

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

These minutes transcribed by Deputy City Clerk Erica Hill