

THE RAYMORE CITY COUNCIL MET IN REGULAR SESSION MONDAY, OCTOBER 28, 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 JONATHAN ZERR, AND CITY CLERK JEANIE WOERNER.

- 1. Call To Order.** Mayor Pro Tem Holman 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. Mayor Turnbow absent.
- 3. Pledge of Allegiance.**
- 4. Presentations/Awards.**
- 5. Personal Appearances.**
- 6. Staff Reports.**

Public Works Director provided a review of the staff report included in the Council packet and announced staff recently participated in annual snow plow training.

Parks and Recreation Director Nathan Musteen provided a review of the staff report included in the Council packet and announced T.B. Hanna Station project is nearly complete.

Communication Specialist Melissa Harmer stated the Vintage Circus Gala, fundraiser benefiting Hawk's Nest inclusive playground exceeded the goal set at \$20,000; netting \$21,023.25. She thanked all who attended, volunteers and those who donated. She answered general questions from Council.

City Manager Jim Feuerborn announced the November 4 City Council work session will be a joint session with the Tax Increment Financing Commission and the Planning and Zoning Commission hearing a presentation on Economic Development 101. A final version of Bill 3498 has been provided to Council after the sale of the bonds this morning. There will be no regular meeting on Veterans Day, November 11.

- 7. Committee Reports.**
- 8. Consent Agenda.**
 - A. City Council Minutes, October 14, 2019**
 - B. Resolution 19-57, Hawk Ridge Park Improvements Project - Acceptance and Final Payment**

- C. Resolution 19-58, Fire Hydrant Replacement Project - Acceptance and Final Payment**
- D. Resolution 19-62, Centerview A/V production system and outdoor speakers project - Acceptance and Final Payment**
- E. Resolution 19-59, Reappointment of Eric Bowie to the Ward 1 seat on the Planning and Zoning Commission**
- F. Resolution 19-60, Reappointment of Calvin Acklin to the Ward 4 seat on the Planning and Zoning Commission**
- G. Resolution 19-61, Appointment of Cole Young to the Ward 3 seat on the Arts Commission**

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. Adoption of the FY 2020 City Budget

BILL 3493: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI APPROVING THE FISCAL YEAR 2020 BUDGET."

City Clerk Jeanie Woerner conducted the second reading of Bill 3493 by title only.

MOTION: By Councilmember Barber, second by Councilmember Abdelgawad to approve the second reading of Bill 3493 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 Pro Tem Holman announced the motion carried and declared Bill 3493 as **Raymore City Ordinance 2019-067.**

B. Vacation of Easements - Cunningham at Creekmoor

BILL 3489: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI VACATING EASEMENT RIGHTS, INCLUDING FOUR (4) SEPARATE TEMPORARY STREET RIGHT-OF-WAY EASEMENTS, GRANTED BY COOPER LAND DEVELOPMENT, INC."

City Clerk Jeanie Woerner conducted the second reading of Bill 3489 by title only.

MOTION: By Councilmember Barber, second by Councilmember Abdelgawad to approve the second reading of Bill 3489 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 Pro Tem Holman announced the motion carried and declared Bill 3489 as **Raymore City Ordinance 2019-068.**

C. Hawk Ridge Park Sod & Hydro-seed

BILL 3487: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI AUTHORIZING THE INSTALLATION OF SOD AND APPLICATION OF HYDRO-SEED IN DESIGNATED CONSTRUCTION AREAS AT HAWK RIDGE PARK WITH WELCH SILT FENCE AND EROSION CONTROL, LLC."

City Clerk Jeanie Woerner conducted the second reading of Bill 3487 by title only.

MOTION: By Councilmember Barber, second by Councilmember Abdelgawad to approve the second reading of Bill 3487 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 Pro Tem Holman announced the motion carried and declared Bill 3487 as **Raymore City Ordinance 2019-069.**

D. Budget Amendment - Hawk Ridge Park Sod & Hydro-seed

BILL 3488: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI AUTHORIZING AN AMENDMENT TO THE FISCAL YEAR 2019 CAPITAL BUDGET, STORMWATER SALES TAX FUND (46) TO PROVIDE FUNDING FOR THE SOD AND HYDRO-SEED APPLICATION AT HAWK RIDGE PARK."

City Clerk Jeanie Woerner conducted the second reading of Bill 3488 by title only.

MOTION: By Councilmember Barber, second by Councilmember Abdelgawad to approve the second reading of Bill 3488 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 Pro Tem Holman announced the motion carried and declared Bill 3488 as **Raymore City Ordinance 2019-070.**

E. Budget Amendment - FY19 Operating Adjustments

BILL 3492: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI AMENDING THE FISCAL YEAR 2019 OPERATING BUDGET."

City Clerk Jeanie Woerner conducted the second reading of Bill 3492 by title only.

MOTION: By Councilmember Barber, second by Councilmember Abdelgawad to approve the second reading of Bill 3492 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 Pro Tem Holman announced the motion carried and declared Bill 3492 as **Raymore City Ordinance 2019-071.**

F. Budget Amendment - FY19 Vehicle and Equipment Replacement Fund

BILL 3494: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI AMENDING THE FISCAL YEAR 2019 BUDGET."

City Clerk Jeanie Woerner conducted the second reading of Bill 3494 by title only.

MOTION: By Councilmember Barber, second by Councilmember Abdelgawad to approve the second reading of Bill 3494 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 Pro Tem Holman announced the motion carried and declared Bill 3494 as **Raymore City Ordinance 2019-072.**

G. Establishing Stop Signs

BILL 3490: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI AMENDING SCHEDULE IV OF TITLE III: TRAFFIC CODES BY ESTABLISHING A STOP SIGN WITHIN THE CITY LIMITS OF RAYMORE, CASS COUNTY, MISSOURI."

City Clerk Jeanie Woerner conducted the second reading of Bill 3490 by title only.

MOTION: By Councilmember Barber, second by Councilmember Abdelgawad to approve the second reading of Bill 3490 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 Pro Tem Holman announced the motion carried and declared Bill 3490 as **Raymore City Ordinance 2019-073.**

10. New Business. First Readings.

A. Rezoning, Grant Drive and Adams Street (public hearing)

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 first reading of Bill 3497 by title only.

Mayor Pro Tem Holman opened the public hearing at 7:16 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. Justin Zimmerman, representing Zimmerman Properties, LLC and property owner Bank of Odessa, is requesting a reclassification of zoning from "C-2" General Commercial District to "R-3B" Apartment Community Residential District, of a 3.8 acre tract of land located at the southeast corner of Grant Drive and Adams Street. If approved, the intention would be for a 48 unit, 2 story apartment building for tenants 55 years of age and older. This public hearing was properly advertised in *The Journal* newspaper and he asked for the notices to adjoining property owners, notice of publication, Unified Development Code, application, Growth Management Plan, staff report and conceptual site plan be entered into the record. He answered general questions from Council. 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 7-0 at their October 15, 2019 meeting to accept the staff proposed findings of fact with the identified condition, landscaping screening, and forward this item with a recommendation of approval to the City Council. The applicant is in attendance should Council have questions.

Jeff Beckler, representing Zimmerman Properties, 1329 E. Lark, Springfield, Missouri, spoke to the plans for the project and asked for Council approval.

Mayor Pro Tem Holman opened the public hearing for public comment and hearing none, closed the public hearing at 7:22 p.m.

MOTION: By Councilmember Barber, second by Councilmember Abdelgawad to approve the first 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

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 first reading of Bill 3495 by title only.

Parks and Recreation Director Nathan Musteen provided a review of the staff report in the Council packet. The project is part of planned updates at T.B. Hanna Station for general site work. Staff recommends award of contract to R.L. Phillips for this project. The contract was approved unanimously by the Park Board. He answered general questions from Council.

MOTION: By Councilmember Barber, second by Councilmember Abdelgawad to approve the first 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

C. Special Obligation Refunding Bonds, Series 2019 (Emergency Reading)

BILL 3498: "AN ORDINANCE AUTHORIZING THE ISSUANCE OF \$5,870,000 PRINCIPAL AMOUNT OF TAX-EXEMPT SPECIAL OBLIGATION REFUNDING BONDS, SERIES 2019, OF THE CITY OF RAYMORE, MISSOURI AND AUTHORIZING CERTAIN OTHER DOCUMENTS AND ACTIONS BY THE CITY AND DECLARING THIS BILL AS AN EMERGENCY."

City Clerk Jeanie Woerner conducted the first reading of Bill 3498 by title only.

Todd Goffoy, special financial advisor with Piper Jaffray, stated the competitive bidding process began today. Four responses were received with interest rates ranging from 2.29%-2.62%.

City Manager Jim Feuerborn provided a review of the staff report in the Council packet. The Series 2019 Hubach Hill Transportation Development District bonds were issued in an amount of \$7,695,000. Currently, the debt service associated with the Transportation Development District (TDD) are paid from the Capital Improvement Sales Tax Fund. This refunding will level the principal payments throughout the remainder of the bonding period. After the sale of the bonds this morning, an amended version of Bill 3498 has been distributed reflecting the refunding amount of \$5,870,000 resulting in a savings of 28%. The savings in the interest rate is \$1,736,616.40 with a net present value of \$1,757,312.71. This refunding will reduce the amount of payments from the Capital Improvement Sales Tax Fund and the savings will be used to fund future projects. The emergency request is that November 1, market rates tend to increase. After the refunding, Moody's rates the City's credit rating at Aa2. He referenced Section 3.13 of the Charter and Section 110.290 of the City Code which exempts the reading of bond ordinances in their entirety. He answered general questions from Council.

MOTION: By Councilmember Barber, second by Councilmember Abdelgawad to approve the first reading of Bill 3498 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 Pro Tem Holman declared Bill 3498 as an emergency and called for the second reading by title only in accordance with Section 3.13 of the Charter and Section 110.290 of the City Code.

City Clerk Jeanie Woerner conducted the second reading of Bill 3498 by title only.

MOTION: By Councilmember Barber, second by Councilmember Abdelgawad to approve the second reading of Bill 3498.

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 Pro Tem Holman announced the motion carried and declared Bill 3498 as **Raymore City Ordinance 2019-074**.

D. 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 first reading of Bill 3496 by title only.

Assistant City Manager Mike Ekey provided a review of the staff report included in the Council packet. This project involves the painting of the exterior of City Hall which has not had significant paint or repairs since the building was constructed in 2002. Funding for this project is provided in the FY 2019 Capital Improvement Plan. He answered general questions from Council.

MOTION: By Councilmember Barber, second by Councilmember Abdelgawad to approve the first 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

11. Public Comments.

12. Mayor/Council Communication.

Councilmembers noted the success of the Vintage Circus Gala event, thanked those who donated, participated and volunteered at the event, recognized the appointees to the boards and commissions, thanked Councilmember Holman for chairing the meeting and recognized the high school American government students in attendance.

Councilmember Barber thanked Mr. Feuerborn for the fiscally sound budget and the bond refunding.

Councilmember Circo thanked Mark Alford for emceeding the Vintage Circus Gala event.

Councilmember Townsend spoke to the voting process of MARC’s Regional Transportation committee. He noted MODOT will be holding a public hearing regarding improvements to areas of 58 Highway located in Cass County on November 7 at Centerview.

Mayor Pro Tem Holman complimented staff for their professionalism.

MOTION: By Councilmember Barber, second by Councilmember Abdelgawad to adjourn to Executive Session to discuss litigation, personnel and contractual matters as authorized by §610.021 (1, 3 and 12).

ROLL CALL 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 City Council adjourned to Executive Session at 7:54 p.m.

13. Adjournment.

MOTION: By Councilmember Barber, second by Councilmember Townsend 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 9:11 p.m.

Respectfully submitted,

Jeanie Woerner
City Clerk