enhance the economic development of the City of Raymore in a timely manner
7. Balance the need of public improvements and the present financial capability of the City to provide these improvements

8. Provide improvements in a timely and systematic manner
9. Allow City departments to establish a methodology and priority system to continue providing efficient and effective services
10. Provide an opportunity for citizens and interested parties to voice their requests for community improvement projects

RESPONSIBILITY FOR THE DEVELOPMENT OF THE CIP

The following information summarizes the process used to adopt the CIP and the responsibility of each of the five major groups in that process. The City Charter provides that "The City Manager shall prepare and submit to the Mayor and Council a five (5) year capital program prior to the final date for submission of the budget. The Council by resolution shall adopt the capital program with or without amendment on or before the last day of the month of the current fiscal year."

Capital Improvement Committee — A group of key City staff representatives initiates the CIP process. The staff committee is responsible for establishing an inventory of capital needs within their respective areas, undertaking an evaluation of each project request, describing each proposed project in sufficient detail for others to understand, and, as a group, providing a preliminary ranking of each project relative to the funding cycle.

City Manager — The Capital Improvement Committee's recommendations are forwarded to the City Manager, who reviews the proposed program for consistency with legal requirements, previous plans, and financial viability. The City Manager then finalizes the recommendations for City Council consideration. Capital projects proposed by the Park Board are passed on to the City Council unchanged as long as they are within the funding amounts available.

Planning & Zoning Commission — The Planning & Zoning Commission has two primary responsibilities in the CIP process. First, the commission ensures that recommendations within the CIP are consistent with the comprehensive plan. Second, the commission takes public comment at a hearing, and serves as a recommending body to the City Council.

Public — Citizens are invited to supply input at all stages of the process, and in particular at the public hearing held by the Planning Commission as well as a second one held by the City Council.

City Council — Finally, the City Council reviews the recommended CIP based upon input from the above groups. This review is usually accomplished in a series of work sessions. A public hearing on the proposed CIP is held by the Council. Finally, the City Council will adopt the Capital Budget as an element of the annual operating budget and endorse the Capital Improvement Program by resolution.

PRIORITIES SETTING

The following criteria is outlined in the Comprehensive Plan.

1. **Maintenance**
   - Ordinary: Is this project necessary to improve the quality of life, but is not essential and could be postponed to a later date?
   - Continuation: Is this project a continuation of a previous year's ongoing effort and therefore worthy of a higher degree of consideration?
   - Imminent: Is this a project that represents some threat to the public health or safety if not undertaken?
2. **Redevelopment**
   - Stabilization of Decline: A project in the original town core, heading toward physical decline, might receive a higher rating than one within a blighted area because it can be seen as eliminating a greater problem before it occurs.
   - New Construction: Projects that encourage new construction in older areas of the community are as important, in many instances, as projects in new areas. Consequently, they should be given consideration in the programming process.
3. **Public Policy Support**
   - Comprehensive Plan: Projects that serve to implement the goals of the Comprehensive Plan should be given immediate consideration.
   - Council Goals: Consideration should be given to projects that address adopted Council goals.
   - Intergovernmental Considerations: Consideration should be given to projects that encourage intergovernmental cooperation,

and/or implement federal or state mandates.

- Geographic Distribution: The CIP should be developed with an eye toward distributing projects in all areas of the city needing attention.
- Timing: It is critical to allow financing for timely projects, such as matching funds for state grants. The CIP process should be flexible and re-evaluated to accommodate such circumstances; and the availability of such funds should be factored into the rating. Private sector initiatives should be evaluated and supported with public projects so that growth is adequately served.

4. Investment Opportunities

- Term: Consideration should be given to whether the implementation of a project has an immediate impact on the community.
- Characteristics of the Investment: Projects that are calculated to spur economic development should be given a high priority. Care should be taken not to spend public dollars when improvements might be constructed privately in the future, or to undertake projects that might benefit some private parties at the expense of others.
- Leverage: A project that leverages monies from other entities (grants, private investment, special assessments, etc.) might be rated more highly than one which must stand alone; particularly if the "window of opportunity" is small and a program must be taken advantage of immediately.
- Uniqueness and/or Innovation: Some projects represent a unique opportunity to the community. These projects, then, should receive additional consideration.

5. Debt Capacity

- Availability: Clearly the ability of the community to fund improvements must be a consideration. Consequently, a project that utilizes currently budgeted funds should be rated higher than a project that requires a tax bond vote.
- Revenue Source: Some projects may receive a higher rating because of the way they can be funded. For example, a project funded by revenue stream unique to that project may be rated more highly than one that requires general obligation debt. In some instances, some monies are obligated for specific purposes by ordinance, ballot language or bond requirements.

CIP PROJECT COST & TIMING

Proposed project costs are estimates. Near-term project costs, as well as those where design work has been done, are generally the most accurate. The timing of projects is dependent on available funding, administrative capacity, and coordination with other projects when it is beneficial to achieve cost savings and to avoid conflicts.

ORGANIZATION OF THE CIP

The City of Raymore Capital Improvement Program is composed of four major sections.

Section One — Introduction

This section includes narrative information describing the CIP and how it was developed. An overview of the excise tax 10-year road plan is provided in this section. These projects are incorporated into the other sections, but receive detailed treatment here in compliance with the excise tax process.

Section Two – Summary Information

This section provides a summary of projects, including funded amounts by year.

Section Three—Project Detail Sheets

The project detail sheets provide a descriptive narrative of the project, including a detailed breakdown of estimated cost, proposed funding, project description, and justification.
The detail sheets in this section are divided into the following areas:

- Buildings & Grounds
- Community Development
- Parks & Recreation
- Sanitary Sewer
- Storm Water
- Transportation
- Water Supply

Section Four—Projects Identified as Future Needs

This section includes a listing of projects identified by department heads. These projects have been identified as future needs of the City, for which no funding source has currently been identified.

CAPITAL FUNDS

Fund Number	Fund
05	BERP Fund
27	Park Fee In-Lieu Fund
36	Transportation Fund
36.38	Transportation GO Bond Funds
37	Excise Tax Fund
45	Capital Improvement Fund
46	Stormwater Sales Tax Fund
47	Park Sales Tax Fund
47.37	Parks GO Bond Funds
52	Water Tap Fund
53	Sewer Connection Fund
54	Enterprise Capital Maintenance Fund

CITY OF
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EXCISE TAX PROJECT SUMMARY
10-YEAR ROAD PLAN

The 10-Year Road Plan lays out a plan for the use of funds accumulated in the Excise Tax Fund.

Chapter 605 of the Raymore Municipal Code provides for the collection and administration of the Excise Tax. Section 605.050, Findings, Purpose, Intent and Authority, provides:

- "New growth and development in the City has resulted, and will continue to result, in increased usage, burden and demand on the existing streets of the City, and the need for construction of new streets to add capacity and to complete the street network planned to support full-build-out of the City." [Section 605.050.A.3]
- "The City assumes the responsibility for, and is committed to, raising revenue for the design, construction, reconstruction and repair and maintenance of adequate roads, streets and bridges necessary to serve the population of the City . . . " [Section 605.050.A.4]
- "[The Excise Tax] is for the purpose of raising revenue, the proceeds of which shall be used for streets and related improvements throughout the City, including but not limited to the design, construction, reconstruction and improvements to streets, roads and bridges and related improvements in the City . . . " [605.050.B.1]

While the City Code does provide that the excise tax may be used for repair and maintenance, it has historically been the City's practice to use funds from this source to increase the capacity of the City's road system to cope with the impacts of new development.

In the FY 2015 Budget, the City practice was changed to include maintenance of high volume, large capacity streets as a use for the Excise Tax Funds.

Capital Improvement Program by Funding Source and Project - 5 Year Summary

By Fund

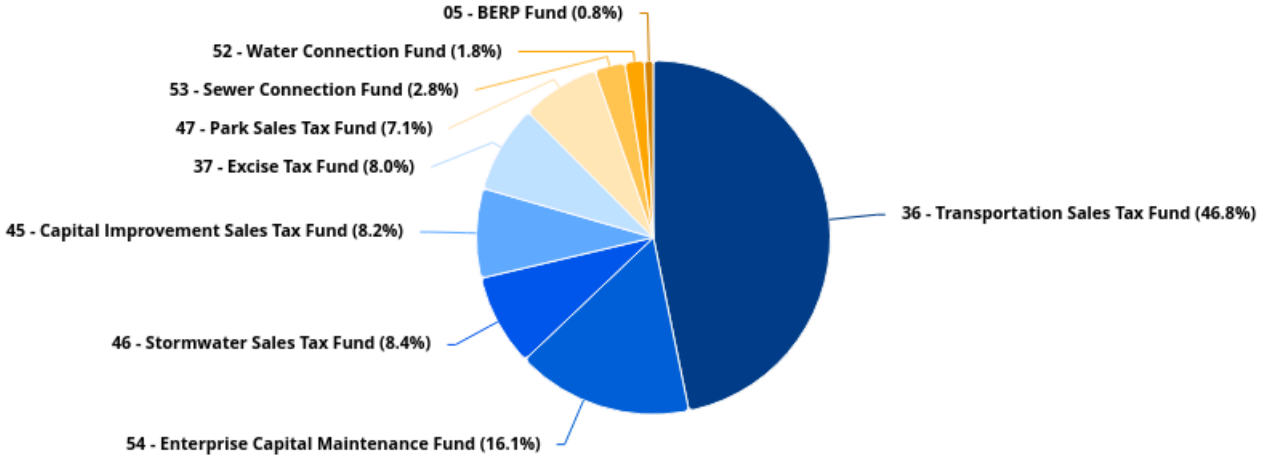
	2026-27	2027-28	2028-29	2029-30	2030-31
Building & Equipment Replacement Program (05)					
City Hall Council Room AV Upgrades	$ 80,000				
Server Replacement Program	$ 15,000	$ 15,000	$ 15,000	$ 15,000	$ 15,000
Park Fee-in-Lieu Fund (27)					
(no projects scheduled)					
Transportation Fund (36)					
Annual Curb Replacement Program	$ 674,000	$ 424,000	$ 424,000	$ 424,000	$ 424,000
Annual Street Preservation Program	$ 1,348,000	$ 848,000	$ 848,000	$ 848,000	$ 848,000
Right of Way Infrastructure Repairs	$ 159,000	$ 159,000	$ 159,000	$ 159,000	$ 159,000
Sidewalk Replacement Program	$ 122,000				
58 Highway Street Light Repairs	$ 20,000				
Lucy Webb & Dean Trail Replacements	$ 509,655				
J Highway & 58 Highway Signal Redesign	$ 100,000				
Kurzweil Road Round-a-Bout Design and Acquisition	$ 80,000				
Dean Ave Curb Replacement Phase 2	$ 333,000				
Transportation GO Bond Fund (36.38)					
(no projects scheduled)					
Excise Tax Fund (37)					
Maintenance of Thoroughfare Routes	$ 212,000	$ 212,000	$ 212,000	$ 212,000	$ 212,000
58 Highway Overlay Phase 2	$ 500,000				
Capital Improvement Fund (45)					
Curb Ramp Repair & Replacement	$ 132,500	$ 132,500	$ 132,500	$ 132,500	$ 132,500
Hubach Hill Culvert Box Replacement & Road Repairs	$ 696,812				
North Foxridge Drive Median Repair Project	$ 211,650				
Abandon 8" Waterline along Lucy Webb	$ 15,000				
Stormwater Sales Tax Fund (46)					
Annual Curb Replacement Program	$ 212,000	$ 212,000	$ 212,000	$ 212,000	$ 212,000
Stormwater Culvert Rehabilitation	$ 100,000				
58 Hwy Box Culvert Evaluation and Repairs	$ 75,000				
CMP Lining / Replacement	$ 262,000				
Underdrain Installation	$ 135,000				
Park Sales Tax Fund (47)					
TB Hanna Station - Station Street		$ 431,795			
Baseball Concession Stand Renovations			$ 255,000		
Baseball Shade Structure Replacement				$ 160,000	
RAC/Skate Park Parking Expansion					$ 282,000
RAC Playground					$ 250,000
Park GO Bond Fund (47.38)					
(no projects scheduled)					
Water Connection Fee Fund (52)					
Water Station Upgrade	$ 95,992				
Water System Master Plan Update	$ 250,000				
Sewer Connection Fund (53)					
Hunters Glenn Station Elimination Study	$ 40,000				
Owen Good Force Main Investigation	$ 250,000				
Wastewater System Master Plan Update	$ 250,000				
Enterprise Cap. Maint Fund (54)					
Hydrant Replacement	$ 221,357	$ 239,332	$ 244,118	$ 249,001	$ 253,891
Original Town Valve Installation Program	$ 74,200				
Sanitary Sewer Inflow and Infiltration Reduction	$ 205,566	$ 223,347	$ 228,931	$ 234,654	$ 240,520
Sunset Lane 4" Waterline Replacement	$ 318,000				
Metfield Waterline Replacement	$ 244,000				
Citywide Inflow & Infiltration Monitoring Study	$ 150,000				
Total Projects by Fiscal Year	$ 8,091,733	$ 2,896,974	$ 2,730,549	$ 2,646,155	$ 3,028,911

2027 through 2031

Capital Improvement Plan

City of Raymore, Missouri

Funding Source Summary



Source	2027	2028	2029	2030	2031	Total
05 - BERP Fund	95,000	15,000	15,000	15,000	15,000	**155,000**
36 - Transportation Sales Tax Fund	3,345,655	1,431,000	1,431,000	1,431,000	1,431,000	**9,069,655**
37 - Excise Tax Fund	712,000	212,000	212,000	212,000	212,000	**1,560,000**
45 - Capital Improvement Sales Tax Fund	1,055,962	132,500	132,500	132,500	132,500	**1,585,962**
46 - Stormwater Sales Tax Fund	784,000	212,000	212,000	212,000	212,000	**1,632,000**
47 - Park Sales Tax Fund		431,795	255,000	160,000	532,000	**1,378,795**
52 - Water Connection Fund	345,992					**345,992**
53 - Sewer Connection Fund	540,000					**540,000**
54 - Enterprise Capital Maintenance Fund	1,213,124	462,679	473,049	483,655	494,411	**3,126,918**
GRAND TOTAL	**8,091,733**	**2,896,974**	**2,730,549**	**2,646,155**	**3,028,911**	**19,394,322**

2027 through 2031

Capital Improvement Plan

City of Raymore, Missouri

Projects By Funding Source

Source	Project #	Priority	2027	2028	2029	2030	2031	Total
05 - BERP Fund								
City Hall Council Room AV Upgrades	*27-BG-001*	3	80,000					**80,000**
Server Replacement Program	*23-BG-001*	2	15,000	15,000	15,000	15,000	15,000	**75,000**
	05 - BERP Fund Total		**95,000**	**15,000**	**15,000**	**15,000**	**15,000**	**155,000**
36 - Transportation Sales Tax Fund								
58 Highway Streetlight Repairs	*27-TRANS-001*	2	20,000					**20,000**
Annual Curb Replacement Program	*09-TRAN-122*	2	674,000	424,000	424,000	424,000	424,000	**2,370,000**
Annual Street Preservation Program	*09-TRAN-124*	3	1,348,000	848,000	848,000	848,000	848,000	**4,740,000**
Dean Avenue Curb Replacement Phase 2	*27-TRANS-003*	2	333,000					**333,000**
J Highway & 58 Highway Signal Redesign	*27-TRANS-004*	3	100,000					**100,000**
Kurzweil Road Roundabout Design and Acquisition	*27-TRANS-005*	3	80,000					**80,000**
Lucy Webb & Dean Trail Replacements	*27-TRANS-002*	2	509,655					**509,655**
Right of Way Infrastructure Repairs	*10-TRAN-117*	3	159,000	159,000	159,000	159,000	159,000	**795,000**
Sidewalk Replacement Program	*27-TRANS-007*	3	122,000					**122,000**
	36 - Transportation Sales Tax Fund Total		**3,345,655**	**1,431,000**	**1,431,000**	**1,431,000**	**1,431,000**	**9,069,655**
37 - Excise Tax Fund								
58 Highway Maintenance Project	*26-TRANS-005*	2	500,000					**500,000**
Maintenance of Thoroughfare Routes	*13-TRAN-001*	2	212,000	212,000	212,000	212,000	212,000	**1,060,000**
	37 - Excise Tax Fund Total		**712,000**	**212,000**	**212,000**	**212,000**	**212,000**	**1,560,000**
45 - Capital Improvement Sales Tax Fund								
Abandon 8" Waterline along Lucy Webb	*27-WAT-005*	3	15,000					**15,000**
Curb Ramp Repair & Replacement	*22-TRAN-002*	2	132,500	132,500	132,500	132,500	132,500	**662,500**
Hubach Hill Culvert Box Replacement & Road Repairs	*27-STM-004*	2	696,812					**696,812**
North Foxridge Drive Median Repair Project	*27-TRANS-006*	3	211,650					**211,650**
	45 - Capital Improvement Sales Tax Fund Total		**1,055,962**	**132,500**	**132,500**	**132,500**	**132,500**	**1,585,962**
46 - Stormwater Sales Tax Fund								
58 Hwy Box Culvert Evaluation and Repairs	*27-STM-001*	2	75,000					**75,000**
Annual Curb Replacement Program	*15-STM-001*	2	212,000	212,000	212,000	212,000	212,000	**1,060,000**
CMP Lining / Replacement Project	*27-STM-002*	2	262,000					**262,000**
Stormwater Culvert Rehabilitation	*22-STM-003*	1	100,000					**100,000**

Source	Project #	Priority	2027	2028	2029	2030	2031	Total
Underdrain Installation Project	*27-STM-003*	3	135,000					**135,000**
46 - Stormwater Sales Tax Fund Total			**784,000**	**212,000**	**212,000**	**212,000**	**212,000**	**1,632,000**
47 - Park Sales Tax Fund								
Baseball Concession Stand Renovations	*24-PK-001*	3			255,000			**255,000**
Baseball Shade Structure Replacement	*28-PK-002*	3				160,000		**160,000**
RAC Playground	*27-PK-002*	3					250,000	**250,000**
Recreation Park Parking Lot Expansion	*27-PK-001*	3					282,000	**282,000**
T.B. Hanna Station - Station Street	*23-PRK-008*	3		431,795				**431,795**
47 - Park Sales Tax Fund Total			**0**	**431,795**	**255,000**	**160,000**	**532,000**	**1,378,795**
52 - Water Connection Fund								
Water Station Upgrades	*27-WAT-004*	2	95,992					**95,992**
Water System Master Plan Update	*27-WAT-003*	2	250,000					**250,000**
52 - Water Connection Fund Total			**345,992**	**0**	**0**	**0**	**0**	**345,992**
53 - Sewer Connection Fund								
Hunters Glenn Station Elimination Study	*27-SAN-002*	3	40,000					**40,000**
Owen Good Forcemain Investigation	*27-SAN-003*	3	250,000					**250,000**
Wastewater System Master Plan Update	*27-SAN-001*	2	250,000					**250,000**
53 - Sewer Connection Fund Total			**540,000**	**0**	**0**	**0**	**0**	**540,000**
54 - Enterprise Capital Maintenance Fund								
City Wide Inflow and Infiltration Monitoring Study	*27-SAN-004*	2	150,000					**150,000**
Hydrant Replacement	*19-WAT-001*	1	221,358	239,332	244,118	249,001	253,891	**1,207,700**
Metfield Waterline Replacement	*27-WAT-002*	3	244,000					**244,000**
Original Town Valve Installation Program	*23-WAT-002*	2	74,200					**74,200**
Sanitary Sewer Inflow & Infiltration Reduction	*09-SAN-119*	1	205,566	223,347	228,931	234,654	240,520	**1,133,018**
Sunset Lane 4" Waterline Replacement	*27-WAT-001*	3	318,000					**318,000**
54 - Enterprise Capital Maintenance Fund Total			**1,213,124**	**462,679**	**473,049**	**483,655**	**494,411**	**3,126,918**
GRAND TOTAL			**8,091,733**	**2,896,974**	**2,730,549**	**2,646,155**	**3,028,911**	**19,394,322**

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BUILDINGS & GROUNDS

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2027 through 2031

Capital Improvement Plan

City of Raymore, Missouri

Projects by Category And Department

Department *Category*	Project #	Priority	2027	2028	2029	2030	2031	Total
Buildings and Grounds								
Equipment: Computers								
City Hall Council Room AV Upgrades	*27-BG-001*	3	80,000					**80,000**
Server Replacement Program	*23-BG-001*	2	15,000	15,000	15,000	15,000	15,000	**75,000**
Equipment: Computers Total			**95,000**	**15,000**	**15,000**	**15,000**	**15,000**	**155,000**
Buildings and Grounds Total			**95,000**	**15,000**	**15,000**	**15,000**	**15,000**	**155,000**
GRAND TOTAL			**95,000**	**15,000**	**15,000**	**15,000**	**15,000**	**155,000**

Capital Improvement Plan

City of Raymore, Missouri

Project #	27-BG-001
Project Name	City Hall Council Room AV Upgrades

Total Project Cost	$80,000	Contact	IT Director
Department	Buildings and Grounds	Type	Equipment
Category	Equipment: Computers	Priority	3 Important
Status	Active	Useful Life	10 years

Description

The project will upgrade the audiovisual equipment in the Council Chamber to improve streaming and recording quality, reduce the risk of equipment failure and modernize the backend infrastructure.

Justification

Currently, the video quality of our recordings and livestreams is limited by our audiovisual infrastructure. By upgrading our equipment, we will be able to stream at higher quality and increase the usability of our system. The backend equipment in the control room is beginning to show its age, causing issues during public meeting recordings. Upgrading this infrastructure will help to reduce these issues.

Life to Date Budget Utilization

$0 of $80,000 (0%)

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
0	Equip/Vehicles/Furnishings	80,000	0	0	0	0	**80,000**	0
	Total	**80,000**	**0**	**0**	**0**	**0**	**80,000**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
0	05 - BERP Fund	80,000	0	0	0	0	**80,000**	0
	Total	**80,000**	**0**	**0**	**0**	**0**	**80,000**	

Project #	27-BG-001	Contact	IT Director
Project Name	City Hall Council Room AV Upgrades	Department	Buildings and Grounds

Capital Improvement Plan

City of Raymore, Missouri

Project #	23-BG-001
Project Name	Server Replacement Program

Total Project Cost	$135,000	Contact	IT Director
Department	Buildings and Grounds	Type	Equipment
Category	Equipment: Computers	Priority	2 Very Important
Status	Active	Useful Life	5 years

Description

This project will move the server replacement program from general funding to the BERP program.

Justification

This project will allow for dedicated funding through the BERP program.

Life to Date Budget Utilization

$0 of $135,000 (0%)

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
60,000	Equip/Vehicles/Furnishings	15,000	15,000	15,000	15,000	15,000	**75,000**	0
	Total	**15,000**	**15,000**	**15,000**	**15,000**	**15,000**	**75,000**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
60,000	05 - BERP Fund	15,000	15,000	15,000	15,000	15,000	**75,000**	0
	Total	**15,000**	**15,000**	**15,000**	**15,000**	**15,000**	**75,000**	

Project #	23-BG-001	Contact	IT Director
Project Name	Server Replacement Program	Department	Buildings and Grounds

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PARKS & RECREATION

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2027 through 2031

Capital Improvement Plan

City of Raymore, Missouri

Projects by Category And Department

Department *Category*	Project #	Priority	2027	2028	2029	2030	2031	Total
Parks & Recreation								
Park Improvements								
RAC Playground	*27-PK-002*	3					250,000	**250,000**
Recreation Park Parking Lot Expansion	*27-PK-001*	3					282,000	**282,000**
T.B. Hanna Station - Station Street	*23-PRK-008*	3		431,795				**431,795**
Park Improvements Total			**0**	**431,795**	**0**	**0**	**532,000**	**963,795**
Park Maintenance								
Baseball Concession Stand Renovations	*24-PK-001*	3			255,000			**255,000**
Baseball Shade Structure Replacement	*28-PK-002*	3				160,000		**160,000**
Park Maintenance Total			**0**	**0**	**255,000**	**160,000**	**0**	**415,000**
Parks & Recreation Total			**0**	**431,795**	**255,000**	**160,000**	**532,000**	**1,378,795**
GRAND TOTAL			**0**	**431,795**	**255,000**	**160,000**	**532,000**	**1,378,795**

Capital Improvement Plan

City of Raymore, Missouri

Project #	23-PRK-008
Project Name	T.B. Hanna Station - Station Street

Total Project Cost	$431,795	Contact	Parks and Recreation Director
Department	Parks & Recreation	Type	New Construction
Category	Park Improvements	Priority	3 Important
Status	Active		

Description

This project involves the construction of three corner entrances at T.B. Hanna Station. Matching the current corner improvements at Olive and Washington Streets, the project will provide a finished look to the entire city block and be an inviting approach for park patrons from all directions, while protecting large mature trees currently at the unfinished corners.

Justification

At the present time there is only one access to the park from the surrounding streets.

Life to Date Budget Utilization

$0 of $431,795 (0%)

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
0	Construction/Maintenance	0	431,795	0	0	0	**431,795**	0
	Total	**0**	**431,795**	**0**	**0**	**0**	**431,795**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
0	47 - Park Sales Tax Fund	0	431,795	0	0	0	**431,795**	0
	Total	**0**	**431,795**	**0**	**0**	**0**	**431,795**	

Budget Impact

No anticipated impact on the operating budget beyond regular maintenance at a minimal cost. Regular maintenance extends the useful life.

Project #	23-PRK-008	Contact	Parks and Recreation Director
Project Name	T.B. Hanna Station - Station Street	Department	Parks & Recreation

Capital Improvement Plan

City of Raymore, Missouri

Project #	24-PK-001
Project Name	Baseball Concession Stand Renovations

Total Project Cost	$255,000	Contact	Parks and Recreation Director
Department	Parks & Recreation	Type	Maintenance
Category	Park Maintenance	Priority	3 Important
Status	Active	Useful Life	20 years

Description

The replacement of the concession stand roof at baseball, painting doors and door frames and electrical upgrades for food preparation and plumbing upgrades

Justification

The current roofs on the concession stands at Recreation Park were installed in the early 2000's. The colors are faded and in need of painting. The metal roofs are nearing their life expectancy.

Upgrades to the electric supply are necessary as we continue to work around the current layout and supply to avoid blowing breakers.

Life to Date Budget Utilization

$0 of $255,000 (0%)

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
0	Construction/Maintenance	0	0	255,000	0	0	**255,000**	0
	Total	**0**	**0**	**255,000**	**0**	**0**	**255,000**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
0	47 - Park Sales Tax Fund	0	0	255,000	0	0	**255,000**	0
	Total	**0**	**0**	**255,000**	**0**	**0**	**255,000**	

Budget Impact

Minimal maintenance costs are anticipated.

Project #	24-PK-001	Contact	Parks and Recreation Director
Project Name	Baseball Concession Stand Renovations	Department	Parks & Recreation

Capital Improvement Plan

City of Raymore, Missouri

Project #	28-PK-002
Project Name	Baseball Shade Structure Replacement

Total Project Cost	$160,000	Contact	Parks and Recreation Director
Department	Parks & Recreation	Type	Maintenance
Category	Park Maintenance	Priority	3 Important
Status	Active	Useful Life	10 years

Description

Replacement of the shade structures at the baseball/softball complex.

Justification

The shade structures at Recreation Park are showing wear and tear. Some holes have formed and the color is beginning to fade. 2026 will be 10 years since the structures were originally installed. Replacement is needed.

Life to Date Budget Utilization

$0 of $160,000 (0%)

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
0	Construction/Maintenance	0	0	0	160,000	0	**160,000**	0
	Total	**0**	**0**	**0**	**160,000**	**0**	**160,000**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
0	47 - Park Sales Tax Fund	0	0	0	160,000	0	**160,000**	0
	Total	**0**	**0**	**0**	**160,000**	**0**	**160,000**	

Project #	28-PK-002	Contact	Parks and Recreation Director
Project Name	Baseball Shade Structure Replacement	Department	Parks & Recreation

Capital Improvement Plan

City of Raymore, Missouri

Project #	27-PK-002
Project Name	RAC Playground

Total Project Cost	$250,000	Contact	Parks and Recreation Director
Department	Parks & Recreation	Type	Equipment
Category	Park Improvements	Priority	3 Important
Status	Active	Useful Life	20 years

Description

This project is an addition of a playground near the RAC.

Justification

The Park Board identified the need for providing an additional playground at this location. This new play amenity will enhance the area, provide additional play features for the summer camp, utilize a prime location, increase park visibility from Madison Street and ultimately promote rentals at a future identified picnic shelter, the Recreation Park Pavilion, to be built on location of the old park house

Life Budget Utilization

$0 of $250,000 (0%)

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
0	Construction/Maintenance	0	0	0	0	250,000	**250,000**	0
	Total	**0**	**0**	**0**	**0**	**250,000**	**250,000**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
0	47 - Park Sales Tax Fund	0	0	0	0	250,000	**250,000**	0
	Total	**0**	**0**	**0**	**0**	**250,000**	**250,000**	

Budget Impact

Minimal maintenance costs are anticipated.

Project #	27-PK-002	Contact	Parks and Recreation Director
Project Name	RAC Playground	Department	Parks & Recreation

Capital Improvement Plan

City of Raymore, Missouri

Project #	27-PK-001
Project Name	Recreation Park Parking Lot Expansion

Total Project Cost	$282,000	Contact	Parks and Recreation Director
Department	Parks & Recreation	Type	New Construction
Category	Park Improvements	Priority	3 Important
Status	Active	Useful Life	30 years

Description

With the addition of Pickleball courts at the old skate park location, we will expand the current parking lot to create a larger parking area that accommodates this popular area and will help with baseball/softball games and weekend tournament parking.

Justification

Recreation Park is in dire need of additional parking almost every weekend. This project will expand the current lot adding close to 40 more additional parking spots.

Life to Date Budget Utilization

$0 of $282,000 (0%)

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
0	Construction/Maintenance	0	0	0	0	225,090	**225,090**	0
	Planning/Design	0	0	0	0	33,700	**33,700**	
	Other	0	0	0	0	23,210	**23,210**	
	Total	**0**	**0**	**0**	**0**	**282,000**	**282,000**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
0	47 - Park Sales Tax Fund	0	0	0	0	282,000	**282,000**	0
	Total	**0**	**0**	**0**	**0**	**282,000**	**282,000**	

Budget Impact

Minimal maintenance costs are anticipated.

Project #	27-PK-001	Contact	Parks and Recreation Director
Project Name	Recreation Park Parking Lot Expansion	Department	Parks & Recreation

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2027 through 2031

Capital Improvement Plan

City of Raymore, Missouri

Projects by Category And Department

Department *Category*	Project #	Priority	2027	2028	2029	2030	2031	Total
Sanitary Sewer								
Wastewater								
City Wide Inflow and Infiltration Monitoring Study	*27-SAN-004*	2	150,000					**150,000**
Hunters Glenn Station Elimination Study	*27-SAN-002*	3	40,000					**40,000**
Owen Good Forcemain Investigation	*27-SAN-003*	3	250,000					**250,000**
Sanitary Sewer Inflow & Infiltration Reduction	*09-SAN-119*	1	205,566	223,347	228,931	234,654	240,520	**1,133,018**
Wastewater System Master Plan Update	*27-SAN-001*	2	250,000					**250,000**
	Wastewater Total		**895,566**	**223,347**	**228,931**	**234,654**	**240,520**	**1,823,018**
	Sanitary Sewer Total		**895,566**	**223,347**	**228,931**	**234,654**	**240,520**	**1,823,018**
	GRAND TOTAL		**895,566**	**223,347**	**228,931**	**234,654**	**240,520**	**1,823,018**

Capital Improvement Plan

City of Raymore, Missouri

Project #	27-SAN-004
Project Name	City Wide Inflow and Infiltration Monitoring Study

Total Project Cost	$150,000	Contact	Public Works Director
Department	Sanitary Sewer	Type	Study
Category	Wastewater	Priority	2 Very Important
Useful Life	15 years		

Description

This project will install flow monitors in seven locations around Raymore. These meters will be left in for a period of 75 days. Collected data will be evaluated against rainfall data to identify specific areas of town where the Inflow & Infiltration is the worst. This will allow us to better target the worst Inflow & Infiltration.

Justification

As Middle Big Creek moves from per connection billing to flow based billing, it is vital that the City take the necessary steps to reduce the amount of groundwater that is sent to Middle Big Creek. This project will help us rapidly identify major areas of concern and schedule necessary repairs.

Life to Date Budget Utilization

$0 of $150,000 (0%)

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
0	Other	150,000	0	0	0	0	**150,000**	0
	Total	**150,000**	**0**	**0**	**0**	**0**	**150,000**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
0	54 - Enterprise Capital Maintenance Fund	150,000	0	0	0	0	**150,000**	0
	Total	**150,000**	**0**	**0**	**0**	**0**	**150,000**	

Project #	27-SAN-004	Contact	Public Works Director
Project Name	City Wide Inflow and Infiltration Monitoring Study	Department	Sanitary Sewer

Capital Improvement Plan

City of Raymore, Missouri

Project #	27-SAN-002
Project Name	Hunters Glenn Station Elimination Study

Total Project Cost	$40,000	Contact	Public Works Director
Department	Sanitary Sewer	Type	Study
Category	Wastewater	Priority	3 Important
Useful Life	50 years		

Description

This project will have the on-call engineer investigate the possibility of removing the Hunters Glen Lift Station and turning it into a gravity line that flows to the Owen Good Lift Station.

Justification

Lift Stations are very expensive to operate and maintain. The equipment that operates at these stations is constantly needing repaired and replaced. In addition, they require specialized contractors to make the necessary repairs at the stations. This project would evaluate the possibility of eliminating the station and turning it into gravity flow to the major sewer station in town, the Owen-Good Lift Station.

Life to Date Budget Utilization

$0 of $40,000 (0%)

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
0	Other	40,000	0	0	0	0	**40,000**	0
	Total	**40,000**	**0**	**0**	**0**	**0**	**40,000**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
0	53 - Sewer Connection Fund	40,000	0	0	0	0	**40,000**	0
	Total	**40,000**	**0**	**0**	**0**	**0**	**40,000**	

Project #	27-SAN-002	Contact	Public Works Director
Project Name	Hunters Glenn Station Elimination Study	Department	Sanitary Sewer

Capital Improvement Plan

City of Raymore, Missouri

Project #	27-SAN-003
Project Name	Owen Good Forcemain Investigation

Total Project Cost	$250,000	Contact	Public Works Director
Department	Sanitary Sewer	Type	Study
Category	Wastewater	Priority	3 Important
Status	Active	Useful Life	25 years

Description

This project involves working with a specialty contractor with Pipeline Inspection and Condition Analysis (PICA) Corp to investigate the force main for any remaining deficiencies in all 17,000 linear feet of the Owen Good forcemain and recommend solutions to any deficiencies found. This process utilizes a tool called a “smart pig” to measure the line for active leaks and determine wall thickness.

Justification

The City successfully used this process in 2012 to identify areas of concern. The City was then able to program repairs / replacement of these areas. This process uses something called a “smart pig” to measure the line for active leaks, but is also able to determine pipe wall thickness. This will evaluate all 17,000 LF of the Owen Good forcemain.

Life to Date Budget Utilization

$250,000 of $250,000 (100%)

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
0	Other	250,000	0	0	0	0	**250,000**	0
	Total	**250,000**	**0**	**0**	**0**	**0**	**250,000**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
0	53 - Sewer Connection Fund	250,000	0	0	0	0	**250,000**	0
	Total	**250,000**	**0**	**0**	**0**	**0**	**250,000**	

Project #	27-SAN-003	Contact	Public Works Director
Project Name	Owen Good Forcemain Investigation	Department	Sanitary Sewer

Capital Improvement Plan

City of Raymore, Missouri

Project #	09-SAN-119
Project Name	Sanitary Sewer Inflow & Infiltration Reduction

Total Project Cost	$3,608,888	Contact	Public Works Director
Department	Sanitary Sewer	Type	Maintenance
Category	Wastewater	Priority	1 Critical
Status	Active	Useful Life	50 years
Report Type	CIP		

Description

This project involves relining of sewer mains, sealing of manholes and other actions to eliminate the infiltration of clean water entering the sanitary sewer system.

Justification

Clean water entering the sanitary sewer system results in increased costs due to the need to have larger pump stations and having pumps run more often than necessary, thereby increasing utility costs. In addition, the increased inflow/infiltration increases treatment costs for treatment by the Little Blue Valley Sewer District (LBVSD). The City has committed to LBVSD to make substantial efforts to reduce inflow and infiltration. The 2004 Sanitary Sewer Master Plan identified areas of significant inflow and infiltration throughout the City. This project will continue the City's longstanding annual program to alleviate inflow and infiltration in identified areas.

Life to Date Budget Utilization

$0 of $3,608,888 (0%)

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
2,475,870	Construction/Maintenance	205,566	223,347	228,931	234,654	240,520	**1,133,018**	0
	Total	**205,566**	**223,347**	**228,931**	**234,654**	**240,520**	**1,133,018**	

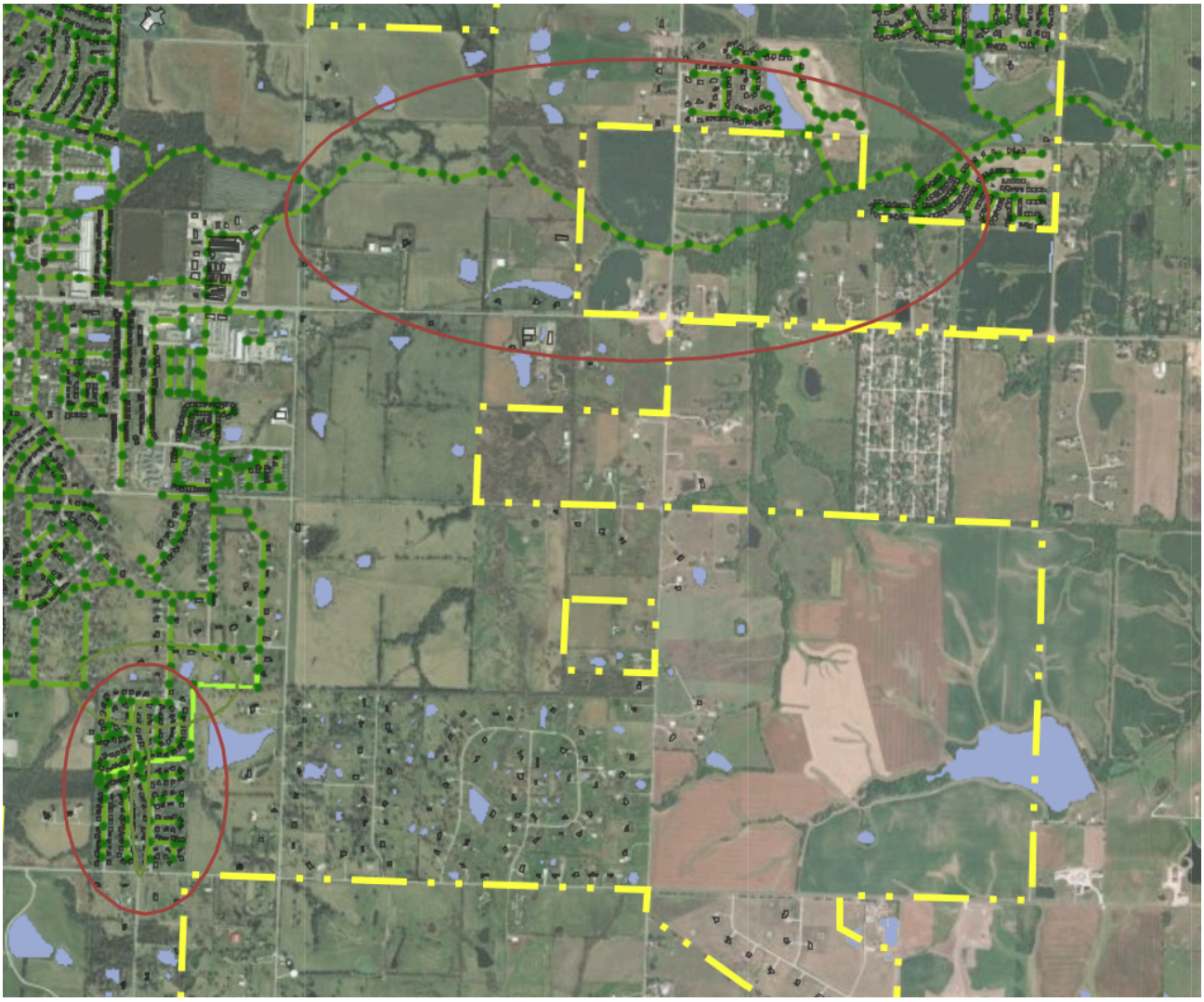
Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
2,475,870	54 - Enterprise Capital Maintenance Fund	205,566	223,347	228,931	234,654	240,520	**1,133,018**	0
	Total	**205,566**	**223,347**	**228,931**	**234,654**	**240,520**	**1,133,018**	

Budget Impact

A reduction in the flow will result in a decrease in the City's payment for treatment. Staff estimates annual savings of $30,000. This maintains an overall systemize approach to maximize our maintenance dollars, as well as provide a clean safe sanitary system.

Prior	Budget Items	2027	2028	2029	2030	2031	Total	Future
-480,000	Maintenance	-30,000	0	0	0	0	**-30,000**	0
	Total	**-30,000**	**0**	**0**	**0**	**0**	**-30,000**	

Project #	09-SAN-119	Contact	Public Works Director
Project Name	Sanitary Sewer Inflow & Infiltration Reduction	Department	Sanitary Sewer



Capital Improvement Plan

City of Raymore, Missouri

Project #	27-SAN-001
Project Name	Wastewater System Master Plan Update

Total Project Cost	$250,000	Contact	Public Works Director
Department	Sanitary Sewer	Type	Study
Category	Wastewater	Priority	2 Very Important
Status	Active	Useful Life	20 years

Description

This project involves updating our current Wastewater Master Plan. The updated plan will help guide wastewater system growth over the next 20 years.

Justification

The current wastewater master plan was completed in 2004 at a value of approximately $162,000 dollars. This plan was updated in 2008. The guidance & recommendations of the current master plan have reached the end of their life and are no longer representative of the wastewater system that currently exists. An updated plan will allow the City to grow responsibly and help to ensure that future wastewater demands are able to be met. This plan will also be a tool for the planning of future capital projects.

Life to Date Budget Utilization

$0 of $250,000 (0%)

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
0	Other	250,000	0	0	0	0	**250,000**	0
	Total	**250,000**	**0**	**0**	**0**	**0**	**250,000**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
0	53 - Sewer Connection Fund	250,000	0	0	0	0	**250,000**	0
	Total	**250,000**	**0**	**0**	**0**	**0**	**250,000**	

Project #	27-SAN-001	Contact	Public Works Director
Project Name	Wastewater System Master Plan Update	Department	Sanitary Sewer

RAYMORE WASTEWATER
MASTER PLAN UPDATE

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STORMWATER

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2027 through 2031

Capital Improvement Plan

City of Raymore, Missouri

Projects by Category And Department

Department *Category*	Project #	Priority	2027	2028	2029	2030	2031	Total
Stormwater								
Storm Sewer/Drainage								
58 Hwy Box Culvert Evaluation and Repairs	*27-STM-001*	2	75,000					**75,000**
Annual Curb Replacement Program	*15-STM-001*	2	212,000	212,000	212,000	212,000	212,000	**1,060,000**
CMP Lining / Replacement Project	*27-STM-002*	2	262,000					**262,000**
Hubach Hill Culvert Box Replacement & Road Repairs	*27-STM-004*	2	696,812					**696,812**
Stormwater Culvert Rehabilitation	*22-STM-003*	1	100,000					**100,000**
Underdrain Installation Project	*27-STM-003*	3	135,000					**135,000**
Storm Sewer/Drainage Total			**1,480,812**	**212,000**	**212,000**	**212,000**	**212,000**	**2,328,812**
Stormwater Total			**1,480,812**	**212,000**	**212,000**	**212,000**	**212,000**	**2,328,812**
GRAND TOTAL			**1,480,812**	**212,000**	**212,000**	**212,000**	**212,000**	**2,328,812**

Capital Improvement Plan

City of Raymore, Missouri

Project #	27-STM-001
Project Name	58 Hwy Box Culvert Evaluation and Repairs

Total Project Cost	$75,000	Contact	Public Works Director
Department	Stormwater	Type	Improvement
Category	Storm Sewer/Drainage	Priority	2 Very Important
Status	Active	Useful Life	50 years

Description

The project involves evaluating the current condition of the culvert box near the East city limits and making the necessary repairs.

Justification

The culvert box near Prairie Lane is experiencing erosion issues due to the floor being removed from the box many years ago. The erosion got bad enough on the East side of the box that The City had to shut down the highway and make emergency repairs in 2024. Putting a new floor in the box will stabilize the area and eliminate the chances of the same issue happening on the other side of the box.

Life to Date Budget Utilization

$0 of $75,000 (0%)

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
0	Construction/Maintenance	60,000	0	0	0	0	**60,000**	0
	Planning/Design	15,000	0	0	0	0	**15,000**	
	Total	**75,000**	**0**	**0**	**0**	**0**	**75,000**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
0	46 - Stormwater Sales Tax Fund	75,000	0	0	0	0	**75,000**	0
	Total	**75,000**	**0**	**0**	**0**	**0**	**75,000**	

Project #	27-STM-001	Contact	Public Works Director
Project Name	58 Hwy Box Culvert Evaluation and Repairs	Department	Stormwater

Capital Improvement Plan

City of Raymore, Missouri

Project #	15-STM-001
Project Name	Annual Curb Replacement Program

Total Project Cost	$3,420,000	Contact	Public Works Director
Department	Stormwater	Type	Improvement
Category	Storm Sewer/Drainage	Priority	2 Very Important
Status	Active	Useful Life	50 years
Report Type	CIP		

Description

The City is in the midst of a multi-year program to address curb deterioration. Proposed funding from both the Transportation and Stormwater Funds will provide for removal and replacement of approximately 18,000 feet of curb and gutter at various locations each year.

Justification

The concrete curb and gutter has deteriorated in many areas throughout the City. Engineering staff completed a condition survey of curb and gutter throughout the city in 2020, and the survey was updated in summer and fall of 2022. The cost of the replacement program is being borne by both the Storm Water and Transportation Funds in recognition of the fact that curbs serve both as a road support device and as a storm water conveyance.

Life to Date Budget Utilization

$0 of $3,420,000 (0%)

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
2,360,000	Construction/Maintenance	200,000	200,000	200,000	200,000	200,000	**1,000,000**	0
	Admin/Inspection	12,000	12,000	12,000	12,000	12,000	**60,000**	
	Total	**212,000**	**212,000**	**212,000**	**212,000**	**212,000**	**1,060,000**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
2,360,000	46 - Stormwater Sales Tax Fund	212,000	212,000	212,000	212,000	212,000	**1,060,000**	0
	Total	**212,000**	**212,000**	**212,000**	**212,000**	**212,000**	**1,060,000**	

Budget Impact

Estimated reduction in maintenance costs of $750 per fiscal year. The replacement now significantly extends the useful life of the curbs. This will provide a cleaner stormwater environment.

Prior	Budget Items	2027	2028	2029	2030	2031	Total	Future
-9,000	Maintenance	-750	0	0	0	0	**-750**	0
	Total	**-750**	**0**	**0**	**0**	**0**	**-750**	

Project #	15-STM-001	Contact	Public Works Director
Project Name	Annual Curb Replacement Program	Department	Stormwater

Capital Improvement Plan

City of Raymore, Missouri

Project #	27-STM-002
Project Name	CMP Lining / Replacement Project

Total Project Cost	$262,000	Contact	Public Works Director
Department	Stormwater	Type	Improvement
Category	Storm Sewer/Drainage	Priority	2 Very Important
Status	Active	Useful Life	25 years

Description

This project will line, repair & replace failing corrugated metal pipe across Raymore.

Justification

A huge portion of the storm sewer system in Raymore is made up of corrugated metal pipe (CMP) that was installed in the 80's & 90's and is reaching the end of its useful life. As the pipes age, they rust out and they create holes primarily in the bottom of pipe but also in the tops of the pipe. This can lead to sinkholes in residents' yards, which are in need of immediate repair. The need for repair and replacement of these lines will continue to be a problem until all of the lines are repaired or replaced. The new standard high-density polyethylene (HDPE) pipe is plastic and will not have the same issues that the older pipes are having.

Life to Date Budget Utilization

$0 of $262,000 (0%)

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
0	Construction/Maintenance	250,000	0	0	0	0	**250,000**	0
	Admin/Inspection	12,000	0	0	0	0	**12,000**	
	Total	**262,000**	**0**	**0**	**0**	**0**	**262,000**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
0	46 - Stormwater Sales Tax Fund	262,000	0	0	0	0	**262,000**	0
	Total	**262,000**	**0**	**0**	**0**	**0**	**262,000**	

Project #	27-STM-002	Contact	Public Works Director
Project Name	CMP Lining / Replacement Project	Department	Stormwater

Capital Improvement Plan

City of Raymore, Missouri

Project #	27-STM-004
Project Name	Hubach Hill Culvert Box Replacement & Road Repairs

Total Project Cost	$696,812	Contact	Public Works Director
Department	Stormwater	Type	Improvement
Category	Storm Sewer/Drainage	Priority	2 Very Important
Status	Active	Useful Life	20 years

Description

This involves replacing the existing concrete box culvert on Hubach Hill Road with an aluminum box culvert, reestablishing the roadside ditches from the intersection of Hubach Hill Road and South Madison Street to the creek and a 2-inch mill and overlay with full depth patching of Hubach Hill Road from South Madison Street to J Highway.

Justification

Currently, the roadside ditches are not established which causes Hubach Hill Road to flood during high rain events. In addition, the existing box culvert serves as the edge of the road creating a hazard. The new box will extend 10 linear feet in each direction making the crossing safer for the traveling public. Hubach Hill Road is showing many wheel ruts and base failures, which will be addressed with the full depth patch work and a full mill and overlay from South Madison Street to J Highway.

Life to Date Budget Utilization

$0 of $696,812 (0%)

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
0	Construction/Maintenance	640,312	0	0	0	0	**640,312**	0
	Admin/Inspection	39,000	0	0	0	0	**39,000**	
	Planning/Design	15,000	0	0	0	0	**15,000**	
	Land Acquisition	2,500	0	0	0	0	**2,500**	
	Total	**696,812**	**0**	**0**	**0**	**0**	**696,812**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
0	45 - Capital Improvement Sales Tax Fund	696,812	0	0	0	0	**696,812**	0
	Total	**696,812**	**0**	**0**	**0**	**0**	**696,812**	

Project #	27-STM-004	Contact	Public Works Director
Project Name	Hubach Hill Culvert Box Replacement & Road Repairs	Department	Stormwater

Capital Improvement Plan

City of Raymore, Missouri

Project #	22-STM-003
Project Name	Stormwater Culvert Rehabilitation

Total Project Cost	$715,000	Contact	Public Works Director
Department	Stormwater	Type	Maintenance
Category	Storm Sewer/Drainage	Priority	1 Critical
Status	Active	Useful Life	25 years
Report Type	CIP		

Description

This project involves the rehabilitation / replacement of stormwater culverts in the Woodcreek, Silverlake, Cumberland Hills and Heritage Hills subdivisions.

Justification

In the spring of 2021, Engineering staff initiated a televised inspection program of stormwater culverts that were near or past the expected service life of 25 years. The culverts in these neighborhoods were found to have missing portions of the pipe, which has reduced the structural capacity of the culverts. This can lead to the formation of sinkholes and pavement failures if not addressed.

Life to Date Budget Utilization

$0 of $715,000 (0%)

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
615,000	Construction/Maintenance	100,000	0	0	0	0	**100,000**	0
	Total	**100,000**	**0**	**0**	**0**	**0**	**100,000**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
615,000	46 - Stormwater Sales Tax Fund	100,000	0	0	0	0	**100,000**	0
	Total	**100,000**	**0**	**0**	**0**	**0**	**100,000**	

Project #	22-STM-003	Contact	Public Works Director
Project Name	Stormwater Culvert Rehabilitation	Department	Stormwater

Capital Improvement Plan

City of Raymore, Missouri

Project #	27-STM-003
Project Name	Underdrain Installation Project

Total Project Cost	$135,000	Contact	Public Works Director
Department	Stormwater	Type	Improvement
Category	Storm Sewer/Drainage	Priority	3 Important
Status	Active	Useful Life	25 years

Description

This project involves installing underdrain/ French drain at various locations around Raymore to mitigate groundwater constantly flowing across sidewalks or down curbs.

Justification

Groundwater flowing across sidewalks and curbs creates slick conditions and can create safety hazards for residents. Several locations have been identified as needing underdrain to mitigate these issues. The funding added for design services is to consult with the on-call engineer on remediation efforts.

Life to Date Budget Utilization

$0 of $135,000 (0%)

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
0	Construction/Maintenance	125,000	0	0	0	0	**125,000**	0
	Admin/Inspection	7,500	0	0	0	0	**7,500**	
	Planning/Design	2,500	0	0	0	0	**2,500**	
	Total	**135,000**	**0**	**0**	**0**	**0**	**135,000**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
0	46 - Stormwater Sales Tax Fund	135,000	0	0	0	0	**135,000**	0
	Total	**135,000**	**0**	**0**	**0**	**0**	**135,000**	

Project #	27-STM-003	Contact	Public Works Director
Project Name	Underdrain Installation Project	Department	Stormwater

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TRANSPORTATION

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2027 through 2031

Capital Improvement Plan

City of Raymore, Missouri

Projects by Category And Department

Department *Category*	Project #	Priority	2027	2028	2029	2030	2031	Total
Transportation								
Equipment: PW Equip								
J Highway & 58 Highway Signal Redesign	*27-TRANS-004*	3	100,000					**100,000**
Equipment: PW Equip Total			**100,000**	**0**	**0**	**0**	**0**	**100,000**
Street Construction								
58 Highway Streetlight Repairs	*27-TRANS-001*	2	20,000					**20,000**
Curb Ramp Repair & Replacement	*22-TRAN-002*	2	132,500	132,500	132,500	132,500	132,500	**662,500**
Kurzweil Road Roundabout Design and Acquisition	*27-TRANS-005*	3	80,000					**80,000**
Maintenance of Thoroughfare Routes	*13-TRAN-001*	2	212,000	212,000	212,000	212,000	212,000	**1,060,000**
North Foxridge Drive Median Repair Project	*27-TRANS-006*	3	211,650					**211,650**
Right of Way Infrastructure Repairs	*10-TRAN-117*	3	159,000	159,000	159,000	159,000	159,000	**795,000**
Street Construction Total			**815,150**	**503,500**	**503,500**	**503,500**	**503,500**	**2,829,150**
Street Paving								
Annual Street Preservation Program	*09-TRAN-124*	3	1,348,000	848,000	848,000	848,000	848,000	**4,740,000**
Street Paving Total			**1,348,000**	**848,000**	**848,000**	**848,000**	**848,000**	**4,740,000**
Street Reconstruction								
58 Highway Maintenance Project	*26-TRANS-005*	2	500,000					**500,000**
Annual Curb Replacement Program	*09-TRAN-122*	2	674,000	424,000	424,000	424,000	424,000	**2,370,000**
Dean Avenue Curb Replacement Phase 2	*27-TRANS-003*	2	333,000					**333,000**
Lucy Webb & Dean Trail Replacements	*27-TRANS-002*	2	509,655					**509,655**
Sidewalk Replacement Program	*27-TRANS-007*	3	122,000					**122,000**
Street Reconstruction Total			**2,138,655**	**424,000**	**424,000**	**424,000**	**424,000**	**3,834,655**
Transportation Total			**4,401,805**	**1,775,500**	**1,775,500**	**1,775,500**	**1,775,500**	**11,503,805**
GRAND TOTAL			**4,401,805**	**1,775,500**	**1,775,500**	**1,775,500**	**1,775,500**	**11,503,805**

Capital Improvement Plan

City of Raymore, Missouri

Project #	26-TRANS-005
Project Name	58 Highway Maintenance Project

Total Project Cost	$1,900,000	Contact	Public Works Director
Department	Transportation	Type	Maintenance
Category	Street Reconstruction	Priority	2 Very Important
Status	Active	Useful Life	20 years

Description

FY2026 - Council Expansion Item

58 Highway Maintenance Project to include sidewalks, curbs, asphalt repairs and/or replacement.

This project is funded by the City Council through the Budget Process using excess funding from the General Fund available fund balance.

FY2027 - Phase II

Life Budget Utilization

$0 of $1,900,000 (0%)

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
1,400,000	Construction/Maintenance	470,000	0	0	0	0	**470,000**	0
	Admin/Inspection	30,000	0	0	0	0	**30,000**	
	Total	**500,000**	**0**	**0**	**0**	**0**	**500,000**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
1,400,000	37 - Excise Tax Fund	500,000	0	0	0	0	**500,000**	0
	Total	**500,000**	**0**	**0**	**0**	**0**	**500,000**	

Project #	26-TRANS-005	Contact	Public Works Director
Project Name	58 Highway Maintenance Project	Department	Transportation

Project #	27-TRANS-001
Project Name	58 Highway Streetlight Repairs

Total Project Cost	$20,000	Contact	Public Works Director
Department	Transportation	Type	Improvement
Category	Street Construction	Priority	2 Very Important
Status	Active	Useful Life	25 years

Description

This project involves removing and resetting 15 streetlights along 58 Highway from Madison Street to J Highway.

Justification

The street light poles along this portion of 58 highway are slowly leaning toward the highway. They currently pose no risk, but are in need of repair. This project will remove the existing streetlight, repair or replace the base and reset the street light.

Life to Date Budget Utilization

$0 of $20,000 (0%)

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
0	Construction/Maintenance	20,000	0	0	0	0	**20,000**	0
	Total	**20,000**	**0**	**0**	**0**	**0**	**20,000**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
0	36 - Transportation Sales Tax Fund	20,000	0	0	0	0	**20,000**	0
	Total	**20,000**	**0**	**0**	**0**	**0**	**20,000**	

Project #	27-TRANS-001	Contact	Public Works Director
Project Name	58 Highway Streetlight Repairs	Department	Transportation

Capital Improvement Plan

City of Raymore, Missouri

Project #	09-TRAN-122
Project Name	Annual Curb Replacement Program

Total Project Cost	$10,195,612	Contact	Public Works Director
Department	Transportation	Type	Improvement
Category	Street Reconstruction	Priority	2 Very Important
Status	Active	Useful Life	50 years
Report Type	CIP		

Description

The City is in the midst of a multi-year program to address curb deterioration. The proposed FY 2023 and future funding from both the Transportation and Stormwater Funds will provide for removal and replacement of approximately 18,000 feet of curb and gutter at various locations each year.

Justification

The concrete curb and gutter has deteriorated in many areas throughout the City. Engineering staff completed a condition survey of curb and gutter throughout the city in 2020, and the survey was updated in summer and fall of 2022. The cost of the replacement program is being borne by both the Storm Water and Transportation Funds in recognition of the fact that curbs serve both as a road support device and as a storm water conveyance measure.

Life to Date Budget Utilization

$0 of $10,195,612 (0%)

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
7,825,612	Construction/Maintenance	638,000	400,000	400,000	400,000	400,000	**2,238,000**	0
	Admin/Inspection	36,000	24,000	24,000	24,000	24,000	**132,000**	
	Total	**674,000**	**424,000**	**424,000**	**424,000**	**424,000**	**2,370,000**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
7,825,612	36 - Transportation Sales Tax Fund	674,000	424,000	424,000	424,000	424,000	**2,370,000**	0
	Total	**674,000**	**424,000**	**424,000**	**424,000**	**424,000**	**2,370,000**	

Prior	Budget Items	2027	2028	2029	2030	2031	Total	Future
-11,000	Maintenance	-750	0	0	0	0	**-750**	0
	Total	**-750**	**0**	**0**	**0**	**0**	**-750**	

Project #	09-TRAN-122	Contact	Public Works Director
Project Name	Annual Curb Replacement Program	Department	Transportation

Capital Improvement Plan

City of Raymore, Missouri

Project #	09-TRAN-124
Project Name	Annual Street Preservation Program

Total Project Cost	$13,756,557	Contact	Public Works Director
Department	Transportation	Type	Maintenance
Category	Street Paving	Priority	3 Important
Status	Active	Useful Life	10 years
Report Type	CIP		

Description

Street Preservation involves taking actions to preserve the local street network, which may include milling of streets and overlaying with several inches of pavement, micro paving, chip/sealing, and crack sealing. This occurs in various locations around the City, approved by the City Council on an annual basis.

Justification

The City's Comprehensive Pavement Management program outlines a regular maintenance schedule for the street network in order to maintain the network in "good" condition or better. Staff is currently updating the Pavement Management Program.

Life to Date Budget Utilization

$0 of $13,756,557 (0%)

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
9,016,557	Construction/Maintenance	1,285,000	800,000	800,000	800,000	800,000	**4,485,000**	0
	Admin/Inspection	63,000	48,000	48,000	48,000	48,000	**255,000**	
	Total	**1,348,000**	**848,000**	**848,000**	**848,000**	**848,000**	**4,740,000**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
9,016,557	36 - Transportation Sales Tax Fund	1,348,000	848,000	848,000	848,000	848,000	**4,740,000**	0
	Total	**1,348,000**	**848,000**	**848,000**	**848,000**	**848,000**	**4,740,000**	

Prior	Budget Items	2027	2028	2029	2030	2031	Total	Future
-11,700	Supplies/Materials	-1,300	0	0	0	0	**-1,300**	0
	Total	**-1,300**	**0**	**0**	**0**	**0**	**-1,300**	

Project #	09-TRAN-124	Contact	Public Works Director
Project Name	Annual Street Preservation Program	Department	Transportation

Capital Improvement Plan

City of Raymore, Missouri

Project #	22-TRAN-002
Project Name	Curb Ramp Repair & Replacement

Total Project Cost	$1,242,500	Contact	Public Works Director
Department	Transportation	Type	Improvement
Category	Street Construction	Priority	2 Very Important
Status	Active	Useful Life	25 years
Report Type	CIP		

Description

This project will provide funding to repair and/or replace curb ramps throughout the City

Justification

During the Spring of 2021 Engineering staff conducted a comprehensive condition survey of 1,400 curb ramps within the City. The survey determined that 59% or 826 ramps were in need of some type of repair ranging from crack sealing to complete removal and replacement in order to comply with ADA requirements.

Life to Date Budget Utilization

$0 of $1,242,500 (0%)

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
580,000	Construction/Maintenance	125,000	125,000	125,000	125,000	125,000	**625,000**	0
	Admin/Inspection	7,500	7,500	7,500	7,500	7,500	**37,500**	
	Total	**132,500**	**132,500**	**132,500**	**132,500**	**132,500**	**662,500**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
580,000	45 - Capital Improvement Sales Tax Fund	132,500	132,500	132,500	132,500	132,500	**662,500**	0
	Total	**132,500**	**132,500**	**132,500**	**132,500**	**132,500**	**662,500**	

Project #	22-TRAN-002	Contact	Public Works Director
Project Name	Curb Ramp Repair & Replacement	Department	Transportation

Capital Improvement Plan

City of Raymore, Missouri

Project #	27-TRANS-003
Project Name	Dean Avenue Curb Replacement Phase 2

Total Project Cost	$333,000	Contact	Public Works Director
Department	Transportation	Type	Improvement
Category	Street Reconstruction	Priority	2 Very Important
Status	Active	Useful Life	25 years

Description

This will involve removing and replacing approximately 5,000 linear feet of curb on Dean Avenue from Lucy Webb Road to approximately 100' south of Indian Grass Way. This is year two of a two year project to replace all of the deteriorated curb on Dean Avenue from North Cass Parkway to Hickory Leaf Lane.

Justification

This is needed because the curb on Dean Avenue has reached the end of its useful life. The project has been excluded from the annual curb project because this project would consume a large portion of the annual curb replacement project. The annual curb replacement project is generally intended to be used in residential areas and Dean Avenue is designated as a minor collector. This work would be completed in FY27 with the anticipation of doing a mill and overlay on Dean Avenue in FY28.

Life to Date Budget Utilization

$0 of $333,000 (0%)

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
0	Construction/Maintenance	315,000	0	0	0	0	**315,000**	0
	Admin/Inspection	18,000	0	0	0	0	**18,000**	
	Total	**333,000**	**0**	**0**	**0**	**0**	**333,000**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
0	36 - Transportation Sales Tax Fund	333,000	0	0	0	0	**333,000**	0
	Total	**333,000**	**0**	**0**	**0**	**0**	**333,000**	

Project #	27-TRANS-003	Contact	Public Works Director
Project Name	Dean Avenue Curb Replacement Phase 2	Department	Transportation

Capital Improvement Plan

City of Raymore, Missouri

Project #	27-TRANS-004
Project Name	J Highway & 58 Highway Signal Redesign

Total Project Cost	$100,000	Contact	Public Works Director
Department	Transportation	Type	Improvement
Category	Equipment: PW Equip	Priority	3 Important
Status	Active	Useful Life	25 years

Description

This involves redesigning the signal that currently exists at the intersection of J Highway and 58 Highway. The new signal would be brought up to today's standards.

Justification

The signal at J Highway and 58 Highway was installed in 2005. This signal currently uses loop detectors and is installed on wires. Both of these items are unreliable and difficult to repair if issues arise. In anticipation of the mill and overlay of 58 Highway going through this area in 2028, City Staff felt that it would be the ideal time to update this signal at that same time. When the asphalt on 58 Highway is milled, it will destroy the loop detectors in the process. Last time the loops were replaced in 2016 it cost approximately $32,000. The new signal would be on a camera based detection system that would avoid being destroyed during subsequent overlay projects. In addition, the signal has started to have operational issues and pieces of it are reaching the end of their service life. The new signal would be updated to all new equipment.

Life to Date Budget Utilization

$0 of $100,000 (0%)

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
0	Planning/Design	100,000	0	0	0	0	**100,000**	0
	Total	**100,000**	**0**	**0**	**0**	**0**	**100,000**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
0	36 - Transportation Sales Tax Fund	100,000	0	0	0	0	**100,000**	0
	Total	**100,000**	**0**	**0**	**0**	**0**	**100,000**	

Project #	27-TRANS-004	Contact	Public Works Director
Project Name	J Highway & 58 Highway Signal Redesign	Department	Transportation

Capital Improvement Plan

City of Raymore, Missouri

Project #	27-TRANS-005
Project Name	Kurzweil Road Roundabout Design and Acquisition

Total Project Cost	$80,000	Contact	Public Works Director
Department	Transportation	Type	New Construction
Category	Street Construction	Priority	3 Important
Status	Active	Useful Life	25 years

Description

This involves completing the design of the roundabout at 155th Street and Kurzweil Road. Included in this, is the acquisition of certain necessary easements and rights-of-way to construct the project as designed.

Justification

The roundabout was removed from the original Kurzweil Road project due to budget limitations. Now that we have reached the last project of the 2020 GO Bond Issue, City staff feels that there are sufficient funds to proceed with the design and construction of the roundabout. The construction of the roundabout would be scheduled to be built in the following year.

Life to Date Budget Utilization

$0 of $80,000 (0%)

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
0	Land Acquisition	45,000	0	0	0	0	**45,000**	0
	Planning/Design	35,000	0	0	0	0	**35,000**	
	Total	**80,000**	**0**	**0**	**0**	**0**	**80,000**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
0	36 - Transportation Sales Tax Fund	80,000	0	0	0	0	**80,000**	0
	Total	**80,000**	**0**	**0**	**0**	**0**	**80,000**	

Project #	27-TRANS-005	Contact	Public Works Director
Project Name	Kurzweil Road Roundabout Design and Acquisition	Department	Transportation

Capital Improvement Plan

City of Raymore, Missouri

Project #	27-TRANS-002
Project Name	Lucy Webb & Dean Trail Replacements

Total Project Cost	$509,655	Contact	Public Works Director
Department	Transportation	Type	Maintenance
Category	Street Reconstruction	Priority	2 Very Important
Status	Active	Useful Life	25 years

Description

The project involves replacing the existing 10' asphalt trail on the south side of Lucy Webb Road & East side of Dean Avenue with a 10' concrete trail.

Justification

The asphalt trail has settled and started to have severe longitudinal and transverse cracking. These cracks combined with the vegetation that has started to grow in the cracks is creating a safety issue for the public. Replacing the trail with concrete, while more expensive, will last significantly longer and will not have the same issues with cracking that the current asphalt trail is having.This project follows the current standard we have followed with upgrading all of our trails from asphalt to concrete

Life to Date Budget Utilization

$0 of $509,655 (0%)

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
0	Construction/Maintenance	480,807	0	0	0	0	**480,807**	0
	Admin/Inspection	28,848	0	0	0	0	**28,848**	
	Total	**509,655**	**0**	**0**	**0**	**0**	**509,655**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
0	36 - Transportation Sales Tax Fund	509,655	0	0	0	0	**509,655**	0
	Total	**509,655**	**0**	**0**	**0**	**0**	**509,655**	

Project #	27-TRANS-002	Contact	Public Works Director
Project Name	Lucy Webb & Dean Trail Replacements	Department	Transportation

Capital Improvement Plan

City of Raymore, Missouri

Project #	13-TRAN-001
Project Name	Maintenance of Thoroughfare Routes

Total Project Cost	$3,596,000	Contact	Public Works Director
Department	Transportation	Type	Maintenance
Category	Street Construction	Priority	2 Very Important
Status	Active	Useful Life	6 years
Report Type	CIP		

Description

This project involves micro-surfacing of collector and arterial roads on a regular six-year cycle. For FY 2023, locations have not been determined at this time.

Justification

The City's Comprehensive Pavement Management Program recommends that collector and arterial streets receive surface treatments on a regular basis to preserve the integrity of the pavement and increase service life.

Life to Date Budget Utilization

$0 of $3,596,000 (0%)

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
2,536,000	Construction/Maintenance	200,000	200,000	200,000	200,000	200,000	**1,000,000**	0
	Admin/Inspection	12,000	12,000	12,000	12,000	12,000	**60,000**	
	Total	**212,000**	**212,000**	**212,000**	**212,000**	**212,000**	**1,060,000**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
2,536,000	37 - Excise Tax Fund	212,000	212,000	212,000	212,000	212,000	**1,060,000**	0
	Total	**212,000**	**212,000**	**212,000**	**212,000**	**212,000**	**1,060,000**	

Budget Impact

Estimated reduction in maintenance costs of $750 per fiscal year. This is a surface preservation and extends the surface life of the pavement, as well as improves the safety and esthetics of the system.

Prior	Budget Items	2027	2028	2029	2030	2031	Total	Future
-7,500	Maintenance	-750	0	0	0	0	**-750**	0
	Total	**-750**	**0**	**0**	**0**	**0**	**-750**	

Project #	13-TRAN-001	Contact	Public Works Director
Project Name	Maintenance of Thoroughfare Routes	Department	Transportation

Capital Improvement Plan

City of Raymore, Missouri

Project #	27-TRANS-006
Project Name	North Foxridge Drive Median Repair Project

Total Project Cost	$211,650	Contact	Public Works Director
Department	Transportation	Type	Improvement
Category	Street Construction	Priority	3 Important
Status	Active	Useful Life	25 years

Description

This project involves removing all rock and plants from both North Foxridge Drive medians from Granada Drive south to the alley and replacing the smaller brick red concrete median south of the alley. The medians will be replaced with four inches of compacted ½ inch clean rock and six inches of smooth-finished Deep Charcoal SikaColor-200 brand P-13 concrete. Existing curbs will remain and concrete joints will be squared for uniformity. In addition to replacing the medians, the parking block median running down North Foxridge Drive will be replaced with a permanent concrete median.

Justification

The medians are getting littered with weeds and the rocks are no longer staying within the curbs.. This has caused several complaints about the condition of the medians in this area. This project would eliminate those issues. The medians will be consistent with what we have installed along the whole corridor. Currently, between the southbound left turn lane and the northbound lane of N. Foxridge Drive, there is a median consisting of several parking blocks in a series. This project will remove the temporary median and install a permanent concrete median. This will also adjust the median further north so larger vehicles can make the right turn off of 58 Hwy without crossing into oncoming traffic on Foxridge Dr.

Life to Date Budget Utilization

$0 of $211,650 (0%)

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
0	Construction/Maintenance	200,000	0	0	0	0	**200,000**	0
	Admin/Inspection	11,650	0	0	0	0	**11,650**	
	Total	**211,650**	**0**	**0**	**0**	**0**	**211,650**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
0	45 - Capital Improvement Sales Tax Fund	211,650	0	0	0	0	**211,650**	0
	Total	**211,650**	**0**	**0**	**0**	**0**	**211,650**	

Project #	27-TRANS-006	Contact	Public Works Director
Project Name	North Foxridge Drive Median Repair Project	Department	Transportation

Capital Improvement Plan

City of Raymore, Missouri

Project #	10-TRAN-117
Project Name	Right of Way Infrastructure Repairs

Total Project Cost	$4,364,722	Contact	Public Works Director
Department	Transportation	Type	Improvement
Category	Street Construction	Priority	3 Important
Status	Active	Useful Life	30 years
Report Type	CIP		

Description

Following completion of the annual sidewalk program, this program will provide funding for repair of various infrastructure within Public Rights of Way such as sidewalks/pathways, curb and gutter, and stormwater culverts.

Justification

Operations and Maintenance has a considerable backlog of sidewalk and curb repairs. This project will provide supplemental funding for the removal and replacement of displaced sidewalk panels that can not be corrected by mudjacking. Staff is also starting to encounter a number of street crossing culvert failures which require immediate attention. This project will provide funding for these repairs. It is proposed that the hierarchy for the use of these funds would be sidewalk repairs, curb repairs and culvert repairs.

Life to Date Budget Utilization

$0 of $4,364,722 (0%)

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
3,569,722	Construction/Maintenance	150,000	150,000	150,000	150,000	150,000	**750,000**	0
	Admin/Inspection	9,000	9,000	9,000	9,000	9,000	**45,000**	
	Total	**159,000**	**159,000**	**159,000**	**159,000**	**159,000**	**795,000**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
3,569,722	36 - Transportation Sales Tax Fund	159,000	159,000	159,000	159,000	159,000	**795,000**	0
	Total	**159,000**	**159,000**	**159,000**	**159,000**	**159,000**	**795,000**	

Budget Impact

No anticipated additional operating costs.

Project #	10-TRAN-117	Contact	Public Works Director
Project Name	Right of Way Infrastructure Repairs	Department	Transportation

Capital Improvement Plan

City of Raymore, Missouri

Project #	27-TRANS-007
Project Name	Sidewalk Replacement Program

Total Project Cost	$122,000	Contact	Public Works Director
Department	Transportation	Type	Maintenance
Category	Street Reconstruction	Priority	3 Important
Status	Active	Useful Life	25 years

Description

This will replace 1000 linear feet of sidewalk that has deteriorated throughout Raymore.

Justification

In an ongoing effort to upgrade the city's pedestrian network, these sections of sidewalk have been identified by the Public Works Operations team as the areas of highest priority.

The Public Works Department is unable to complete this volume of work in a timely manner

Life to Date Budget Utilization

$0 of $122,000 (0%)

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
0	Construction/Maintenance	115,000	0	0	0	0	**115,000**	0
	Admin/Inspection	7,000	0	0	0	0	**7,000**	
	Total	**122,000**	**0**	**0**	**0**	**0**	**122,000**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
0	36 - Transportation Sales Tax Fund	122,000	0	0	0	0	**122,000**	0
	Total	**122,000**	**0**	**0**	**0**	**0**	**122,000**	

Project #	27-TRANS-007	Contact	Public Works Director
Project Name	Sidewalk Replacement Program	Department	Transportation

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WATER SUPPLY

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2027 through 2031

Capital Improvement Plan

City of Raymore, Missouri

Projects by Category And Department

Department *Category*	Project #	Priority	2027	2028	2029	2030	2031	Total
Water Supply								
Water								
Abandon 8" Waterline along Lucy Webb	*27-WAT-005*	3	15,000					**15,000**
Hydrant Replacement	*19-WAT-001*	1	221,357	239,332	244,118	249,001	253,891	**1,207,699**
Metfield Waterline Replacement	*27-WAT-002*	3	244,000					**244,000**
Original Town Valve Installation Program	*23-WAT-002*	2	74,200					**74,200**
Sunset Lane 4" Waterline Replacement	*27-WAT-001*	3	318,000					**318,000**
Water Station Upgrades	*27-WAT-004*	2	95,992					**95,992**
Water System Master Plan Update	*27-WAT-003*	2	250,000					**250,000**
		Water Total	**1,218,549**	**239,332**	**244,118**	**249,001**	**253,891**	**2,204,891**
		Water Supply Total	**1,218,549**	**239,332**	**244,118**	**249,001**	**253,891**	**2,204,891**
		GRAND TOTAL	**1,218,549**	**239,332**	**244,118**	**249,001**	**253,891**	**2,204,891**

Capital Improvement Plan

City of Raymore, Missouri

Project #	27-WAT-005
Project Name	Abandon 8" Waterline along Lucy Webb

Total Project Cost	$15,000	Contact	Public Works Director
Department	Water Supply	Type	Maintenance
Category	Water	Priority	3 Important
Status	Active	Useful Life	100 years

Description

This project would be targeted at abandoning the 8" waterline on the South side of Lucy Webb Road between Madison and J Highway.

Justification

Currently, there is an 8" waterline and a 12" waterline on the south side of Lucy Webb. The 12" line was installed in 2002. At that time the 8" was supposed to be abandoned. However, that did not happen. The 8" line is still live and anytime there is a need to shut down water in this area it is a major hassle resulting in a lot of staff time and residents without water. This line cannot be completely isolated in any fashion. This line serves no purpose and is causing more problems than anything.

By abandoning this waterline we can better serve our residents and can better take care of our water system as a whole. This line is not a problem until something happens in this area and then it is a huge problem that costs thousands of dollars to fix in an emergency.

Life to Date Budget Utilization

$0 of $15,000 (0%)

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
0	Construction/Maintenance	15,000	0	0	0	0	**15,000**	0
	Total	**15,000**	**0**	**0**	**0**	**0**	**15,000**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
0	45 - Capital Improvement Sales Tax Fund	15,000	0	0	0	0	**15,000**	0
	Total	**15,000**	**0**	**0**	**0**	**0**	**15,000**	

Project #	27-WAT-005	Contact	Public Works Director
Project Name	Abandon 8" Waterline along Lucy Webb	Department	Water Supply

Capital Improvement Plan

City of Raymore, Missouri

Project #	19-WAT-001
Project Name	Hydrant Replacement

Total Project Cost	$2,491,606	Contact	Public Works Director
Department	Water Supply	Type	Maintenance
Category	Water	Priority	1 Critical
Status	Active	Useful Life	25 years
Report Type	CIP		

Description

This project involves the replacement of water hydrants at various locations throughout the City.

Justification

During routine hydrant flushing and maintenance, these hydrants were found to be in need of replacement.

Life to Date Budget Utilization

$0 of $2,491,606 (0%)

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
1,283,907	Construction/Maintenance	221,357	239,332	244,118	249,001	253,891	**1,207,699**	0
	Total	**221,357**	**239,332**	**244,118**	**249,001**	**253,891**	**1,207,699**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
1,283,907	54 - Enterprise Capital Maintenance Fund	221,357	239,332	244,118	249,001	253,891	**1,207,699**	0
	Total	**221,357**	**239,332**	**244,118**	**249,001**	**253,891**	**1,207,699**	

Budget Impact

No anticipated additional costs.

Project #	19-WAT-001	Contact	Public Works Director
Project Name	Hydrant Replacement	Department	Water Supply

Capital Improvement Plan

City of Raymore, Missouri

Project #	27-WAT-002
Project Name	Metfield Waterline Replacement

Total Project Cost	$244,000	Contact	Public Works Director
Department	Water Supply	Type	Maintenance
Category	Water	Priority	3 Important
Status	Active	Useful Life	25 years

Description

This project involves replacing 700 linear feet of waterline on Metfield Lane that has had four breaks in the last two years due to corrosive soils impacting the ductile iron pipe.

Justification

The waterline on Metfield Lane has had 4 breaks in the last 2 years. These breaks are a result of corrosive soils being against the ductile iron pipe. City Staff has reported that during the repair of these breaks, the remainder of the pipe is in poor condition as well. Frequent water breaks are disruptive to the residents and a major expense to The City.

Life to Date Budget Utilization

$0 of $244,000 (0%)

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
0	Construction/Maintenance	230,000	0	0	0	0	**230,000**	0
	Admin/Inspection	14,000	0	0	0	0	**14,000**	
	Total	**244,000**	**0**	**0**	**0**	**0**	**244,000**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
0	54 - Enterprise Capital Maintenance Fund	244,000	0	0	0	0	**244,000**	0
	Total	**244,000**	**0**	**0**	**0**	**0**	**244,000**	

Project #	27-WAT-002	Contact	Public Works Director
Project Name	Metfield Waterline Replacement	Department	Water Supply

Capital Improvement Plan

City of Raymore, Missouri

Project #	23-WAT-002
Project Name	Original Town Valve Installation Program

Total Project Cost	$371,000	Contact	Public Works Director
Department	Water Supply	Type	Improvement
Category	Water	Priority	2 Very Important
Status	Active	Useful Life	25 years
Report Type	CIP		

Description

The project involves inserting additional valves around Original Town in an ongoing effort to limit the number of service disruptions that residents in this part of town experience.

Justification

Many of the valves in Original Town are broken or buried. Adding additional valves allows for City crews to shut water off to fewer residents during maintenance operations.

Life to Date Budget Utilization

$0 of $371,000 (0%)

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
296,800	Construction/Maintenance	70,000	0	0	0	0	**70,000**	0
	Admin/Inspection	4,200	0	0	0	0	**4,200**	
	Total	**74,200**	**0**	**0**	**0**	**0**	**74,200**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
296,800	54 - Enterprise Capital Maintenance Fund	74,200	0	0	0	0	**74,200**	0
	Total	**74,200**	**0**	**0**	**0**	**0**	**74,200**	

Project #	23-WAT-002	Contact	Public Works Director
Project Name	Original Town Valve Installation Program	Department	Water Supply

Capital Improvement Plan

City of Raymore, Missouri

Project #	27-WAT-001
Project Name	Sunset Lane 4" Waterline Replacement

Total Project Cost	$318,000	Contact	Public Works Director
Department	Water Supply	Type	New Construction
Category	Water	Priority	3 Important
Status	Active	Useful Life	50 years

Description

The project involves installing a new 8-inch waterline and associated infrastructure on Sunset Lane from Buena Vista Drive to Lucy Webb Road. The water lines in this part of town are reaching the end of their useful life and do not meet the minimum standards for waterline size in Raymore. This is part of an ongoing effort to bring the infrastructure in town up to the same standards of the rest of Raymore.

Justification

This waterline has reached the end of its useful life and does not meet the minimum standards for waterline size in Raymore. This is part of an ongoing effort to bring the infrastructure in Original Town up to the same standards as the rest of Raymore.

Life to Date Budget Utilization

$0 of $318,000 (0%)

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
0	Construction/Maintenance	300,000	0	0	0	0	**300,000**	0
	Admin/Inspection	18,000	0	0	0	0	**18,000**	
	Total	**318,000**	**0**	**0**	**0**	**0**	**318,000**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
0	54 - Enterprise Capital Maintenance Fund	318,000	0	0	0	0	**318,000**	0
	Total	**318,000**	**0**	**0**	**0**	**0**	**318,000**	

Project #	27-WAT-001	Contact	Public Works Director
Project Name	Sunset Lane 4" Waterline Replacement	Department	Water Supply

Capital Improvement Plan

City of Raymore, Missouri

Project #	27-WAT-004
Project Name	Water Station Upgrades

Total Project Cost	$95,992	Contact	Public Works Director
Department	Water Supply	Type	Improvement
Category	Water	Priority	2 Very Important
Status	Active	Useful Life	15 years

Description

This project repairs, replaces, updates and upgrades all necessary components that control our flow of water from Kansas City. The project includes maintenance on the control valves at the Kentucky Pump Stations, Gore Metering Station and Lucy Webb Metering Station. The project would also include the required Supervisory Control and Data Acquisition (SCADA) updates and upgrades to go in conjunction with the control valves.

Justification

Cla-Val's (ESI) and SCADA (Microcomm Telemetry)

There have been no significant updates or upgrades since inception. We have noticed the operating conditions and reliability is degrading. The valves are outdated and some parts are obsolete. The valves are nearing the end of their useful life. These 3 stations are our only source of water and are relied on for safe and clean drinking water as well as fire flow protection 24/7/365 days per year. A failure of a valve or loss of SCADA communication could result in no flow coming into our water system which could have a severe impact on our residents and businesses.

Life to Date Budget Utilization

$0 of $95,992 (0%)

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
0	Construction/Maintenance	95,992	0	0	0	0	**95,992**	0
	Total	**95,992**	**0**	**0**	**0**	**0**	**95,992**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
0	52 - Water Connection Fund	95,992	0	0	0	0	**95,992**	0
	Total	**95,992**	**0**	**0**	**0**	**0**	**95,992**	

Project #	27-WAT-004	Contact	Public Works Director
Project Name	Water Station Upgrades	Department	Water Supply

Capital Improvement Plan

City of Raymore, Missouri

Project #	27-WAT-003
Project Name	Water System Master Plan Update

Total Project Cost	$250,000	Contact	Public Works Director
Department	Water Supply	Type	Study
Category	Water	Priority	2 Very Important
Status	Active	Useful Life	20 years

Description

This project involves updating our current water master plan. The current plan was completed in 2003, and is no longer representative of the current water system. The updated water master plan will help guide water system growth over the next 20 years to ensure future needs are met. This project will be bid as a Request for Qualifications (RFQu).

Justification

The current water master plan was completed in 2003 at a value of approximately $125,000 dollars. The guidance & recommendations of the current master plan have reached the end of their life and are no longer representative of the water system that currently exists. An updated plan will allow The City to grow responsibly and help to ensure that future water demands are able to be met. This plan will also be a tool for the planning of future capital projects.

Life to Date Budget Utilization

$0 of $250,000 (0%)

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
0	Other	250,000	0	0	0	0	**250,000**	0
	Total	**250,000**	**0**	**0**	**0**	**0**	**250,000**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
0	52 - Water Connection Fund	250,000	0	0	0	0	**250,000**	0
	Total	**250,000**	**0**	**0**	**0**	**0**	**250,000**	

Project #	27-WAT-003	Contact	Public Works Director
Project Name	Water System Master Plan Update	Department	Water Supply

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RAYMORE development services

PLANNING APPLICATION

STAFF REPORT

Planning & Zoning Commission Meeting 09/15/2026

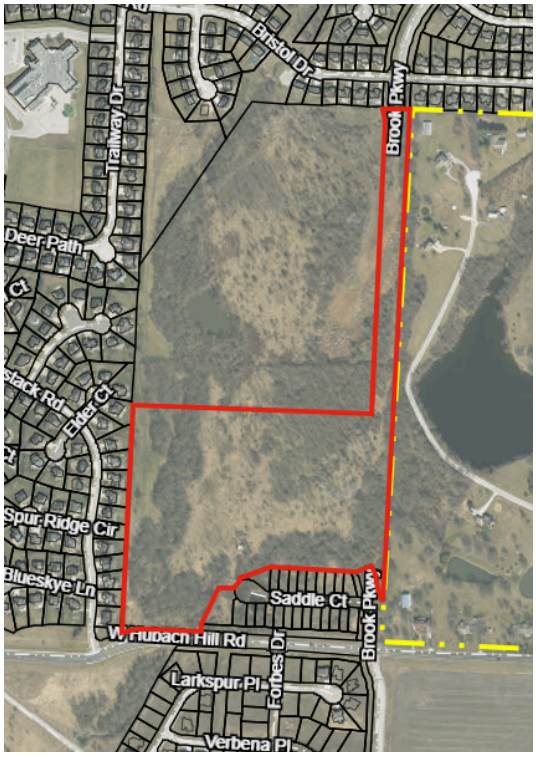
Saddlebrook 2nd - FINAL PLAT

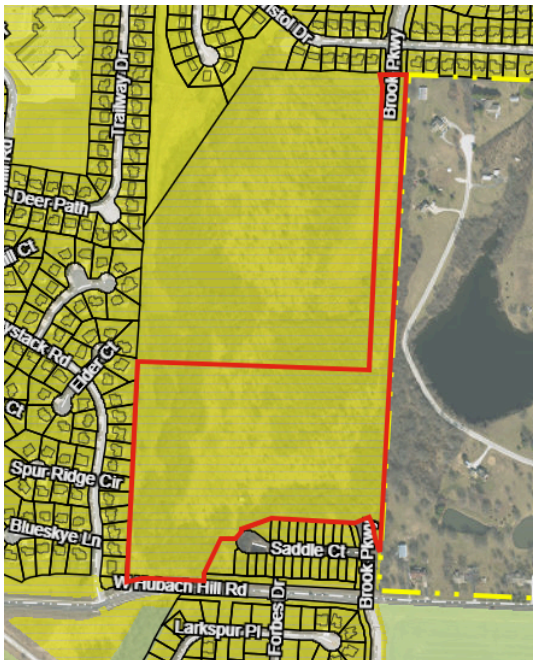
APPLICANT -	
Property Owner:	Rick Korbel | Good Point Land LLC
Engin./Arch. Firm	Snyder & Associates

PROJECT LOCATION	REQUESTED ACTION
N of Saddlebrook 1st Plat/Hubach Hill Rd. and Brook Pkwy.	Final Plat Approval

PROJECT NARRATIVE

An application was filed requesting final plat approval of the Final Plat of Saddlebrook 2nd Plat Lots 24-78, including fifty-five (55) residential lots and five (5) common tracts of land.





ZONING AND LAND USE SUMMARY -

EXISTING ZONING

"R-1P" Single-Family Residential District (Planned Overlay District)

SURROUNDING ZONING & LAND USE

North: "R-1" Single-Family Residential District/Dwelling, Single-Family Detached

South: "R-1" Single-Family Residential District/Dwelling, Single-Family Detached

East: Unincorporated Cass County| Residential

West: "R-1P" Single-Family Residential District (Planned Overlay District)/Dwelling, Single-Family Detached

TOTAL TRACT SIZE	NUMBER OF LOTS	DENSITY
29.54 +/- Acres	55	1.86 DU/A

PAST PLANNING ACTIONS -

1. On June 12, 2023 the City Council approved the preliminary plat for the Saddlebrook subdivision.
2. The City Council approved the Saddlebrook 1st Final Plat on November 27, 2023.
3. The Board of Zoning Adjustment approved a variance to reduce the rear yard setback from 30-ft to 20-ft for the lots within the 1st Plat.

DEVELOPMENT STANDARDS -

The Bulk and Dimensional Standards for the existing and proposed zoning districts are as follows:

DIMENSIONAL STANDARD	MINIMUM REQUIREMENT
Lot Size	4,500-sq ft
Lot Width x Lot Depth	45-ft X 100-ft
Front-Yard Setback	30-ft
Rear-Yard Setback	30-ft
Side-Yard Setback (interior)	5-ft
Side-Yard Setback (exterior)	20-ft
Building Height	35-ft
Building Coverage	40%
Open Space Requirement	N/A

STAFF COMMENTS -

PLANNING AND ZONING -

- A 10-ft wide trail will be extended north along the west side of Brook Parkway and turn west into Tract E of the 2nd plat. The trail continues west until it reaches the end of Halter Court, which it then bends north and terminates at the end of Bridle Court. The future plats of the subdivision will pick the trail up at the end of Bridle Court and continue it north until it eventually connects to the existing trail in the Brookside subdivision to the north, where an existing parking lot and trailhead exist.

- This second plat accounts for the construction of homes on 55 residential lots, floodplain and open space to the south and west and the entire right-of-way for the extension of Brook Parkway from the Brookside subdivision to Hubach Hill Road.

PUBLIC WORKS & ENGINEERING -

- Grading of the subject property may commence prior to the approval of the final plat application, including the construction of public utilities, so long as the plans are approved by the Public Works Director.

- The waterline that will be installed along Brook Parkway in the Saddlebrook Neighborhood will not be connected to the waterline on Brook Parkway in the Brookside Neighborhood due to the waterline crossing from PWSD #10 territory into City of Raymore territory.

ALIGNMENT WITH RAYMORE BLUEPRINT 2045 -

Future Land Use Framework - The Future Land Use Map designates this property as appropriate for Low Density Residential development.

Major Street Plan - The Major Thoroughfare Plan Map identifies Brook Parkway as a Minor Collector, connecting Lucy Webb to the north and Hubach Hill Road to the south. Minor collectors are streets that connect neighborhoods and residential streets to larger and faster roadways, such as Lucy Webb and Hubach. This new north/south connection will help circulate area traffic, better distributing vehicles during peak travel times.

FINDINGS OF FACT -

Under Section 470.130 of the Unified Development Code, the Planning and Zoning Commission and City Council are directed concerning its actions in the deliberation of a final plat request, in that the Planning and Zoning Commission will recommend approval and the City Council will approve the final plat if it finds the final plat:

1. Is substantially the same as the approved preliminary plat.

The Saddlebrook 2nd Plat is in substantial conformance with the approved Preliminary Plat.

2. Complies with all conditions, restrictions and requirements of this Code and of all other applicable ordinances and design standards of the City.

This 2nd Plat application complies with all conditions, restrictions and requirements of this code and of all other applicable ordinances and design standards of the City.

3. Complies with any condition that may have been attached to the approval of the preliminary plat.

The proposed 2nd Plat of Saddlebrook complies with the conditions of the approved Preliminary Plat.

PROJECT REVIEW SCHEDULE

COUNCIL, COMMISSION OR BOARD	ACTION	DATE
Planning and Zoning Commission	Review & Recommendation	09/15/2026
City Council	Review & Approval/Denial	10/12/2026-10/26/26

STAFF RECOMMENDATIONS -

Staff recommends that the Planning and Zoning Commission accept the proposed findings of fact and approve Case No. 26015 Saddlebrook 2nd Plat.

The recommendation for approval is subject to the following conditions:

- The final plat shall be signed and recorded with the Cass County Recorder of Deeds within one year of City Council approval or the approval of the plat shall be considered null and void.

- The Development Agreement for the 2nd final plat shall be signed and recorded with the Cass County Recorder of Deeds, and all applicable fees paid, within one year of the City Council approval or the agreement shall be considered null and void.

PROJECT ATTACHMENTS -

1. Final Plat Drawings
2. Site Photos
3. Development Agreement

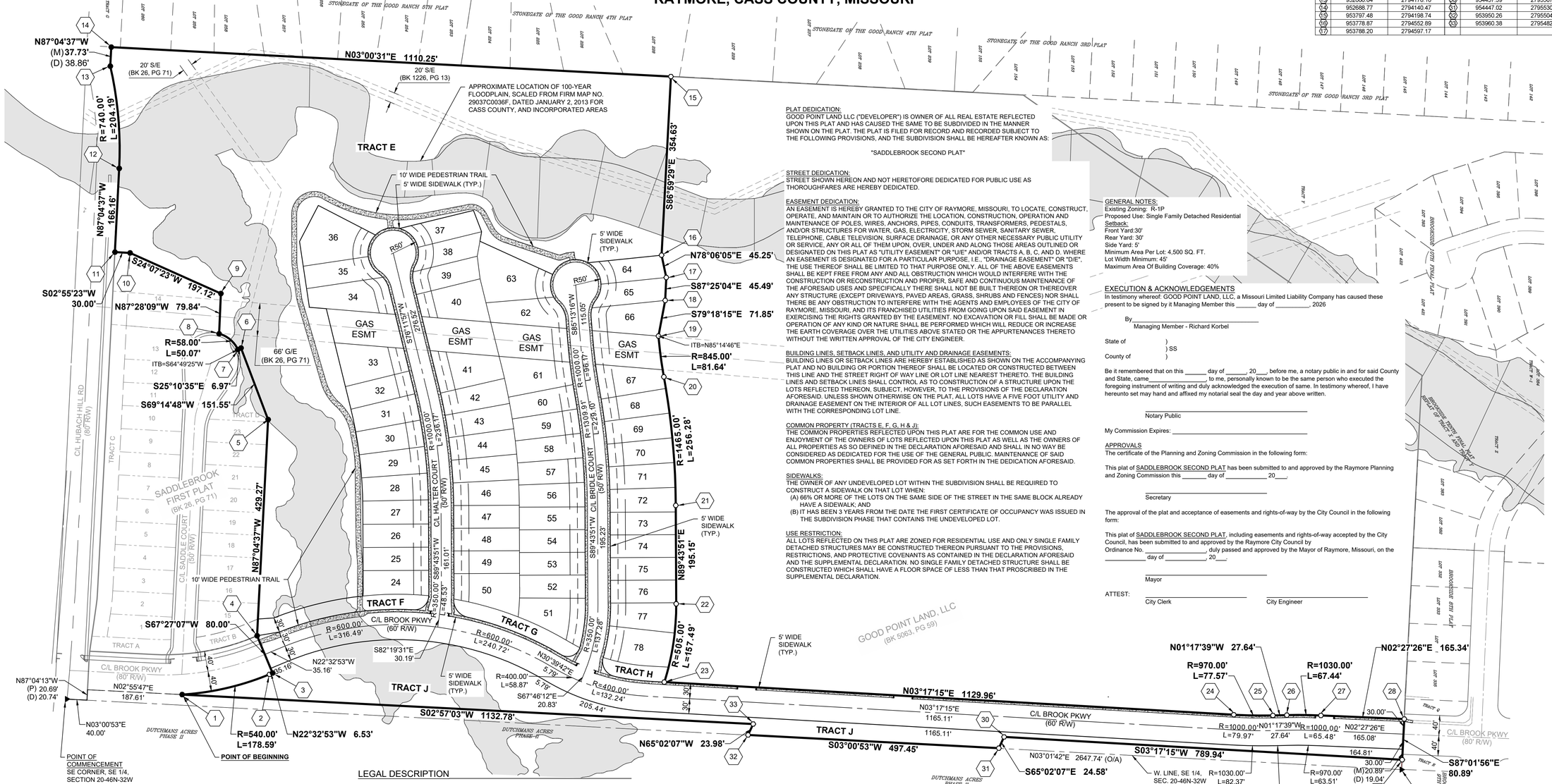
FINAL PLAT
SADDLEBROOK SECOND PLAT
(LOTS 24 - 78, TRACTS E, F, G, H & J)
PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 46 NORTH, RANGE 32 WEST
RAYMORE, CASS COUNTY, MISSOURI

LEGEND

FOUND SECTION CORNER	▲	BOOK	BK	FLOOD ZONE AE	
SET 5/8" REBAR, CAP #2013023732 (UNLESS OTHERWISE NOTED)	○	PAGE	PG	SIDEWALK	
FOUND MONUMENT - 1/2" REBAR (UNLESS OTHERWISE NOTED)	●	RADIUS	R		
CENTERLINE	℄	ARC LENGTH	L		
RIGHT-OF-WAY	R/W	INITIAL TANGENT BEARING	ITB		
EASEMENT	ESMT	SQUARE FEET	SF		
GAS EASEMENT	G/E	ACRES	AC		
UTILITY EASEMENT	U/E	NOT TO SCALE	NTS		
SEWER EASEMENT	S/E	OVERALL	O/A		
BUILDING LINE	B/L	DEEDED	(D)		
PARKWAY	PKWY	MEASURED	(M)		
		PLATTED	(P)		

STATE PLANE COORDINATE TABLE (FEET)
BEARINGS AND COORDINATES ARE BASED UPON MISSOURI COORDINATE SYSTEM 1983, WESTERN ZONE, UTILIZING CONTROL MONUMENTS CA-30 AND HUBACH

NO.	GRID NORTHING	GRID EASTING	NO.	GRID NORTHING	GRID EASTING
1	952829.10	2795424.04	18	953786.15	2794642.61
2	953002.27	2795383.83	19	953772.82	2794713.22
3	953008.30	2795381.33	20	953783.50	2794794.12
4	952977.63	2795307.44	21	953807.04	2795048.99
5	952999.52	2794878.73	22	953807.96	2795244.14
6	952945.82	2794737.02	23	953784.33	2795399.20
7	952939.51	2794739.98	24	954912.43	2795464.00
8	952902.38	2794708.73	25	954989.97	2795465.35
9	952905.91	2794628.96	26	955017.60	2795464.72
10	952726.01	2794548.40	27	955085.03	2795465.41
11	952696.05	2794546.87	28	955250.22	2795472.50
12	952704.52	2794380.93	29	955246.03	2795553.28
13	952686.84	2794178.16	30	954457.39	2795507.98
14	952688.77	2794140.47	31	954447.02	2795530.26
15	953797.48	2794198.74	32	953950.26	2795504.10
16	953778.87	2794552.89	33	953960.38	2795482.36
17	953788.20	2794597.17			



PLAT DEDICATION:
GOOD POINT LAND LLC ("DEVELOPER") IS OWNER OF ALL REAL ESTATE REFLECTED UPON THIS PLAT AND HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE PLAT. THE PLAT IS FILED FOR RECORD AND RECORDED SUBJECT TO THE FOLLOWING PROVISIONS, AND THE SUBDIVISION SHALL BE HEREAFTER KNOWN AS:

"SADDLEBROOK SECOND PLAT"

STREET DEDICATION:
STREET SHOWN HEREON AND NOT HERETOFORE DEDICATED FOR PUBLIC USE AS THOROUGHFARES ARE HEREBY DEDICATED.

EASEMENT DEDICATION:
AN EASEMENT IS HEREBY GRANTED TO THE CITY OF RAYMORE, MISSOURI, TO LOCATE, CONSTRUCT, OPERATE, AND MAINTAIN OR TO AUTHORIZE THE LOCATION, CONSTRUCTION, OPERATION AND MAINTENANCE OF POLES, WIRES, ANCHORS, PIPES, CONDUITS, TRANSFORMERS, PEDESTALS, AND/OR STRUCTURES FOR WATER, GAS, ELECTRICITY, STORM SEWER, SANITARY SEWER, TELEPHONE, CABLE TELEVISION, SURFACE DRAINAGE, OR ANY OTHER NECESSARY PUBLIC UTILITY OR SERVICE, ANY OR ALL OF THEM UPON, OVER, UNDER AND ALONG THOSE AREAS OUTLINED OR DESIGNATED ON THIS PLAT AS "UTILITY EASEMENT" OR "U/E" AND/OR TRACTS A, B, C, AND D. WHERE AN EASEMENT IS DESIGNATED FOR A PARTICULAR PURPOSE, I.E., "DRAINAGE EASEMENT" OR "D/E", THE USE THEREOF SHALL BE LIMITED TO THAT PURPOSE ONLY. ALL OF THE ABOVE EASEMENTS SHALL BE KEPT FREE FROM ANY AND ALL OBSTRUCTION WHICH WOULD INTERFERE WITH THE CONSTRUCTION OR RECONSTRUCTION AND PROPER, SAFE AND CONTINUOUS MAINTENANCE OF THE AFORESAID USES AND SPECIFICALLY THERE SHALL NOT BE BUILT THEREON OR THEREOVER ANY STRUCTURE (EXCEPT DRIVEWAYS, PAVED AREAS, GRASS, SHRUBS AND FENCES) NOR SHALL THERE BE ANY OBSTRUCTION TO INTERFERE WITH THE AGENTS AND EMPLOYEES OF THE CITY OF RAYMORE, MISSOURI, AND ITS FRANCHISED UTILITIES FROM GOING UPON SAID EASEMENT IN EXERCISING THE RIGHTS GRANTED BY THE EASEMENT. NO EXCAVATION OR FILL SHALL BE MADE OR OPERATION OF ANY KIND OR NATURE SHALL BE PERFORMED WHICH WILL REDUCE OR INCREASE THE EARTH COVERAGE OVER THE UTILITIES ABOVE STATED OR THE APPURTENANCES THERETO WITHOUT THE WRITTEN APPROVAL OF THE CITY ENGINEER.

BUILDING LINES, SETBACK LINES, AND UTILITY AND DRAINAGE EASEMENTS:
BUILDING LINES OR SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THE ACCOMPANYING PLAT AND NO BUILDING OR PORTION THEREOF SHALL BE LOCATED OR CONSTRUCTED BETWEEN THIS LINE AND THE STREET RIGHT OF WAY LINE OR LOT LINE NEAREST THERETO. THE BUILDING LINES AND SETBACK LINES SHALL CONTROL AS TO CONSTRUCTION OF A STRUCTURE UPON THE LOTS REFLECTED THEREON, SUBJECT, HOWEVER, TO THE PROVISIONS OF THE DECLARATION AFORESAID. UNLESS SHOWN OTHERWISE ON THE PLAT, ALL LOTS HAVE A FIVE FOOT UTILITY AND DRAINAGE EASEMENT ON THE INTERIOR OF ALL LOT LINES, SUCH EASEMENTS TO BE PARALLEL WITH THE CORRESPONDING LOT LINE.

COMMON PROPERTY (TRACTS E, F, G, H & J):
THE COMMON PROPERTIES REFLECTED UPON THIS PLAT ARE FOR THE COMMON USE AND ENJOYMENT OF THE OWNERS OF LOTS REFLECTED UPON THIS PLAT AS WELL AS THE OWNERS OF ALL PROPERTIES AS SO DEFINED IN THE DECLARATION AFORESAID AND SHALL IN NO WAY BE CONSIDERED AS DEDICATED FOR THE USE OF THE GENERAL PUBLIC. MAINTENANCE OF SAID COMMON PROPERTIES SHALL BE PROVIDED FOR AS SET FORTH IN THE DEDICATION AFORESAID.

SIDEWALKS:
THE OWNER OF ANY UNDEVELOPED LOT WITHIN THE SUBDIVISION SHALL BE REQUIRED TO CONSTRUCT A SIDEWALK ON THAT LOT WHEN:
(A) 66% OR MORE OF THE LOTS ON THE SAME SIDE OF THE STREET IN THE SAME BLOCK ALREADY HAVE A SIDEWALK; AND
(B) IT HAS BEEN 3 YEARS FROM THE DATE THE FIRST CERTIFICATE OF OCCUPANCY WAS ISSUED IN THE SUBDIVISION PHASE THAT CONTAINS THE UNDEVELOPED LOT.

USE RESTRICTION:
ALL LOTS REFLECTED ON THIS PLAT ARE ZONED FOR RESIDENTIAL USE AND ONLY SINGLE FAMILY DETACHED STRUCTURES MAY BE CONSTRUCTED THEREON PURSUANT TO THE PROVISIONS, RESTRICTIONS, AND PROTECTIVE COVENANTS AS CONTAINED IN THE DECLARATION AFORESAID AND THE SUPPLEMENTAL DECLARATION. NO SINGLE FAMILY DETACHED STRUCTURE SHALL BE CONSTRUCTED WHICH SHALL HAVE A FLOOR SPACE OF LESS THAN THAT PROSCRIBED IN THE SUPPLEMENTAL DECLARATION.

GENERAL NOTES:
Existing Zoning: R-1P
Proposed Use: Single Family Detached Residential
Setback:
Front Yard:30'
Rear Yard: 30'
Side Yard: 5'
Minimum Area Per Lot: 4,500 SQ. FT.
Lot Width Minimum: 45'
Maximum Area Of Building Coverage: 40%

EXECUTION & ACKNOWLEDGEMENTS
In testimony whereof: GOOD POINT LAND, LLC, a Missouri Limited Liability Company has caused these present to be signed by it Managing Member this _____ day of _____, 2026

By_____
Managing Member - Richard Korbel

State of)
) SS
County of)

Be it remembered that on this _____ day of _____, 20___, before me, a notary public in and for said County and State, came_____, to me, personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of same. In testimony whereof, I have hereunto set may hand and affixed my notarial seal the day and year above written.

_____
Notary Public

My Commission Expires: _____

APPROVALS
The certificate of the Planning and Zoning Commission in the following form:

This plat of SADDLEBROOK SECOND PLAT has been submitted to and approved by the Raymore Planning and Zoning Commission this _____ day of _____ 20___.

_____
Secretary

The approval of the plat and acceptance of easements and rights-of-way by the City Council in the following form:

This plat of SADDLEBROOK SECOND PLAT, including easements and rights-of-way accepted by the City Council, has been submitted to and approved by the Raymore City Council by Ordinance No. _____, duly passed and approved by the Mayor of Raymore, Missouri, on the _____ day of _____ 20___.

_____
Mayor

ATTEST: _____ _____
City Clerk City Engineer

CERTIFICATION

(NOTE: THIS SURVEY MEETS THE ACCURACY REQUIREMENTS FOR AN URBAN CLASS OF PROPERTY.)
I HEREBY STATE THAT THE PLAT OF SADDLEBROOK SECOND PLAT SUBDIVISION IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE CURRENT MISSOURI SURVEY STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI DEPARTMENT OF AGRICULTURE, LAND SURVEY DIVISION, AND MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS, ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND LANDSCAPE ARCHITECTS. I FURTHER STATE THAT I HAVE COMPLIED WITH ALL STATUTES, ORDINANCES AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND THE PLATTING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

STATE OF MISSOURI
ZACHARY ALLEN BRINKER
NUMBER PLS-2016042019
PROFESSIONAL LAND SURVEYOR

DATE: _____

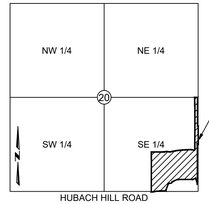
ZACHARY A. BRINKER - LS 2016042019
CERTIFICATE OF AUTHORITY - LS 2013023732

LEGAL DESCRIPTION

ALL THAT PART OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 46 NORTH, RANGE 32 WEST, IN THE CITY OF RAYMORE, CASS COUNTY, MISSOURI DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTH 03 DEGREES 00 MINUTES 53 SECONDS EAST, A DISTANCE OF 40.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF HUBACH HILL ROAD; THENCE NORTH 87 DEGREES 04 MINUTES 13 SECONDS WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 20.69 FEET TO THE SOUTHEAST CORNER OF SADDLEBROOK FIRST PLAT, A SUBDIVISION OF LAND IN THE CITY OF RAYMORE, CASS COUNTY, MISSOURI, ALSO BEING A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF BROOK PARKWAY; THENCE CONTINUING ALONG SAID LINES FOR THE NEXT THREE COURSES: NORTH 02 DEGREES 55 MINUTES 47 SECONDS EAST, A DISTANCE OF 187.61 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN TO BE DESCRIBED: THENCE NORTHWESTERLY ALONG A CURVE TO THE LEFT BEING TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 540.00 FEET AND AN ARC LENGTH OF 178.59 FEET; THENCE NORTH 22 DEGREES 32 MINUTES 53 SECONDS WEST, A DISTANCE OF 6.53 FEET; THENCE SOUTH 67 DEGREES 27 MINUTES 07 SECONDS WEST, A DISTANCE OF 80.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID BROOK PARKWAY, ALSO BEING A CORNER ON THE NORTH LINE OF SAID SADDLEBROOK FIRST PLAT; THENCE CONTINUING ALONG SAID NORTH LINE FOR THE NEXT SEVEN COURSES: THENCE NORTH 87 DEGREES 04 MINUTES 37 SECONDS WEST, A DISTANCE OF 429.27 FEET; THENCE SOUTH 69 DEGREES 14 MINUTES 48 SECONDS WEST, A DISTANCE OF 151.55 FEET; THENCE SOUTH 25 DEGREES 10 MINUTES 35 SECONDS WEST, A DISTANCE OF 6.97 FEET; THENCE SOUTHWESTERLY ON A CURVE TO THE LEFT WITH AN INITIAL TANGENT BEARING OF SOUTH 64 DEGREES 49 MINUTES 25 SECONDS WEST, HAVING A RADIUS OF 58.00 FEET AND AN ARC LENGTH OF 50.07 FEET; THENCE NORTH 87 DEGREES 28 MINUTES 09 SECONDS WEST, A DISTANCE OF 79.84 FEET; THENCE SOUTH 24 DEGREES 07 MINUTES 23 SECONDS WEST, A DISTANCE OF 197.12 FEET; THENCE SOUTH 02 DEGREES 55 MINUTES 23 SECONDS WEST, A DISTANCE OF 30.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF HUBACH HILL ROAD; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE FOR THE NEXT THREE COURSES: THENCE NORTH 87 DEGREES 04 MINUTES 37 SECONDS WEST, A DISTANCE OF 166.16 FEET; THENCE ON A CURVE TO THE LEFT BEING TANGENT TO THE LAST DESCRIBED COURSE HAVING A RADIUS OF 740.00 FEET AND AN ARC LENGTH OF 204.19 FEET; THENCE NORTH 87 DEGREES 04 MINUTES 37 SECONDS WEST, A DISTANCE OF 37.73 FEET TO THE EAST LINE OF STONEGATE OF THE GOOD RANCH FIFTH PLAT, A SUBDIVISION OF LAND IN THE CITY OF RAYMORE, CASS COUNTY, MISSOURI; THENCE ALONG SAID EAST LINE AND ALSO THE EAST LINE OF STONEGATE OF THE GOOD RANCH 4TH PLAT, A SUBDIVISION OF LAND IN THE CITY OF RAYMORE, CASS COUNTY, MISSOURI, NORTH 03 DEGREES 00 MINUTES 31 SECONDS EAST, A DISTANCE OF 1110.25 FEET; THENCE SOUTH 86 DEGREES 59 MINUTES 29 SECONDS EAST, A DISTANCE OF 354.63 FEET; THENCE NORTH 78 DEGREES 06 MINUTES 05 SECONDS EAST, A DISTANCE OF 45.25 FEET; THENCE SOUTH 87 DEGREES 25 MINUTES 04 SECONDS EAST, A DISTANCE OF 45.49 FEET; THENCE SOUTH 79 DEGREES 18 MINUTES 15 SECONDS EAST, A DISTANCE OF 71.85 FEET; THENCE NORTHEASTERLY ON A CURVE TO THE LEFT WITH AN INITIAL TANGENT BEARING OF NORTH 85 DEGREES 14 MINUTES 46 SECONDS EAST, HAVING A RADIUS OF 845.00 FEET AND AN ARC LENGTH OF 81.64 FEET; THENCE ON A CURVE TO THE RIGHT BEING TANGENT TO THE LAST DESCRIBED COURSE HAVING A RADIUS OF 1465.00 FEET AND AN ARC LENGTH OF 256.28 FEET; THENCE NORTH 89 DEGREES 43 MINUTES 51 SECONDS EAST, A DISTANCE OF 195.15 FEET; THENCE ON A CURVE TO THE RIGHT BEING TANGENT TO THE LAST DESCRIBED COURSE HAVING A RADIUS OF 505.00 FEET AND AN ARC LENGTH OF 157.49 FEET; THENCE NORTH 03 DEGREES 17 MINUTES 15 SECONDS EAST, A DISTANCE OF 1129.96 FEET; THENCE ON A CURVE TO THE LEFT BEING TANGENT TO THE LAST DESCRIBED COURSE HAVING A RADIUS OF 970.00 FEET AND AN ARC LENGTH OF 77.57 FEET; THENCE NORTH 01 DEGREES 17 MINUTES 39 SECONDS EAST, A DISTANCE OF 27.64 FEET; THENCE ON A CURVE TO THE RIGHT BEING TANGENT TO THE LAST DESCRIBED COURSE HAVING A RADIUS OF 1030.00 FEET AND AN ARC LENGTH OF 67.44 FEET; THENCE NORTH 02 DEGREES 27 MINUTES 26 SECONDS EAST, A DISTANCE OF 165.34 FEET TO A POINT ON THE SOUTH LINE OF BROOKSIDE EIGHTH PLAT, A SUBDIVISION OF LAND IN THE CITY OF RAYMORE, CASS COUNTY, MISSOURI; THENCE SOUTH 87 DEGREES 01 MINUTES 56 SECONDS EAST ALONG SAID SOUTH LINE, A DISTANCE OF 80.89 FEET TO THE NORTHWEST CORNER OF A TRACT OF LAND ADJOINING LOTS 33 AND 34, DUTCHMAN'S ACRES, A SUBDIVISION OF LAND IN THE CITY OF RAYMORE, CASS COUNTY, MISSOURI; THENCE SOUTH 03 DEGREES 17 MINUTES 15 SECONDS WEST, A DISTANCE OF 789.94 FEET; THENCE SOUTH 65 DEGREES 02 MINUTES 07 SECONDS EAST, A DISTANCE OF 24.58 FEET; THENCE SOUTH 03 DEGREES 00 MINUTES 53 SECONDS WEST, A DISTANCE OF 497.45 FEET TO THE NORTHEAST CORNER OF A TRACT OF LAND ADJOINING LOTS 16 AND 32, OF SAID DUTCHMAN'S ACRES; THENCE NORTH 65 DEGREES 02 MINUTES 07 SECONDS WEST, A DISTANCE OF 23.98 FEET; THENCE SOUTH 02 DEGREES 57 MINUTES 03 SECONDS WEST, A DISTANCE OF 1132.78 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 1,286,558.72 SQUARE FEET OR 29.54 ACRES MORE OR LESS.

Know what's below. Call before you dig.

PREPARED FOR / DEVELOPER:
GOOD POINT LAND, LLC
9913 FOX SPRINGS DRIVE
LAS VEGAS, NV 89117



VICINITY MAP
SECTION 20-46N-32W
(NOT TO SCALE)

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FEET

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Surveyor: ZAB | Checked By: MW | T-R-S: 46N-32W-20
Technician: BN | Date: 08-28-2026 | Sheet 1 OF 2
Project No: 125.0489.11

RAYMORE, CASS COUNTY, MO

SADDLEBROOK SECOND PLAT
FINAL PLAT

SNYDER & ASSOCIATES, INC.
201 NW 72ND ST
GLADSTONE, MISSOURI 64118
816-436-0732 | www.snyder-associates.com
SNYDER & ASSOCIATES

Project No: 125.0489.11
Sheet 1 OF 2

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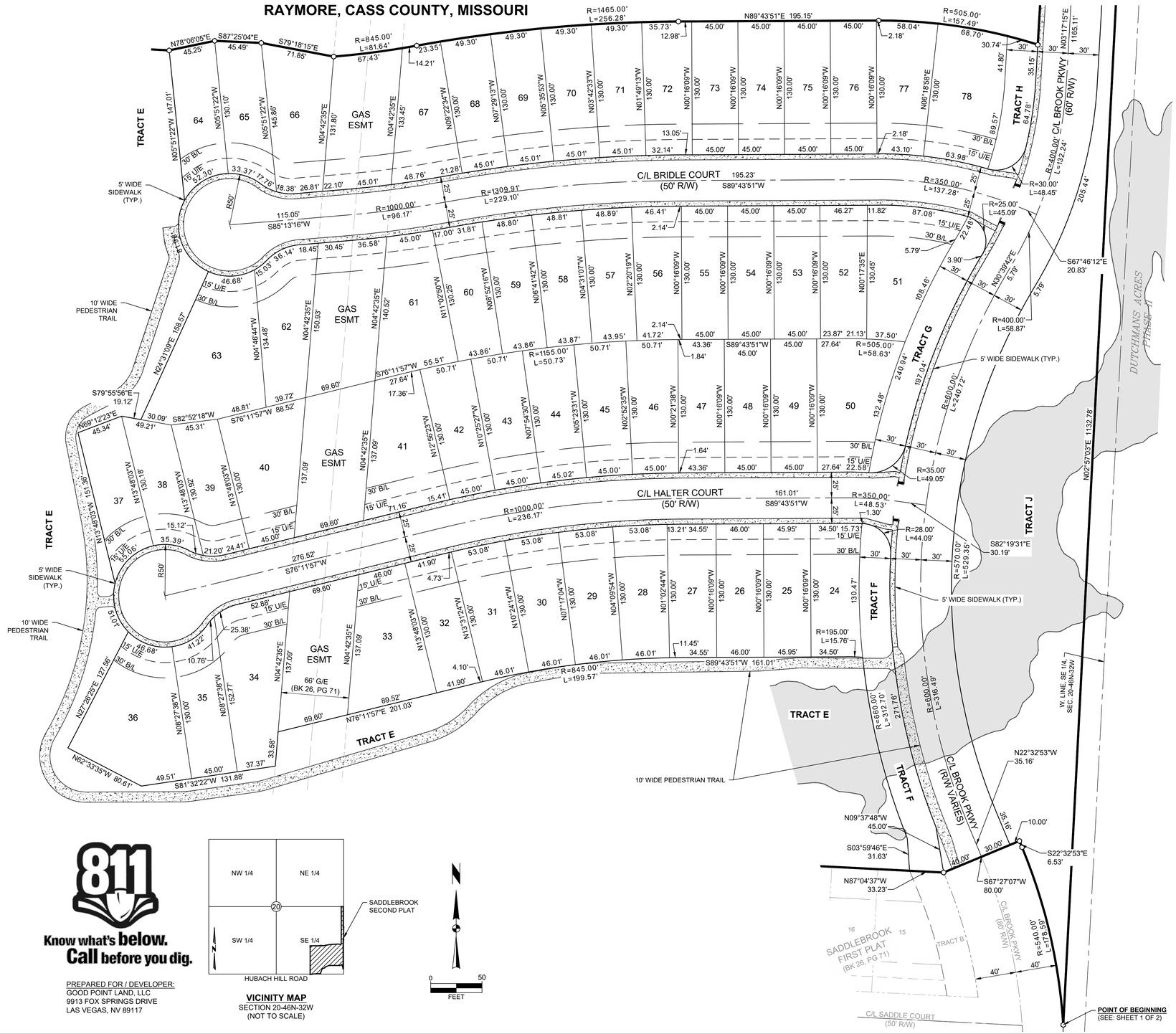
FINAL PLAT
SADDLEBROOK SECOND PLAT

(LOTS 24 - 78, TRACTS E, F, G, H & J)

PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 46 NORTH, RANGE 32 WEST

RAYMORE, CASS COUNTY, MISSOURI



CERTIFICATION

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STATE OF MISSOURI
ZACHARY ALLEN BRINKER
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DATE: _____

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Know what's **below.**
Call before you dig.

PREPARED FOR / DEVELOPER:
GOOD POINT LAND, LLC
9913 FOX SPRINGS DRIVE
LAS VEGAS, NV 89117

VICINITY MAP
SECTION 20-46N-32W
(NOT TO SCALE)

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0 50
FEET

MARK	REVISION	DATE	BY
#	#	#	#
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Surveyor: ZAB | Checked By: MW
Technician: BN | Date: 08-28-2026
T-R-S: 46N-32W-20
Project No: 125.0489.11
Sheet 2 OF 2

RAYMORE, CASS COUNTY, MO

201 NW 72ND ST
GLADSTONE, MISSOURI 64118
816-436-0732 | www.snyder-associates.com

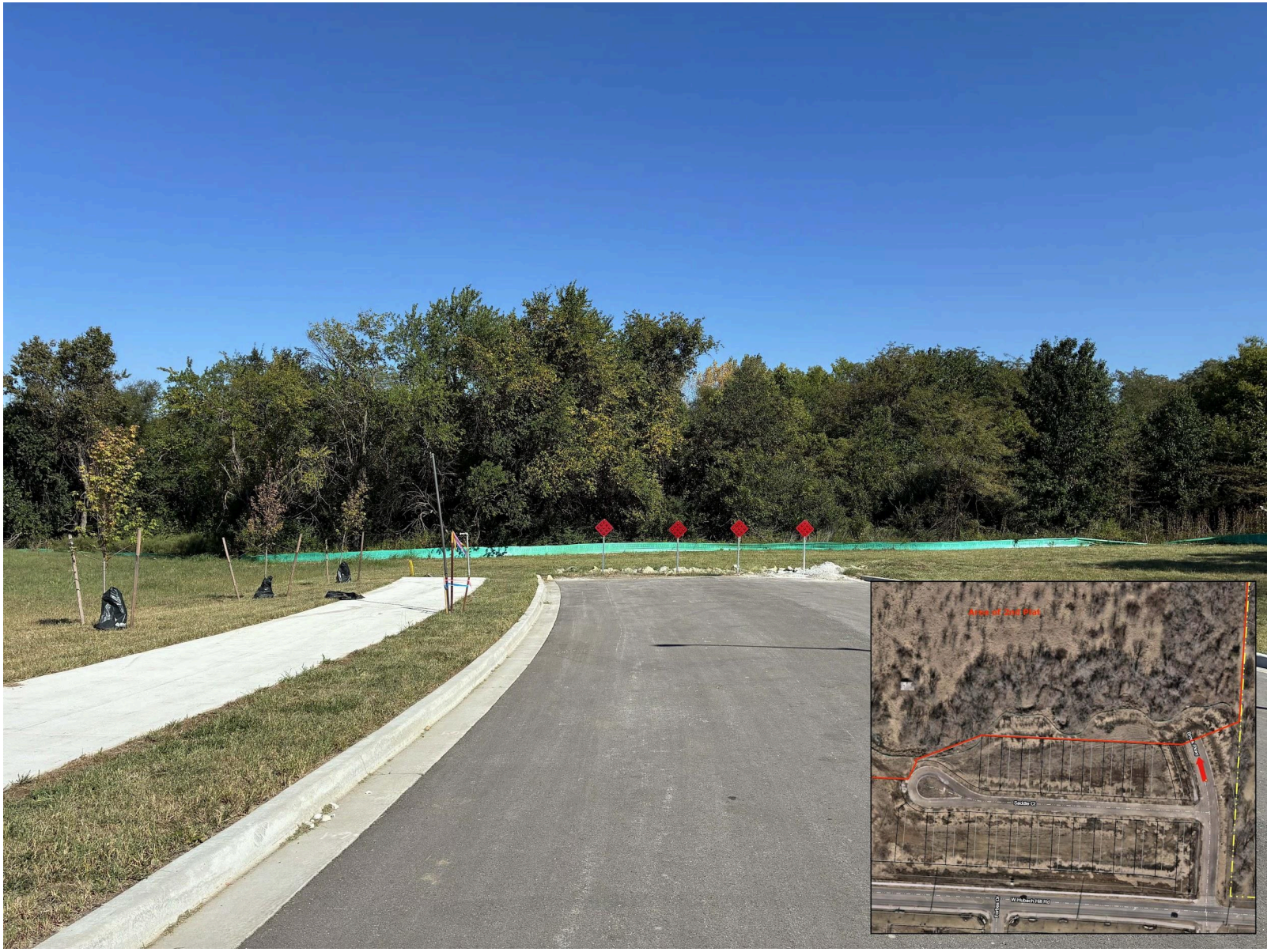
SADDLEBROOK SECOND PLAT
FINAL PLAT
SNYDER & ASSOCIATES, INC.

SNYDER & ASSOCIATES

Project No: 125.0489.11
Sheet 2 OF 2

V:\Projects\2025\125.0489.11\CADD\SP_125048S_Plat.dwg\BINCHOLAS, ##########, 2025/08/28, 8:32 AM, ARCH FULL (LEESED) (36.00 X 24.00 INCHES)

Brook Parkway Looking North from Saddlebrook 1st Plat



Development Agreement

For

Saddlebrook 2nd Plat
Lots 24 - 78 and Tracts E, F, G, H & J

Legal Description Contained on Pages 2-3

Between Good Point, LLC, Grantor and
City of Raymore, Grantee
100 Municipal Circle
Raymore, MO 64083

{INSERT DATE}

DEVELOPMENT AGREEMENT

THIS AGREEMENT, MADE THI**S _____ day of _____, 2026** by and between, **Good Point Land, LLC** hereinafter referred to as "Sub-divider" and the City of Raymore, Missouri, a Municipal Corporation, hereinafter referred to as "City".

WHEREAS, Sub-divider seeks to obtain approval from the City for a subdivision to be known as **Saddlebrook 2nd Final Plat** which is located in the City of Raymore, Cass County, Missouri, and;

WHEREAS, the Sub-divider, herein defined, agrees to assume all subdivision development obligations of the City as described in this agreement, and;

WHEREAS, the City desires to ensure that the Sub-divider will accomplish certain things in order to protect the public health, safety and welfare.

NOW, THEREFORE, in consideration of the promises and covenants herein set forth, and receipt by the City of fees and costs as stated herein, the parties agree as follows:

GEOGRAPHIC LOCATION:

1. The terms of this agreement apply to the following property and all portions thereof: **Saddlebrook 2nd Final Plat**

ALL THAT PART OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 46, RANGE 32, IN THE CITY OF RAYMORE, CASS COUNTY, MISSOURI DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTH 03 DEGREES 00 MINUTES 53 SECONDS WEST, ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 40.00 FEET TO THE NORTH RIGHT OF WAY LINE OF HUBACH HILL ROAD; THENCE NORTH 87 DEGREE 04 MINUTES 13 SECONDS WEST, ALONG SAID RIGHT OF WAY, A DISTANCE OF 20.74 FEET TO THE SOUTHEAST CORNER OF SADDLEBROOK FIRST PLAT, A SUBDIVISION OF LAND IN THE CITY OF KANSAS CITY, CLAY COUNTY, MISSOURI, ALSO BEING A POINT ON THE EASTERLY RIGHT OF WAY OF BROOK PARKWAY; THENCE CONTINUING ALONG SAID LINES FOR THE NEXT THREE COURSES: NORTH 02 DEGREES 56 MINUTES 06 SECONDS EAST, ALONG SAID LINES, A DISTANCE OF 187.46 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN TO BE DESCRIBED: THENCE NORTHWESTERLY ALONG A CURVE TO THE LEFT BEING TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 540.00 FEET AND AN ARC LENGTH OF 178.74 FEET; THENCE NORTH 22 DEGREES 32 MINUTES 53 SECONDS WEST, A DISTANCE OF 6.53 FEET; THENCE SOUTH 67 DEGREES 27 MINUTES 07 SECONDS WEST, A DISTANCE OF 80.00 FEET TO A POINT ON THE WESTERLY LINE OF SAID RIGHT OF WAY, ALSO BEING A CORNER OF SAID SADDLEBROOK FIRST PLAT; THENCE CONTINUING ALONG THE NORTH LINE OF SAID SADDLEBROOK FIRST PLAT FOR THE NEXT SEVEN COURSES: THENCE NORTH 87 DEGREES 04 MINUTES 37 SECONDS WEST, A DISTANCE OF 429.27 FEET; THENCE SOUTH 69 DEGREES 14 MINUTES 48 SECONDS WEST, A DISTANCE OF 151.55 FEET; THENCE SOUTH 25 DEGREES 10 MINUTES 35 SECONDS WEST, A DISTANCE OF 6.97 FEET; THENCE SOUTHWESTERLY ON A CURVE TO THE LEFT WITH AN INITIAL TANGENT BEARING OF SOUTH 64 DEGREES 49 MINUTES 25 SECONDS WEST, HAVING A RADIUS OF 58.00 FEET AND AN ARC LENGTH OF 50.07 FEET; THENCE NORTH 87 DEGREES 28 MINUTES 09 SECONDS WEST, A DISTANCE OF 79.84 FEET; THENCE SOUTH 24 DEGREES 07 MINUTES 23 SECONDS WEST, A DISTANCE OF 197.12 FEET; THENCE SOUTH 02 DEGREES 55 MINUTES 23 SECONDS WEST, A DISTANCE OF 30.00 FEET TO THE NORTH RIGHT OF WAY LINE OF HUBACH HILL ROAD; THENCE CONTINUING ALONG SAID LINE FOR THE NEXT THREE COURSES: THENCE NORTH 87 DEGREES 04 MINUTES 37 SECONDS WEST, A DISTANCE OF 166.16 FEET; THENCE ON A CURVE TO THE LEFT BEING TANGENT TO THE LAST DESCRIBED COURSE HAVING A RADIUS OF 740.00 FEET AND AN ARC LENGTH OF 204.19 FEET; THENCE NORTH 87 DEGREES 04 MINUTES 37 SECONDS WEST, A DISTANCE OF 37.73 FEET TO THE EAST LINE OF STONEGATE OF THE GOOD RANCH FIFTH PLAT, A SUBDIVISION OF LAND IN THE CITY OF KANSAS CITY, CLAY COUNTY, MISSOURI; THENCE ALONG SAID LINE NORTH 03 DEGREES 00 MINUTES 31 SECONDS WEST, A DISTANCE OF 166.16 FEET; THENCE SOUTH 86

DEGREES 59 MINUTES 29 SECONDS EAST, A DISTANCE OF 354.63 FEET; THENCE NORTH 78 DEGREES 06 MINUTES 05 SECONDS EAST, A DISTANCE OF 45.25 FEET; THENCE SOUTH 87 DEGREES 25 MINUTES 04 SECONDS EAST, A DISTANCE OF 45.49 FEET; THENCE NORTH 77 DEGREES 52 MINUTES 40 SECONDS EAST, A DISTANCE OF 72.06 FEET; THENCE NORTH 81 DEGREES 34 MINUTES 10 SECONDS EAST, A DISTANCE OF 67.77 FEET; THENCE NORTH 79 DEGREES 42 MINUTES 38 SECONDS EAST, A DISTANCE OF 14.24 FEET; THENCE ON A CURVE TO THE RIGHT BEING TANGENT TO THE LAST DESCRIBED COURSE HAVING A RADIUS OF 1465.00 FEET AND AN ARC LENGTH OF 256.28 FEET; THENCE NORTH 89 DEGREES 43 MINUTES 51 SECONDS EAST, A DISTANCE OF 195.15 FEET; THENCE ON A CURVE TO THE RIGHT BEING TANGENT TO THE LAST DESCRIBED COURSE HAVING A RADIUS OF 505.00 FEET AND AN ARC LENGTH OF 126.75 FEET; THENCE NORTH 03 DEGREES 17 MINUTES 15 SECONDS EAST, A DISTANCE OF 1123.27 FEET; THENCE ON A CURVE TO THE LEFT BEING TANGENT TO THE LAST DESCRIBED COURSE HAVING A RADIUS OF 940.00 FEET AND AN ARC LENGTH OF 75.17 FEET; THENCE NORTH 01 DEGREES 17 MINUTES 39 SECONDS EAST, A DISTANCE OF 27.64 FEET; THENCE ON A CURVE TO THE RIGHT BEING TANGENT TO THE LAST DESCRIBED COURSE HAVING A RADIUS OF 1060.00 FEET AND AN ARC LENGTH OF 69.41 FEET; THENCE NORTH 02 DEGREES 27 MINUTES 26 SECONDS EAST, A DISTANCE OF 122.90 FEET; THENCE NORTH 10 DEGREES 46 MINUTES 27 SECONDS WEST, A DISTANCE OF 43.69 FEET TO THE SOUTH LINE OF BROOKSIDE EIGHTH PLAT, A SUBDIVISION OF LAND IN RAYMORE, CASS COUNTY, MISSOURI; THENCE SOUTH 87 DEGREES 01 MINUTES 57 SECONDS EAST, A DISTANCE OF 119.84 FEET; THENCE SOUTH 03 DEGREES 01 MINUTES 42 SECONDS WEST, A DISTANCE OF 790.68 FEET; THENCE SOUTH 65 DEGREES 02 MINUTES 07 SECONDS EAST, A DISTANCE OF 22.32 FEET; THENCE SOUTH 03 DEGREES 01 MINUTES 42 SECONDS WEST, A DISTANCE OF 497.40 FEET; THENCE NORTH 65 DEGREES 02 MINUTES 07 SECONDS WEST, A DISTANCE OF 24.77 FEET; THENCE SOUTH 02 DEGREES 55 MINUTES 47 SECONDS WEST, A DISTANCE OF 1132.95 FEET TO THE POINT OF BEGINNING.

REQUIRED IMPROVEMENTS:

1. In accordance with the policies and ordinances of the City, the public improvements described herein shall be constructed and installed on the terms and conditions hereinafter contained. Public improvements within the Subdivision will be installed in accordance with the City of Raymore Standard Contract Documents and Technical Specifications & Design Criteria for Utility and Street Construction.

2. The public improvements are to be designed and installed at the Sub-divider's expense by the Sub-divider and are hereinafter referred to as "Improvements".

3. It shall be the obligation of the Sub-divider to furnish to the City plans and specifications for construction of the Improvements. Before any construction is commenced, the City Public Works Director shall approve plans and specifications for the Improvements. Once the City Public Works Director has approved the plans, any changes to the plans must be submitted to the City Public Works Director for approval.

4. The Sub-divider shall submit the appropriate grading/site/erosion control plan including appropriate sidewalk, meter elevations, and manhole elevations to the City Public Works Director for approval for development of the project. Before any construction is commenced within that phase, the City Public Works Director must approve plans for all required Improvements. It shall be the Sub-divider's responsibility to assure compliance with grading plans.

5. The Sub-divider shall provide a copy of all required State and Federal permits to the City Public Works Director prior to issuance of any City permits.

6. The Sub-divider shall provide and pay for all engineering and surveying necessary to design and construct the Improvements. The Sub-divider shall pay for all other engineering and surveying necessary to design and construct other improvements to the property.

7. The Developer, and or their contractor or designee, shall provide the saddle for connection to the public water main. Saddles shall be brass or bronze with a stainless steel strap. All brass/bronze construction shall also be permitted.

8. The Sub-divider shall install stormwater treatment facilities (i.e. permeable pavement) in the islands in the cul-de-sac prior to City acceptance of the Improvements.

INSTALLATION AND MAINTENANCE

1. Prior to the issuance of building permits, the Sub-divider shall install all Improvements as shown on approved engineering plans of said subdivision and the City Council shall have accepted by Resolution all Improvements.

2. The Sub-divider shall be responsible for the maintenance of the Improvements for a period of two years after acceptance thereof by the City, in accordance with the City specifications and policies.

3. The Sub-divider agrees to provide the City of Raymore "as-built" plans for all Improvements as indicated on the aforementioned plans. Said plans shall be considered a part of the Improvements, for the purpose of acceptance by the City.

4. Prior to acceptance of the Improvements a waiver of mechanic's lien shall be submitted to the City. The Sub-divider will indemnify and save the City harmless from all claims growing out of the lawful demands of subcontractors, laborers, workers, mechanics, and furnishers of machinery and parts thereof, equipment, tools, and all suppliers, incurred in the furtherance of the performance of the work. The Sub-divider shall, at the City's request, furnish satisfactory evidence that all obligations of the nature designated above have been paid, discharged or waived.

FEES, BONDS & INSURANCE

1. The Sub-divider agrees to pay to the City a 1% Plan Review Fee and 5% Construction Inspection Fee based on the project engineer's estimate or contract development costs of all Improvements as shown on approved engineering plans of said subdivision. The City Public Works Director shall review and determine that the costs, as presented, are reasonable. A list of these fees is provided in Attachment A.

2. The Sub-divider agrees to indemnify the City with a Certificate of Insurance as required in the Unified Development Code of the City of Raymore.

3. The Sub-divider agrees to furnish performance bonds as required in the Unified Development Code of the City of Raymore.

4. Prior to acceptance of Improvements within said subdivision, Sub-divider will provide a guarantee in the form of a Maintenance Bond that is satisfactory to the City Public Works Director. This guarantee shall be based on 50% of the cost of all Improvements shown on approved engineering plans and shall be for a period of two years after acceptance by the City.

5. The Sub-divider agrees to submit a street light plan for City approval and pay the cost of providing and installing the streetlights in accordance with the approved street light plan. The required street lights shall be installed and shall be operational prior to the acceptance of the Improvements for the subdivision.

6. The Sub-divider agrees to pay to the City a $9 per acre fee for the placement and maintenance of outdoor warning sirens. The cost of these fees is provided in Attachment A.

7. Per Ordinance #20004, the license (excise) tax for building contractors will be charged at the time of building permits at the applicable rate at the time each building permit application is approved.

8. The Sub-divider, in the interest of the general health, welfare and safety of the Citizens of Raymore, agrees to have installed, at their cost, any traffic control devices determined to be necessary by City Staff (410.340). The technical specifications and design criteria are set forth in Public Works Department Policies 120 thru 122 and 129, Street Signage and Traffic Control Devices. The improvement must be installed prior to the City releasing any building permits.

DEVELOPMENT STANDARDS

1. The Sub-divider agrees that the following Development Standards apply to the lots contained within this phase of development:

Minimum Lot Area	4,500 sq. ft.
Minimum Lot Width	45 feet
Minimum Lot Depth	100 feet
Minimum Front Yard	30 feet

Minimum Rear Yard	30 feet
Minimum Side Yard (Interior)	5 feet
Minimum Side Yard (Exterior)	20 feet
Maximum Building Height	35 feet
Maximum Building Coverage	40%

2. At the time of completion of a home on a lot, a site tree(s) shall be provided on the lot in accordance with Section 430.060 of the Unified Development Code.

PARKLAND DEDICATION, OPEN SPACE AND AMENITIES

The Sub-divider shall construct a ten foot (10') wide trail along Brook Parkway and within the open-space area located along the western property lines of this phase of development. The trail shall be constructed as part of the public improvements for this phase, and accepted with all other improvements.

ADDITIONAL REQUIREMENTS

1. The Sub-divider agrees to comply with the regulations and policies of the utility companies having facilities within the City limits.

2. The Sub-divider agrees to install the required 10' walking trail along the west side of Brook Parkway tying into the Saddlebrook 1st Plat open space tract in accordance with the approved plans, with the public improvements.

3. The Sub-divider agrees to install the extension of Brook Parkway from its current terminus in the Saddlebrook 1st Plat, to its northernmost connection south of Bristol Drive.

4. The Sub-divider agrees to install landscape buffer strips, compliant with Section 445.030(4) of the Unified Development Code within Tracts F, G and H along Brook Parkway. Within said buffer strips, the Sub-divider agrees to plant a consistent row of street trees.

5. The Sub-divider agrees to install street trees near the front property lines of each lot, in addition to the one required site tree. If space is not afforded for the additional trees within front yards, said trees shall be relocated to the rear yard.

6. The Sub-Divider agrees to install a stamped or broom-finished crosswalk and (2) rectangular rapid flashing beacon (RRFB) assemblies at

the intersection of Brook Parkway and Hubach Hill Road in accordance with the approved construction plans. The crosswalk enhancements shall provide for the safe crossing of pedestrians across Hubach Hill Road.

GENERAL PROVISIONS

1. The parties agree that execution of this agreement in no way constitutes a waiver of any requirements of applicable City ordinances with which the Sub-divider must comply and does not in any way constitute prior approval of any future proposal for development.

2. The covenants herein shall run with the land described in this agreement and shall be binding and ensure to the benefit of the parties hereto and their successors or assigns and on any future and subsequent purchasers.

3. This agreement shall constitute the entire agreement between the parties and any modification hereof shall be in writing, subject to the approval of the parties.

4. If, at any time, any part hereof has been breached by Sub-divider, the City may withhold approval of any or all building permits applied for in the subdivision, until breach or breaches has or have been cured.

5. This agreement shall be recorded by the Sub-divider and its covenants shall run with the land and shall bind the parties, their assigns and successors in interest and title.

6. Any provision of this agreement which is not enforceable according to law will be severed herefrom and the remaining provisions shall be enforced to the fullest extent permitted by law.

7. The undersigned represent that they each have the authority and capacity from the respective parties to execute this Agreement. This Agreement shall not be effective until approved by ordinance duly enacted by the City Council of the City of Raymore, Missouri.

8. The Sub-divider hereby warrants and represents to the City as inducement to the City's entering into this Agreement, that the Sub-divider's interest in the Subdivision is as a fee owner.

9. The Sub-divider and City acknowledge the Memorandum of Understanding for Saddlebrook Subdivision, executed by both parties and approved by City Council on June 12, 2023 remains in effect.

10. Whenever in this agreement it shall be required or permitted that Notice or demand be given or served by either party to this agreement to or on the other party, such notice or demand shall be delivered personally or mailed by certified United States mail (return receipt requested) to the addresses hereinafter set forth. Such notice or demand shall be deemed

timely given when delivered personally or when deposited in the mail in accordance with the above.

If to the City, at:	If to the Sub-divider, at:
City Manager	Rick Korbel
100 Municipal Circle	9913 Fox Springs Drive
Raymore, MO 64083	Las Vegas, NV 89117

11. The Sub-divider acknowledges that this plat will expire within one year of the date the Raymore City Council approves an ordinance approving the **SADDLEBROOK 2ND FINAL PLAT**; and that failure for any reason to record the plat does not obligate the City to re-approve the plat no matter what improvements may have been completed in furtherance of the current plat.

Draft

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the date first written above.

(SEAL) **THE CITY OF RAYMORE, MISSOURI**

_____
Jim Feuerborn, City Manager

Attest:

_____
Erica Hill, City Clerk

_____
Sub-divider – Signature

_____
Printed Name

_____
Sub-divider – Signature

_____
Printed Name

Subscribed and sworn to me on this
the _____ day of _____20__
in the County of _____,
State of _____.

Stamp:

Notary Public: _____
My Commission Expires: _____

Draft

Attachment A

FEE CALCULATION FOR SADDLEBROOK 2ND FINAL PLAT

Draft

RAYMORE
development services

VIEW CURRENT PROJECTS MAP

MONTHLY DEPARTMENT REPORT *AUGUST 2026*

BUILDING PERMIT & INSPECTION ACTIVITY -

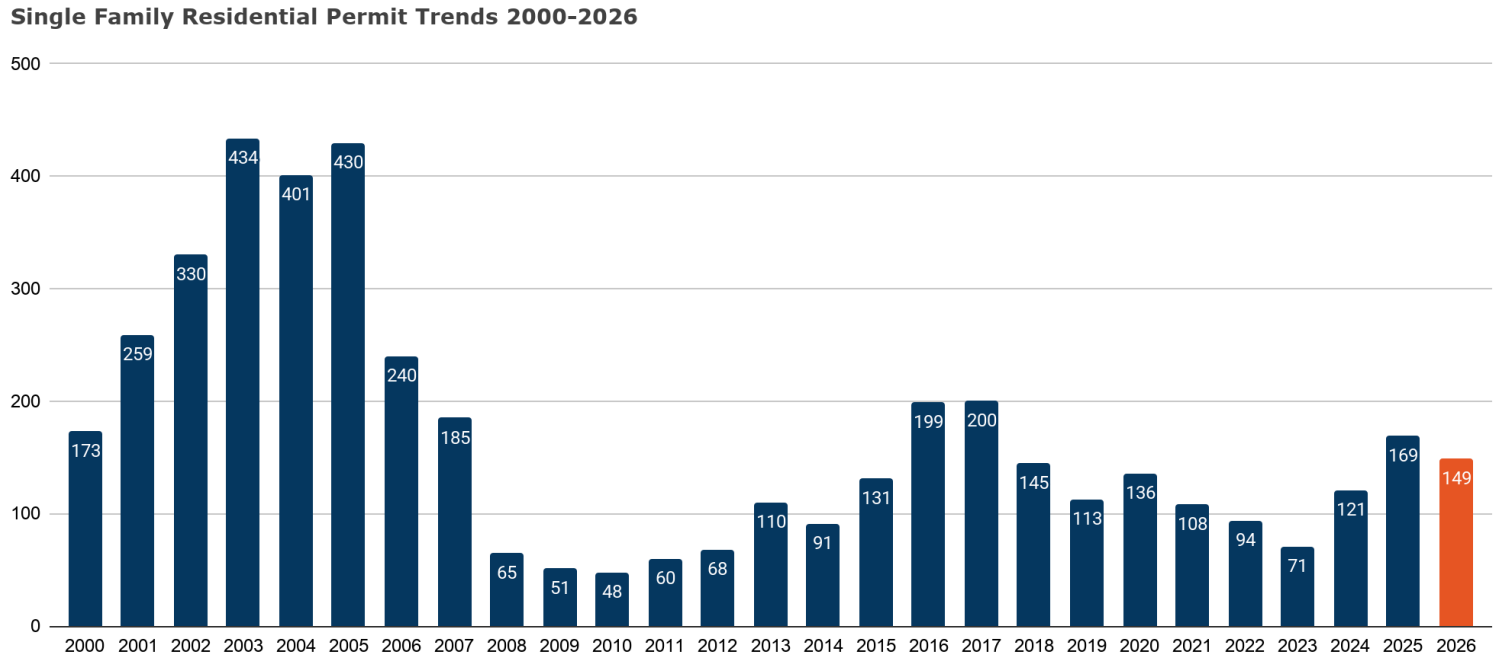
TYPE OF PERMIT	AUG 2026	2026 YTD	2025 YTD	2025 TOTAL
Detached Single-Family Residential	43	149	99	169
Attached Single-Family Residential	10	30	0	0
Multi-Family Residential (apartment)	0	1	0	0
General Permits (decks, roofs, MEP)	52	331	501	715
Commercial	2	13	17	28
Sign Permits	0	48	46	60
BUILDING INSPECTIONS	**AUG 2026**	**2026 YTD**	**2025 YTD**	**2025 TOTAL**
Total No. of Inspections	436	2,902	3,315	4,894
Residential Inspections	403	2,637	2,463	3,550
Commercial Inspections	33	265	852	1,344
INVESTMENT	**AUG 2026**	**2026 YTD**	**2025 YTD**	**2025 TOTAL**
Total Residential Permit Valuation	$14,345,510	$60,789,510	$34,674,320	$63,247,710
Total Commercial Permit Valuation	$13,032,620	$34,079,873	$38,501,955	$98,904,525

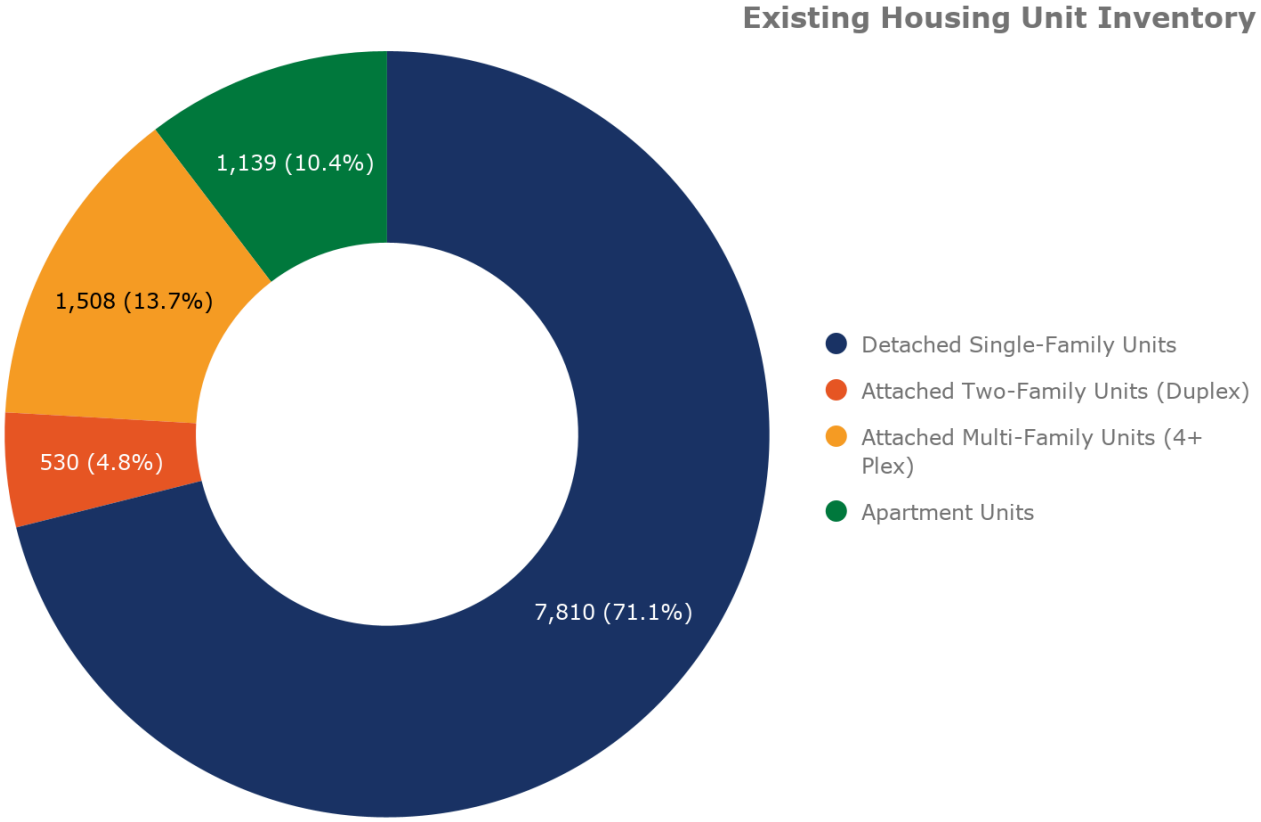
BUILDING CONSTRUCTION ACTIVITY - AUGUST

- 53 new residential home permits were issued in the Alexander Creek, Creekmoor, Creekside Ranch, Madison Valley, Park Side, Sendera, and Timber Ridge neighborhoods.

- The community clubhouse, pool and amenity center within the Park Side development, located on Tract B of the first phase, was permitted for construction.

BUILDING PERMIT TRENDS AND HOUSING UNIT INVENTORY -

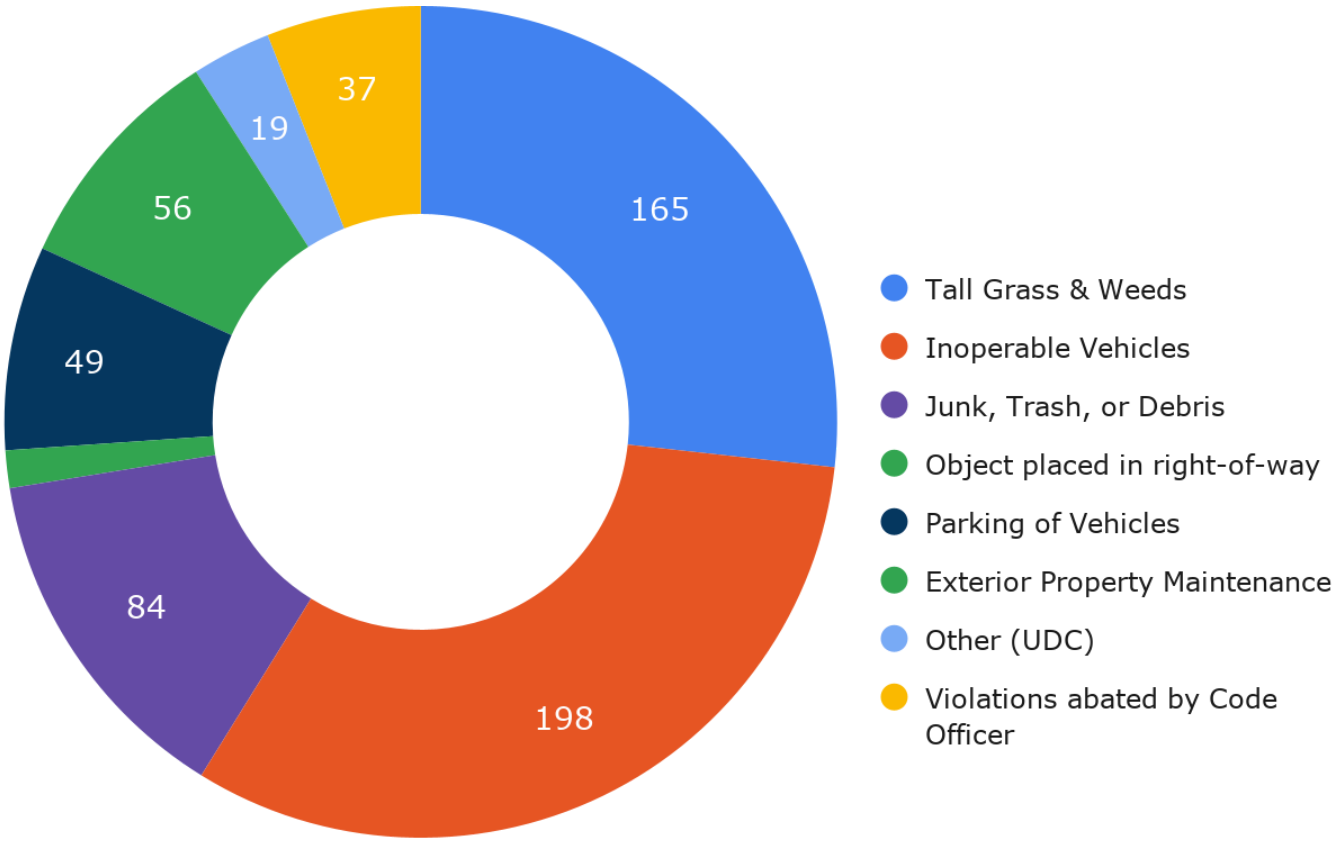




CODE ENFORCEMENT ACTIVITY -

CODE ENFORCEMENT	AUG 2026	2026 YTD	2025 YTD	2025 TOTAL
Code Enforcement Cases Opened	88	627	533	751
Notices Mailed				
Tall Grass/Weeds	36	165	167	198
Inoperable Vehicles	15	198	138	213
Junk/Trash/Debris in Yard	14	84	75	114
Object placed in right-of-way	2	9	12	13
Parking of vehicles in front yard	5	49	58	86
Exterior home maintenance	3	56	30	54
- Other (trash at curb early; signs; etc)	5	19	10	10
Properties mowed by City Contractor	11	49	46	57
Abatement of violations (silt fence repaired; trees removed; stagnant pools emptied; debris removed)	0	0	11	21
Signs in right-of-way removed	57	714	557	732
Violations abated by Code Officer	8	37	30	41
Citations Issued	88	121	104	154

CODE ENFORCEMENT SUMMARY - 2026 Year-to-Date



ACTIONS OF BOARDS, COMMISSIONS & CITY COUNCIL - 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), approved

AUGUST 18, 2026 PLANNING AND ZONING COMMISSION -

- Meeting Canceled - no business items ready for review

AUGUST 24 2026 CITY COUNCIL -

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

TENTATIVE UPCOMING MEETINGS - SEPTEMBER

SEPTEMBER 1, 2026 PLANNING AND ZONING COMMISSION -

- Meeting Canceled - no business items ready for review

SEPTEMBER 14, 2026 CITY COUNCIL -

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

SEPTEMBER 15, 2026 PLANNING AND ZONING COMMISSION -

- Case No. 26015: Saddlebrook 2nd Final Plat

SEPTEMBER 28, 2026 CITY COUNCIL -

- No Development Services items currently scheduled

AUGUST 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.

- Development Services and Engineering staff met with representatives of the Raymore-Peculiar School District to discuss current and upcoming development and infrastructure projects across the City

- City Planner Dave McCumber attended the monthly South KC Planners meeting, hosted in the City of Belton.

- Development Services Director David Gress attended the monthly Raymore Chamber of Commerce Board meeting.

- Building Inspector Ty Erickson attended an HVAC and Plumbers Compliance Training and certification hosted by the Missouri Propane Gas Association.
- GIS Coordinator Thomas Ehlinger field surveyed new public infrastructure in various construction areas of the City.
- City staff participated in and volunteered at the Raymore Chamber of Commerce's 31st Annual Bill McDaniel Classic golf tournament.
- Economic Development Director Jordan Lea attended the Mid-America Regional Council's Sustainable Places Policy committee meeting.
- Economic Development Director Jordan Lea attended the InterFace's Annual Kansas City Retail Conference.
- The Development Services department prepared the annual statement of nuisance abatements to file with the Cass County Collector for properties in which the City has conduction code enforcement abatements.
- Development Services Director David Gress participated in the City's various annual CID and TDD meetings.
- The City Council approved a Conditional Use Permit request made by Cass County Water District No. 10 at their Monday, Aug. 24 meeting. The District will construct a future water tower south of 195th Street adjacent to their existing water tower.

Demographic Trends

City of Raymore, Missouri

2005-2024 Data Analysis

Understanding the Data

The American Community Survey (ACS) is an ongoing survey that provides vital information on a yearly basis about our nation and its people. Information from the survey generates data that help inform how trillions of dollars in federal funds are distributed each year.

Unlike Census data, which is generally measures how many people live in an area, through the ACS, we know more about jobs and occupations, educational attainment, veterans, whether people own or rent their homes, and other topics.

Data Used in this Presentation:

- 2009 ACS includes data collected from 2005-2009
- 2015 ACS includes data collected from 2010-2015
- 2013 ACS includes data collected from 2009-2013
- 2024 ACS includes data collected from 2020-2024
- 2010-2023 U.S. Census Bureau OnTheMap LEHD Origin-Destination Employment Statistics (LODES)
- 2010-2026 Development Services historical permitting data

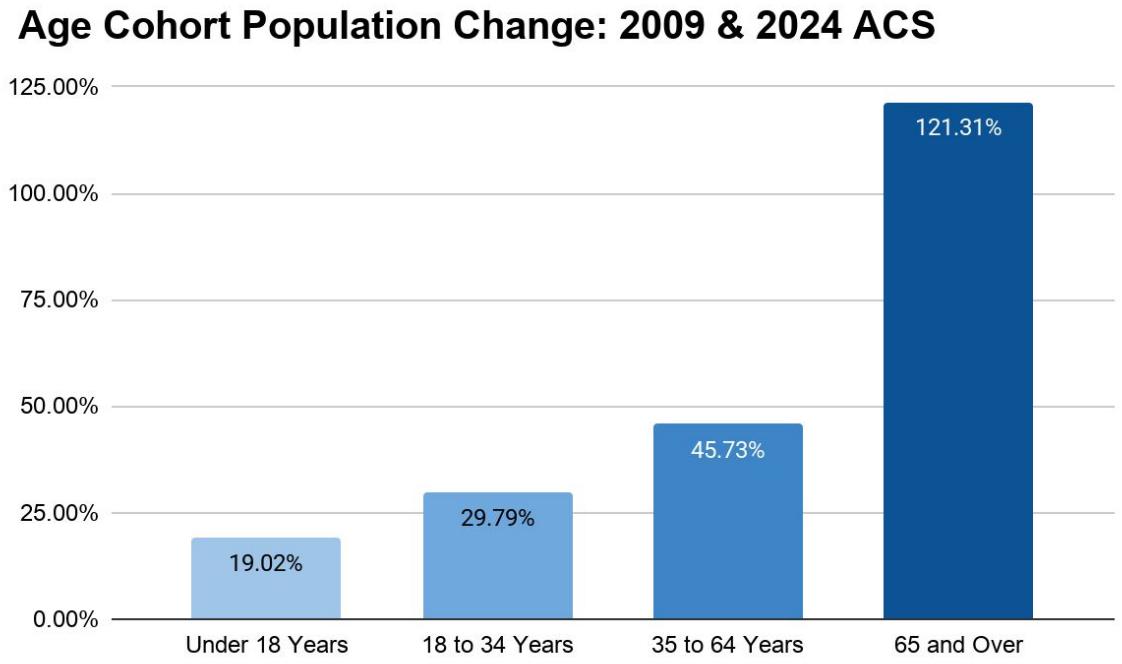
Understanding the Past to Prepare for the Future

Trends

- Population
- Income
- Education
- Jobs
- Dwelling Units

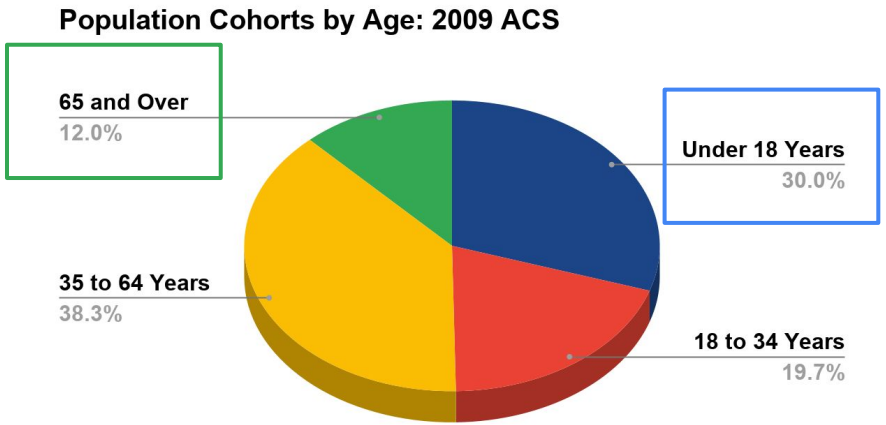
Overall Population

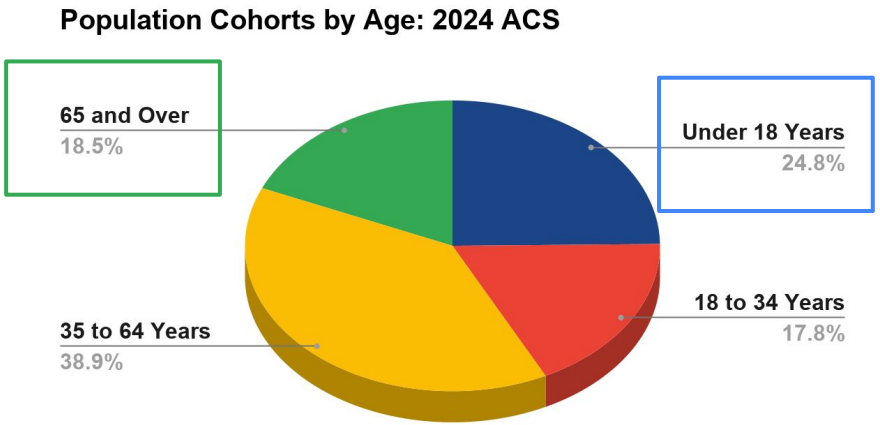
Raymore is Aging.



Overall Population

Raymore is Aging.





The youngest age cohort now occupies a smaller proportion of the overall population, while the oldest group has grown more than any other. The two middle groups have remained relatively unchanged.

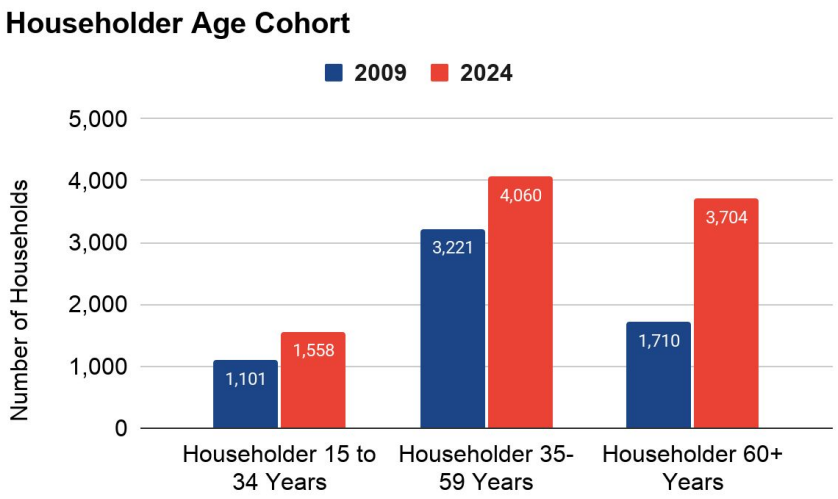
Overall Population

Median Age Has Increased

Median Age:	2009	2024	Change
Combined	35.2	41.1	16.76%
Male Population	34.3	38.7	12.83%
Female Population	35.8	42.6	18.99%

Householder Population

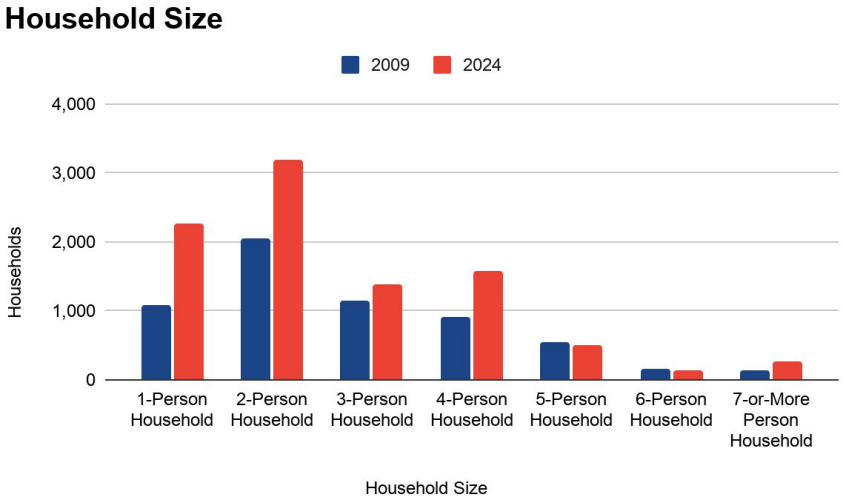
The Older Householder Population Has Grown The Most.

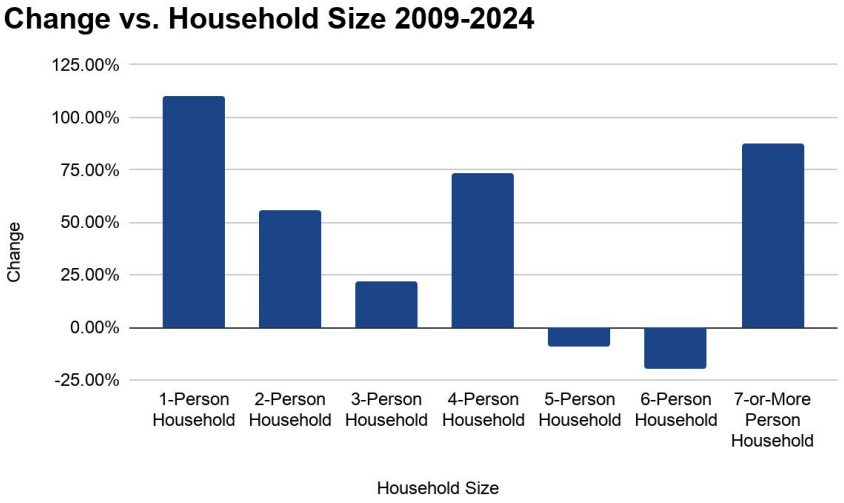


A Householder is a person whose name is on the mortgage or lease.

Overall Population

Change in Household Size



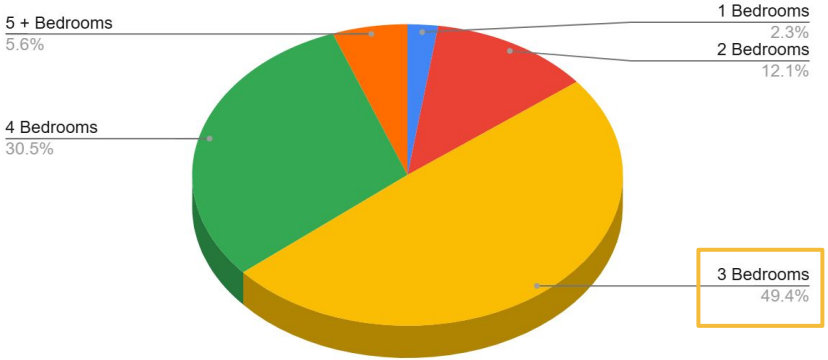


Overall Population

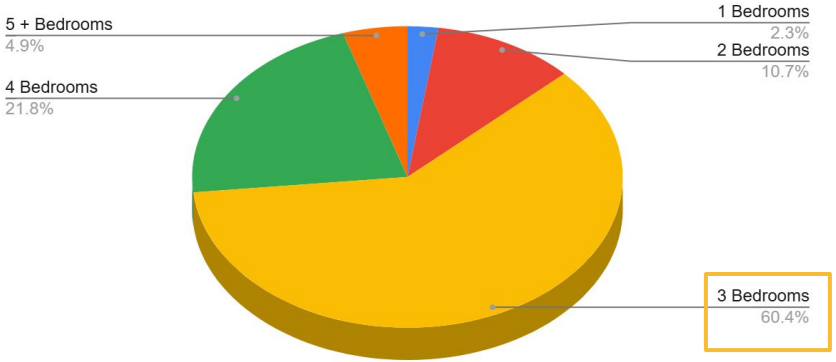
Change in Household Size vs. Change Bedroom Count for Housing Units

Average Household Size	2009		2024		
	2.8		2.6		-9.90%

Share of Housing Units by Number of Bedrooms 2009



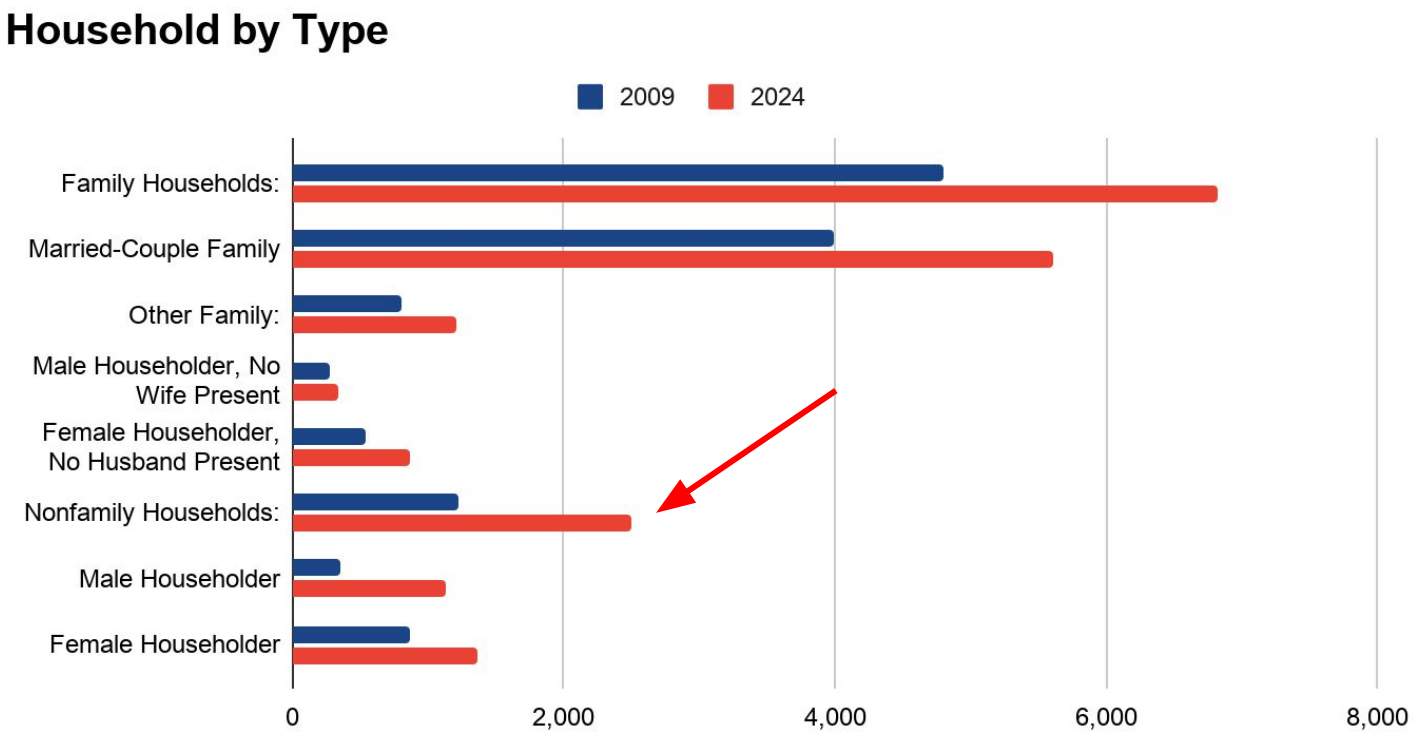
Share of Housing Units by Number of Bedrooms 2024



Overall Population

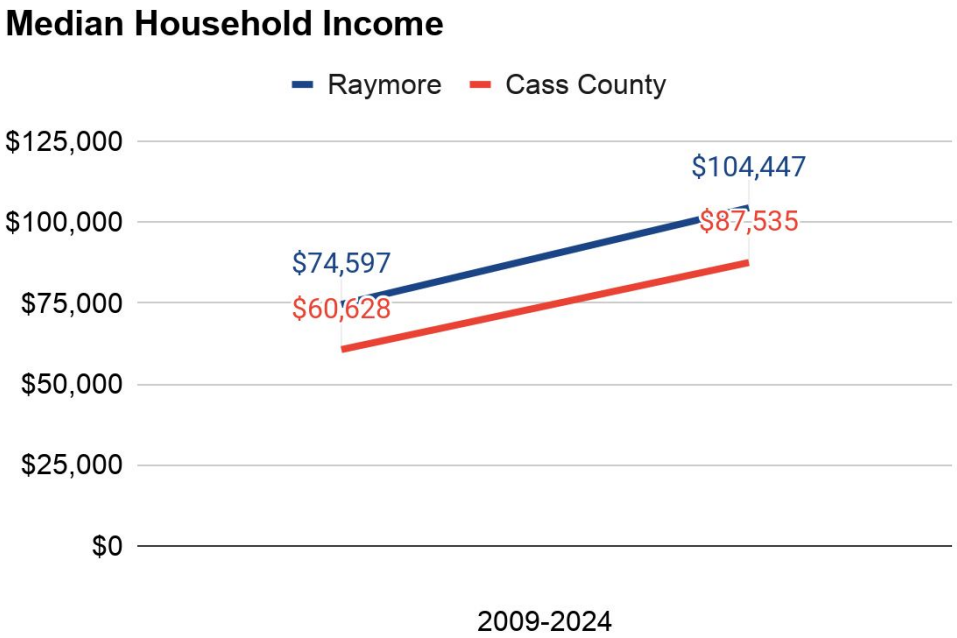
Change in Household Type

Nonfamily Households: People who live alone or lives with others who are not related



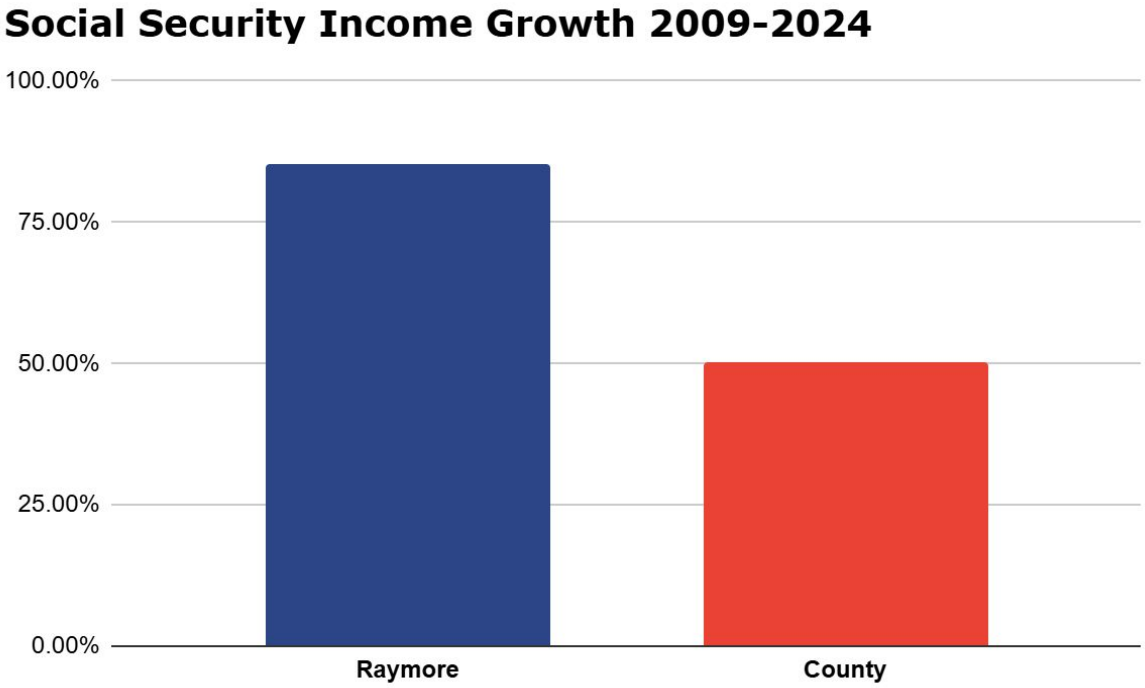
Income

Household incomes have grown at a similar rate in Cass County (44.38%) and Raymore (40.02).



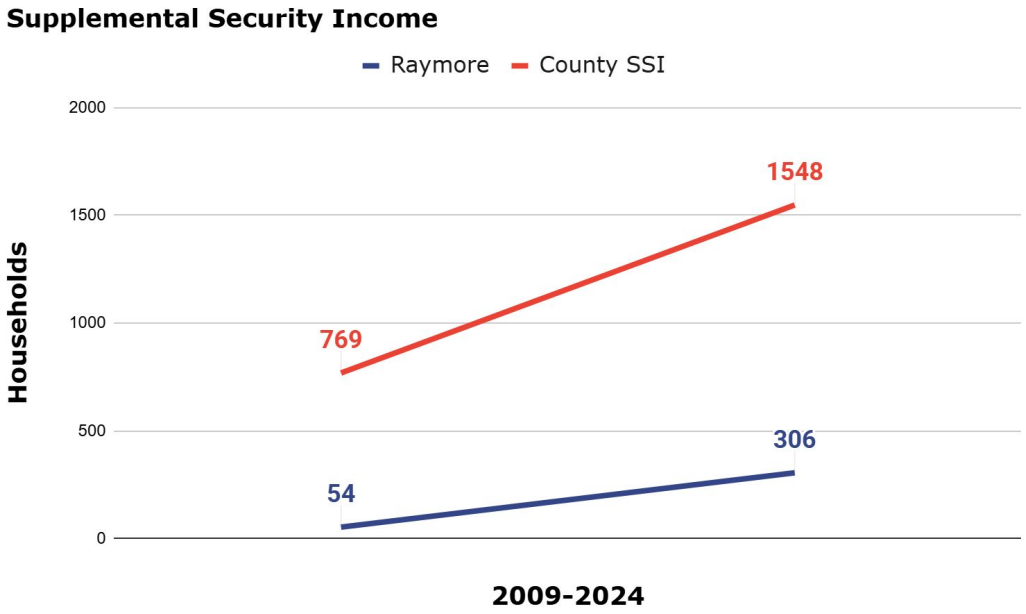
Income

Households with Social Security Income have also grown faster in Raymore (1,716-3,179) than in Cass County (9,357-14,071).



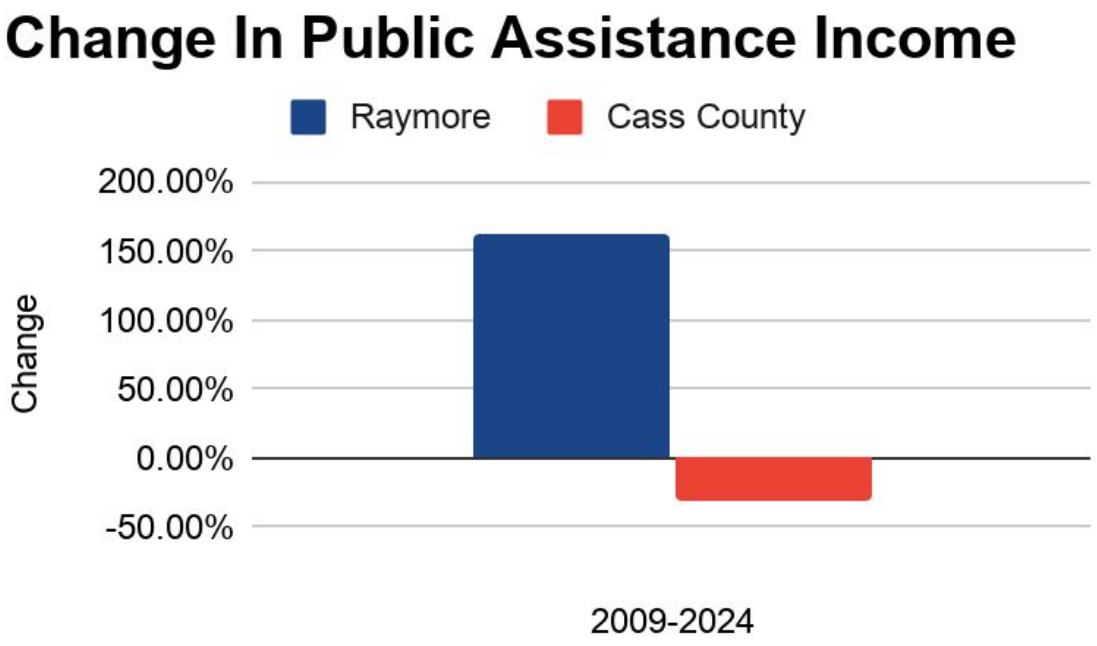
Income

Households in Raymore (467%) receiving Supplemental Security Income grew more than in Cass County (101%).



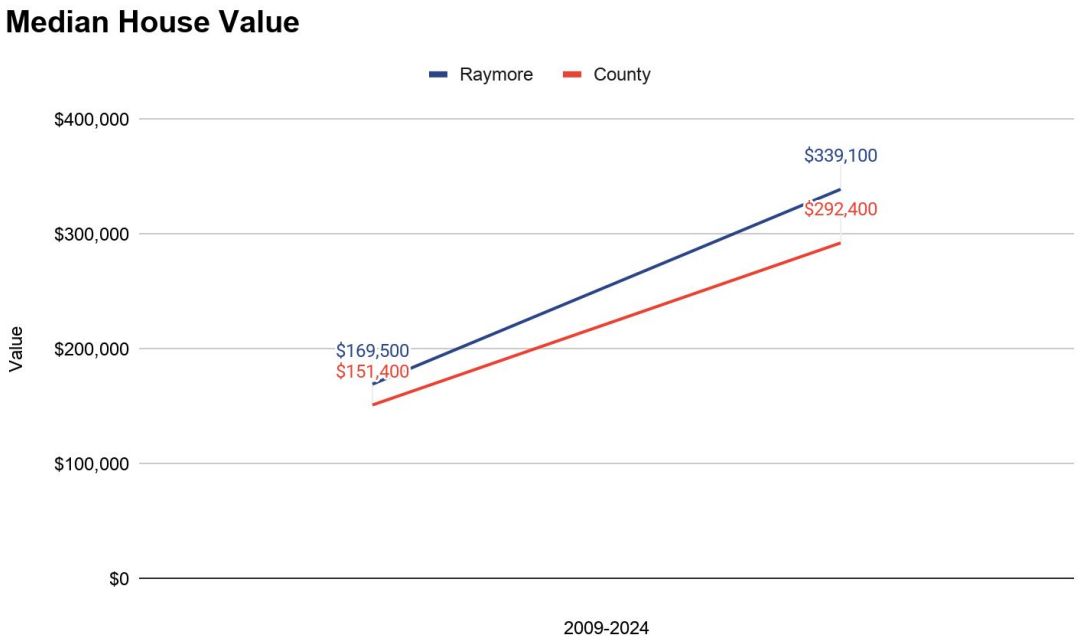
Income

Households receiving public assistance income has grown in Raymore (34-89) and shrunk in Cass County (808-562).



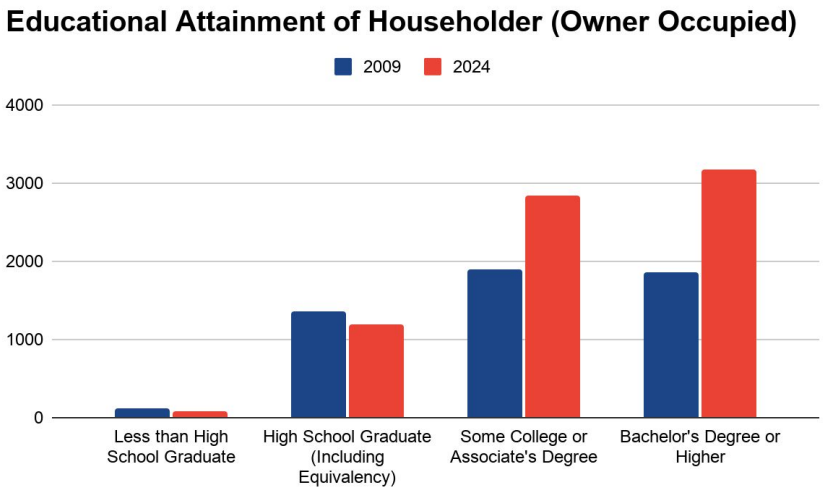
Housing Values

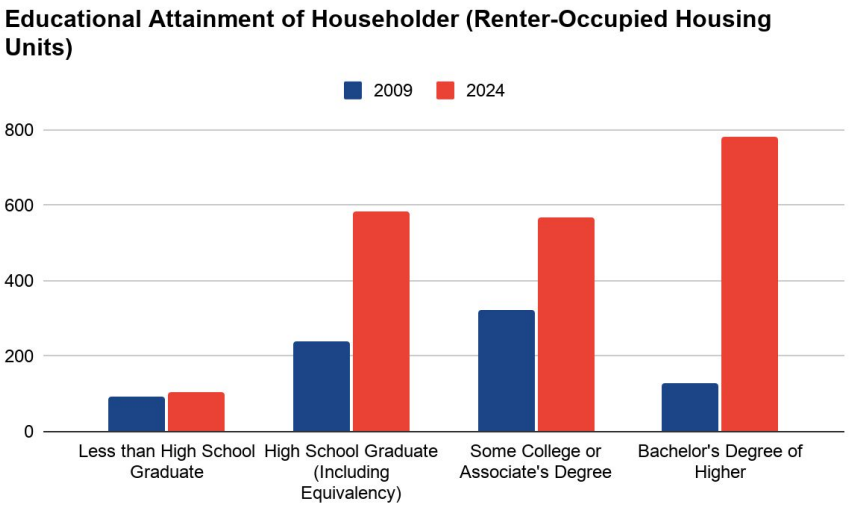
The average home value has increased significantly in both Raymore and Cass County. Raymore experienced a 100% increase during this period.



Education

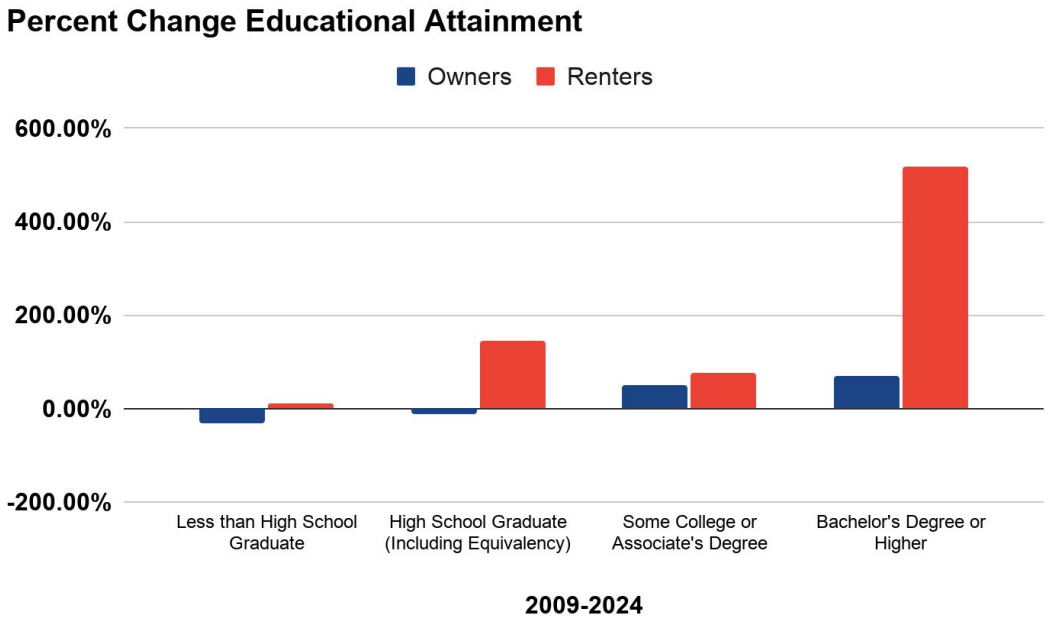
Raymore's householders (owner and renter) with a bachelor's degree or higher has increased significantly since 2009.





Education

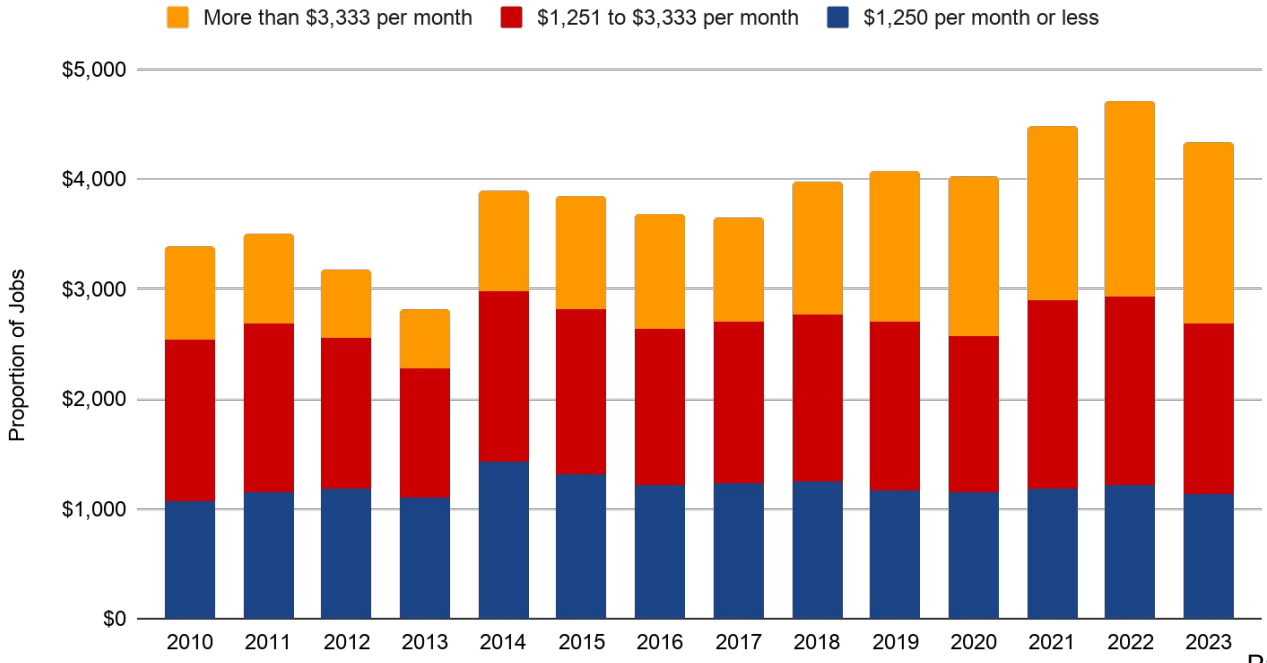
Renters experienced a higher growth rate of bachelor's degrees or higher than owners.



Earnings

High-Wage Job Expansion Has Reshaped the Local Labor Market

Shift in Earnings Distribution (2010-2023)



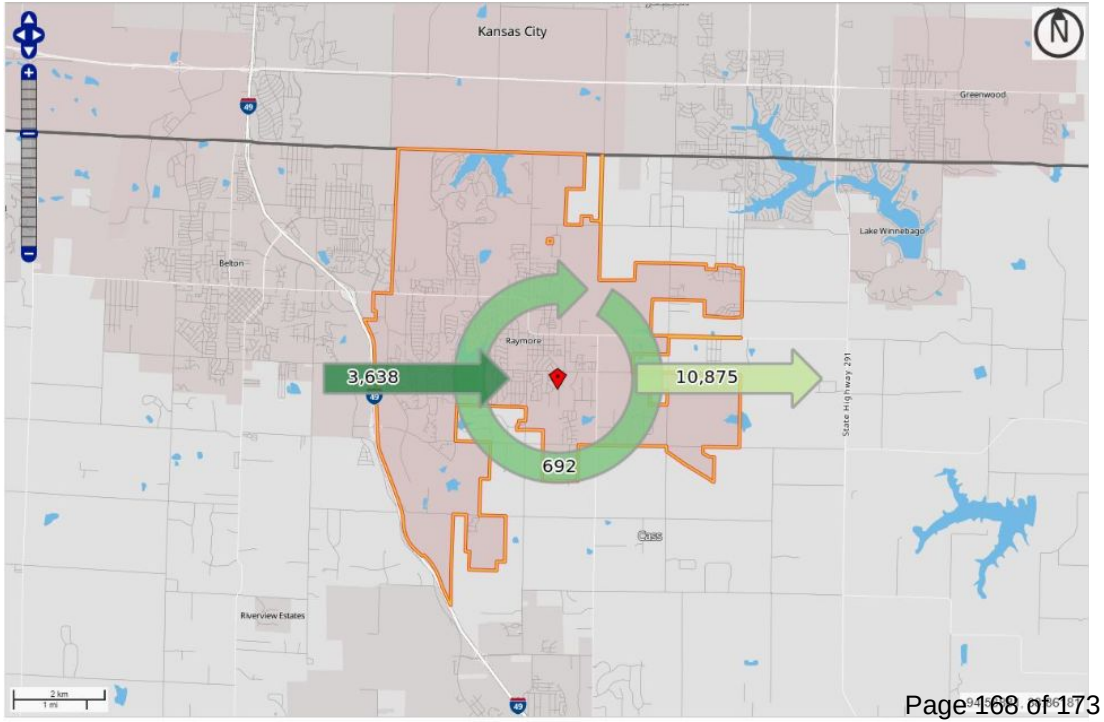
Jobs

Inflow - Outflow of Workforce

Inflow of workers commuting in has held steady, primarily service oriented occupations

Residents living and working in Raymore has held steady

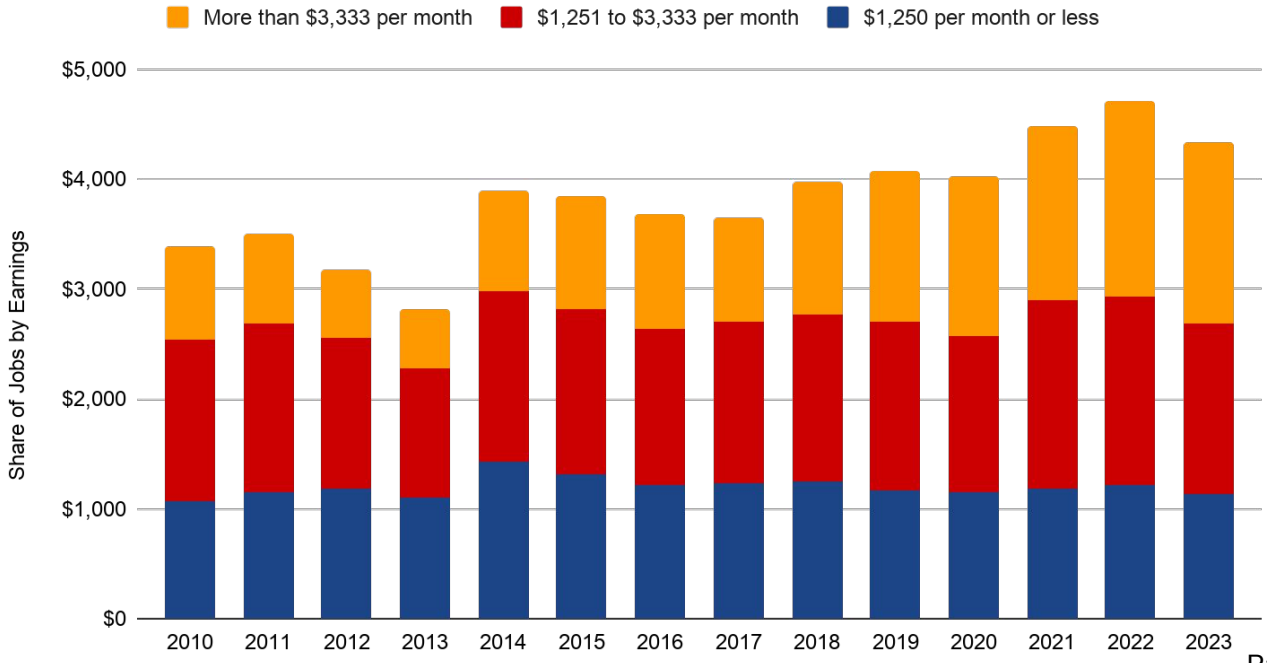
Residents commuting out of Raymore has grown commensurate with population growth



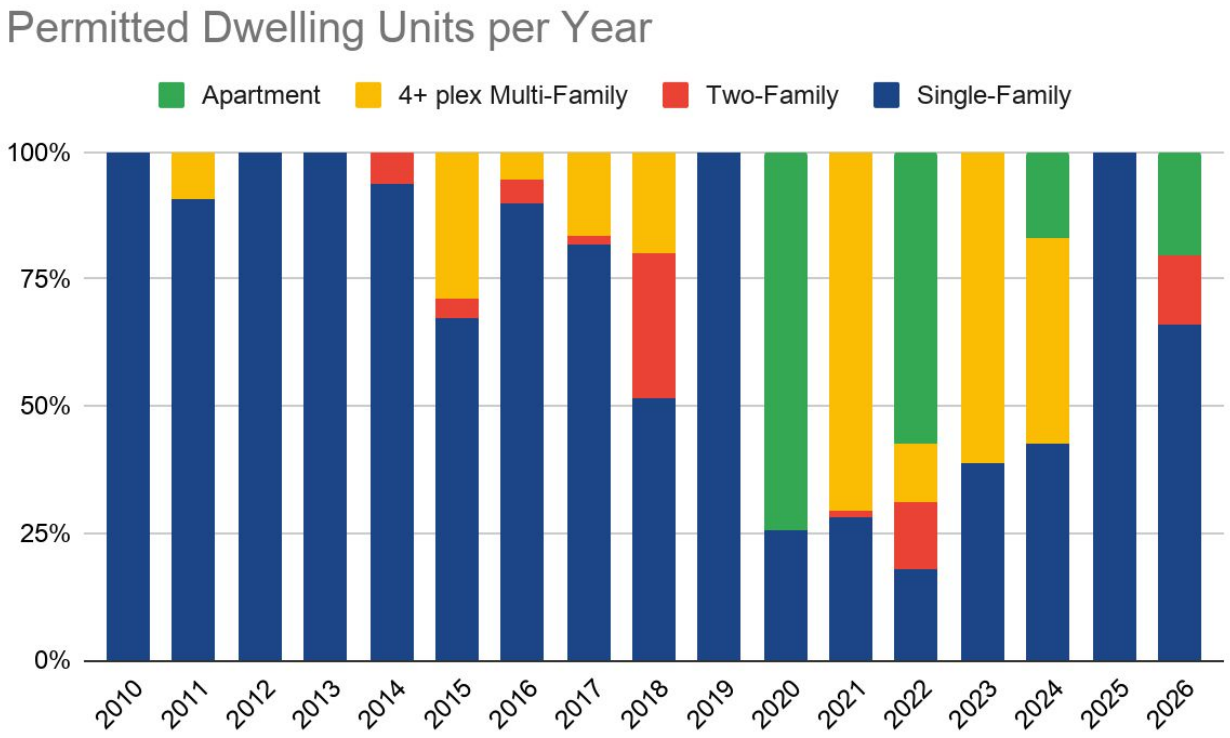
Earnings in Labor Market

High-Wage Job Expansion Has Reshaped the Local Labor Market

Shift in Earnings Distribution (2010-2023)

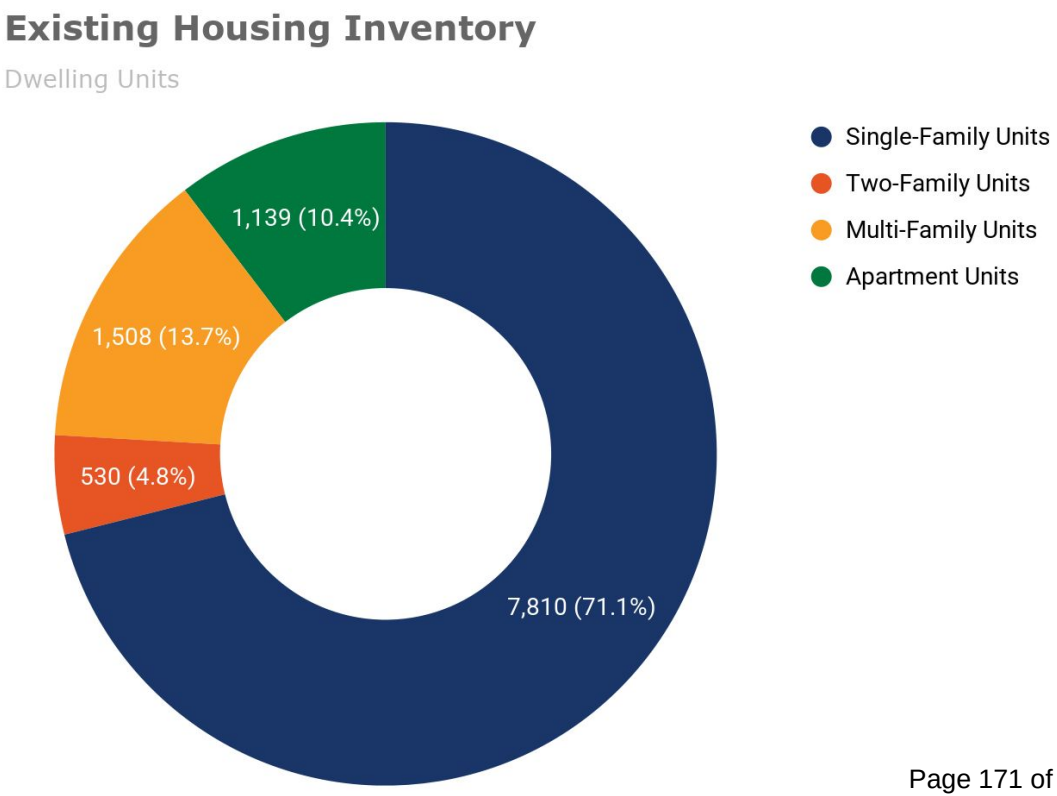


Dwelling Units



Dwelling Units

3,764 units built over last 10 years = +/- 34% of entire housing stock

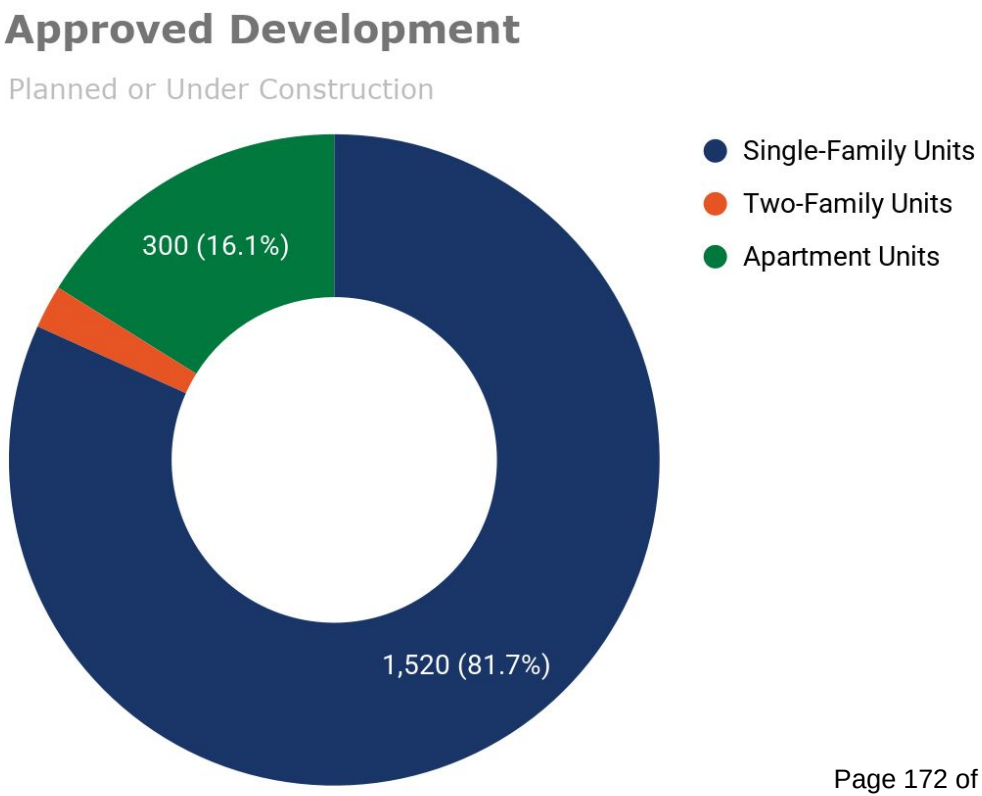
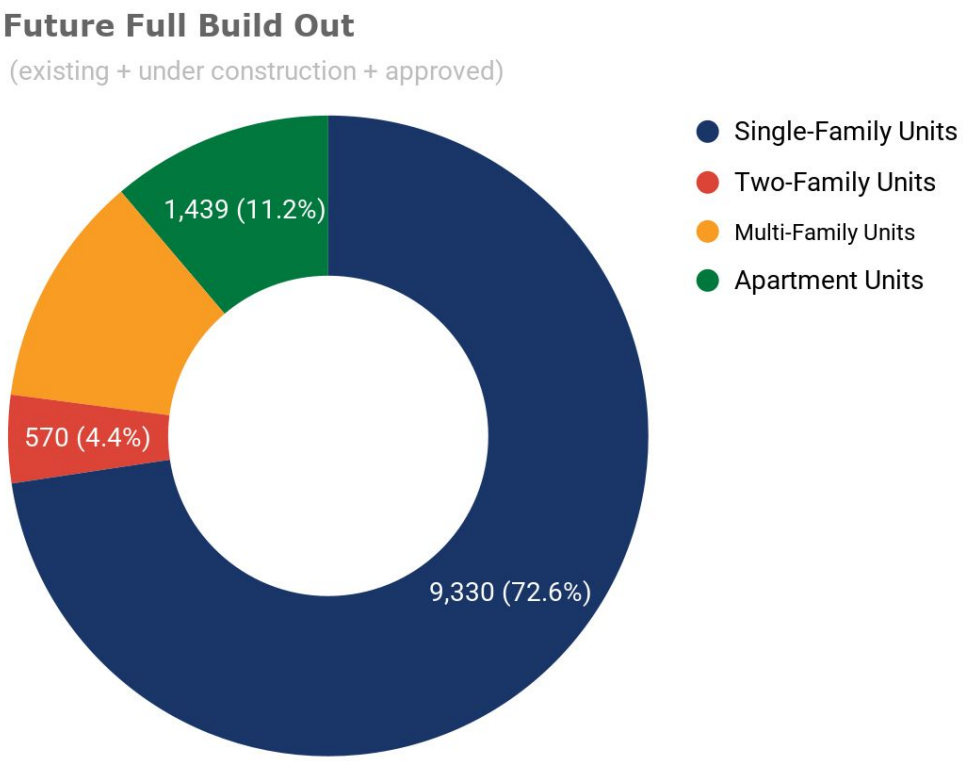


Dwelling Units

Creekmoor
Knoll Creek
Park Side
Prairie View
Saddlebrook
Sendera

Timber Ridge

Timber Trails
Mixed Use



Dwelling Units