

THE RAYMORE CITY COUNCIL MET IN REGULAR SESSION MONDAY, NOVEMBER 25, 2019 IN COUNCIL CHAMBERS AT 100 MUNICIPAL CIRCLE, RAYMORE, MISSOURI. MEMBERS PRESENT: COUNCILMEMBERS ABDELGAWAD, BARBER, BERENDZEN, BURKE, CIRCO, HOLMAN, JACOBSON, AND TOWNSEND, CITY MANAGER JIM FEUERBORN, CITY ATTORNEY MIKE FLEMING, 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.
- 3. Pledge of Allegiance.** Mayor Turnbow called for a moment of silence in memory of the late brother of Councilmember Circo.

4. Presentations/Awards.

George Constable, owner of Constable Sanitation the City's solid waste provider, provided an update on services.

5. Personal Appearances.

6. Staff Reports.

Public Works Director Mike Krass provided a review of the staff report included in the Council packet and reviewed the status of current capital projects.

Parks and Recreation Director Nathan Musteen provided a review of the staff report included in the Council packet and announced Johnston Lake has been stocked with trout and the ice rink has been delivered to T.B. Hanna Station. He answered general questions from Council.

Communication Specialist Melissa Harmer provided an informational video of snow plow driver training and preparation, updated the Council on fundraising efforts for the animal shelter and the Shop with a Cop program, and reviewed upcoming event for the City.

City Manager Jim Feuerborn announced agenda items for the December 2 City Council work session, announced the City has received the GFOA distinguished budget award and the Sterling Agency Award from the Universal Public Procurement Certification Council.

7. Committee Reports.

8. Consent Agenda.

A. City Council Minutes, October 28, 2019

B. Resolution 19-65, Acceptance of Public Improvements - Evanbrook 7th Plat

C. Resolution 19-66, City Hall Front Entrance Modification Project - Acceptance and Final Payment

MOTION: By Councilmember Holman, second by Councilmember Barber 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. Rezoning, Grant Drive and Adams Street

BILL 3497: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AMENDING THE ZONING MAP FROM 'C-2' GENERAL COMMERCIAL DISTRICT TO 'R-3B' APARTMENT COMMUNITY RESIDENTIAL DISTRICT, A 3.8 ACRE TRACT OF LAND LOCATED SOUTH OF GRANT DRIVE, EAST OF ADAMS STREET, IN RAYMORE, CASS COUNTY, MISSOURI."

City Clerk Jeanie Woerner conducted the second reading of Bill 3497 by title only.

MOTION: By Councilmember Holman, second by Councilmember Barber to approve the second reading of Bill 3497 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 3497 as **Raymore City Ordinance 2019-075.**

B. T.B. Hanna Station Site Work Project

BILL 3495: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH R.L. PHILLIPS CONSTRUCTION, INC. FOR THE T.B. HANNA STATION SITE WORK PROJECT, CITY PROJECT NUMBER 19-276-203A, IN THE AMOUNT OF \$234,250 AND AUTHORIZING THE CITY MANAGER TO APPROVE CHANGE ORDERS WITHIN ESTABLISHED BUDGET CONSTRAINTS."

City Clerk Jeanie Woerner conducted the second reading of Bill 3495 by title only.

MOTION: By Councilmember Holman, second by Councilmember Barber to approve the second reading of Bill 3495 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 3495 as **Raymore City Ordinance 2019-076.**

C. Award of Contract - Dayco Painting

BILL 3496: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH DAYCO PAINTING FOR THE EXTERIOR PAINTING AND UPGRADES TO CITY HALL IN THE AMOUNT OF \$28,152."

City Clerk Jeanie Woerner conducted the second reading of Bill 3496 by title only.

MOTION: By Councilmember Holman, second by Councilmember Barber to approve the second reading of Bill 3496 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 3496 as **Raymore City Ordinance 2019-077**.

10. New Business. First Readings.

A. 6th Amendment to the Creekmoor Memorandum of Understanding (public hearing)

RESOLUTION 19-63: "A RESOLUTION OF THE CITY OF RAYMORE, MISSOURI, APPROVING THE 6TH AMENDMENT TO THE MEMORANDUM OF UNDERSTANDING FOR THE CREEKMOOR PLANNED UNIT DEVELOPMENT, LOCATED IN SECTIONS 4, 5 AND 8, TOWNSHIP 46N, RANGE 32W, RAYMORE, CASS COUNTY, MISSOURI."

City Clerk Jeanie Woerner conducted the reading of Resolution 19-63 by title only.

Mayor Turnbow opened the public hearing at 7:27 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. Cooper Land Development, Inc. filed a request to amend the Memorandum of Understanding (MOU) for the Creekmoor Subdivision. This MOU changes the proposed two-family residential phase of the subdivision located in the southeast corner of the subdivision and replaces it with a new single-family residential phase. The amendment will allow this new phase to consist of lots that are narrower in width and smaller in size than existing lots within the subdivision. This public hearing was properly advertised in *The Journal* newspaper and he asked for the notice of publication, mailed notices to the adjoining property owners, the Unified Development Code, Growth Management Plan, staff report and the proposed 6th amendment to the MOU be entered into the record. A Good Neighbor meeting was held on September 25, 2019 and staff answered general questions from five residents in attendance. The Planning and Zoning Commission voted 8-0 at their November 19, 2019 meeting to accept the staff proposed findings of fact and forward this item with a recommendation of approval to the City Council. He answered general questions from Council.

Steve Warger, representing Renaissance Infrastructure Consulting, LLC., 5015 NW Canal St., Riverside, Mo., stated this change is based on metro wide housing trends.

Mayor Turnbow opened the public hearing for public comment and hearing none, closed the public hearing at 7:33 p.m.

MOTION: By Councilmember Holman, second by Councilmember Barber to approve the reading of Resolution 19-63 by title only.

DISCUSSION: Councilmember Holman noted the changes in market trends for different types of housing.

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

B. Reclassification of Zoning - Raymore Industrial Development (public hearing)

BILL 3499: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AMENDING THE ZONING MAP FROM "BP" BUSINESS PARK DISTRICT TO "PUD" PLANNED UNIT DEVELOPMENT DISTRICT, A 136.38 ACRE TRACT OF LAND LOCATED SOUTH OF NORTH CASS PARKWAY, EAST OF INTERSTATE 49, IN RAYMORE, CASS COUNTY, MISSOURI."

City Clerk Jeanie Woerner conducted the first reading of Bill 3499 by title only.

Mayor Turnbow opened the public hearing at 7:35 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. Grant Harrison, representing VanTrust Real Estate, on behalf of property owner Good-Otis LLC, filed a request to reclassify the zoning of 136 acres located south of North Cass Parkway, east of Interstate 49, from "BP" Business Park District to "PUD" Planned Unit Development District to allow for a proposed light-industrial development. This rezoning allows more flexibility for the developer to adapt for demand of the use for the area. This public hearing was properly advertised in *The Journal* newspaper and he asked for the notice of publication, notices mailed to adjoining property owners, Unified Development Code, Growth Management Plan, staff report, and site plan be entered into the record. He answered general questions from Council. A Good Neighbor meeting was held on August 28, 2018 with 18 residents in attendance. He reviewed the questions which were posed to and answered by staff. The Planning and Zoning Commission voted 8-0 at their October 16, 2018 meeting to accept the staff proposed findings and forward this item with a recommendation of approval to the City Council. After the 2018 Planning and Zoning meeting, the applicant has been working on funding, etc., and land owners had to be notified of the public hearings which resulted in the delay to the current date.

Grant Harrison, Vantrust Real Estate, thanked council for their consideration of the rezoning.

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

MOTION: By Councilmember Holman, second by Councilmember Barber to approve the first reading of Bill 3499 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

C. Raymore Industrial Development Chapter 100 Bonds

BILL 3501: "AN ORDINANCE APPROVING A PLAN AND A DEVELOPMENT AND PERFORMANCE AGREEMENT FOR AN INDUSTRIAL DEVELOPMENT PROJECT FOR VANTRUST REAL ESTATE, LLC."

City Clerk Jeanie Woerner conducted the first reading of Bill 3501 by title only.

Sid Douglas, Gilmore & Bell, special finance counsel for the City, provided an overview of the staff report included in the Council packet and functionality of Chapter 100 Bonds. Grant Harrison, representing VanTrust Real Estate, LLC., on behalf of property owner Good-Otis LLC., is requesting financial incentives in the form of Chapter 100 bonds to construct 1.75 million square feet of industrial space on 136 acres located south of North Cass Parkway, east of Interstate 49. Based on best known projections, this request is for the City to issue taxable industrial development revenue bonds not to exceed \$105 million for the financing of the project.

Mayor Turnbow stated that if any of the taxing jurisdictions are in attendance, they are afforded the opportunity to comment on this item. No comments heard.

Councilmember Abdelgawad explained who the taxing districts are and that they would be receiving disbursements.

City Manager Jim Feuerborn advised Council that staff has met with South Metropolitan Fire Protection District and the Raymore Peculiar School District, both of whom had no objections to this project.

MOTION: By Councilmember Holman, second by Councilmember Barber to approve the first reading of Bill 3501 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

D. The Venue of The Good Ranch Chapter 100 Bonds

BILL 3502: "AN ORDINANCE APPROVING A PLAN FOR AN INDUSTRIAL DEVELOPMENT PROJECT AND AUTHORIZING THE CITY OF RAYMORE, MISSOURI, TO ISSUE TAXABLE INDUSTRIAL DEVELOPMENT REVENUE BONDS IN A PRINCIPAL AMOUNT NOT TO EXCEED \$26,500,000 AND TO ENTER INTO CERTAIN DOCUMENTS IN CONNECTION THEREWITH."

City Clerk Jeanie Woerner conducted the first reading of Bill 3502 by title only.

David Martin, Gilmore & Bell, special finance counsel for the City, provided an overview of the staff report included in the Council packet as well as the goals of the project. Jake Loveless, representing Griffin Riley Property Group LLC., on behalf of property owner Good-Otis LLC, is requesting financial incentives in the form of Chapter 100 bonds to construct a 204-unit luxury townhome community located on the east side of Dean Avenue, north of North Cass Parkway. The request is for the City to issue taxable industrial development revenue bonds not to exceed \$26.5 million for the financing of the project for a 25 year period. The Company agrees to make an annual payment in lieu of taxes (PILOT) of a set amount of \$1,241 per dwelling unit which calculates to represent 100% of the tax owed on the property without abatement. The PILOT will increase by 2% in odd years. He answered general questions from Council.

City Manager Jim Feuerborn advised Council that staff has met with South Metropolitan Fire Protection District and the Raymore Peculiar School District, both of whom had no objections to this project.

Councilmember Barber stated that City staff has worked with the Cass County Assessor on projections for the project.

Mayor Turnbow stated that if any of the taxing jurisdictions are in attendance, they are afforded the opportunity to comment on this item. No comments heard.

MOTION: By Councilmember Holman, second by Councilmember Barber to approve the first reading of Bill 3502 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

E. Edgewater at Creekmoor Seventh Plat

BILL 3503: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, APPROVING THE EDGEWATER AT CREEKMOOR SEVENTH PLAT LOTS 219 THROUGH 229 AND TRACTS I AND J, LOCATED IN SECTION 4, TOWNSHIP 46N, RANGE 32W, RAYMORE, CASS COUNTY, MISSOURI."

City Clerk Jeanie Woerner conducted the first reading of Bill 3503 by title only.

Development Services Director Jim Cadoret provided an overview of the staff report included in the Council packet. Cooper Land Development Inc. is requesting approval of Edgewater at Creekmoor Seventh Plat, an 11-lot single-family subdivision located on the north side of Hampstead Drive, east of Creekmoor Drive. He outlined specifics of the Development Agreement for the requirements of the developer on this phase of the subdivision. The Planning and Zoning Commission at their November 19, 2019 meeting, voted 8-0 to accept staff's proposed findings of fact and forward to the City Council with a recommendation of approval.

MOTION: By Councilmember Holman, second by Councilmember Barber to approve the first reading of Bill 3503 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

F. Recodification of the Raymore Municipal Code of Ordinances

BILL 3500: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, ADOPTING AND ENACTING A REVISED CODE OF ORDINANCES AND PROVIDING FOR THE REPEAL OF CERTAIN ORDINANCES NOT INCLUDED THEREIN, EXCEPT AS EXPRESSLY PROVIDED."

City Clerk Jeanie Woerner conducted the first reading of Bill 3500 by title only.

City Manager Jim Feuerborn provided an overview of the staff report included in the Council packet. Beginning in 2016 and in conjunction with the Charter review, City staff began the process of conducting a comprehensive review of the City Code of Ordinances to identify areas that: were in conflict with the Charter, lacked support of the purpose or wording of the Charter, would be better streamlined referencing the Revised Statutes of Missouri, and were out of date on current practices and law. Council has provided feedback based on work session review and discussion. The entire Code of Ordinances is submitted for Council approval.

MOTION: By Councilmember Holman, second by Councilmember Barber to approve the first reading of Bill 3500 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

G. MARC Household Hazardous Waste Agreement

BILL 3491: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, APPROVING AN AGREEMENT WITH THE MID-AMERICA REGIONAL COUNCIL SOLID WASTE MANAGEMENT DISTRICT, RELATING TO THE REGIONAL HOUSEHOLD HAZARDOUS WASTE PROGRAM."

City Clerk Jeanie Woerner conducted the first reading of Bill 3491 by title only.

Public Works Director Mike Krass provided an overview of the staff report and statistical data included in the Council packet. Each year, the City participates in the Mid-America Regional Council (MARC) Household Hazardous Waste (HHW) program. The City's participation in this program allows residents to participate for free in several HHW

drop-off events, including an event that annually alternates between Raymore and Belton and utilize permanent collection facilities throughout the region.

MOTION: By Councilmember Holman, second by Councilmember Barber to approve the first reading of Bill 3491 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

H. Recreation Park Playground Replacement - GameTime Play Equipment

BILL 3510: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, ESTABLISHING AN AGREEMENT TO PURCHASE AND INSTALL PLAYGROUND EQUIPMENT AT RECREATION PARK WITH GAMETIME C/O CUNNINGHAM RECREATION."

City Clerk Jeanie Woerner conducted the first reading of Bill 3510 by title only.

Parks and Recreation Director Nathan Musteen provided an overview of the staff report included in the Council packet. The Parks and Recreation Board recommends utilizing a cooperative purchase agreement with GameTime Play Systems for site plan preparation, equipment purchase and installation of the ADA compliant playground at Recreation Park. These companies and the City are members of OMNIA which is a government contract, competitively solicited and public awarded agreement. The one dissenting vote was from a Park Board member who did not agree with the design of the project. He answered general questions from Council.

City Manager Jim Feuerborn added that staff has had conversations on the cost of this project being presented without going through a competitive bidding process. After further research, this bid was awarded by the OMNIA after a competitive bid process was utilized. He spoke to the "grant" portion of this contract which is actually a year end discount. After this research, he is comfortable with recommending approval.

MOTION: By Councilmember Holman, second by Councilmember Barber to approve the first reading of Bill 3510 by title only.

DISCUSSION: Councilmembers Holman and Abdelgawad noted their pleasure with this project.

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 recognized the work of City staff for the playground equipment project, the GFOA budget award, the Sterling award for purchasing, and thanked George Constable for the update on their solid waste services.

Councilmember Circo thanked the Mayor and Council for offering a moment of silence honoring his late brother.

Councilmember Townsend noted many of these projects are a result of the Community Conversations and Strategic Plan.

Councilmember Abdelgawad announced a Ward 4 meeting will be held on December 12 at Centerview.

Mayor Turnbow congratulated the Raymore-Peculiar High School football team for making it to the State competition, and welcomed Dr. Slagle as the new superintendent of Raymore Peculiar School District.

Councilmember Holman congratulated the Raymore Peculiar High School Cheerleaders and Cross Country team for their successes as well.

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 8:30 p.m.

Respectfully submitted,

Jeanie Woerner
City Clerk