



# City of Raymore

100 Municipal Circle  
Raymore, Missouri 64083

(816) 331-0488 • Fax (816) 331-8724

Dear Northeast Cass County Resident:

On January 9, 2006, the Raymore City Council passed three ordinances, on first reading, to annex property currently in unincorporated Cass County. Your property is in the area of one of these ordinances. I am writing to explain the reasons for the City Council's action, and the process that will follow.

- The unincorporated property in Northeast Cass County will become part of an incorporated City in the future. As of this date no other City has attempted to annex nor has any city expressed the intent to annex this area. The City of Raymore has had the intent to annex this area for at least the last ten years. The Council believes that we can offer the residents of this area, services that will improve property values and enhance the quality of life. We have started the planning process to provide services to these areas which no other City is yet willing to provide. We want to approach this issue as a cooperative initiative, where we are annexing property for the mutual benefit of both the City and the property being annexed.
- The City is in the process of changing its zoning code so that property annexed into the City will not be required to change its zoning. The Council understands that many land owners do not have an interest in developing their land at this time. We want to ensure that no one is forced to re-zone because of the annexation. On the other hand, there is development ongoing in this area. All you have to do is look to the northeast to the new Pulte subdivision, which is being annexed into Lee's Summit and the Winding Creek area that is in Cass County. The means to regulate so that these developments are compatible with the surrounding area is something that can be done much more effectively if the property is within the City Limits.
- As property is developed in this area, the higher density developments need to access sewer and water infrastructure. While various water districts provide the water, the demand for sewer has to be met by the Little Blue Valley Sewer District. Raymore built much of the sewer infrastructure in this area. The ability to regulate these developments will enable us to make sure that the use of our sewer is built in accordance with our code. This will allow us to monitor and control access to best utilize the resources built by Raymore taxpayers.
- The Raymore Peculiar School District continues to grow. The district has purchased land along M58 just west of 291 Highway. The plan is to expand in this area with a potential High School and other school facilities to meet the continued growth of the district. There is no other government entity in this area that would provide the infrastructure to build and operate a school complex.
- The State has published plans to expand/improve 291 Highway from 150 Highway down to Harrisonville. As this happens, there will be a large amount of commercial development areas created as improvements are made. It is extremely important that there be a Government entity to ensure that the commercial development is controlled and that it is compatible with the surrounding areas. Without adequate

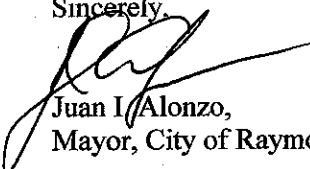
*"The City of Raymore is dedicated to being a  
quality community in which to live, work and play"*

controls, the type of business that may come into this area may not be what we would like to see next to our homes and schools.

- The Cass County community is changing rapidly. This area continues to be an attractive destination for builders and buyers of new homes. The quality of life, our schools and our communities can continue to be among the best in the greater metropolitan area as long as we work together to plan our future and the future of our community.

In the coming months we look forward to communicating further with you about the details of the proposed annexation and the reasons we believe annexation into the City of Raymore is in the best interest of both yourself and the residents of Raymore as a whole. In the meantime please see the attached list of what will happen throughout the annexation process. If you have any questions please do not hesitate to contact Jim Cadoret, Community Development Director, at 331-1803.

Sincerely,



Juan I. Alonzo,  
Mayor, City of Raymore

#### Sequence of Events

The Council has set a public hearing for July 17, 2006. At that time, the City will present a "Plan of Intent" for providing City services to the area proposed to be annexed. The Plan of Intent will state the manner in which municipal services will be provided to residents in the currently unincorporated area. Public comment on the proposed annexation and Plan of Intent will also be taken at that time.

An election has been set for August 8, 2006. At that time, the residents of both the City within its current limits and of the proposed annexation area hold separate votes on the proposed annexation.

- If a majority in both areas vote to approve the proposed annexation, then the annexation will become effective on the date established by the ordinance.
- If there is not a majority in favor in either area, then the annexation will not occur. The City will not be allowed to initiate another involuntary annexation in this area again for two years.
- If there is a majority in the City but not the area proposed for annexation, then a second election will occur within 120 days of the first election. In the second election, the voters in both the City and the area proposed for annexation will be considered together, and a two-thirds vote of the entire area will be required for the annexation to become effective. If a two-thirds vote is not achieved in the entire area, then the annexation will not occur and the City will not be allowed to initiate another involuntary annexation in this area again for two years.