

AGENDA

Raymore City Council Regular Meeting
City Hall – 100 Municipal Circle
Monday, September 23, 2019

7:00 p.m.

- 1. Call to Order.**
- 2. Roll Call.**
- 3. Pledge of Allegiance.**
- 4. Presentations/Awards.**
- 5. Personal Appearances.**
- 6. Staff Reports.**
 - A. Public Works (pg 7)
 - B. Parks and Recreation (pg 9)
 - C. Communications Report
 - D. Monthly Financial Report (pg 13)

7. Committee Reports.

8. Consent Agenda.

The items on the Consent Agenda are approved by a single action of the City Council. If any Councilmember would like to have an item removed from the Consent Agenda and considered separately, he/she may so request.

- A. City Council Minutes, September 9, 2019 (pg 23)
- B. Public Works Roof Project - Acceptance and Final Payment

Reference: - Resolution 19-53 (pg 31)

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

9. Unfinished Business. Second Reading.

10. New Business. First Reading.

A. Amending the Schedule of Fees (public hearing)

Reference: - Agenda Item Information Sheet (pg 35)
- Resolution 19-52 (pg 37)
- Schedule of Fees-Exhibit A (pg 38)

Staff has completed its annual review of the current Schedule of Fees and has prepared an amendment for fee items that have been added or amended to better address existing programs. Included is the increase in the Excise Tax Fees by the construction cost index (CCI) recommended in July 2019 by the License Tax Review Committee. Also included is the change in water and sewer fees as presented at the Aug. 5 worksession for the annual rate model discussion. A resolution and proposed Schedule of Fees has been prepared and submitted accordingly.

B. Support of Application to MHDC for Grant Park Villas

Reference: - Agenda Item Information Sheet (pg 43)
- Resolution 19-50 (pg 45)
- Conceptual Site Plan (pg 47)

Justin Zimmerman, representing Zimmerman Properties, LLC, has requested a resolution in support of the application he intends to file with the Missouri Housing Development Commission (MHDC) for tax credits for a proposed 48-unit affordable senior housing rental development to be located on a 3.83 property on the east side of Adams Street, north of 58 Highway.

C. Confirmation of Undeveloped Lots to Have Sidewalk Installed by City

Reference: - Agenda Item Information Sheet (pg 49)
- Resolution 19-51 (pg 51)

On Sept. 9 Council held public hearings to determine those undeveloped lots on which the City will install sidewalk and levy a special assessment against the lot for the costs. This resolution confirms the list of identified lots and authorizes the City staff to proceed with the steps necessary to have the sidewalk installed.

D. Grant of Easement - Realty Income Corporation

Reference: - Agenda Item Information Sheet (pg 53)
- Bill 3486 (pg 55)
- Grant of Easement (pg 57)
- Access Map (pg 63)

In 2015 a permanent access easement was granted to the City of Raymore to provide a vehicle access connection between the property owned by Realty Income Corporation (current tenant is China Star restaurant) and the

City road (referred to as relocated Kentucky Road). This easement allowed for a 2nd access to the Realty Income property when the direct access to the property off 58 Highway was eliminated.

To ensure permanent access to the property, Realty Income is requesting direct rights to the easement access. The Grant of Easement Rights document secures those access rights.

11. Public Comments. Please identify yourself for the record and keep comments to a maximum of five minutes.

12. Mayor/Council Communication.

13. Adjournment.

EXECUTIVE SESSION (CLOSED MEETING)

The Raymore City Council is scheduled to enter into executive session to discuss personnel matters as authorized by RSMo 610.021 (3).

The Raymore City Council may enter an executive session before or during this meeting, if such action is approved by a majority of Council present, with a quorum, to discuss:

- Litigation matters as authorized by § 610.021 (1),
- Real Estate acquisition matters as authorized by § 610.021 (2),
- Personnel matters as authorized by § 610.021 (3),
- Other matters as authorized by § 610.021 (4-21) as may be applicable.

Any person requiring special accommodation (i.e., qualified interpreter, large print, hearing assistance) in order to attend this meeting, please notify this office at (816) 331-3324 no later than forty eight (48) hours prior to the scheduled commencement of the meeting.

Hearing aids are available for this meeting for the hearing impaired. Inquire with the City Clerk, who sits immediately left of the podium as one faces the dais.

Staff Reports



PUBLIC WORKS MONTHLY REPORT

September 2019

ENGINEERING DIVISION

Projects Under Construction

- Meter Conversion
- FY 2019 Curb Replacement
- Fox Ridge Drive Turn Lane Modifications
- FY 2019 Street Preservation
- Dean Avenue Water Meter Vault

Projects Under Design

- Kentucky Road

Development Under Construction

- Heritage Hills
- Edgewater
- Meadowood
- Westbrook at Creekmoor
- Prairie View of the Good Ranch
- Brookside South Culvert and Street Improvements

Developments Under Review

- Dean Commercial Site
- Lofts at Foxridge

OPERATIONS & MAINTENANCE DIVISION

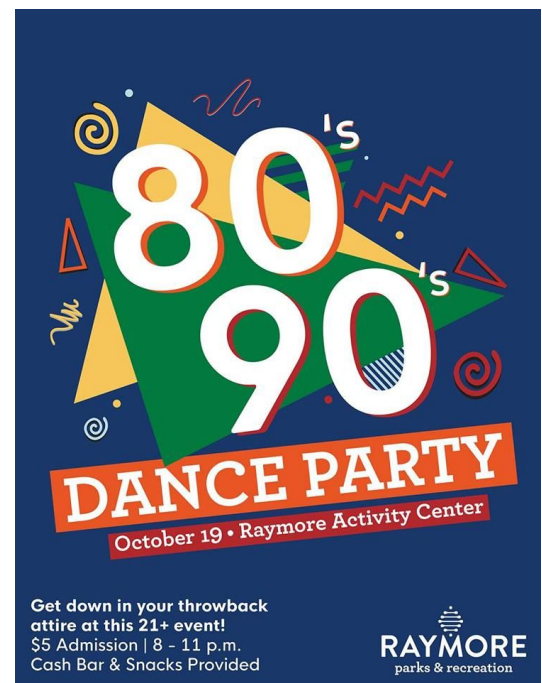
- 3 Water Taps
- 2 Sewer Inspections
- 2 Water Inspections
- 346 Line Locates
- 176 City Hall Work Orders
- 10 Driveway Approach Inspections
- 3 Sidewalk Inspections
- 11 Final ROW Inspections
- 2 Meter Conversions
- 1210 Sewer Camera Footage
- 113 Potholes Patched
- 437 Feet of Sidewalk Mudjacked
- 135 Service Requests Completed

MONTHLY REPORT

September 2019

HIGHLIGHTS

- Director Nathan Musteen and Superintendent John McLain attended a walk through inspection with Missouri Department of Conservation employees of Hawk Ridge Park. The park construction and amenities that were supported by the MDC passed inspection and they were pleased with how the park turned out.
- Athletic Coordinator Todd Brennon and Recreation Coordinator Katie VanKeulen attended Kansas City Area Programmers meeting in Grandview
- Athletic Coordinator Todd Brennon held the youth recreational volleyball coaches meeting. Brennon also met with the South Metro Sports Group to schedule the fall volleyball games.
- Parks staff worked on routine mowing and maintenance of the soccer and flag football fields. Staff also took the Recreation Park pond fountain in to be serviced.
- Administrative staff worked with the IT Department and RecTrac software support in creating front desk point of sale for the scheduled fall season daily operation at the Raymore Activity Center.
- Parks & Recreation staff prepared the athletic fields and concession stands for the fall soccer and fall baseball seasons.
- Tiny Soccer began on Thursday, September 5.
- Park staff worked on catching up with mowing after recent rains and equipment repairs caused some delays in the weekly routine.
- The remodel project at the old post office building at T.B. Hanna Station continues.
- Administrative Staff met with representatives from GameTime Play Equipment for upcoming playground projects.



- The Parks and Recreation Board held a work session at Centerview on Tuesday, Sept. 10.
- Parks and Recreation Director Nathan Musteen was the guest speaker for the monthly Raymore Historical Society Meeting.
- Parks and Recreation Director Nathan Musteen attended the South Metro P&R Directors meeting at the View in Grandview.
- Recreation Superintendent John McLain attended the KC Metro Area Directors meeting.
- Park staff began removing the old play equipment at Memorial Park in preparation for the new playground being installed this fall.
- Recreation Coordinator Katie VanKeulen and park staff prepared Hawk Ridge Park for the Walter Buck Memorial Fishing Derby on Saturday, Sept. 14.
- Park Staff cleaned up flower beds at The Depot at T.B. Hanna Station and moved soccer goals to Eagle Glen intermediate schools for league soccer practices.
- The concession stand doors at the Recreation Park Soccer Complex were replaced.
- Interviews were held for the open recreation attendant position.
- The 17th Annual Walter Buck Memorial Fishing Derby was held at Hawk Ridge Park on September 14. The event was rescheduled to the fall to accommodate construction at the park earlier this summer. This year's event had over 60 young anglers participate.
- Parks and Recreation Director Nathan Musteen and Superintendents Rulo and McLain attended the National Recreation & Park Association annual conference in Baltimore.
- Centerview has new speakers installed on the patio and video recording equipment is now working in the Gilmore Room and Harrelson Hall.



September 24 - Last Night of 2019!





PARKS & RECREATION BOARD

- September 10 Work Session
 - 1) Retreat / Training for Sept 24
 - 2) Meeting calendar through the end of 2019
 - 3) Youth Sports Age Division discussion
 - 4) Municipal code review

- September 23 Training and Retreat

CENTERVIEW

- Pathways Mental Health-Training
- 2 Memorial Services
- HOA Meetings
- Bridge Club
- Yoga
- Bible Study
- Tri-County Monthly Art Meeting
- Garden Club Meeting
- Bunco Game
- Bridal Shower
- Pathways Mental Health Award Ceremony
- Cass County Case Review
- Raymore Chamber of Commerce Lunch Meeting
- Farmer's Insurance agent Board Meeting
- You Matter Raymore Meeting
- Raymore Garden Club hosting a West Central District Meeting

RAC - Raymore Activity Center

- Martial Arts Classes
- Two Birthday Parties
- Volleyball games are starting on Saturday September 21
- Yoga
- Strengthen and Stretch Class



FINANCE MONTHLY REPORT

This report, consisting of a Financial Summary, Investment Summary and Grant Summary, has been prepared for the fiscal period August 1, 2019 to August 31, 2019.

August Financial Summary

Some notes regarding this month's summary operating report:

General Fund

Revenue:

Overall, at 83.33% of the way through the fiscal year, General Fund revenues are generally tracking as expected with total collected revenue of 86.39% of budget. Inter-fund transfers are being completed on a monthly basis with the exception of the Capital Funds Transfer. The Capital Funds Transfers will occur throughout the year after the capital project has been accepted by the Council and final payments have been made.

- Property tax revenues collected are tracking as expected at 99.56%. Staff expects this revenue source to come in at budget.
- Franchise Tax revenues as a whole are tracking below straight line at 76.37%. This revenue source varies depending on the weather, staff will continue to monitor this closely throughout the year.
- Sales tax revenues as a whole are tracking slightly below straight line budget at 80.86%. City sales taxes are at 81.01% while state shared gasoline and vehicle taxes are at 79.39%.
- Fees and Permit revenues collected are tracking ahead of straight line budget at 125.52%. This is primarily due to Engineering Inspection Fees & Plan Review Fees for 2 new phases in the Creekmoor Subdivision as well as plans for Prairie View of the Good Ranch.
- License revenues collected are tracking as expected at 92.70% of straight line budget. Occupational license revenues collected are tracking as expected. Staff anticipates additional revenue throughout the fall for new builders to the area. Liquor licenses were processed in June after the public hearing and are at 95.17% of straight line budget.
- Municipal Court revenues collected are slightly above straight line budget at 93.13%. Staff will continue to monitor this revenue source closely throughout the year.

Expenditures:

Departmental spending is tracking normally. Most of the departments are right at straight line expectation or slightly higher due to the three pay-periods occurring this year in November and May.

- The Information Technology Department has replaced the majority of the computers scheduled for replacement, and has renewed a majority of the annual software maintenance agreements, putting it above straight line budget.

Parks & Recreation Fund

Revenue:

Revenues are at 93.25% of budget 83.33% of the way through the year; normal for this time of the year. Park revenues associated with property taxes, miscellaneous and rentals are at 92.18% of straight line budget and will continue to increase in the next couple of months with increased usage of soccer fields, shelters and rental facilities throughout the fall. Recreation revenue is tracking ahead of straight line budget at 103.73%. This is primarily due to increased participation in recreation programs. Revenue associated with the facility rental of Centerview is slightly below straight line budget at 82.53%. Staff will continue to monitor this revenue closely throughout the year.

Expenditures:

Both the Parks and Recreation departments are showing the same operational expenditure pattern as in years past, and are tracking normally. Expenditures are expected to increase as the number of programs offered goes up.

Enterprise Fund

Revenue:

Utility revenues as a whole are tracking at 79.52% of straight line budget. Staff will continue to monitor all utility revenue closely throughout the year.

Expenditures:

Enterprise Fund expenditures tracking below straight line budget but at expectations.

01 -GENERAL FUND
 FINANCIAL SUMMARY

	PRIOR YEAR ENDING PO BAL.	PRIOR YEAR PO ADJUST.	REMAINING PRIOR YEAR PO BALANCE	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
<u>REVENUE SUMMARY</u>									
<u>NON-DEPARTMENTAL</u>									
PROPERTY TAXES	0.00	0.00	0.00	1,500,359.00	5,615.43	1,493,733.41	0.00	6,625.59	99.56
FRANCHISE TAXES	0.00	0.00	0.00	2,245,694.00	201,162.11	1,715,121.41	0.00	530,572.59	76.37
SALES TAXES	0.00	0.00	0.00	3,543,609.00	272,352.23	2,865,487.95	0.00	678,121.05	80.86
FEES AND PERMITS	0.00	0.00	0.00	237,788.00	19,727.70	298,460.60	0.00	(60,672.60)	125.52
LICENSES	0.00	0.00	0.00	133,053.00	2,171.25	123,334.16	0.00	9,718.84	92.70
MUNICIPAL COURT	0.00	0.00	0.00	320,884.00	30,752.53	301,097.71	0.00	19,786.29	93.83
MISCELLANEOUS	(8.08)	8.08	0.00	388,342.00	26,674.96	478,572.60	7.63	(90,238.23)	123.24
TRANSFERS - INTERFUND	0.00	0.00	0.00	1,464,280.00	121,523.34	1,220,118.00	0.00	244,162.00	83.33
TOTAL NON-DEPARTMENTAL	(8.08)	8.08	0.00	9,834,009.00	679,979.55	8,495,925.84	7.63	1,338,075.53	86.39
TOTAL REVENUES	(8.08)	8.08	0.00	9,834,009.00	679,979.55	8,495,925.84	7.63	1,338,075.53	86.39
<u>EXPENDITURE SUMMARY</u>									
NON-DEPARTMENTAL	0.00	0.00	0.00	932,190.00	67,333.33	668,093.30	0.00	264,096.70	71.67
ADMINISTRATION	499.70	499.70	0.00	1,154,378.07	83,316.72	949,085.34	1,422.22	203,870.51	82.34
INFORMATION TECHNOLOGY	0.00	0.00	0.00	457,560.60	20,374.94	383,309.05	3,908.05	70,343.50	84.63
ECONOMIC DEVELOPMENT	0.00	0.00	0.00	186,783.00	10,097.78	136,417.77	0.00	50,365.23	73.04
COMMUNITY DEVELOPMENT	22.28	22.28	0.00	674,032.00	52,682.07	558,737.53	446.72	114,847.75	82.96
ENGINEERING	121.34	121.34	0.00	420,592.00	31,488.36	355,360.02	697.86	64,534.12	84.66
STREETS	0.00	0.00	0.00	864,408.00	53,003.27	682,679.90	5,619.14	176,108.96	79.63
BUILDING & GROUNDS	5,832.79	5,832.79	0.00	374,280.20	34,797.83	307,530.36	(5,012.57)	71,762.41	80.83
STORMWATER	0.00	0.00	0.00	301,313.00	22,291.50	250,117.45	962.13	50,233.42	83.33
COURT	0.00	0.00	0.00	124,399.00	9,471.41	100,174.44	0.00	24,224.56	80.53
FINANCE	0.00	0.00	0.00	625,566.00	42,129.13	501,053.69	4,598.85	119,913.46	80.83
COMMUNICATIONS	0.00	0.00	0.00	211,548.93	17,437.91	152,797.39	1,920.28	56,831.26	73.14
PROSECUTING ATTORNEY	0.00	0.00	0.00	24,940.00	2,000.00	18,000.00	2,000.00	4,940.00	80.19
POLICE	1,851.00	1,851.00	0.00	4,314,707.00	286,178.29	3,261,178.54	14,604.90	1,038,923.56	75.92
EMERGENCY MANAGEMENT	0.00	0.00	0.00	130,550.00	8,982.73	104,369.73	315.96	25,864.31	80.19
TOTAL EXPENDITURES	8,327.11	8,327.11	0.00	10,797,247.80	741,585.27	8,428,904.51	31,483.54	2,336,859.75	78.36
REVENUES OVER/(UNDER) EXPENDITURES	(8,335.19)	8,335.19	0.00	(963,238.80)	(61,605.72)	67,021.33	(31,475.91)	(998,784.22)	3.69-

25 -PARK FUND
FINANCIAL SUMMARY

	PRIOR YEAR ENDING PO BAL.	PRIOR YEAR PO ADJUST.	REMAINING PRIOR YEAR PO BALANCE	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
<u>REVENUE SUMMARY</u>									
<u>NON-DEPARTMENTAL</u>									
MISCELLANEOUS	0.00	0.00	0.00	0.00	3,111.54	3,111.54	0.00	(3,111.54)	0.00
TOTAL NON-DEPARTMENTAL	0.00	0.00	0.00	0.00	3,111.54	3,111.54	0.00	(3,111.54)	0.00
<u>PARKS DIVISION</u>									
PROPERTY TAXES	0.00	0.00	0.00	402,780.00	1,511.42	401,658.60	0.00	1,121.40	99.72
MISCELLANEOUS	0.00	0.00	0.00	7,967.00	602.53	17,519.86	0.00	(9,552.86)	219.91
FACILITY RENTAL REVENUE	0.00	0.00	0.00	6,080.00	275.00	4,827.50	0.00	1,252.50	79.40
TRANSFERS - INTERFUND	0.00	0.00	0.00	450,000.00	37,500.00	375,000.00	0.00	75,000.00	83.33
TOTAL PARKS DIVISION	0.00	0.00	0.00	866,827.00	39,888.95	799,005.96	0.00	67,821.04	92.18
<u>RECREATION DIVISION</u>									
CONCESSION REVENUE	0.00	0.00	0.00	62,000.00	456.50	47,753.74	0.00	14,246.26	77.02
FACILITY RENTAL REVENUE	0.00	0.00	0.00	22,200.00	0.00	25,903.75	0.00	(3,703.75)	116.68
PROGRAM REVENUE	0.00	0.00	0.00	227,520.00	47,590.00	249,690.75	0.00	(22,170.75)	109.74
TOTAL RECREATION DIVISION	0.00	0.00	0.00	311,720.00	48,046.50	323,348.24	0.00	(11,628.24)	103.73
<u>CENTERVIEW</u>									
FACILITY RENTAL REVENUE	0.00	0.00	0.00	50,205.00	4,086.25	41,436.65	0.00	8,768.35	82.53
PROGRAM REVENUE	0.00	0.00	0.00	2,600.00	250.00	3,545.00	0.00	(945.00)	136.35
TOTAL CENTERVIEW	0.00	0.00	0.00	52,805.00	4,336.25	44,981.65	0.00	7,823.35	85.18
<u>RAYMORE ACTIVITY CENTER</u>									
MISCELLANEOUS	0.00	0.00	0.00	2,340.00	0.00	0.00	0.00	2,340.00	0.00
CONCESSION REVENUE	0.00	0.00	0.00	7,650.00	0.00	1,802.50	0.00	5,847.50	23.56
FACILITY RENTAL REVENUE	0.00	0.00	0.00	13,050.00	807.50	3,000.00	0.00	10,050.00	22.99
PROGRAM REVENUE	0.00	0.00	0.00	146,800.00	5,305.00	131,354.51	0.00	15,445.49	89.48
TOTAL RAYMORE ACTIVITY CENTER	0.00	0.00	0.00	169,840.00	6,112.50	136,157.01	0.00	33,682.99	80.17
TOTAL REVENUES	0.00	0.00	0.00	1,401,192.00	101,495.74	1,306,604.40	0.00	94,587.60	93.25
<u>EXPENDITURE SUMMARY</u>									
PARKS DIVISION	0.00	0.00	0.00	732,989.00	53,890.72	585,951.39	9,237.06	137,800.55	81.20
RECREATION DIVISION	0.00	0.00	0.00	537,076.00	55,618.30	522,806.36	3,792.00	10,477.64	98.05
CENTERVIEW	182.79	182.79	0.00	49,255.00	2,261.66	17,396.98	769.42	31,088.60	36.88
RAYMORE ACTIVITY CENTER	0.00	0.00	0.00	81,172.00	10,184.56	48,523.87	1,343.12	31,305.01	61.43
TOTAL EXPENDITURES	182.79	182.79	0.00	1,400,492.00	121,955.24	1,174,678.60	15,141.60	210,671.80	84.96
REVENUES OVER/(UNDER) EXPENDITURES	(182.79)	182.79	0.00	700.00	(20,459.50)	131,925.80	(15,141.60)	(116,084.20)	6,683.46

50 -ENTERPRISE FUND
 FINANCIAL SUMMARY

	PRIOR YEAR ENDING PO BAL.	PRIOR YEAR PO ADJUST.	REMAINING PRIOR YEAR PO BALANCE	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
<u>REVENUE SUMMARY</u>									
<u>NON-DEPARTMENTAL</u>									
MISCELLANEOUS	0.00	0.00	0.00	40,107.00	14,178.92	71,673.99	0.00	(31,566.99)	178.71
UTILITY REVENUE	0.00	0.00	0.00	7,973,028.00	723,550.13	6,314,512.86	0.00	1,658,515.14	79.20
TOTAL NON-DEPARTMENTAL	0.00	0.00	0.00	8,013,135.00	737,729.05	6,386,186.85	0.00	1,626,948.15	79.70
<u>DEBT SERVICE</u>									
<u>SRF SEWER BONDS</u>									
MISCELLANEOUS	0.00	0.00	0.00	8,337.00	47.40	11,155.52	0.00	(2,818.52)	133.81
TRANSFERS - INTERFUND	0.00	0.00	0.00	145,000.00	0.00	96,666.64	0.00	48,333.36	66.67
TOTAL SRF SEWER BONDS	0.00	0.00	0.00	153,337.00	47.40	107,822.16	0.00	45,514.84	70.32
TOTAL REVENUES	0.00	0.00	0.00	8,166,472.00	737,776.45	6,494,009.01	0.00	1,672,462.99	79.52
<u>EXPENDITURE SUMMARY</u>									
<u>NON-DEPARTMENTAL</u>									
WATER	5,032.50	5,032.50	0.00	3,166,261.00	297,998.22	2,182,433.76	74,295.68	909,531.56	71.27
SEWER	35,034.20	27,019.20	8,015.00	3,135,624.00	153,139.67	2,524,969.58	(21,628.14)	632,282.56	79.84
SOLID WASTE	0.00	0.00	0.00	1,164,598.00	203,872.05	756,884.73	0.00	407,713.27	64.99
SRF SEWER BONDS	0.00	0.00	0.00	153,337.50	0.00	9,129.53	0.00	144,207.97	5.95
TOTAL EXPENDITURES	40,066.70	32,051.70	8,015.00	8,219,820.50	705,009.94	5,973,417.60	52,667.54	2,193,735.36	73.31
REVENUES OVER/(UNDER) EXPENDITURES	(40,066.70)	32,051.70	(8,015.00)	(53,348.50)	32,766.51	520,591.41	(52,667.54)	(521,272.37)	877.11-

Investment Monthly Report

Investments Held at 08/31/19

Purchase Date	Receipt #	Institution	Description	Restricted	Maturity Date	Principal	Par **	Yield	Market*
10/02/18	108041857	Commerce	US TREASURY		09/12/19	2,000,000.00	2,000,000.00	2.5500	2,000,000.00
11/21/18	900320	CBR	CD		11/21/19	2,000,000.00	2,000,000.00	2.7000	2,000,000.00
12/07/18		NASB	CD		12/09/19	2,500,000.00	2,500,000.00	2.8000	2,500,000.00
10/18/12		MOSIP	MOSIP POOLE - GENERAL FUND		NA	2,098,684.67	2,098,684.67	2.4100	2,098,684.67
06/03/16		MOSIP	MOSIP POOLE - GO BOND	GO Bond	NA	1,004,955.89	1,004,955.89	2.4100	1,004,955.89
09/01/16		MOSIP	MOSIP POOLE - GO BOND	GO Bond	NA	1,090,415.84	1,090,415.84	2.4100	1,090,415.84
05/03/19	900656	CBR	CD		05/03/20	2,000,000.00	2,000,000.00	2.3100	2,000,000.00
08/26/19	934746	NASB	CD		08/25/20	2,000,000.00	2,000,000.00	2.0000	2,000,000.00
08/14/19	901032	CBR	CD	Fund 50	08/14/20	687,643.55	687,643.55	1.7500	687,643.55

Investment Total

15,381,699.95

15,381,699.95

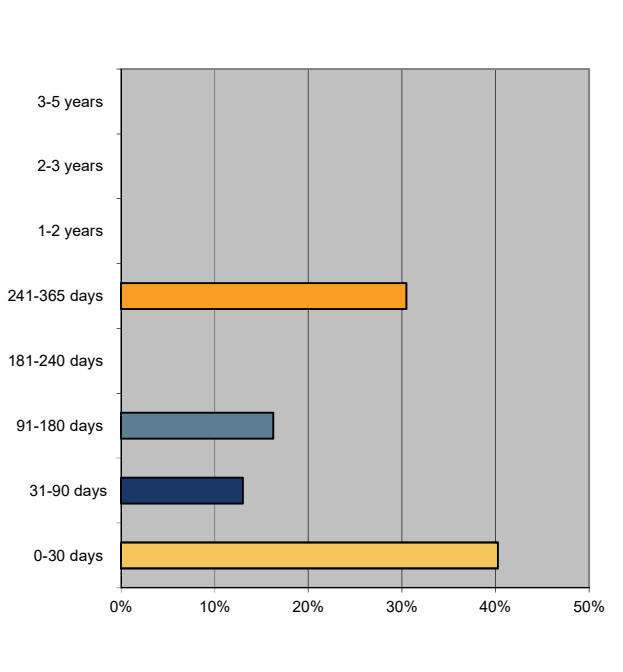
15,381,699.95

*Market value listed above is the value of the investment at month end

Average Annual Rate of Return: 2.3552

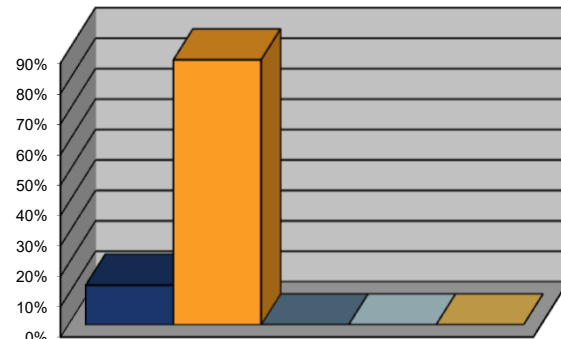
** Par value listed above is the actual amount if less than one year or the calculated annual earnings showing a one-year duration

Investment by Maturity



Diversification by Type

- a. US treasuries and securities
- b. Collateralized time and demand deposits
- c. US Government agencies, and government sponsored enterprises
- d. Collateralized repurchase agreements
- e. US Government agency callable securities



Listing of Investments Matured During the Month

Month	Receipt #	Institution	Description	Restricted	Maturity Date	Principal	Par **	Yield	Days Held
08/24/18	108041765	Commerce	CD		08/26/19	2,000,000.00	2,000,000.00	2.3200	365

Average Rate of Return on Maturities: 2.32

August Grant Summary

New Grant Applications	Grantor	Award Amt. Requested / Match Required	Project / Item	Notification Timeline	Awarded / Denied

Current Grant Awards:	Grantor	Award Amt. / Match Required	Eligible Amount Expended to Date	Awards/ Reimbursements Rec'd. to Date	Grant Deadline
Police:					
State & Community Hwy. Safety Grant - DWI (Oct. 2018 - Sept. 2019)	MoDOT (Traffic & Hwy. Safety Division)	\$8,000.00 (no match)	\$4,744.40	\$4,292.30	9/30/19
State & Community Hwy. Safety Grant - HMV (Oct. 2018 - Sept. 2019)	MoDOT (Traffic & Hwy. Safety Division)	\$5,500.00 (no match)	\$4,003.06	\$3,203.44	9/30/19
Parks:					
Recreational Amenity Cost Sharing Program - Community Assistance Program (CAPS)	MO Dept of Conservation	\$178,000 (75% Contribution by CAPS)	\$0.00	\$0.00	As Project is Complete
Emergency Management:					
Emergency Mgmt. Performance Grant - 2019 (Jan. - Dec. 2019)	FEMA	\$54,788.31 (50% match)	\$23,635.89	\$0.00	12/31/19
Community Development:					
Community Development	AARP	\$15,000	\$12,349.52	\$15,000.00	11/05/2018

Past Grant Awards:	Grantor	Award Amount / Match Req'd.	Eligible Amount Expended to Date	Awards/ Reimbursements Rec'd. to Date	Grant Deadline
Emergency Mgmt. Performance Grant - 2018 (Jan. - Dec. 2018)	FEMA	\$52,878.80 (50% match)	\$50,872.35	\$50,872.35	12/31/18

Consent Agenda

THE RAYMORE CITY COUNCIL MET IN REGULAR SESSION MONDAY, SEPTEMBER 9, 2019 IN COUNCIL CHAMBERS AT 100 MUNICIPAL CIRCLE, RAYMORE, MISSOURI. MEMBERS PRESENT: MAYOR TURNBOW, COUNCILMEMBERS ABDELGAWAD, BARBER, BERENDZEN, BURKE, CIRCO, HOLMAN, JACOBSON, AND TOWNSEND, CITY MANAGER JIM FEUERBORN, CITY ATTORNEY JONATHAN ZERR, AND RECORDING SECRETARY MARGIE SULLIVAN.

- 1. Call To Order.** Mayor Turnbow called the regular meeting to order at 7:00 p.m.
- 2. Roll Call.** Recording Secretary Margie Sullivan called roll; quorum present to conduct business.
- 3. Pledge of Allegiance.**
- 4. Presentations/Awards.**

Mayor Turnbow presented proclamations to representatives from the Prairie Chapter and the Mary Sibley Chapter of the Daughters of the American Revolution recognizing Constitution Week.

5. Personal Appearances.

6. Staff Reports.

Development Services Director Jim Cadoret discussed the process for the upcoming review of the adoption of the 2018 International Building Codes.

Chief of Police Jan Zimmerman provided information on police, fire, and EMS service call rates for single family neighborhoods versus rental areas.

City Attorney Jonathan Zerr announced the dismissal and the terms of the settlement agreement in the case of O'Malley versus City of Raymore et al.

City Manager Jim Feuerborn reviewed agenda items for the September 16 Council work session.

7. Committee Reports.

Councilmember Townsend provided an update from the MARC Total Transportation Policy Committee regarding local 2050 Regional Transportation Plan projects.

8. Consent Agenda.

A. City Council Minutes, August 26, 2019

B. Resolution 19-49, Appointment of Jay Holman to the Belton-Raymore TDD

MOTION: By Councilmember Barber, second by Councilmember Abdelgawad to approve the Consent Agenda as presented.

DISCUSSION: None

VOTE:	Councilmember Abdelgawad	Aye
	Councilmember Barber	Aye
	Councilmember Berendzen	Aye
	Councilmember Burke, III	Aye
	Councilmember Circo	Aye
	Councilmember Holman	Aye
	Councilmember Jacobson	Aye
	Councilmember Townsend	Aye

9. Unfinished Business. Second Readings.

A. Vacation of Right-of-Way - Remington Subdivision

BILL 3483: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, VACATING PLATTED STREET RIGHT-OF-WAY IN THE REMINGTON SUBDIVISION."

Recording Secretary Margie Sullivan conducted the second reading of Bill 3483 by title only.

MOTION: By Councilmember Holman, second by Councilmember Barber to approve the second reading of Bill 3483 by title only.

DISCUSSION: None

VOTE:	Councilmember Abdelgawad	Aye
	Councilmember Barber	Aye
	Councilmember Berendzen	Aye
	Councilmember Burke, III	Aye
	Councilmember Circo	Aye
	Councilmember Holman	Aye
	Councilmember Jacobson	Aye
	Councilmember Townsend	Aye

Mayor Turnbow announced the motion carried and declared Bill 3483 as **Raymore City Ordinance 2019-063.**

B. Rezoning - The Venue of The Good Ranch

BILL 3484: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AMENDING THE ZONING MAP FROM "A" AGRICULTURAL DISTRICT TO "PUD" PLANNED UNIT DEVELOPMENT DISTRICT, A 25.7 ACRE TRACT OF LAND LOCATED EAST OF DEAN

AVENUE, NORTH OF NORTH CASS PARKWAY, IN RAYMORE, CASS COUNTY, MISSOURI."

Recording Secretary Margie Sullivan conducted the second reading of Bill 3484 by title only.

MOTION: By Councilmember Holman, second by Councilmember Barber to approve the second reading of Bill 3484 by title only.

Councilmember Townsend asked what the next steps are for this project should it be approved.

Development Services Director Jim Cadoret stated the next step is the final development plan presented to the Planning and Zoning Commission, then upon recommendation of the Planning and Zoning Commission presented as an Ordinance to the City Council. There are no additional public hearings required. He stated the developer will be required to submit the color schemes, elevations, and materials to the Planning and Zoning Commission as part of the final development plan.

DISCUSSION: None

VOTE:	Councilmember Abdelgawad	Aye
	Councilmember Barber	Aye
	Councilmember Berendzen	Nay
	Councilmember Burke, III	Aye
	Councilmember Circo	Aye
	Councilmember Holman	Aye
	Councilmember Jacobson	Aye
	Councilmember Townsend	Aye

Mayor Turnbow announced the motion carried and declared Bill 3484 as **Raymore City Ordinance 2019-064.**

C. Award of Contract - Universal Design Pilot Project

BILL 3485: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH PINNACLE HOMES OF KANSAS CITY FOR THE UNIVERSAL DESIGN IN RESIDENTIAL HOME CONSTRUCTION PILOT PROJECT."

Recording Secretary Margie Sullivan conducted the second reading of Bill 3485 by title only.

MOTION: By Councilmember Holman, second by Councilmember Barber to approve the second reading of Bill 3485 by title only.

Councilmember Holman inquired on the timeline for the project.

Development Services Director Jim Cadoret stated the developer has picked a location and is working on the design of the floorplan and anticipates construction to begin in the fall.

Councilmember Abdelgawad asked if there was a project of this type anywhere else in the region.

Mr. Cadoret stated it is unique that the City is supporting this type of project.

DISCUSSION: None

VOTE:	Councilmember Abdelgawad	Aye
	Councilmember Barber	Aye
	Councilmember Berendzen	Aye
	Councilmember Burke, III	Aye
	Councilmember Circo	Aye
	Councilmember Holman	Aye
	Councilmember Jacobson	Aye
	Councilmember Townsend	Aye

Mayor Turnbow announced the motion carried and declared Bill 3485 as **Raymore City Ordinance 2019-065.**

10. New Business. First Readings.

A. Sidewalk on Undeveloped Lots (public hearings)

Mayor Turnbow opened the public hearing at 7:24 p.m. and called for a staff report.

Development Services Director Jim Cadoret provided a review of the staff report included in the Council packet. He reviewed the history of this program and the requirements of sidewalk installation. In January 2019 staff identified 18 undeveloped lots that met the threshold requirement under the Unified Development Code to have sidewalk installed. Each lot owner was given until August 1 to have sidewalk installed, or to secure a building permit for a home on the lot. Of the lot owners, 14 complied with the request and the remaining 4 were provided notice of non-compliance with Code. Each was advised that a public hearing would be held on September 9 to determine if the City is to install the sidewalk and levy a special assessment against the lot for the costs to install the sidewalk. Upon completion of each public hearing, staff requests Council to determine if the City is to install sidewalk upon the lot. A Resolution confirming the decision made on each lot will then be presented to the Council on September 23. If the City is to install sidewalk upon a lot, no work would commence before September 1, 2020. If sidewalk is installed upon the lot by the property owner or a building permit issued for the lot prior to September 1, 2020, no work will be completed by the City.

- Westbrook at Creekmoor 7th Plat Lot 168 (1503 Lewis Circle) Jesse & Jennifer Hockaday

Mr. Cadoret stated this is the only property without sidewalk on Lewis Circle and the owner of this lot is actively seeking to sell.

Mayor Turnbow opened the floor for public comment and hearing none, closed the public hearing at 7:30 p.m.

MOTION: By Councilmember Holman, second by Councilmember Barber to accept staff's proposed findings of fact and include Westbrook at Creekmoor 7th Plat Lot 168, 1503 Lewis Circle, in the Resolution for installation of sidewalk.

DISCUSSION: None

VOTE:	Councilmember Abdelgawad	Aye
	Councilmember Barber	Aye
	Councilmember Berendzen	Aye
	Councilmember Burke, III	Aye
	Councilmember Circo	Aye
	Councilmember Holman	Aye
	Councilmember Jacobson	Aye
	Councilmember Townsend	Aye

Mayor Turnbow opened the public hearing at 7:33 p.m. and called for a staff report.

- Westbrook at Creekmoor 9th Plat Lot 278 (918 Creekmoor Drive) C & M Builders Inc.

Mr. Cadoret stated this is the only lot in this block segment without sidewalk and the owner is planning to build a home on the lot.

Mayor Turnbow opened the floor for public comment and hearing none, closed the public hearing at 7:34 p.m.

MOTION: By Councilmember Holman, second by Councilmember Barber to accept staff's proposed findings of fact and include Westbrook at Creekmoor 9th Plat Lot 278, 918 Creekmoor Drive, in the Resolution for installation of sidewalk.

DISCUSSION: None

VOTE:	Councilmember Abdelgawad	Aye
	Councilmember Barber	Aye
	Councilmember Berendzen	Aye
	Councilmember Burke, III	Aye
	Councilmember Circo	Aye
	Councilmember Holman	Aye

Councilmember Jacobson	Aye
Councilmember Townsend	Aye

Mayor Turnbow opened the public hearing at 7:35 p.m. and called for a staff report.

- Meadowood of The Good Ranch 1st Plat Lot 16 (713 Redtop Lane) Good-Otis LLC

Mr. Cadoret stated this is the only lot without sidewalk on Redtop Lane, the owner is actively seeking a builder to construct a home on this lot, and the owner has indicated they plan to install sidewalk if no building permit is issued.

April Vaughn, 715 Redtop Lane, spoke to the unkempt conditions of this lot.

Mayor Turnbow opened the floor for public comment and hearing none, closed the public hearing at 7:37 p.m.

MOTION: By Councilmember Holman, second by Councilmember Barber to accept staff's proposed findings of fact and include Meadowood of The Good Ranch 1st Plat Lot 16, 713 Redtop Lane, in the Resolution for installation of sidewalk.

DISCUSSION: None

VOTE:	Councilmember Abdelgawad	Aye
	Councilmember Barber	Aye
	Councilmember Berendzen	Aye
	Councilmember Burke, III	Aye
	Councilmember Circo	Aye
	Councilmember Holman	Aye
	Councilmember Jacobson	Aye
	Councilmember Townsend	Aye

Mayor Turnbow opened the public hearing at 7:39 p.m. and called for a staff report.

- Meadowood of The Good Ranch 2nd Plat Lot 80 (720 Gamma Grass Place) Good-Otis LLC

Mr. Cadoret stated this is the only lot without sidewalk on Gamma Grass Place, the owner is actively seeking a builder to construct a home on this lot, and the owner has indicated they plan to install sidewalk if no building permit is issued.

Mayor Turnbow opened the floor for public comment and hearing none, closed the public hearing at 7:40 p.m.

MOTION: By Councilmember Holman, second by Councilmember Barber to accept staff's proposed findings of fact and include Meadowood of The Good Ranch 2nd Plat Lot 80, 720 Gamma Grass Place, in the Resolution for installation of sidewalk.

DISCUSSION: None

VOTE:

Councilmember Abdelgawad	Aye
Councilmember Barber	Aye
Councilmember Berendzen	Aye
Councilmember Burke, III	Aye
Councilmember Circo	Aye
Councilmember Holman	Aye
Councilmember Jacobson	Aye
Councilmember Townsend	Aye

11. Public Comments.

12. Mayor/Council Communication.

Mayor Turnbow and Councilmembers commended Councilmember Townsend on his involvement on the MARC Total Transportation Policy Committee, thanked Chief Zimmerman for the information in her staff report, and thanked staff for the information they provided this evening.

Councilmember Holman noted the high school students in the audience and noted the importance of Patriots Day on September 11.

Councilmember Jacobson thanked the Daughters of the American Revolution for accepting their proclamations.

Councilmember Burke and Councilmember Berendzen thanked the new trash collector Constable Sanitation for their services.

Councilmember Townsend thanked staff for their involvement in the 2050 Regional Transportation Plan and noted the success of the Household Hazardous Waste Collection event on September 7.

Mayor Turnbow noted his excitement of the street overlay program that is in progress and reminded citizens of the upcoming Festival in the Park.

13. Adjournment.

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

DISCUSSION: None

VOTE:

Councilmember Abdelgawad	Aye
Councilmember Barber	Aye
Councilmember Berendzen	Aye

Councilmember Burke, III	Aye
Councilmember Circo	Aye
Councilmember Holman	Aye
Councilmember Jacobson	Aye
Councilmember Townsend	Aye

The regular meeting of the Raymore Council adjourned at 7:52 p.m.

Respectfully submitted,

Margie Sullivan
Recording Secretary

RESOLUTION 19-53

"A RESOLUTION OF THE CITY OF RAYMORE, MISSOURI, APPROVING AND ACCEPTING THE PUBLIC WORKS ROOF PROJECT."

WHEREAS, the Contract specifies that funds be retained until satisfactory completion of the project; and

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

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

Section 1. The Public Works Roof Project is accepted.

Section 2. The final payment in the amount of \$9,606.86 is approved.

Section 3. This Resolution shall become effective on and after the date of passage and approval.

Section 4. Any Resolution or part thereof which conflicts with this Resolution shall be null and void.

DULY READ AND PASSED THIS 23RD DAY OF SEPTEMBER, 2019, BY THE FOLLOWING VOTE:

Councilmember Abdelgawad
Councilmember Barber
Councilmember Berendzen
Councilmember Burke III
Councilmember Circo
Councilmember Holman
Councilmember Jacobson
Councilmember Townsend

ATTEST:

APPROVE:

Jean Woerner, City Clerk

Kristofer P. Turnbow, Mayor

Date of Signature

New Business



CITY OF RAYMORE
AGENDA ITEM INFORMATION FORM

DATE: Sept. 23, 2019

SUBMITTED BY: Elisa Williams

DEPARTMENT: Finance

<input type="checkbox"/> Ordinance	<input checked="" type="checkbox"/> Resolution	<input type="checkbox"/> Presentation	<input checked="" type="checkbox"/> Public Hearing
<input type="checkbox"/> Agreement	<input type="checkbox"/> Discussion	<input type="checkbox"/> Other	

TITLE / ISSUE / REQUEST

Resolution 19-52 - Schedule of Fees

STRATEGIC PLAN GOAL/STRATEGY

4.3 Ensure Fiscal Discipline and Good Stewardship of Public Resources

FINANCIAL IMPACT

Award To:
Amount of Request/Contract:
Amount Budgeted:
Funding Source/Account#:

PROJECT TIMELINE

Estimated Start Date	Estimated End Date
----------------------	--------------------

STAFF RECOMMENDATION

Approval

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission:
Date:
Action/Vote:

LIST OF REFERENCE DOCUMENTS ATTACHED

Schedule of Fees

REVIEWED BY:

Jim Feuerborn

BACKGROUND / JUSTIFICATION

The Schedule of Fees has been modified to include:

The License Tax Review Committee met on July 31 to review the 2018 Annual Report and voted unanimously to recommend to the City Council that it increase the current license tax rate by the CCI (construction cost index) for May 2019 of 1.023%, effective November 1, 2019. The changes are as follows:

Excise Tax Section:

- Residential Development to \$2,100 per trip from \$2,053
- Commercial Development to \$561 per trip from \$548

The City Council met on August 5 and reviewed preliminary water and sewer rate model and directed staff to make the following changes for approval:

Water & Sewer section:

- Tap fees increase by the CCI (1.023%)
- Meter supply fees increase to the cost to purchase
- Sewer Connection fees increase by the CCI (1.023%)
- Decrease water rates to \$6.38 from \$6.55
- Increase sewer rates to \$8.35 from \$7.91 (actual usage)
- Increase sewer rates to \$8.80 from \$8.36 (winter average)

The City Council approved the new residential solid waste contract on June 17, 2019, Bill 3465. The new rates are updated.

RESOLUTION 19-52

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

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

WHEREAS, the License Tax Review Committee met on July 31, 2019, and voted unanimously to increase the excise tax rates for Fiscal Year 2020; and

WHEREAS, the Schedule of Fees has been modified to include; an increase to the Excise Tax fees, changes to Water and Sewer fees and connection charges, and changes to the Solid Waste Fees.

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

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

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

DULY READ AND PASSED THIS 23RD DAY OF SEPTEMBER, 2019, BY THE FOLLOWING VOTE:

Councilmember Abdelgawad
Councilmember Barber
Councilmember Berendzen
Councilmember Burke III
Councilmember Circo
Councilmember Holman
Councilmember Jacobson
Councilmember Townsend

ATTEST:

Jean Woerner, City Clerk

APPROVE:

Kristofer P. Turnbow, Mayor

Date of Signature

EXHIBIT A

SCHEDULE OF FEES AND CHARGES

Revised 9/23/19

Category	Amount
PLANNING AND ZONING	
Annexation	\$0
Rezoning	\$525
Conditional Use Permit	\$1,200 for PUD \$250 if request is for a sign or for residential property \$500 for all other requests
Easement/Right-of-Way Vacation	\$150
Preliminary Plat	\$790
Duplex or Townhome Lot Split	\$0
Final Plat	\$320
Minor Plat	\$100
Site Plan	\$860
Amendment to Site Plan	\$150
Temporary Use Permit	\$0
Variance	\$280
Appeal	\$0
Outdoor Warning Siren Fee	\$9/acre paid at the time of final platting
Park Land Dedication Requirement - residential	See Section 445.040 of the Unified Development Code
- commercial / industrial	\$0.017 per square foot of land
Unified Development Code	\$25.00 Printed copy in binder \$10.00 CD Rom
Growth Management Plan	\$5.00 Printed Copy
Maps	Pre-Printed Map (from plotter): \$5.00 per sheet * custom map fees includes 1/2 hour of staff time. If additional time is required to produce map or cd, then time is billed at \$20/hour
BUILDING INSPECTIONS	
<u>Residential Activities</u>	
Building Permit (1)	\$4.00/\$1,000 of building valuation; minimum fee of \$30.00 (2)
Plan Review	\$84.00/dwelling unit for single, two-family and tri-plex units
Reinspection	\$55.00/hour, 1 hour minimum
<u>Residential Multi-Family/Commercial/Industrial Activities</u>	
Building Permit	\$4.00/\$1,000 of building valuation; minimum fee of \$30.00 (3)
Plan Review	\$2.00/\$1,000 of building valuation for 1st \$100,000; and \$.50/\$1,000 valuation thereafter
Reinspection	\$55.00 /hour, 1 hour minimum
<u>Miscellaneous Activities</u>	
Sign Permit	\$50.00 permanent signs \$15.00 temporary signs \$10.00 replace sign face
Electrical Permits	
200 amp	\$45.00 per box
400 amp	\$65.00 per box
800 amp	\$85.00 per box
over 800 amp	\$115.00 per box
Repair, maintenance, rewire or electrical	\$35
Mechanical Permits	
Heating and A/C unit	\$35.00 each
Individual heating unit	\$35.00 each
Individual A/C unit	\$35.00 each
Plumbing Permits	
Traps - up to and including 10	\$35
Additional traps over 10	\$2.50 each
Deck Permits	\$.15 per square foot of deck area; \$30.00 minimum
Fence Permits	\$30
Roofing Permit	\$30
Solar Panel Installation	\$35
On-site sewage disposal systems	\$150 for new/renovated systems treating <3,000 gallons/day flow \$250 for new/renovated systems treating 3,000 or more gallons/day flow
Moving of Buildings	\$500
Demolition of Buildings	\$500
Performance Bond	Performance Bond - \$5,000
Swimming Pool Permits	
Prefabricated above grade, 24" in pool	\$30
Below grade pools	\$4.00/\$1,000 valuation of the cost of pool; minimum \$30.00

EXHIBIT A

Appeals to Board of Appeals	Appeal applicable to a: \$50 - owner - occupied residential structure \$250 - all other appeals
Mud Deposit (4)	\$500
Temporary Certificate of Occupancy (5)	\$1,000 bond, refundable
Investigation Fee (charged if work)	3 times the cost of the permit
Refunds	See (6)
South Metropolitan Fire District Building Permit Fee	See (7)

- (1) Building valuation shall be calculated from the most recent table published by ICC.
- (2) Valuation shall be calculated on the living area multiplied by the cost per square foot plus the garage area multiplied by the cost per square foot.
- (3) The cost per square foot will be taken from the appropriate occupancy category from the Building Valuation Data.
- (4) Each builder working in the City must deposit a sum of \$500 at time of issuance of building permit
- (5) Building Official is authorized to issue a temporary certificate of occupancy under certain conditions
- (6) The Building Official may authorize the refunding of not more than 80% of the permit cost when no work has been done
- (7) Plan review fee and inspection fee is separate from City plan review and building permit/inspection fees and must be obtained from the Fire District, located at 611 Foxwood

Excise Tax			
Residential development	\$2,053 /trip generated	\$2,100/trip generated	Effective November 1, 2019
Non-residential development	\$548 /trip generated	\$561/trip generated	Effective November 1, 2019

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

Public Works	
Design and construction manual	\$40
Engineering public infrastructure inspection fee	5% of construction cost for inspection
Engineering public infrastructure plan review fee	1% of construction cost for plan review

<u>Plan copies</u>	
letter	\$0
11x17	\$0
Plan size	\$5

<u>Miscellaneous Permit Fees</u>	
Grading (Land Disturbance) Permit	\$500
Finance security	\$1000.00 per gross acre

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

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

Water & Sewer Utility			
<u>Water Tap Fees</u>			
3/4" meter size			
Sensus iPearl 5/8 Meter 4 wheel 100 gallon	\$2,383	\$2,407	
Meter supply fee	\$453	\$480	
1" meter size			
Sensus iPearl 1" Meter 4 wheel 100 gallon	\$3,722	\$3,760	
Meter supply fee	\$557	\$570	
1-1/2" meter size			
Sensus iPearl 1 1/2" Meter 6 wheel 100 gallon	\$4,652	\$4,700	
Meter supply fee	\$4,168	\$1,200	
2" meter size			
Sensus iPearl 2" Meter 6 wheel 100 gallon	\$9,302	\$9,397	
Meter supply fee	\$4,363	\$1,360	
3" meter size			
Sensus iPearl 3" Meter C2 Compound 6 wheel 100 gallon	\$13,955	\$14,098	
Meter supply fee	\$4,788	\$1,690	
4" meter size			
Sensus iPearl 4" Meter C2 Compound 6 wheel 100 gallon	\$18,641	\$18,832	
Meter supply fee	\$2,934	\$2,840	
6" meter size			
Sensus iPearl 6" Meter C2 Compound 6 wheel 100 gallon	\$46,524	\$46,997	
Meter supply fee	\$4,972	\$5,240	
Removal and inspection of water meter charge			actual cost of such removal, tests, and replacement by consumer if the meter differs less than 2%

EXHIBIT A

Hydrant Meters

Deposit	\$1,250
Backflow prevention device	\$1,250

Sewer Permits and Fees

Private sewage disposal	\$75
Building sewer permit and inspection fee	
Residential or commercial	\$25
Industrial	\$50

Sewer Connection Fee

Residential (single-family and multiple-family)	\$48.00 per trap / min charge of \$1,370	\$49.00 per trap / min charge of \$1,384
Commercial and industrial	\$61.00 per trap / min charge of \$2,326.00	\$62.00 per trap / min charge of \$2,350

Service rates - all meters shall be billed each month for no less 2,000 gallons

Water rate	\$6.55 /1,000 gallons-	\$6.38 /1,000 gallons	Effective November 1, 2019
Sewer rate - actual usage	\$7.91 /1,000 gallons-	\$8.35 /1,000 gallons	Effective November 1, 2019
Sewer rate - winter average	\$8.36 /1,000 gallons-	\$8.80 /1,000 gallons	Effective November 1, 2019
Sewer rate - outside City limits	125% of the applicable inside City rate		

Reconnection charge

Initial reconnection charge	\$50
2nd reconnection charge failure to pay arrangement for connection	\$75.00 additional charge
Disconnection Deposit Charge	If the deposit(s) on the disconnected utility account are less than the deposit(s) shown below additional deposit(s) will be assessed to bring the deposit(s) on the account equal to the current combined Water and Sewer deposits listed on the Schedule of fees.

Water/Sewer Service Deposits

	Water Deposit	Sewer Deposit
1" service lines		
One (1) family occupied dwelling	\$50	\$50
Residential New Construction	\$50	\$50
Commercial buildings	\$50	\$50
Office buildings - each meter	\$50	\$50
Manufacturing and industrial buildings	\$50	\$50
2" service lines	\$50	\$50
over 2" service lines	\$50	\$50

Trash Service

Residential Trash Service	\$12.95 per month
Residential Recycling Service	\$5.20 per month
Residential Cart Fee	\$1.50 per month
Residential Additional Cart Fee	\$0.75 per month for each additional cart

Miscellaneous

Fireworks license	\$250
Permit for curb loading zones	\$10.00 per year or fraction thereof
<u>Alcohol Beverages Permit Fees</u>	
Original package license	\$150
Original package 5% beer	\$75
5% beer by drink - wine	\$75
Retail liquor by drink - resort, bar	\$450
Retail liquor by drink-exempt	\$450
Malt liquor by drink	\$75
Sunday original package	\$300
5% beer by drink-restaurant bar-wine	\$300
Sunday bar-amusement	\$300
Sunday bar-exempt	\$300
Sunday bar-restaurant-resort, bar	\$300
Retail liquor by drink-caterers	\$15.00 per day
Tasting permit	\$38
Retail liquor by drink-picnic (not for profit)	\$38
Business License (1)	\$100
Business License - Home Occupations (per Section 605.020(A))	\$25
Public Amusement permit	\$500.00 litter bond
Pawnshop license	\$1,000
Bond (2)	\$1,000
News rack annual permit (3)	\$8.00 each rack
News rack inspection fee	\$20 each inspection for each rack
Insufficient check charge	\$20
Photocopies	\$0.10 per page & any applicable access and search fee
Reproduction of Meeting CD's	\$5.00 per copy
Administration fee - associated with violation of code	\$50
Filing fee of candidates	\$20
<u>Farmer's Market</u>	
Booth space with power in Depot	\$25 per month
Booth space with power - reserved	\$20 per month
Booth space without power - reserved	\$10 per month
Booth space - available (first-come first-served) on market day	free

- (1) license fee for merchant, manufacturer and business, except home-based occupations, as listed in Section 605.020(B)
- (2) Every person to whom a license shall be granted to carry on the business of a pawnbroker shall enter into a bond to the City, with good and sufficient security to be approved by the City Manager, in the penal sum, conditioned for the due observance of this code and all ordinances that may be passed or be enforced regarding pawnbrokers, at any time during the continuance of any such license.
- (3) Any news rack which in whole or in part rests upon, or over any public sidewalk, parkway or right-of-way shall comply

EXHIBIT A

Municipal Court	
Clerk fee	\$12
Crime Victims Compensation Fund (CVCF)	\$8
Police Officers Standards and Training Fund (POST)	\$1
Law Enforcement Training Fund (LEFT)	\$2
Domestic violence shelter surcharge	\$4
Inmate Prisoner Detainee Security Fund	\$2
Police	
CD's - video	\$20
Report copies	\$5.00 - for up to ten pages and \$0.10 per page for all additional pages and supplemental reports
Low Speed Vehicle Permit	\$20
Peddlers and Solicitors Permit Fees	
Application fee	\$20
Peddlers and solicitors permit	\$5.00 per person
Fingerprinting	Free to Raymore Residents
Letters for Adoption	Free to Raymore Residents
Animal Shelter Fees	
<u>Impoundment:</u>	
1st offense	\$10
2nd offense	\$50
3rd and subsequent offenses	\$100
Additional maintenance fee	\$10.00 / day
Anti-rabies vaccination requirement	\$75
<u>Dog & Cat License</u>	
Spayed or Neutered	\$5
Unaltered	\$20
*Penalty after January 31st	
**Replacement tag	\$2
<u>Animal Adoption</u>	
Cats	\$65
Dogs	\$90
Dogs over 60 lbs.	\$110
Parks and Recreation	
<u>Rental Fees - resident</u>	
Depot reservation - day	\$70
Moon Valley shelter reservation - day	\$50
West shelter reservation - day	\$50
Optimists shelter reservation - day	\$50
Lions shelter reservation - day	\$70
Ball field reservation - lit - day	\$125
Ball field reservation - unlit - day	\$100
<u>Rental Fees - non-resident</u>	
Depot reservation - day	\$120
Moon Valley reservation - day	\$75
West shelter reservation - day	\$75
Optimists shelter reservation - day	\$75
Lions shelter reservation - day	\$120
Ball field reservation - lit - day	\$200
Ball field reservation - unlit - day	\$150
<u>Specifically permitted rentals</u>	
Disc Golf Course Tournament	\$100 per day
Baseball Field Rental	\$25 per hour per field
Tournament Complex Rental	\$1200/\$600 deposit required
Ballfield Lights	\$25 per hour per field
Ballfield Preparation (Chalk/Paint)	\$30 per field
Additional Preparation during Tournament	\$15 per field
Tournament Team Fee	\$25 per team
<u>Services</u>	
Regular hourly rate	\$20
Overtime hourly rate	\$30
Raymore Activity Center	
Open Gym Program Fee	\$3 per visit
<u>Rental Fees</u>	
Gym Half Court	\$50 per hour
Gym Full Court (up to 6 hours)	\$85 per hour
Day Full Facility (6-10 hours)	\$750
Afterhours Full Facility (overnight)	\$1,200

EXHIBIT A

Centerview

- a. *Non-Prime Time (2 hour minimum):* *Monday - Thursday, 8:00 A.M - 10:00 P.M.*
Friday, 8:00 A.M. - 4:00 P.M.
- b. *Prime Time (4 hour minimum):* *Friday, 6:00 P.M. - 12:00 A.M*
Saturday - Sunday, 8:00 A.M - 12:00 A.M.
Listed Holidays

	Residential	Non-Residential	Commercial	Holiday ¹
Centerview - Full Facility				
Non-Prime Rate	\$150 / HR	\$200 / HR	\$225 / HR	N/A
Prime Rate	\$225 / HR	\$275 / HR	\$300 / HR	\$350 / HR

Harrelson Hall - Capacity: 240 with tables - 400 seating only (includes catering kitchen)				
Non-Prime Rate	\$100 / HR	\$150 / HR	\$175 / HR	N/A
Prime Rate	\$175 / HR	\$225 / HR	\$250 / HR	N/A

Harrelson Hall A - Capacity: 96 with tables - 154 seating only				
Non-Prime Rate	\$60 / HR	\$95 / HR	\$110 / HR	N/A
Prime Rate	\$85 / HR	\$120 / HR	\$135 / HR	N/A

Harrelson Hall B - Capacity: 144 with tables - 242 seating only (includes catering kitchen)				
Non-Prime Rate	\$75 / HR	\$110 / HR	\$125 / HR	N/A
Prime Rate	\$120 / HR	\$155 / HR	\$170 / HR	N/A

Gilmore Room - Capacity: 16 with tables - 18 seating only				
Non-Prime Rate	\$25 / HR	\$50 / HR	\$75 / HR	N/A
Prime Rate	\$60 / HR	\$85 / HR	\$110 / HR	N/A

The Grove - Outdoor Patio and Lawn				
Non-Prime Rate	\$25 / HR	\$50 / HR	\$75 / HR	N/A
Prime Rate	\$60 / HR	\$85 / HR	\$110 / HR	N/A

Facility Deposit - without serving alcohol \$150
 Facility Deposit - serving alcohol \$250

Additional Rental Fees
 Lobby * \$50
 Visual \$50
 Audio (soundboard) \$100
 Alcohol Permit \$100
 Public Safety Officer ** \$40 / HR

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

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

Non-Alcohol Event 1 officer required for events with 200 attendees or more, 1 additional officer for every 100+ attendees
 Event with Alcohol 2 officers required, 1 additional officer for every 100+ attendees

¹ See the Centerview policy for listed holidays



CITY OF RAYMORE
AGENDA ITEM INFORMATION FORM

DATE: Sept. 23, 2019

SUBMITTED BY: Jim Cadoret

DEPARTMENT: Development Services

<input type="checkbox"/> Ordinance	<input checked="" type="checkbox"/> Resolution	<input type="checkbox"/> Presentation	<input type="checkbox"/> Public Hearing
<input type="checkbox"/> Agreement	<input type="checkbox"/> Discussion	<input type="checkbox"/> Other	

TITLE / ISSUE / REQUEST

Resolution 19-50: Support for Grant Park Villas MHDC application

STRATEGIC PLAN GOAL/STRATEGY

3.2.4: Provide quality, diverse housing options that meet the needs of the community

FINANCIAL IMPACT

Award To:
Amount of Request/Contract:
Amount Budgeted:
Funding Source/Account#:

PROJECT TIMELINE

Estimated Start Date	Estimated End Date
----------------------	--------------------

STAFF RECOMMENDATION

Approval

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission: Date: Action/Vote:

LIST OF REFERENCE DOCUMENTS ATTACHED

Conceptual Plan

REVIEWED BY:

Jim Feuerborn

BACKGROUND / JUSTIFICATION

Justin Zimmerman, representing Zimmerman Properties, is proposing to develop a 48-unit affordable senior housing rental development at the southeast corner of Adams Street and Grant Drive. The developer is proposing to utilize the Low Income Housing Tax Credit (LIHTC) program, which requires approval from the Missouri Housing Development Commission.

Grant Park Villas is a proposed two-story apartment building consisting of one- and two-bedroom units. Amenities include a community room on each level, fitness center, picnic area, computer center/library, and a courtyard area. There will be an on-site property manager and full-time maintenance staff. At least one tenant in each unit must be at least 55 years in age, with income restrictions based upon family size.

Local support for the development is an important criteria in gaining approval of the application by the Commission. Resolution 19-50 indicates City Council support for the application.

RESOLUTION 19-50

"A RESOLUTION IN SUPPORT OF THE APPLICATION TO THE MISSOURI HOUSING DEVELOPMENT COMMISSION FOR FINANCING THE GRANT PARK VILLAS IN RAYMORE, CASS COUNTY, MISSOURI."

WHEREAS, Zimmerman Properties has indicated an intent to pursue financing from the Missouri Housing Development Commission for the Grant Park Villas development proposed at the southeast corner of Adams Street and Grant Drive; and

WHEREAS, Zimmerman Properties has indicated its intent to construct a 48-unit affordable senior housing rental development that will serve residents 55 and older who are able to live in an independent environment and who, by the Department of Housing and Urban Development criteria, are considered low- or very low-income households; and

WHEREAS, Zimmerman Properties has requested the City of Raymore's support of this application for tax credits and for the project.

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

Section 1. The City Council, by the adoption of this Resolution, indicates its support for the Grant Park Villas development in Raymore and supports the application to the Missouri Housing Development Commission.

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

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

DULY READ AND PASSED THIS 23RD DAY OF SEPTEMBER, 2019, BY THE FOLLOWING VOTE:

Councilmember Abdelgawad
Councilmember Barber
Councilmember Berendzen
Councilmember Burke III
Councilmember Circo
Councilmember Holman
Councilmember Jacobson
Councilmember Townsend

ATTEST:

APPROVE:

Jean Woerner, City Clerk

Kristofer P. Turnbow, Mayor

Date of Signature

SITE SUMMARY

SITE AREA	3.83 ACRES (14 UNITS PER ACRE)
DENSITY	14 UNITS PER ACRE
EXISTING ZONING:	C-2 - GENERAL COMMERCIAL DISTRICT
APPLYING FOR:	R-5B - RESIDENTIAL COMMUNITY RESIDENTIAL DISTRICT
REQUIRED PARKING:	1.5/UNIT
SENIOR MULTIFAMILY (55+ YRS AND OVER)	72 SPACES REQUIRED
OPEN HC VAN ACCESSIBLE SPACES PROVIDED	2 SPACES
OPEN ACCESSIBLE SPACES PROVIDED	11 SPACES
OPEN STANDARD SPACES PROVIDED	35 SPACES
MINIMUM PARKING PROVIDED (1,025 SPACES/UNIT)	78 SPACES PROVIDED

GENERAL NOTES:
 1. ALL SIDEWALLS SHOWN WILL COMPLY WITH ALL MINIMUM ACCESSIBILITY REQUIREMENTS.
 2. ALL SIDEWALLS SHOWN WILL COMPLY WITH ALL MINIMUM ACCESSIBILITY REQUIREMENTS.

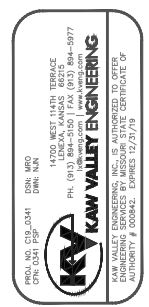
UNIT SUMMARY

UNIT TYPE	NET SF (1) GRANT-PANIT	NET SF (2)	PATIO/ BALCONY STORAGE	EXTERIOR STORAGE
A2 (1-BED 1-BATH)	772 SF	820 SF	59 SF	44 SF
B1 (2-BED 2-BATH)	968 SF	1017 SF	33 SF	13 SF
CLUB 1ST FLOOR	3,025 SF		1,033 SF	
CLUB 2ND FLOOR	5,636 SF		1,323 SF	
TOTAL CLUB				
CORRIDOR 1ST FLOOR N WING	1,817 SF			
CORRIDOR 1ST FLOOR S WING	3,031 SF			
CORRIDOR 1ST FLOOR S WING	2,811 SF			
CORRIDOR 2ND FLOOR S WING	9,251 SF			
TOTAL CORRIDOR				
UNIT TYPE	TOTAL UNITS			
A2	20			
B1	28			
TOTAL	48 TOTAL UNITS			
UNIT TYPE	TOTAL NET SF(1)	TOTAL NET SF(2)	TOTAL GROSS SF	
A2	15,440 SF	16,400 SF	18,660 SF	
B5	27,104 SF	28,476 SF	31,164 SF	
TOTAL UNIT	42,544 SF	44,876 SF	49,824 SF	

NET SF (1) - CONDITIONED AREA DOES NOT INCLUDE PERIMETER WALL FRAMING (PAINT-TO-PAINT).
 NET SF (2) - CONDITIONED AREA INCLUDES PERIMETER WALL FRAMING (PAINT-TO-PAINT).
 GROSS SF - CONDITIONED AREA INCLUDES NET SF (2) AREA, PATIO/BALCONY AREAS, AND EXTERIOR STORAGE.

DESIGN ELEMENT AMENITIES

- GROUP 1 - CLUB HOUSE WITH EXERCISE AND MEETING ROOM
- GROUP 2 - BBQ/PICNIC GAZEBO
- GROUP 3 - NATURAL STORMWATER DETENTION WITH NATIVE PLANTS



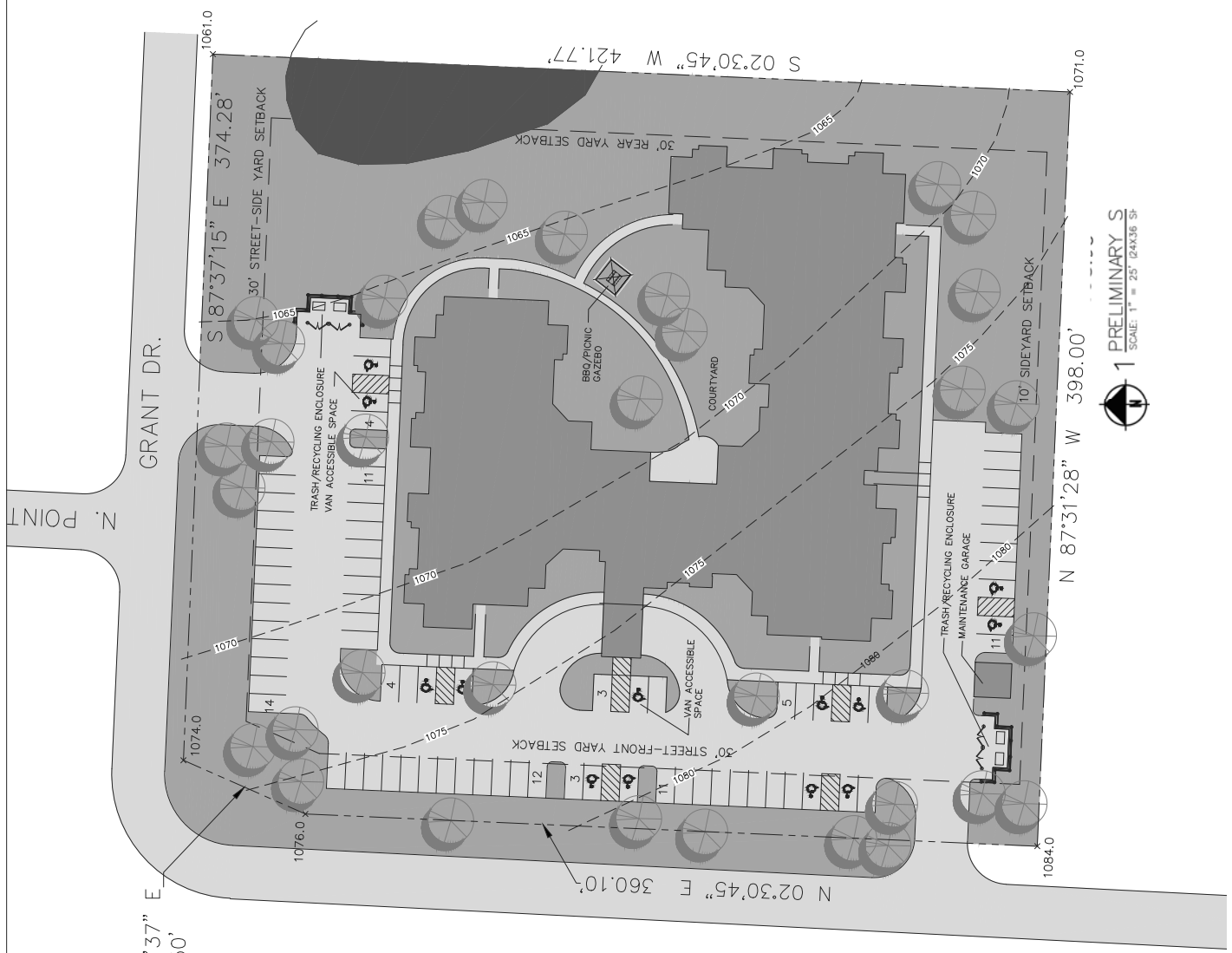
Zimmerman Properties
 A 48-Unit Senior Community in
 Raymore, MO

ZIMMERMAN PROPERTIES INVESTMENTS ILLC

1329 E. Oak Street
 Springfield, MO 65804
 417-861-1612

PREPARED BY:
 PAPER ENGINEERING, INC.
 2000 S. W. 10th Ave.
 Fort Lauderdale, FL 33304
 954-574-2288

SHEET: S1 CONTEXTUAL SITE 09-09/2019





CITY OF RAYMORE
AGENDA ITEM INFORMATION FORM

DATE: Sept. 23, 2019

SUBMITTED BY: Jim Cadoret

DEPARTMENT: Development Services

<input type="checkbox"/> Ordinance	<input checked="" type="checkbox"/> Resolution	<input type="checkbox"/> Presentation	<input type="checkbox"/> Public Hearing
<input type="checkbox"/> Agreement	<input type="checkbox"/> Discussion	<input type="checkbox"/> Other	

TITLE / ISSUE / REQUEST

19-51 - Confirmation of decision to install sidewalk on undeveloped lots

STRATEGIC PLAN GOAL/STRATEGY

2.2.2: Create and maintain a well-connected transportation network

FINANCIAL IMPACT

Award To:
Amount of Request/Contract:
Amount Budgeted:
Funding Source/Account#:

PROJECT TIMELINE

Estimated Start Date	Estimated End Date
----------------------	--------------------

STAFF RECOMMENDATION

Approval

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission: Date: Action/Vote:

LIST OF REFERENCE DOCUMENTS ATTACHED

--

REVIEWED BY:

Jim Feuerborn

BACKGROUND / JUSTIFICATION

At its Sept. 9 meeting, City Council held four public hearings on those undeveloped lots that were determined to meet the threshold requiring to have sidewalk installed by the property owner. Council voted to include the four lots on the list to be formally presented for installation of the sidewalk by the City.

Should Council confirm that the City shall install sidewalk upon the four identified lots staff will notify each property owner that the City will commence installation no sooner than Sept. 1, 2020. Should the property owner install sidewalk or obtain a building permit to construct a home on the lot prior to Sept. 1, 2020, staff will remove the lot from the installation list. If the City installs sidewalk upon any of the lots a special assessment will be placed on the lot for the cost of installation.

RESOLUTION 19-51

"A RESOLUTION OF THE CITY OF RAYMORE, MISSOURI, CONFIRMING THE DECISION TO INSTALL SIDEWALK ON CERTAIN IDENTIFIED UNDEVELOPED LOTS AND AUTHORIZING CITY STAFF TO TAKE THE STEPS NECESSARY TO HAVE SIDEWALK INSTALLED."

WHEREAS, in conformance with Section 445.030K2a5 of the Unified Development Code notification was provided to the owners of undeveloped lots that had been identified as meeting the threshold requirements for having sidewalk installed; and

WHEREAS, a public hearing was held on September 9, 2019, for those lots wherein sidewalk was not installed by the established deadline; and

WHEREAS, at the conclusion of each public hearing for the lots described below the City Council made the findings pursuant to Section 445.030K2a9 of the Unified Development Code and made a determination to install sidewalk on the lot and levy a special assessment against the lot for the costs thereof in accordance with Section 445.030K2a7; and

WHEREAS, the City Council decision to install sidewalk was done for the purpose of having a continuous and connected sidewalk network throughout the City.

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

Section 1. The City Council confirms the determination made at the September 9, 2019 public hearing and authorizes the installation of sidewalk on the following described undeveloped lots:

- 1503 Lewis Circle - Westbrook at Creekmoor 7th Plat Lot 168
- 918 Creekmoor Drive - Westbrook at Creekmoor 9th Plat Lot 278
- 713 Redtop Lane - Meadowood of the Good Ranch 1st Plat Lot 16
- 720 Gamma Grass Place - Meadowood of The Good Ranch 2nd Plat Lot 80

Section 2. City staff is authorized to proceed with the plans and specifications for the installation of sidewalk upon the above identified lots. No sidewalk shall be installed by the City before September 1, 2020.

Section 3. City staff is authorized to levy a special assessment against those lots upon which the sidewalk is installed for the costs of installation of the sidewalk.

Section 4. This Resolution shall become effective on and after the date of passage and approval.

Section 5. Any Resolution or part thereof which conflicts with this Resolution shall be null and void.

DULY READ AND PASSED THIS 23RD DAY OF SEPTEMBER, 2019, BY THE FOLLOWING VOTE:

Councilmember Abdelgawad
Councilmember Barber
Councilmember Berendzen
Councilmember Burke III
Councilmember Circo
Councilmember Holman
Councilmember Jacobson
Councilmember Townsend

ATTEST:

APPROVE:

Jean Woerner, City Clerk

Kristofer P. Turnbow, Mayor

Date of Signature



CITY OF RAYMORE
AGENDA ITEM INFORMATION FORM

DATE: Sept. 23, 2019

SUBMITTED BY: Jonathan Zerr

DEPARTMENT: Legal

<input checked="" type="checkbox"/> Ordinance	<input type="checkbox"/> Resolution	<input type="checkbox"/> Presentation	<input type="checkbox"/> Public Hearing
<input type="checkbox"/> Agreement	<input type="checkbox"/> Discussion	<input type="checkbox"/> Other	

TITLE / ISSUE / REQUEST

Approval of Bill 3486 - Grant of Easement Rights

STRATEGIC PLAN GOAL/STRATEGY

Goal 3.3.4 - Ensure capital improvements, plans and regulations support Econ.Dev.

FINANCIAL IMPACT

Award To:
Amount of Request/Contract:
Amount Budgeted:
Funding Source/Account#:

PROJECT TIMELINE

Estimated Start Date	Estimated End Date
----------------------	--------------------

STAFF RECOMMENDATION

Approval

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission:
Date:
Action/Vote:

LIST OF REFERENCE DOCUMENTS ATTACHED

Grant of Easement Rights
Access Map

REVIEWED BY:

Jim Feuerborn

BACKGROUND / JUSTIFICATION

In 2015, a permanent access easement was granted to the City of Raymore to provide a vehicle access connection between the property owned by Realty Income Corporation (currently operating as China Star restaurant) and the City right-of-way (commonly identified as relocated Kentucky Road). This easement allowed for a 2nd access point to the Realty Income property when the direct access to the property off of 58 Highway was eliminated.

To ensure permanent access to the property, Realty Income Corporation is requesting that the City grant direct rights to the easement access. The requested Grant of Easement Rights presented with Bill 3486 will secure the access rights of Realty Income Corporation. The easement rights will be non-exclusive, thereby allowing both the City as well as Realty Income Corporation to fully access the easement area and requiring that any alteration in the use of the easement area be approved by both the City and Realty Income Corporation.

If approved, staff will arrange for the execution of the Grant of Easement Rights with the Cass County Recorder of Deeds.

BILL 3486

ORDINANCE

"AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, APPROVING THE GRANT OF EASEMENT RIGHTS TO REALTY INCOME CORPORATION OVER A DRIVEWAY EASEMENT, BEING PART OF TRACT B OF THE RAYMORE GALLERIA NORTH - FIRST PLAT, ALL IN THE CITY OF RAYMORE, CASS COUNTY, MISSOURI."

WHEREAS, in 2015 the City acquired a permanent vehicle access easement connecting the property owned by Realty Income Corporation and the recently relocated Kentucky Road on the east; and

WHEREAS, to address increasing safety concerns identified at the intersection of 58 Highway and the recently relocated Kentucky Road, the City closed access onto 58 Highway leaving the easement as one of two access points onto the property; and

WHEREAS, Realty Income Corporation desires to secure non-exclusive easement rights to the permanent vehicle access easement held by the City so as to ensure the access points to their property, which is in the best interest of the City and Realty Income Corporation.

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

Section 1. The City Council finds and declares it necessary, reasonable, proper and in the best interest to grant non-exclusive permanent vehicle access easement rights to Realty Income Corporation over a driveway easement being part of Tract B of the Raymore Galleria North - First Plat in the City of Raymore, Cass County, Missouri; more particularly described as follows:

All part of Tract B, Raymore Galleria North - First Plat, a subdivision of land in the Southwest Quarter of Section 8, Township 46, Range 32 West, of the 5th Principal Meridian in Raymore, Cass County, Missouri, being bounded and described as follows: Beginning at the Northwest corner of said Tract B; thence South 86°58'22" East, along the Northerly line of said Tract B, 26.76 feet to a point on the Westerly right-of-way line of Kentucky Avenue, as now established; thence Southerly, along said right-of-way line, along a curve to the right, having an initial tangent bearing of South 04°44'29" East, with a radius of 500.00 feet, a central angle of 05°45'11" and an arc distance of 50.20 feet; thence North 86°58'22" West, 31.64 feet to a point on the Westerly line of said Tract B; thence North 03°42'43" East, along said Westerly line, 50.00 feet to the Point of Beginning.

The Permanent Access Easement contains 1,481 square feet or 0.03 acres, more or less.

Section 2. The City Council makes the findings of fact and accepts the recommendation by City staff.

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

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

DULY READ THE FIRST TIME THIS 23RD DAY OF SEPTEMBER, 2019.

BE IT REMEMBERED THAT THE ABOVE ORDINANCE WAS APPROVED AND ADOPTED THIS 14TH DAY OF OCTOBER, 2019 BY THE FOLLOWING VOTE:

Councilmember Abdelgawad
Councilmember Barber
Councilmember Berendzen
Councilmember Burke III
Councilmember Circo
Councilmember Holman
Councilmember Jacobson
Councilmember Townsend

ATTEST:

APPROVE:

Jean Woerner, City Clerk

Kristofer P. Turnbow, Mayor

Date of Signature

(Space Above This Line For Recording Data)

DOCUMENT COVER SHEET

Title of Document: GRANT OF EASEMENT RIGHTS

Date of Document: September __, 2019

Grantor: CITY OF RAYMORE, MISSOURI
100 Municipal Circle
Raymore, Missouri 64083

Grantee: REALTY INCOME CORPORATION
11995 El Camino Real
San Diego, California 92310

Legal Description: See Exhibit A

Book/Page: Book 03882, Page 0072

THE TERMS "GRANTOR" AND "GRANTEE" AS USED IN THIS COVER PAGE ARE FOR RECORDING AND INDEXING PURPOSES ONLY, AND THE ATTACHED DOCUMENT ITSELF MAY REFER TO THE PARTIES BY OTHER DESIGNATIONS.

GRANT OF EASEMENT RIGHTS

This Grant of Easement Rights is made on this ____ day of September, 2019, by the CITY OF RAYMORE, MISSOURI, a municipal corporation with a mailing address of 100 Municipal Circle, Raymore, Missouri 64083 (the “City”), as Grantor, and REALTY INCOME CORPORATION, a Maryland corporation, with a mailing address of 11995 El Camino Real, San Diego, California 92310 (“RIC”) as Grantee.

RECITALS

WHEREAS, RIC owns approximately 2.76 acres of real property located at 1918 Foxwood Drive, Raymore, Missouri 64083 (the “RIC Parcel”) which parcel is labeled “unplatted” on **Exhibit B** attached hereto;

WHEREAS, the City acquired a Permanent Access Easement from North 58 Equity Partners, LLC dated March 30, 2015, recorded at Book 03882, Page 0072 in the Cass County Recorder of Deeds office (the “Access Easement”), as legally described on **Exhibit A** and depicted on **Exhibit B**.

WHEREAS, the purpose of the Access Easement was to provide access between Kentucky Road and the RIC Parcel, replacing direct access to Highway 58 that the City permanently closed on August 22, 2016 by City Ordinance No. 2016-068;

WHEREAS, the Access Easement does not prohibit assignment by the City and provides that the rights of the parties to the Access Easement includes successors and assigns;

WHEREAS, the City desires to grant rights in the Access Easement so that RIC has direct rights in the Access Easement.

NOW, THEREFORE, in consideration of the sum of Ten Dollars (\$10.00) and the foregoing recitals, the mutual covenants of the Parties set forth herein and for other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the Parties hereby agree as follows:

1. Grant of Rights. City hereby grants to RIC the permanent, non-exclusive right to the Access Easement, to use for all of the purposes provided for in the Access Easement.
2. Reservation of Rights and Non-Interference. The City reserves its rights in the Access Easement and agrees that the City shall not take any action to obstruct vehicular access across the Access Easement by RIC, its agents, employees, independent contractors, and invitees, or to terminate or vacate the Access Easement.
3. Agreement as to Conditions and Covenants. RIC hereby accepts the rights granted in the Access Easement and agrees to abide by the condition and the covenants contained in the Access Easement, provided however, that RIC shall not have any obligation to construct, reconstruct, maintain, or repair any improvements in the Access Easement.

4. Maintenance of the Access Easement. The City shall remain obligated to maintain and repair fences, sidewalks, roadways, pavements, and curbs within the Access Easement.
5. Traffic Enforcement. Nothing shall prevent the City from adopting an ordinance, posting signs, and enforcing a prohibition against using the Access Easement or RIC's real property for cutting through to avoid traffic.

[Signature Pages Follow]

IN WITNESS WHEREOF, the parties have executed this Grant of Easement Rights as of the day and year first above written.

GRANTOR:

CITY OF RAYMORE, MISSOURI, a municipal corporation

By: _____
Name: Kristofer P. Turnbow
Title: Mayor

Attest:

Jeanie Woerner, City Clerk

ACKNOWLEDGMENT

STATE OF MISSOURI)
) SS.
CASS COUNTY)

On this ____ day of September, 2019, before me, a Notary Public in and for said State, personally appeared Kristofer P. Turnbow, the Mayor of the City of Raymore, Missouri, known to me to be the person who executed the within Grant of Easement Rights on behalf of said City of Raymore and acknowledged to me that he executed the same for the purposes therein stated.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

Notary Public

My Commission Expires:

GRANTEE:

REALTY INCOME CORPORATION, a Maryland corporation

By: _____
Name: Michael R. Pfeiffer
Title: Executive Vice President/General Counsel

ACKNOWLEDGMENT

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

COUNTY OF SAN DIEGO

On ____, September, 2019 before me, _____, Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

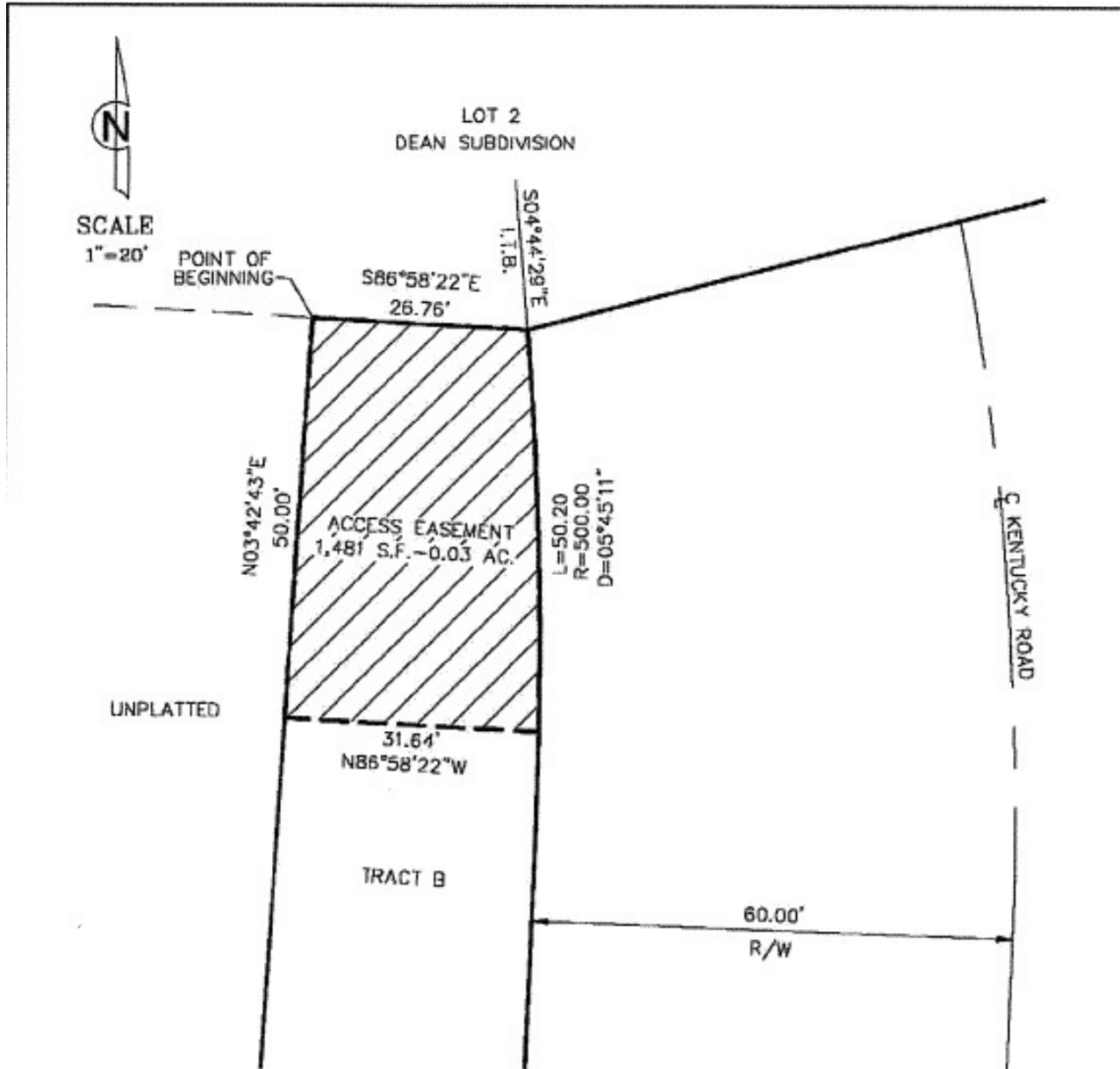
EXHIBIT A

Legal Description

All part of Tract B, Raymore Galleria North – First Plat, a subdivision of land in the Southwest Quarter of Section 8, Township 46 North, Range 32 West, of the 5th Principal Meridian in Raymore, Cass County, Missouri, being bounded and described as follows: Beginning at the Northwest corner of said Tract B; thence South 86°58'22" East, along the Northerly line of said Tract B, 26.76 feet to a point on the Westerly right-of-way line of Kentucky Avenue, as now established; thence Southerly, along said right-of-way line, along a curve to the right, having an initial tangent bearing of South 04°44'29" East, with a radius of 500.00 feet, a central angle of 05°45'11" and an arc distance of 50.20 feet; thence North 86°58'22" West, 31.64 feet to a point on the Westerly line of said Tract B; thence North 03°42'43" East, along said Westerly line, 50.00 feet to the Point of Beginning.

The Permanent Access Easement contains 1,481 square feet or 0.03 acres, more or less.

EXHIBIT B



z:\projects\MISSOURI\08-66-32\12089-Raymore Galleria North Access Easmt\Plans\Casements\12089-Raymore Galleria North Access Easement.dwg



LUTJEN

1811 S. Highway 100
 Raymore, MO 64083
 (816) 335-1234
 www.lutjen.com

Surveying
 Planning
 Engineering
 Professional Architecture

Lutjen Proposal No.: 11089

Exhibit A

ACCESS EASEMENT

**RAYMORE GALLERIA NORTH
 FIRST PLAT
 RAYMORE, CASS COUNTY, MISSOURI**

The City makes no warranty of any kind, expressed or implied, regarding fitness of information shown for a particular use.

Date: 9/16/2019



Raymore, MO. Source: Esri, DigitalGlobe, GeoEye, Earthstar, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Esri