

CITY OF RAYMORE



The amphitheater and Johnston Lake at Hawk Ridge Park

HISTORY

The Raymore Township was one of the last areas settled in Cass County due to the scarcity of large creeks, rivers and timbered areas. Prior to the Civil War, the township possessed only three inhabitants and it was not until after the war that settlement grew rapidly. The rich prairie soil was used for farms and ranches, some of which still exist today.

Raymore was initially platted in 1874, incorporated on March 20, 1877, and became a Fourth Class city on March 5, 1988. The community was named after its founding fathers, George Rea and Henry Moore. Rea

and Moore were instrumental in building the Kansas City, Clinton and Springfield Railroad, which later brought the railroad through Raymore in 1885. For almost 50 years, the Raymore Depot and local hotel hosted eight daily trains and their passengers and crew in transit from Kansas City to Springfield.

Located in northwestern Cass County along Interstate 49, Raymore's recent history is dominated by rapid growth. Raymore is one of the fastest growing communities in the area, consistently placing among the top communities for new residential construction in the Kansas City Metropolitan area.



GENERAL

The City is a constitutional charter city and political subdivision, duly created and existing under the laws of the State of Missouri. Additional information regarding the City, its history, socio-economic structure, commercial and residential growth may be obtained by contacting City Hall or visiting the City's website.

Raymore is almost 20 square miles in area and is located approximately 23 miles south of Downtown Kansas City in the west central part of the state. The present estimated population of the City is 24,164.

Government

A council/manager form of government leads the City of Raymore. The City adopted its Charter in November 1997. The City Council consists of eight members, with two members elected from each of the four wards. The Council Members serve two-year, staggered terms. The Mayor is elected at-large, serves a three-year term and presides over meetings of the City Council.

The City Manager is appointed by the Mayor, with the advice and consent of the City Council and serves as the chief administrative officer of the City. Council Members set the policy for the City and the City Manager is responsible for administering this policy in the day-to-day activities of City operations.

Department heads for municipal operations report to the City Manager.

The City Council establishes utility and tax rates, and authorizes all municipal indebtedness and tax rates to support the adopted budget. The City's fiscal year ends on Oct. 31.

City staff consists of approximately 106 full- and part-time employees. The City participates in the Missouri Local Government Employees Retirement System (LAGERS), administered by a seven-member, independent board of trustees pursuant to Missouri statutes. The plan is a defined benefit plan that provides for normal, early and disability retirement benefits to participants meeting certain eligibility requirements. The plan covers substantially all full-time employees of the City.

Municipal Services and Utilities

The City owns and operates its own water and sewer systems. Evergy provides a majority of the electrical service and Spire provides a majority of the natural gas service. The City provides its citizens with services such as street maintenance and construction, police protection, code enforcement, engineering and planning, building inspections and parks and recreation programs.

COMMUNITY

Police Protection

The City of Raymore Police Department provides public service to the community 24 hours a day, year-round. These functions are performed through two divisions: the Operations Division and the Support Services Division. These are further subdivided into the Patrol Unit, Investigations Unit, Traffic Enforcement Unit, Community Interaction Unit, Animal Control, and Property, Evidence and Supply Unit.

Fire Protection

The South Metro Fire District provides fire suppression and advanced life support emergency medical response for 52 square miles in Cass County, including the cities of Raymore and Lake Winnebago, and unincorporated parts of the county.



EDUCATION

The public school population for the City of Raymore is adjoined with the City of Peculiar to create the Raymore-Peculiar School District, which covers approximately 94 square miles of the Cass County area.

The City's residents have access to more than 22 colleges and universities, nine community colleges and numerous religious, technical and business schools.

- 45.3% of Raymore residents over the age of 25 have earned at least one college degree.
- 35.1% of Raymore residents have a bachelor's degree or higher. The national average is 32.9%.
- 96.9% of Raymore residents over the age of 25 are high school (or equivalent) graduates. The national average is 88.5%.

Public Schools

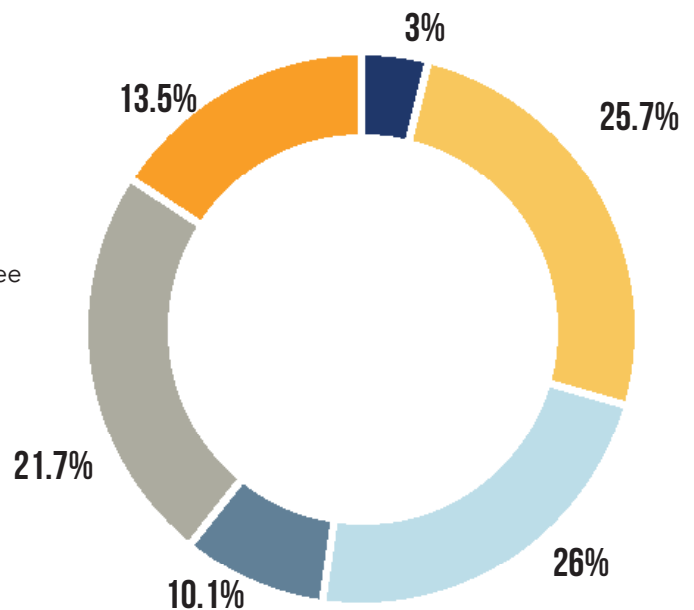
The Raymore-Peculiar School District consists of 10 schools and an early learning center, which had 6,412 students enrolled for the 2021-2022 school year. The district is accredited with distinction in performance by the Missouri Dept. of Elementary & Secondary Education and has regularly received regional and statewide received recognition as a world class system for public education.

The district includes:

- Raymore-Peculiar High School (serving 9-12)
- Raymore-Peculiar East Middle School (6-8)
- Raymore-Peculiar South Middle School (6-8)
- Bridle Ridge Elementary (K-5)
- Eagle Glen Elementary (K-5)
- Creekmoor Elementary (K-5)
- Peculiar Elementary (K-5)
- Stonegate Elementary (K-5)
- Raymore Elementary (K-5)
- Timbercreek Elementary (K-5)
- Shull Early Learning (Pre-K)

Education Attainment of Raymore Residents Age 25 & Over

- No Diploma
- Associate's Degree
- High School Graduate
- Bachelor's Degree
- Some College, No Degree
- Graduate or Professional Degree



PARKS & RECREATION

The City of Raymore provides numerous venues for sporting and recreation activities. The City's incorporated boundary includes 10 parks with various amenities. Events throughout the year include: Touch-a-Truck, Easter Festival, Mini Mud Run, Movies in the Park, Fishing Derby, Spirit of America Celebration, Veterans Celebration and the Mayor's Tree Lighting and Raymore Christmas Tree Trail, as well as sporting leagues and instructional programs.

The Raymore Parks & Recreation Board oversees recreation programming. The Board was established under City Code Chapter 120 and Chapter 90 of the Revised Statutes of the State of Missouri as an administrative board.

The mission of the Raymore Parks & Recreation Board is to be fiscally responsible in maintaining and expanding land, facilities and programs. The Board also strives to provide diverse recreational programs and a range of parks and green spaces accessible to all residents. The Board, in conjunction with the City Council, oversees the Parks & Recreation Department, which manages the day-to-day operations.

Memorial Park - 400 Park Lane

Memorial Park is located off Olive St. behind Raymore Elementary School. The park area is 20+ acres and has a pleasant mix of passive and active space. The park hosts several of Raymore's special events and festivals.

Park amenities include:

- Arboretum with walking trail
- One large shelter house with stage
- One small shelter house
- Two tennis courts
- One concession stand with attached restrooms
- Four ball fields, shared with Raymore Elementary
- Two sand volleyball courts
- One basketball court
- Playground equipment

Recreation Park – 1011 S. Madison

Located on the southern end of town on 80 acres, Recreation Park is the largest of Raymore's parks. It is also the most active park with approximately 80% of its space dedicated to active programmable use.

Park amenities include:

- Raymore Activity Center (*listed on the next page*)
- Six-field baseball / softball complex
- Soccer fields
- Football field
- Two concession stands
- Four lighted tennis courts
- One lighted basketball court

- Two playground areas
- Two shelter houses - Optimists Shelter and Moon Valley Shelter
- A fishing pond
- Skate park
- Exercise trail (approximately 1.5 miles)
- Disc golf course

Hawk Ridge Park – 701 Johnston Parkway

Hawk Ridge Park is 79 acres of rolling hills with a fishing lake, Johnston Lake. (Daily creel limits for fishing are four channel catfish, two bass, 20 blue gill, 30 crappie). Renovations completed in 2019 earned the park a national American Public Works Association (APWA) Award (awarded in 2020) and added several amenities that are accessible to people of all abilities, making the park an inclusive park. Those amenities include: an amphitheater; ADA fishing dock, bridge and jetty; shelter house with four ADA family restrooms and two picnic areas featuring picnic tables, a grill and fireplace; a paved walking trail around the lake that offers access points to each of the park's amenities; expanded parking at a south lot and additions ADA restrooms at the south entrance. Installation of the fully accessible Hawk's Nest Inclusive Playground is scheduled for fall of 2022.

Ward Park

Located on 3.88 acres on the western end of Sierra Drive in Ward Park Place Subdivision, Ward Park features playground equipment, a pergola, picnic table, grill and a paved walking trail.





Good Parkway Linear Park

Located in a greenway between the Wood Creek and Stonegate subdivisions, Good Parkway is a functional drainage way. A recreational trail runs through the park.

Eagle Glen Linear Park

Located in a greenway within the Eagle Glen subdivision, Eagle Glen Linear Park is a functional drainage way. The park features a recreational trail and playground equipment.

Eagle Park

Located in an easement in the parking lot of a retail shopping area along Highway 58, the park was once the home of the Mayor’s Tree Lighting. Residents donated funds to purchase and install a 70-foot flagpole, lighting and memorial.

T.B. Hanna Station - 214 S Washington St.

This park sits in the center of Raymore’s Original Town neighborhood and includes the Variety KC Inclusive Sprayground and Playground. Along with year-round restrooms, The Depot shelter and seasonal ice rink, this park is a regional destination.

T.B. Hanna Station was awarded a national American Public Works Association (APWA) award for its universal design in 2022.

Centerview - 227 Municipal Circle

Whether planning a meeting for a few or organizing a conference for 300, the unique style of Centerview makes it the perfect place to host a casual or formal event. A catering kitchen and serving area provide ample space to serve guests and offer dramatic views of the grove and outdoor patio area. Centerview’s Harrelson Hall can hold 240 seated or more than 300 in a lecture-style arrangement. The room can be divided into two smaller rooms for a more intimate feel. The Gilmore Room can hold 16 in a seated classroom style or accommodate any preparation that maybe needed for the main hall during an event.

Raymore Activity Center - 1011 S. Madison

This 16,000 square-foot gymnasium and multi-purpose activity center is home to Raymore Parks & Recreation’s various athletic leagues and summer camp day program. Residents can also rent the facility for larger events, parties and sports activities.

ECONOMIC & DEMOGRAPHIC DATA

COMMERCE AND INDUSTRY

Major Employers

	Employer	Product/Service	Number of Employees
1	Foxwood Springs	Senior Living	336
2	Wal-Mart	Retail	330
3	Ray-Pec School District	Education	276
4	Cosentino's Price Chopper	Grocery Store	168
5	Sam' Club	Wholesale Retail	150
6	Lowe's	Home Improvement	130
7	Rehabilitation Center of Raymore	Medical	110
8	City of Raymore	Government	106
9	Compass Health Network	Medical	102
10	Benton House of Raymore	Senior Living	46

Source: Raymore Department of Finance - Contacted businesses for information

*Raymore-Peculiar School District - Number of employees for the entire district is 891; the number of employees employed within the City of Raymore is 336 – Contacted Human Resources Department for school district.

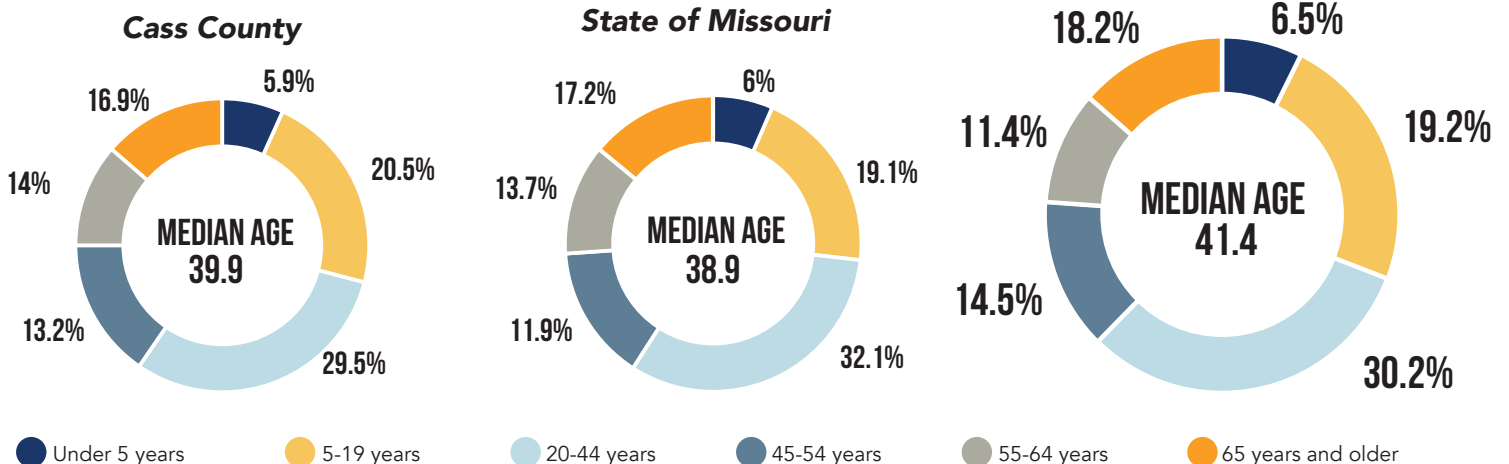
GENERAL AND DEMOGRAPHIC INFORMATION

Census Population Data

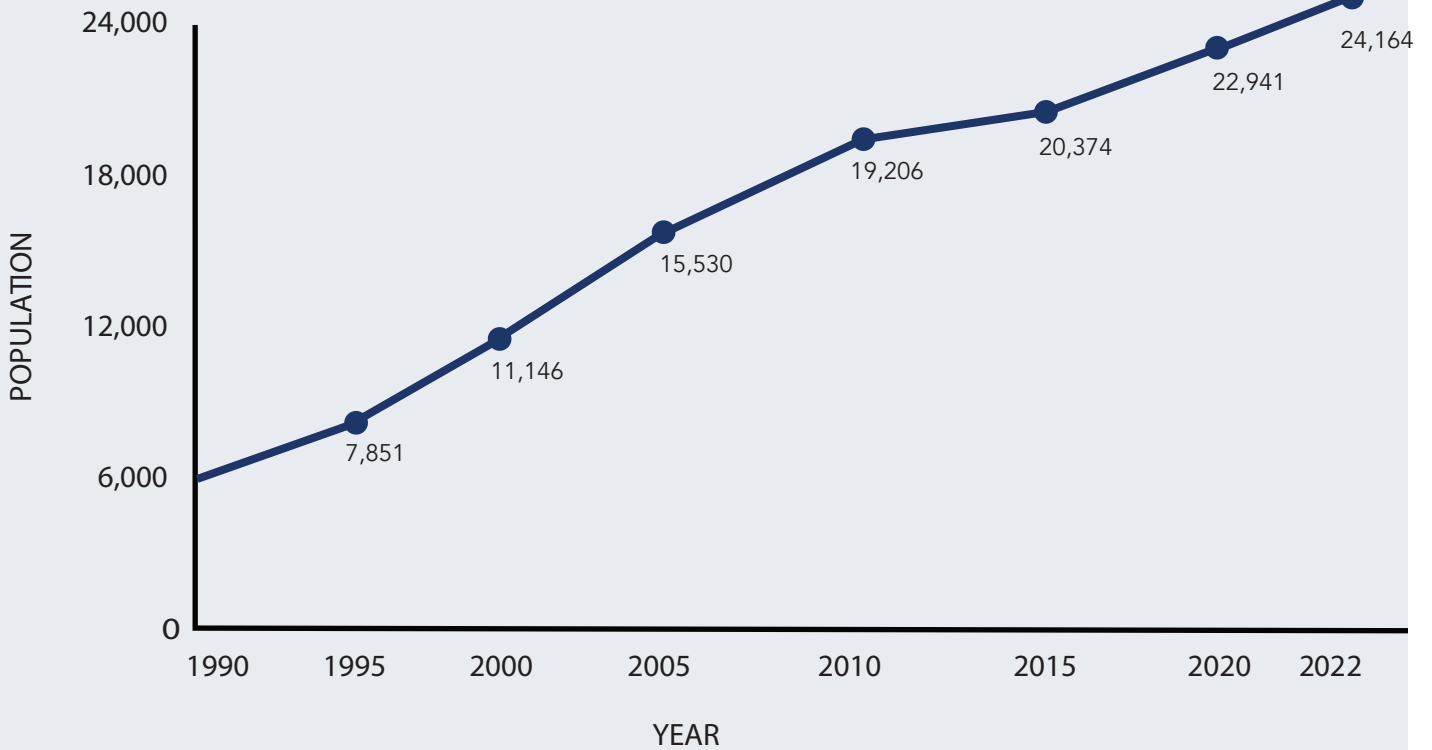
	1970	1980	1990	2000	2010	2020
City of Raymore	587	3154	5592	11,146	19,206	22,941
Cass County	39,448	51,029	63,808	82,092	99,478	109,638
State of Missouri	4,677,623	4,916,776	5,117,073	5,595,211	5,988,927	6,168,187

Source: U.S. Department of Commerce, Economics & Statistics Administration; Bureau of the Census. Missouri Data Center, Jefferson City, Missouri and City Department of Economic Development

Population Distribution by Age



Population Statistics*



*1990, 2000, 2010 and 2020 are actual per U.S. Bureau of Census, all other years are estimates.

Unemployment Figures

	2018	2019	2020*	2021	2022
City of Raymore					
Total Labor Force	11,372	11,344	11,059	11,183	11,697
Unemployed	342	310	858	147	438
Unemployment Rate	3.0%	2.7%	7.8%	0.9%	2.6%
Cass County					
Total Labor Force	54,792	54,386	52,161	54,653	54,590
Unemployed	1,709	1,660	4,237	1,777	3,551
Unemployment Rate	3.1%	3.1%	8.1%	2.1%	4.3%
State of Missouri					
Total Labor Force	3,076,794	3,052,386	3,012,321	3,075,500	3,064,950
Unemployed	101,966	97,578	303,259	133,400	85,171
Unemployment Rate	3.3%	3.2%	10.1%	4.3%	2.8%

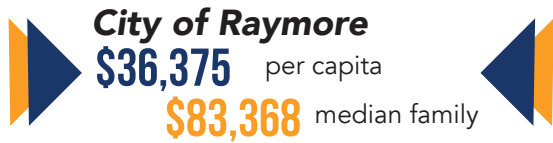
Source: Missouri Economic Research & Information Center (MERIC), MO Dept E.D. – Civilian Labor Force Date May 2022.

The unemployment data for 2021 is as of May 2022.

* Unemployment numbers nationwide increased in 2020 as the nation faced an unprecedented shut down of businesses in response to the COVID-19 pandemic.

INCOME STATISTICS

Income Figures per 2022 US Census Quick Facts



State of Missouri
\$31,839 per capita
\$57,290 median family

Cass County
\$33,883 per capita
\$72,522 median family

Median Earnings

Male (full-time)	\$63,921
Female (full-time)	\$52,969

Employment Status

Population 16+ years	16,884
In labor force	11,697
Civilian Labor Force	11,092
Employed	10,819
Unemployed	438

Occupation

Management, Professional	44.4%
Service Occupations	17.8%
Sales and Office Occupations	21.1%
Natural Resources, Const. and Maint. Occupations	7.6%
Production, Transp. & Matl Moving Occupations	9.1%

Source: US Census Bureau, Quick Facts 2022 American Community Survey 5-Year Estimates

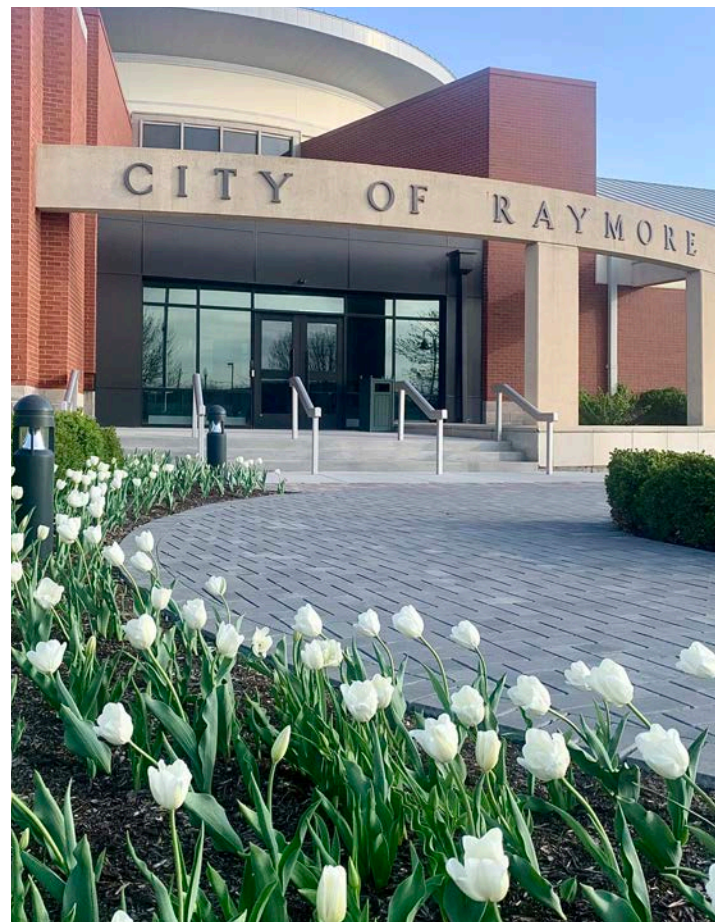
HOUSING STRUCTURES

Housing Type	Number of Units	Percent of Units
Single-Family	7,216	76.86%
Duplex	432	4.6%
Multi-Family	1,075	11.45%
Apartments	665	7.08%

Median Home Value

City of Raymore | **\$225,300**
Cass County | **\$196,700**
State of Missouri | **\$163,600**

Source: U.S. Department of Commerce Bureau of the Census and Raymore Development Services Department.



BUILDING CONSTRUCTION

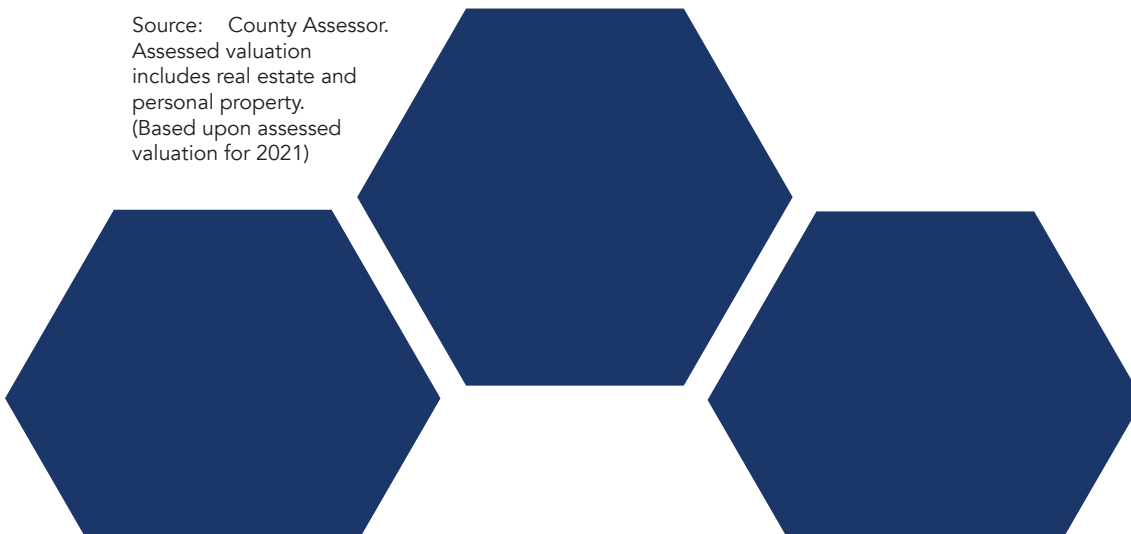
Total Building Permits and Estimated Cost by Type

	2017	2018	2019	2020	2021
Residential					
Number of Permits	247	245	132	147	272
Estimated Cost	49,545,900	50,686,500	\$32,607,900	\$36,368,200	\$57,700,900
Non-Residential					
Number of Permits	37	19	18	12	38
Estimated Cost	8,647,900	5,229,300	\$1,805,800	\$46,040,500	\$39,600,680

PROPERTY TAXES

	Major Property Tax Payers	Local Assessed Valuation	% of Total Top 10 Local Assessed Valuation
1	Raymore Healthcare Investors LLC (Foxwood Springs)	\$3,626,640	16%
2	Walmart	\$3,471,040	15.3%
3	MCI Eagle Glen Apartments	\$3,340,420	14.7%
4	Sam's Club	\$3,296,470	14.5%
5	Lowe's Home Centers Inc	\$2,586,960	11.3%
6	Spire Missouri Inc	\$1,842,790	8.1%
7	Raymore SLP LLC (Benton House)	\$1,396,730	6.1%
8	LDR Missouri I LLC (Raymore Commerce Center))	\$1,136,070	5%
9	Raymore Group LLC (Raymore Market Center - Price Chopper)	\$1,075,870	4.7%
10	Creekmoor Property Owners Association Inc	\$943,880	4.3%

Source: County Assessor. Assessed valuation includes real estate and personal property. (Based upon assessed valuation for 2021)





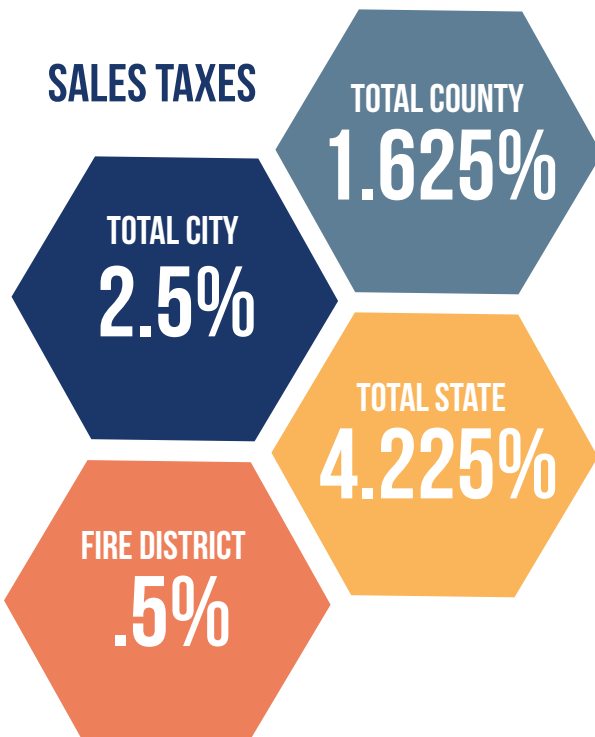
TAX COLLECTION RECORD

The following table sets forth tax collection information for the City for fiscal years for which audited financial statements are available.

Year Ended*	Total Levy	Taxes Levied	Current and Delinquent Collections
2022	1.2447	\$5,308,955	-
2021	1.2447	\$5,052,916	\$4,814,614
2020	1.2502	\$4,836,059	\$4,606,115
2019	1.2497	\$4,698,128	\$4,251,882
2018	1.2856	\$4,303,605	\$4,032,719

*Based on Cass County February fiscal year end.

SALES TAXES



INCENTIVE DISTRICT TAXES

Community Improvement District

58 Highway Regional Market CID adds .5%	9.35%
Foxwood Village CID adds .75%	9.6 %
Jeter Farm CID adds .5%	9.35%
Raymore Galleria CID adds 1%	9.85%
Foxridge CID	Property tax only
Highway 58 & Dean Ave. CID adds 1%	9.85%

Transportation Development District

East Gateway TDD adds 1%	9.85%
Hubach Hill Rd & N Cass Pkwy TDD adds .25%	9.1 %
Belton/Raymore Interchange TDD adds .5%	9.35%

Note: Hubach Hill Rd & N Cass Pkwy combined with Belton/Raymore Interchange TDD adds .75% for a total of 9.6%