

**THE RAYMORE CITY COUNCIL MET IN REGULAR SESSION MONDAY, SEPTEMBER 23, 2019 IN COUNCIL CHAMBERS AT 100 MUNICIPAL CIRCLE, RAYMORE, MISSOURI. MEMBERS PRESENT: MAYOR TURNBOW, COUNCILMEMBERS BARBER, BERENDZEN, BURKE, HOLMAN, JACOBSON, AND TOWNSEND, CITY MANAGER JIM FEUERBORN, CITY ATTORNEY JONATHAN ZERR, AND CITY CLERK JEANIE WOERNER.**

- 1. Call To Order.** Mayor Turnbow called the regular meeting to order at 7:00 p.m.
- 2. Roll Call.** City Clerk Jeanie Woerner called roll; quorum present to conduct business. Councilmembers Abdelgawad and Circo absent.
- 3. Pledge of Allegiance.**
- 4. Presentations/Awards.**
- 5. Personal Appearances.**
- 6. Staff Reports.**

Public Works Director Mike Krass reported on statistics from the recent household hazardous waste event sponsored by Mid-America Regional Council (MARC).

Councilmember Holman asked for a status update in the near future on road conditions.

Communication Specialist Melissa Harmer advised Council that the City has been awarded a grant by MARC, Solid Waste Management District, through their outreach program for three recycling stations that will be used during special events held in Raymore's City parks.

- 7. Committee Reports.**
- 8. Consent Agenda.**

**A. City Council Minutes, September 9, 2019**

**B. Resolution 19-53, Public Works Roof Project - Acceptance and Final Payment**

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

**DISCUSSION:** None

<b>VOTE:</b>	Councilmember Abdelgawad	Absent
	Councilmember Barber	Aye
	Councilmember Berendzen	Aye
	Councilmember Burke, III	Aye
	Councilmember Circo	Absent
	Councilmember Holman	Aye

Councilmember Jacobson      Aye  
Councilmember Townsend      Aye

**9. Unfinished Business. Second Readings.**

**10. New Business. First Readings.**

**A. Amending the Schedule of Fees (public hearing)**

**RESOLUTION 19-52: "A RESOLUTION OF THE CITY OF RAYMORE, MISSOURI, AMENDING THE SCHEDULE OF FEES."**

City Clerk Jeanie Woerner conducted the reading of Resolution 19-52 by title only.

Mayor Turnbow opened the public hearing at 7:07 p.m. and called for a staff report.

Finance Director Elisa Williams stated 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 and the change in water and sewer fees as presented at the August 5, 2019 work session for the annual rate model discussion. The Schedule also includes rates for the residential waste contract approved in June 2019.

Mayor Turnbow opened the floor for public comment and hearing none, closed the public hearing at 7:08 p.m.

**MOTION:** By Councilmember Holman, second by Councilmember Barber to approve the reading of Resolution 19-52 by title only.

**DISCUSSION:** Councilmember Holman noted only three fees were changed based on cost of service.

**VOTE:**

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

**B. Support of Application to MHDC for Grant Park Villas**

**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."**

City Clerk Jeanie Woerner conducted the reading of Resolution 19-50 by title only.

Development Services Director Jim Cadoret provided a brief review of the staff report in the Council packet and introduced Jeff Beckler who will provide specific information to the request.

Jeff Beckler representing Zimmerman Properties, LLC presented specific information on a proposal for a two story, 48-unit senior housing rental development to be located on a 3.83 acre property on the east side of Adams Street, north of 58 Highway. He explained the intent is to apply for the Low Income Housing Tax Credit program (LIHTC) with the Missouri Housing Development Commission. Local support for the application is critical for approval. He asked Council for a Resolution in support of his application for this project.

**MOTION:** By Councilmember Holman, second by Councilmember Barber to approve the reading of Resolution 19-50 by title only.

**DISCUSSION:** Councilmember Holman asked if a Good Neighbor meeting will be held with surrounding property owners.

Mr. Cadoret stated because this project will require a reclassification for zoning, a Good Neighbor meeting will be held September 25, 2019. The Planning and Zoning Commission will consider the rezoning at their October 15, 2019 meeting.

<b>VOTE:</b>	Councilmember Abdelgawad	Absent
	Councilmember Barber	Aye
	Councilmember Berendzen	Aye
	Councilmember Burke, III	Aye
	Councilmember Circo	Absent
	Councilmember Holman	Aye
	Councilmember Jacobson	Aye
	Councilmember Townsend	Aye

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

**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."**

City Clerk Jeanie Woerner conducted the reading of Resolution 19-51 by title only.

Development Services Director Jim Cadoret stated at the September 9, 2019 Council meeting, public hearings were conducted on four 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 lots and authorizes City staff to proceed with the steps necessary to have the sidewalk installed. If approved, staff will contact the property owners to advise them of Council action and future steps for installation.

**MOTION:** By Councilmember Holman, second by Councilmember Barber to approve the reading of Resolution 19-51 by title only.

**DISCUSSION:** None

<b>VOTE:</b>	Councilmember Abdelgawad	Absent
	Councilmember Barber	Aye
	Councilmember Berendzen	Aye
	Councilmember Burke, III	Aye
	Councilmember Circo	Absent
	Councilmember Holman	Aye
	Councilmember Jacobson	Aye
	Councilmember Townsend	Aye

**D. Grant of Easement - Realty Income Corporation**

**BILL 3486: "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."**

City Clerk Jeanie Woerner conducted the first reading of Bill 3486 by title only.

City Attorney Jonathan Zerr provided a review of the staff report included in the Council packet. In 2015 a permanent access easement was granted by property owner Realty Income Corporation to the City of Raymore to provide a vehicle access connection between the property (northeast corner of Kentucky and 58 Highway) 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.

**MOTION:** By Councilmember Holman, second by Councilmember Barber to approve the first reading of Bill 3486 by title only.

**DISCUSSION:** None

<b>VOTE:</b>	Councilmember Abdelgawad	Absent
	Councilmember Barber	Aye
	Councilmember Berendzen	Aye
	Councilmember Burke, III	Aye
	Councilmember Circo	Absent
	Councilmember Holman	Aye
	Councilmember Jacobson	Aye
	Councilmember Townsend	Aye

**11. Public Comments.**

**12. Mayor/Council Communication.**

Councilmember Berendzen and Barber thanked the sponsors and volunteers who participated in the Festival in the Park event.

Councilmember Holman welcomed the American Government high school students in attendance.

Mayor Turnbow recognized the Raymore-Peculiar marching band who recently placed third at the Carl Junction Marching Festival and congratulated Communication Specialist Melissa Harmer for being awarded the grant by MARC through their outreach program.

**MOTION:** By Councilmember Holman, second by Councilmember Barber to adjourn to Executive Session to discuss personnel matters as authorized by §610.021 (3).

<b>ROLL CALL VOTE:</b>	Councilmember Abdelgawad	Absent
	Councilmember Barber	Aye
	Councilmember Berendzen	Aye
	Councilmember Burke, III	Aye
	Councilmember Circo	Absent
	Councilmember Holman	Aye
	Councilmember Jacobson	Aye
	Councilmember Townsend	Aye

The regular meeting of the Raymore City Council adjourned to Executive Session at 7:33 p.m.

**13. Adjournment.**

**MOTION:** By Councilmember Holman, second by Councilmember Townsend to adjourn.

**DISCUSSION:** None

<b>VOTE:</b>	Councilmember Abdelgawad	Absent
	Councilmember Barber	Aye

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

The regular meeting of the Raymore Council adjourned at 7:49 p.m.

Respectfully submitted,

Jeanie Woerner  
City Clerk