

THE RAYMORE CITY COUNCIL MET IN REGULAR SESSION MONDAY, FEBRUARY 24, 2020 IN COUNCIL CHAMBERS AT 100 MUNICIPAL CIRCLE, RAYMORE, MISSOURI. MEMBERS PRESENT: COUNCILMEMBERS ABDELGAWAD, BARBER, BERENDZEN, BURKE, CIRCO, HOLMAN, JACOBSON, AND TOWNSEND, MAYOR TURNBOW 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.
- 3. Pledge of Allegiance.**
- 4. Presentations/Awards.**
- 5. Personal Appearances.**

Incoming Superintendent for the Raymore-Peculiar School District, Dr. Mike Slagle, introduced himself to the Council.

6. Staff Reports.

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

Parks and Recreation Director Nathan Musteen Krass provided a review of the staff report included in the Council packet and reviewed upcoming events.

Communications Manager Melissa Harmer announced she has been working on a communication plan that will notify utility customers of the elimination of user fees for website payments and explain new processes for utility payments previously made by phone. She is also working with the Development Services Department to develop an informational campaign for participation in the 2020 census. She answered general questions.

City Manager Jim Feuerborn announced agenda items for the March 2 work session.

7. Committee Reports.

8. Consent Agenda.

A. City Council Minutes, February 10, 2020

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. Award of Contract - Animal Sheltering Services

BILL 3524: "AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF RAYMORE, MISSOURI, TO ENTER INTO A CONTRACT WITH THE CITY OF PECULIAR FOR ANIMAL SHELTERING SERVICES."

City Clerk Jeanie Woerner conducted the second reading of Bill 3524 by title only.

MOTION: By Councilmember Holman, second by Councilmember Barber to approve the second reading of Bill 3524 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 3524 as **Raymore City Ordinance 2020-007.**

10. New Business. First Readings.

A. Reclassification of Zoning - Sunset Plaza (public hearing)

BILL 3529: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AMENDING THE ZONING MAP FROM "C-1" NEIGHBORHOOD COMMERCIAL DISTRICT AND "C-2" GENERAL COMMERCIAL DISTRICT TO "PUD" PLANNED UNIT DEVELOPMENT DISTRICT, A 5.04 ACRE TRACT OF LAND LOCATED NORTH OF PINE STREET, EAST OF SUNSET LANE, RAYMORE, CASS COUNTY, MISSOURI."

City Clerk Jeanie Woerner conducted the first reading of Bill 3529 by title only.

Mayor Turnbow opened the public hearing at 7:16 p.m.

Applicant Sean Siebert, representing SPC, LLC, provided a visual and verbal overview of their proposed project. They feel their proposed high-end townhome project fits the current as well as future housing market trend.

Development Services Director Jim Cadoret provided a review of the staff report included in the Council packet. Sean Siebert, representing SPC, LLC, filed a request to reclassify the zoning of 5.04 acres located east of Sunset Lane, north of Pine Street, from C-1 (Neighborhood Commercial) and C-2 (General Commercial) to PUD, Planned Unit Development to allow for Sunset Plaza, a 67-unit townhome development. He provided background facts on this area and adjoining lots. This public hearing was properly advertised in *The Journal* and he asked for the mailed notices to adjoining property owners, notice of publication, Unified Development Code (UDC), application, Growth Management Plan (GMP), staff report, proposed development plan and resident comments included in the Council packet be entered into the record. He reviewed the Findings of Fact outlined in the staff report noting that Council should take these into consideration when considering approval. Staff supports this rezoning because it is prime for residential development, improvements will be made to the stormwater pond that would not be made if it were subject to commercial development, the PUD gives the City control over the architectural style and layout, this type of residential development is supported by commercial businesses for employee housing, and from a planning perspective, is appropriate transitional development. Staff recommends approval of the rezoning based on the five (5) conditions outlined in the staff report pertaining to; screening, stormwater detention basin improvements, certain building elevations and requirements for architectural design standards, establishment of a homeowners association (HOA) for maintenance of the stormwater pond, private roadways, screening and landscape buffer, and enforcement of parking restrictions. The Planning and Zoning Commission voted 7-1 to accept the staff proposed findings of fact and forward to the City Council with a recommendation of approval subject to the conditions outlined. He answered general questions from Council.

Councilmember Burke asked how the HOA restrictions would be enforced on renters.

Business partner, Andy Mackey, stated they would be the two member board controlling the HOA. A warning notice of violation would be issued and if the violation is not corrected, a fine would be imposed against the lease.

General discussion ensued.

Councilmember Berendzen asked for the reason for the one dissenting vote of the Planning and Zoning Commission.

Mr. Cadoret stated the member had concerns with the impact of traffic flow to 58 Highway and traffic movement on 58 Highway leading to the I49 Highway.

Mayor Turnbow opened the floor for public comment at 7:56 p.m.

Pam Hatcher, 1402 Young Circle, stated she is the listing agent for this property as well as the two adjoining lots. The two adjoining lots are zoned commercial and will be re-listed for sale soon. She stated her support for the rezoning and the project.

Sheryl Dunham, 404 N. Park, asked if the units and sidewalks were going to be ADA compliant.

Mr. Cadoret stated public sidewalks are required to be ADA accessible as outlined in City Code.

Mayor Turnbow opened the floor for further public comment, and hearing none, closed the public hearing at 8:00 p.m.

MOTION: By Councilmember Holman, second by Councilmember Barber to approve the first reading of Bill 3529 by title only.

DISCUSSION: Councilmember Holman asked questions on behalf of his constituents: was a traffic study required, are the improvements to the stormwater detention pond sufficient for a 1% storm, and are the units ADA compliant.

Mr. Cadoret stated that a traffic engineering study is not required because the trip calculations are less for residential than commercial. However, based on comments heard at the Good Neighbor meeting, staff did a traffic impact study which led to minor adjustments in the timing of the light at 58 Highway and Sunset. The improvements that will be made to the stormwater detention pond are sufficient.

Mr. Mackey stated their units may have some accommodations, but will not be fully ADA compliant.

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. Sunset Plaza Final Plat

BILL 3530: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, APPROVING THE FINAL PLAT FOR SUNSET PLAZA, A SUBDIVISION LOCATED IN TOWN CENTER 4TH PLAT, RAYMORE, CASS COUNTY, MISSOURI."

City Clerk Jeanie Woerner conducted the first reading of Bill 3530 by title only.

Development Services Director Jim Cadoret provided a review of the staff report included in the Council packet. Sean Siebert, representing SPC, LLC, filed a request for Final Plat approval for Sunset Plaza, a 23-lot residential subdivision proposed for 5.04 acres, six (6) lots located east of Sunset Lane, north of Pine Street. With approval of the previous agenda item, this item is now before Council for approval.

MOTION: By Councilmember Holman, second by Councilmember Barber to approve the first reading of Bill 3530 by title only.

DISCUSSION: Councilmember Holman noted the emails and comments provided in the Council packet are nearly 50% in support and 50% in opposition.

Councilmember Barber noted that most of the emails did not identify the writers information. He stated it would be helpful if writers identified themselves.

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. Award of Contract - Mowing and Median Landscaping Services

BILL 3525: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH FOREVER GREEN PROFESSIONAL LAWN CARE FOR MOWING AND LANDSCAPING SERVICES."

City Clerk Jeanie Woerner conducted the first reading of Bill 3525 by title only.

Assistant City Manager Mike Ekey provided a review of the staff report included in the Council packet. As part of the City's Strategic Goal to improve first impressions and enhance City properties, staff proposes awarding a contract for mowing and median landscaping services to Forever Green Professional Lawn Care, LLC. This contract will cover mowing of City properties at Municipal Circle, animal shelter and public works

facility. The contractor will also provide landscaping and maintenance services to more than a dozen street medians and islands. He answered general questions from Council on the frequency of weeding and care of the medians and islands.

Terri Kennedy, owner of Forever Green Professional Lawn Care, 1228 Wiltshire Raymore, stated they are planning on performing bi-monthly weeding and the conditions of the medians and islands will be improved.

MOTION: By Councilmember Holman, second by Councilmember Barber to approve the first reading of Bill 3525 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. Budget Amendment - General Fund (Buildings & Grounds)

BILL 3526: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI AMENDING THE FISCAL YEAR 2020 OPERATING AND INTERNAL SERVICES BUDGETS."

City Clerk Jeanie Woerner conducted the first reading of Bill 3526 by title only.

Assistant City Manager Mike Ekey stated with approval of the previous agenda item, a budget amendment is necessary to the general funds-buildings and grounds.

MOTION: By Councilmember Holman, second by Councilmember Barber to approve the first reading of Bill 3526 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. SCADA System - Owen Good Pump Station Improvements

BILL 3527: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI AUTHORIZING THE CITY MANAGER TO APPROVE THE SCADA SYSTEMS UPGRADE BY MICROCOMM IN THE AMOUNT OF \$55,065."

City Clerk Jeanie Woerner conducted the first reading of Bill 3527 by title only.

Public Works Director Mike Krass provided a review of the staff report included in the Council packet. Microcomm provides SCADA (supervisory control and data acquisition) software, hardware and maintenance for the City's water and sewer systems. This equipment provides data and control for pumps, valves and other equipment at the lift stations and Kentucky Booster Station. This contract provides for upgrading this equipment, which is more than 10 years old.

MOTION: By Councilmember Holman, second by Councilmember Barber to approve the first reading of Bill 3527 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.

Mayor Turnbow and Councilmembers welcomed Dr. Mike Slagle to the community.

Councilmember Barber and Circo stated they attended the recent Raymore-Peculiar School Foundation fundraising event and noted its success.

Councilmember Holman asked citizens who are not in agreement with proposed projects, to speak their disagreement without impugning City staff.

Councilmember Burke spoke to the tragic death of Bob Nill, a school crossing guard in Kansas City, Kansas.

Councilmember Townsend asked Chief of Police Jan Zimmerman to speak to recent promotions and new hires in the department.

Chief of Police Zimmerman stated Detective Sergeant David Billings has been promoted to Lieutenant and Officer Cory Miller has moved into the Detective Sergeant position. Allen Prodoehl was sworn in as a new officer today and three dispatchers began employment with the City today.

Mayor Turnbow stated he is looking forward to the presentation on the license plate readers at the next work session.

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 8:26 p.m.

Respectfully submitted,

Jeanie Woerner
City Clerk