

## **AGENDA**

Raymore City Council Regular Meeting  
Centerview - 227 Municipal Circle  
Monday, June 22, 2020

7:00 p.m.

- 1. Call to Order.**
- 2. Roll Call.**
- 3. Pledge of Allegiance.**
- 4. Presentations/Awards.**
- 5. Personal Appearances.**
- 6. Staff Reports.**
  - A. Public Works (pg 9)
  - B. Parks and Recreation (pg 11)
  - C. Communications Report
  - D. Monthly Financial Report (pg 15)

**7. Committee Reports.**

**8. Consent Agenda.**

*The items on the Consent Agenda are approved by a single action of the City Council. If any Councilmember would like to have an item removed from the Consent Agenda and considered separately, he/she may so request.*

- A. City Council Regular Meeting Minutes, June 8, 2020 (pg 25)
- B. City Council Special Meeting Minutes, June 8, 2020 (pg 29)
- C. 2019 Curb Project - Acceptance and Final Payment

Reference: - Resolution 20-30 (pg 39)

The Director of Public Works has determined that the project has been satisfactorily completed in accordance with the project specifications.

D. City Hall Painting - Acceptance and Final Payment

Reference: - Resolution 20-31 (pg 41)

The Assistant City Manager determined that the project has been satisfactorily completed in accordance with the project specifications.

**9. Unfinished Business. Second Reading.**

A. Development Agreement - Compass Health

Reference: - Agenda Item Information Sheet (pg 45)  
- Bill 3551 (pg 47)  
- Development Agreement (pg 49)

A development agreement with Compass Health, Inc. is necessary to outline the responsibilities for the extension of Sunset Lane as part of the public improvements required for the Compass Health facility currently under construction at 501 N. Sunset Lane.

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| <ul style="list-style-type: none"><li>• City Council, 06/08/2020: Approved 8-0</li></ul> |
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B. Agreement with Raymore-Peculiar School District for SRO Services

Reference: - Agenda Item Information Sheet (pg 57)  
- Bill 3550 (pg 59)  
- Agreement (pg 61)

This agreement calls for the City of Raymore to provide School Resource Officer (SRO) services to the Raymore-Peculiar School District for schools within the Raymore City limits and the East Middle School located in the County during the 2020-2021 school year. The School District will provide reimbursement to the City for these services.

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| <ul style="list-style-type: none"><li>• City Council, 06/08/2020: Approved 8-0</li></ul> |
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**10. New Business. First Reading.**

A. Foxwood Springs Rezoning (public hearing)

Reference: - Agenda Item Information Sheet (pg 69)  
- Bill 3532 (pg 71)  
- Staff Report (pg 73)

Will Nulton, representing American Retirement Corporation, filed a request to reclassify the zoning of four acres located north of Foxwood Springs and west of the City water tower from "A" Agricultural District to "PUD" Planned Unit Development District.

- Planning and Zoning Commission, 06/16/2020: Approval 8-1

B. Original Town Block 8 Alley Vacation (public hearing)

Reference: - Agenda Item Information Sheet (pg 85)  
- Bill 3554 (pg 87)  
- Staff Report (pg 89)

With the development of T.B. Hanna Station, the platted north-south undeveloped alley that crosses through the park is not needed. An easement is reserved for the existing utilities that cross the property.

- Planning and Zoning Commission, 06/16/2020: Approval 9-0

C. Eastbrooke at Creekmoor First Final Plat

Reference: - Agenda Item Information Sheet (pg 97)  
- Bill 3555 (pg 99)  
- Staff Report (pg 101)  
- Development Agreement (pg 117)  
- Final Plat (pg 127)

Ernie Deaton, representing Cooper Land Development, filed a request for final plat approval for Eastbrooke at Creekmoor First Plat, a 34-lot single-family development located on the west side of North Madison Street, south of the Creekmoor maintenance building.

- Planning and Zoning Commission, 06/16/2020: Approval 9-0

D. Brookside Tenth Replat of Tracts X and Y

Reference: - Agenda Item Information Sheet (pg 129)  
- Bill 3556 (pg 131)  
- Staff Report (pg 133)  
- Development Agreement (pg 137)  
- Final Plat (pg 142)

Rick Frye and Doug Park, representing Brookside Investment Inc., filed a request for final plat approval for Brookside Tenth Replat of Tract X and

Tract Y. This replat establishes two single-family lots and splits Tract Y to create a new Tract Z.

- Planning and Zoning Commission, 06/16/2020: Approval 9-0

E. Governing Body Members on Planning and Zoning Commission

The Mayor will determine if he wishes to remain a member of the Planning & Zoning Commission in the coming year and the Council may also designate a new member to serve.

F. Selection of Mayor Pro Tempore

Section 3.4 of the City Charter, Mayor Pro Tempore, provides: "The Council shall elect annually from among its members a Mayor Pro Tempore. The Mayor Pro Tempore shall assume the powers and duties of the Mayor during the absence or disability of the Mayor, or if a vacancy occurs. While assuming the powers and duties of the Mayor, the Mayor Pro Tempore shall retain his/her vote as a Council Member, but shall not possess the additional Mayor voting power provided by Section 4.4(a), and shall not possess the Mayor veto power provided by Section 4.4(c)."

**11. Public Comments.** Please identify yourself for the record and keep comments to a maximum of five minutes.

**12. Mayor/Council Communication.**

**13. Adjournment.**

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Items provided under "Miscellaneous" in the Council Packet:

- City Council Work Session notes, 06/01/2020 (pg 145)
  - City Council Work Session notes, 06/15/2020 (pg 147)
  - Planning & Zoning Commission minutes, 02/18/20 (pg 149)
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**EXECUTIVE SESSION (CLOSED MEETING)**

The Raymore City Council may enter an executive session before or during this meeting, if such action is approved by a majority of Council present, with a quorum, to discuss:

- Litigation matters as authorized by § 610.021 (1),
- Real Estate acquisition matters as authorized by § 610.021 (2),



- Personnel matters as authorized by § 610.021 (3),
- Other matters as authorized by § 610.021 (4-21) as may be applicable.

*Any person requiring special accommodation (i.e., qualified interpreter, large print, hearing assistance) in order to attend this meeting, please notify this office at (816) 331-3324 no later than forty eight (48) hours prior to the scheduled commencement of the meeting.*

*Hearing aids are available for this meeting for the hearing impaired. Inquire with the City Clerk, who sits immediately left of the podium as one faces the dais.*



# Staff Reports





## **PUBLIC WORKS MONTHLY REPORT**

**June 2020**

### **ENGINEERING DIVISION**

#### **Projects Under Construction**

2019 Curb Replacement

#### **Projects Under Design**

- Westglen Drive (completed)
- Harold Estates Sewer Extension (completed)
- Shadowood Settlement Investigation
- FY 2020 Street Preservation (completed)
- City Hall Concrete Repairs (completed)
- Willow Wind Sewer Extension (completed)

#### **Development Under Construction**

- Brookside South Culvert and Street Improvements
- Van Trust (Dean Ave. extension)
- Lofts at Foxridge
- Compass Health
- Eastbrook at Creekmoor

### **OPERATIONS & MAINTENANCE DIVISION**

- 3 Water Taps
- 10 Sewer Inspections
- 3 Water Inspections
- 705 Line Locates
- 118 City Hall Work Orders
- 20 Driveway Approach Inspections
- 12 Sidewalk Inspections
- 22 Final ROW Inspections
- 2 Meter Conversions
- 96 Potholes Patched
- 95 Lane Miles Swept
- 28 Hydrants Flushed
- 300 Feet of Sewer Main Jetted
- 191 Feet of Sewer Main Cameraed
- 964 Feet of Sidewalk Mudjacked
- 98 Service Requests Completed



## MONTHLY REPORT

June 2020

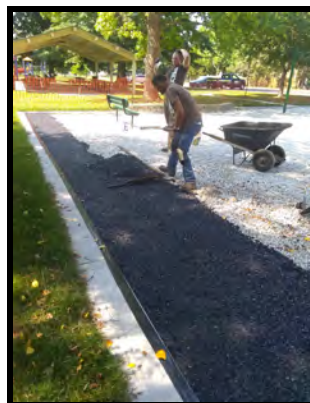
### ***HIGHLIGHTS***

**Recreation Park Playground -**  
GameTime Play Equipment  
Cunningham Recreation  
Fall Zone Construction



**Memorial Park, Arboretum Playground -**  
Playworld Play Equipment, Themed Concepts  
Fry & Associates, Inc.

2019 Playground Scrap Tire Material Grant, Missouri Department of Natural Resources





**T.B. Hanna Station -**

**Consultants:** Cook, Flatt & Strobel (CFS) Engineers / Unlimited Play

**Partner:** Variety Children's Charity of Greater Kansas City

**General Contractor:** RL Phillips Construction

**Equipment Installer:** Ideal Landscape

**All Inclusive Recreation LLC.**

Rain Drop Products Aquatic Equipment  
Little Tikes Commercial Play Equipment



**2020 Youth Baseball / Softball  
Games started - June 15**

400+ Players  
37 Recreational Teams  
5 Independent Teams





# Summer Camp Weekly Newsletter

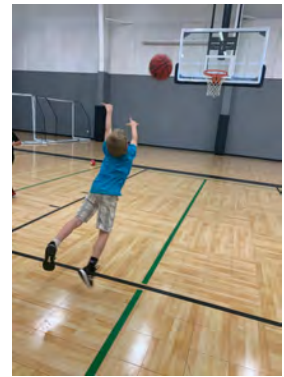
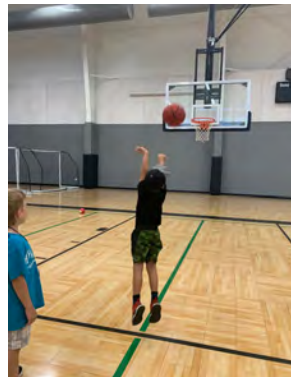
## Sports Week!

6/15/2020-6/19/2020

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### Monday

For the first day of sports week the campers will play basketball, disk golf, create a giant craft using large rolls of paper, and play gaga ball. At the end of the day a few campers and counselors from each group will compete in a camp wide game of knockout!



### Tuesday

For day two of sports camp the campers will play soccer, ultimate frisbee, design a pennant, and play dodge ball. For the camp wide activity the groups will enjoy a game of volleyball the group that works together best will win a point for their



team!



## Wednesday

The campers will play flag football, disk golf, five hundred, and create olympic bracelets. For the camp wide activity the different groups will compete in a human knot activity. The fastest group wins a point for their team!

## Thursday

The campers will participate in a wide variety of Olympic themed activities from three leg races to tug of war. The campers will also play tennis and do a foam fingers craft. For the camp wide activity the groups will be competing to get the fastest time in a Hula Hoop pass activity.

## Friday

For the final day of sports week the campers will play backwards soccer, baseball, ninja, and create their own sports balls out of paper. We will then have a debrief of the week and determine the winner of sports week!



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NEXT WEEK IS:

# Gamer Week!

AND HERE'S A SNEAK PEEK

- Spoons, Gaga ball, Mission Impossible, Outdoor Twister, Pictionary, and Spud
  - Create your own board game, Kahoot Four Corners, and Wii Games
- .....

## FINANCE MONTHLY REPORT

This report, consisting of a Financial Summary, Investment Summary and Grant Summary, has been prepared for the fiscal period May 1, 2020 to May 31, 2020.

### May Financial Summary

Some notes regarding this month's summary operating report:

#### General Fund

##### Revenue:

Overall, at 58.33% of the way through the fiscal year, General Fund revenues are generally tracking as expected with total collected revenue of 65.06% of budget. Inter-fund transfers are being completed on a monthly basis with the exception of the Capital Funds Transfer. The Capital Funds Transfers will occur throughout the year after the capital project has been accepted by the Council and final payments have been made.

- Property tax revenues collected are tracking as expected at 97.67%. Staff expects this revenue source to come in at budget.
- Franchise Tax revenues as a whole are tracking slightly below straight line at 54.31%. There continues to be a decline in Wireless Franchise. This revenue source varies depending on the weather, staff will continue to monitor this closely throughout the year.
- Sales tax revenues as a whole are tracking slightly below straight line budget at 56.55%. City sales taxes are at 56.63% while state shared gasoline and vehicle taxes are at 55.99%.
- Fees and Permit revenues collected are tracking above straight line budget at 139.14%. This is primarily due to the 62 residential building permits have been issued out of the 85 budgeted starts. Also, there were residential building permits issued in May for the Loft Apartments. In addition, we have issued 11 commercial building permits and this line item is 444.35% above straight line budget.
- License revenues collected are tracking as expected at 73.43% of straight line budget. Occupational license revenues collected are tracking as expected. Staff anticipates a small amount of occupational licenses throughout the spring for new builders to the area. Liquor licenses were processed this month.
- Municipal Court revenues collected are below straight line budget at 45.68%. This is primarily due to the COVID-19 Pandemic; court was not held in April or May. Staff will continue to monitor this revenue source closely throughout the year.

##### Expenditures:

Departmental spending is tracking normally. Most of the departments are right at straight line expectation or slightly below.

- The Information Technology Department has replaced the majority of the computers scheduled for replacement, and has renewed 50% of the annual software maintenance agreements, putting it above straight line budget.
- The Finance Department is currently at 61.19% of straight line budget primarily due to completion of the FY19 audit.

### **Parks & Recreation Fund**

#### **Revenue:**

Revenues are at 55.39% of budget 58.33% of the way through the year. Due to the Covid-19 pandemic, revenues for recreation and rentals are down, however expenses are too. Staff will monitor all revenue sources closely

#### **Expenditures:**

The Parks department is showing the same operational expenditure pattern as in years past. Recreation department expenses reciprocate recreation revenue; due to the Covid-19 Pandemic, expenses are below straight line budget. Expenditures are expected to increase as the number of programs offered goes up.

### **Enterprise Fund**

#### **Revenue:**

Utility revenues as a whole are tracking at 51.23% of straight line budget. Staff will continue to monitor all utility revenue closely throughout the year.

#### **Expenditures:**

Enterprise Fund expenditures tracking below straight line budget but at expectations.

01 -GENERAL FUND  
 FINANCIAL SUMMARY

	PRIOR YEAR ENDING PO BAL.	PRIOR YEAR PO ADJUST.	REMAINING PRIOR YEAR PO BALANCE	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
<u>REVENUE SUMMARY</u>									
<u>NON-DEPARTMENTAL</u>									
PROPERTY TAXES	0.00	0.00	0.00	1,571,438.00	6,081.12	1,534,890.28	0.00	36,547.72	97.67
FRANCHISE TAXES	0.00	0.00	0.00	2,171,764.00	142,796.99	1,179,464.04	0.00	992,299.96	54.31
SALES TAXES	0.00	0.00	0.00	3,518,123.00	257,624.06	1,989,616.29	0.00	1,528,506.71	56.55
FEES AND PERMITS	0.00	0.00	0.00	194,779.00	86,493.40	271,012.23	0.00	( 76,233.23)	139.14
LICENSES	0.00	0.00	0.00	133,184.00	4,685.00	97,797.50	0.00	35,386.50	73.43
MUNICIPAL COURT	0.00	0.00	0.00	326,464.00	12,761.66	149,125.17	0.00	177,338.83	45.68
MISCELLANEOUS	0.00	0.00	0.00	544,193.00	15,644.13	387,120.65	0.00	157,072.35	71.14
TRANSFERS - INTERFUND	0.00	0.00	0.00	1,513,498.00	125,624.83	879,373.81	0.00	634,124.19	58.10
<b>TOTAL NON-DEPARTMENTAL</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>9,973,443.00</b>	<b>651,711.19</b>	<b>6,488,399.97</b>	<b>0.00</b>	<b>3,485,043.03</b>	<b>65.06</b>
<b>TOTAL REVENUES</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>9,973,443.00</b>	<b>651,711.19</b>	<b>6,488,399.97</b>	<b>0.00</b>	<b>3,485,043.03</b>	<b>65.06</b>
<u>EXPENDITURE SUMMARY</u>									
NON-DEPARTMENTAL	0.00	0.00	0.00	100,000.00	8,333.33	58,333.31	0.00	41,666.69	58.33
ADMINISTRATION	1,000.00	1,000.00	0.00	1,336,407.25	115,884.22	786,480.56	4,070.83	545,855.86	59.15
INFORMATION TECHNOLOGY	0.00	0.00	0.00	633,976.00	46,324.97	413,877.85	6,490.51	213,607.64	66.31
ECONOMIC DEVELOPMENT	0.00	0.00	0.00	193,464.00	14,892.43	95,389.59	0.00	98,074.41	49.31
COMMUNITY DEVELOPMENT	0.00	0.00	0.00	690,510.00	50,968.44	383,806.97	0.00	306,703.03	55.58
ENGINEERING	0.00	0.00	0.00	421,283.00	22,682.45	211,800.39	1,042.31	208,440.30	50.52
STREETS	0.00	0.00	0.00	828,992.00	42,626.80	501,478.64	956.92	326,556.44	60.61
BUILDING & GROUNDS	1,200.00	1,200.00	0.00	410,706.00	30,101.07	228,799.11	19,848.58	162,058.31	60.54
STORMWATER	0.00	0.00	0.00	310,536.00	18,362.53	150,331.39	99.49	160,105.12	48.44
COURT	0.00	0.00	0.00	145,054.00	7,946.43	69,910.42	335.00	74,808.58	48.43
FINANCE	0.00	0.00	0.00	632,057.00	55,292.04	383,979.10	2,774.88	245,303.02	61.19
COMMUNICATIONS	0.00	0.00	0.00	186,021.00	6,310.73	70,655.65	2,576.08	112,789.27	39.37
PROSECUTING ATTORNEY	0.00	0.00	0.00	24,400.00	2,000.00	12,000.00	2,000.00	10,400.00	57.38
POLICE	13,650.48	13,650.48	0.00	3,962,215.00	277,326.56	2,137,037.36	( 6,970.79)	1,832,148.43	53.76
EMERGENCY MANAGEMENT	0.00	0.00	0.00	135,804.75	9,655.61	70,579.25	188.91	65,036.59	52.11
DEBT SERVICE	0.00	0.00	0.00	0.00	0.00	0.00	524.30	( 524.30)	0.00
<b>TOTAL EXPENDITURES</b>	<b>15,850.48</b>	<b>15,850.48</b>	<b>0.00</b>	<b>10,011,426.00</b>	<b>708,707.61</b>	<b>5,574,459.59</b>	<b>33,937.02</b>	<b>4,403,029.39</b>	<b>56.02</b>
<b>REVENUES OVER/(UNDER) EXPENDITURES</b>	<b>( 15,850.48)</b>	<b>15,850.48</b>	<b>0.00</b>	<b>( 37,983.00)</b>	<b>( 56,996.42)</b>	<b>913,940.38</b>	<b>( 33,937.02)</b>	<b>( 917,986.36)</b>	<b>2,316.83-</b>

25 -PARK FUND  
 FINANCIAL SUMMARY

	PRIOR YEAR ENDING PO BAL.	PRIOR YEAR PO ADJUST.	REMAINING PRIOR YEAR PO BALANCE	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
<u>REVENUE SUMMARY</u>									
<u>NON-DEPARTMENTAL</u>									
<u>PARKS DIVISION</u>									
PROPERTY TAXES	0.00	0.00	0.00	420,565.00	1,637.29	412,135.84	0.00	8,429.16	98.00
MISCELLANEOUS	0.00	0.00	0.00	23,641.00	2,195.65	12,602.18	0.00	11,038.82	53.31
FACILITY RENTAL REVENUE	0.00	0.00	0.00	6,790.00	( 80.00)	350.00	0.00	6,440.00	5.15
TRANSFERS - INTERFUND	0.00	0.00	0.00	475,000.00	39,583.33	277,083.31	0.00	197,916.69	58.33
TOTAL PARKS DIVISION	0.00	0.00	0.00	925,996.00	43,336.27	702,171.33	0.00	223,824.67	75.83
<u>RECREATION DIVISION</u>									
CONCESSION REVENUE	0.00	0.00	0.00	67,500.00	0.00	33.00	0.00	67,467.00	0.05
FACILITY RENTAL REVENUE	0.00	0.00	0.00	32,900.00	0.00	0.00	0.00	32,900.00	0.00
PROGRAM REVENUE	0.00	0.00	0.00	229,950.00	3,505.00	77,331.61	( 260.00)	152,878.39	33.52
TOTAL RECREATION DIVISION	0.00	0.00	0.00	330,350.00	3,505.00	77,364.61	( 260.00)	253,245.39	23.34
<u>CENTERVIEW</u>									
FACILITY RENTAL REVENUE	0.00	0.00	0.00	62,125.00	( 1,597.50)	21,817.50	0.00	40,307.50	35.12
PROGRAM REVENUE	0.00	0.00	0.00	6,600.00	0.00	600.00	0.00	6,000.00	9.09
TOTAL CENTERVIEW	0.00	0.00	0.00	68,725.00	( 1,597.50)	22,417.50	0.00	46,307.50	32.62
<u>RAYMORE ACTIVITY CENTER</u>									
MISCELLANEOUS	0.00	0.00	0.00	3,000.00	0.00	859.00	0.00	2,141.00	28.63
CONCESSION REVENUE	0.00	0.00	0.00	6,000.00	0.00	511.50	0.00	5,488.50	8.53
FACILITY RENTAL REVENUE	0.00	0.00	0.00	9,875.00	0.00	1,655.00	0.00	8,220.00	16.76
PROGRAM REVENUE	0.00	0.00	0.00	181,475.00	8,635.00	40,228.25	0.00	141,246.75	22.17
TOTAL RAYMORE ACTIVITY CENTER	0.00	0.00	0.00	200,350.00	8,635.00	43,253.75	0.00	157,096.25	21.59
TOTAL REVENUES	0.00	0.00	0.00	1,525,421.00	53,878.77	845,207.19	( 260.00)	680,473.81	55.39
<u>EXPENDITURE SUMMARY</u>									
PARKS DIVISION	0.00	0.00	0.00	829,114.50	56,336.17	406,179.11	1,273.24	421,662.15	49.14
RECREATION DIVISION	0.00	0.00	0.00	365,815.50	8,288.50	125,608.87	331.40	239,875.23	34.43
CENTERVIEW	0.00	0.00	0.00	90,963.00	1,806.17	34,264.68	2,203.75	54,494.57	40.09
RAYMORE ACTIVITY CENTER	0.00	0.00	0.00	234,976.50	7,429.25	74,183.79	1,730.49	159,062.22	32.31
TOTAL EXPENDITURES	0.00	0.00	0.00	1,520,869.50	73,860.09	640,236.45	5,538.88	875,094.17	42.46
REVENUES OVER/(UNDER) EXPENDITURES	0.00	0.00	0.00	4,551.50	( 19,981.32)	204,970.74	( 5,798.88)	( 194,620.36)	4,375.96

50 -ENTERPRISE FUND  
 FINANCIAL SUMMARY

	PRIOR YEAR ENDING PO BAL.	PRIOR YEAR PO ADJUST.	REMAINING PRIOR YEAR PO BALANCE	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
<u>REVENUE SUMMARY</u>									
<u>NON-DEPARTMENTAL</u>									
MISCELLANEOUS	0.00	0.00	0.00	63,945.00	7,675.74	40,914.53	0.00	23,030.47	63.98
UTILITY REVENUE	0.00	0.00	0.00	8,986,687.00	660,466.18	4,595,233.56	0.00	4,391,453.44	51.13
TOTAL NON-DEPARTMENTAL	0.00	0.00	0.00	9,050,632.00	668,141.92	4,636,148.09	0.00	4,414,483.91	51.22
<u>DEBT SERVICE</u>									
<u>SRF SEWER BONDS</u>									
MISCELLANEOUS	0.00	0.00	0.00	0.00	0.30	426.65	0.00	( 426.65)	0.00
TOTAL SRF SEWER BONDS	0.00	0.00	0.00	0.00	0.30	426.65	0.00	( 426.65)	0.00
TOTAL REVENUES	0.00	0.00	0.00	9,050,632.00	668,142.22	4,636,574.74	0.00	4,414,057.26	51.23
<u>EXPENDITURE SUMMARY</u>									
NON-DEPARTMENTAL	0.00	0.00	0.00	600,000.00	50,000.00	350,000.00	0.00	250,000.00	58.33
WATER	65,838.00	65,838.00	0.00	3,294,715.96	293,778.77	1,414,710.37	( 52,732.38)	1,932,737.97	41.34
SEWER	8,015.00	8,015.00	0.00	3,451,768.50	525,064.23	1,717,545.05	( 4,154.32)	1,738,377.77	49.64
SOLID WASTE	0.00	0.00	0.00	1,818,416.00	131,483.05	795,670.95	0.00	1,022,745.05	43.76
SRF SEWER BONDS	0.00	0.00	0.00	0.00	0.00	44.00	0.00	( 44.00)	0.00
TOTAL EXPENDITURES	73,853.00	73,853.00	0.00	9,164,900.46	1,000,326.05	4,277,970.37	( 56,886.70)	4,943,816.79	46.06
REVENUES OVER/(UNDER) EXPENDITURES	( 73,853.00)	73,853.00	0.00	( 114,268.46)	( 332,183.83)	358,604.37	56,886.70	( 529,759.53)	363.61-



## Investment Monthly Report

### Investments Held at 05/31/20

Purchase Date	Receipt #	Institution	Description	Restricted	Maturity Date	Principal	Par **	Yield	Market*
12/05/19	953697	NASB	CD		12/04/20	2,000,000.00	2,000,000.00	1.9000	2,000,000.00
12/09/19	901192	CBR	CD		12/09/20	2,500,000.00	2,500,000.00	1.6500	2,500,000.00
10/18/12		MOSIP	MOSIP POOLE- GENERAL FUND		NA	2,120,972.76	2,120,972.76	2.4100	2,120,972.76
06/03/16		MOSIP	MOSIP POOLE - GO BOND	GO Bond	NA	1,015,628.90	1,015,628.90	2.4100	1,015,628.90
09/01/16		MOSIP	MOSIP POOLE - GO BOND	GO Bond	NA	1,101,996.50	1,101,996.50	2.4100	1,101,996.50
08/26/19	934746	NASB	CD		08/25/20	2,000,000.00	2,000,000.00	2.0000	2,000,000.00
08/14/19	901032	CBR	CD	Fund 50	08/14/20	687,643.55	687,643.55	1.7500	687,643.55
09/12/19	937641	NASB	CD		09/11/20	2,000,000.00	2,000,000.00	1.9500	2,000,000.00

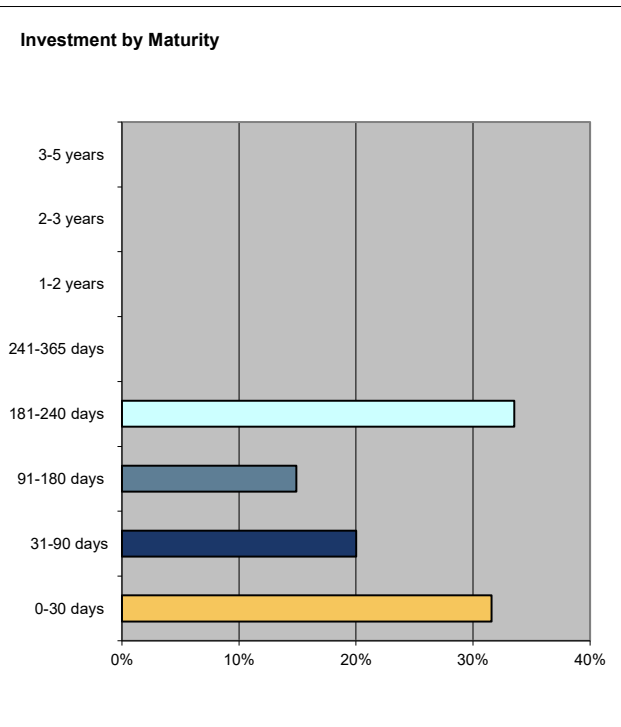
**Investment Total** **13,426,241.71** **13,426,241.71** **13,426,241.71**

\*Market value listed above is the value of the investment at month end

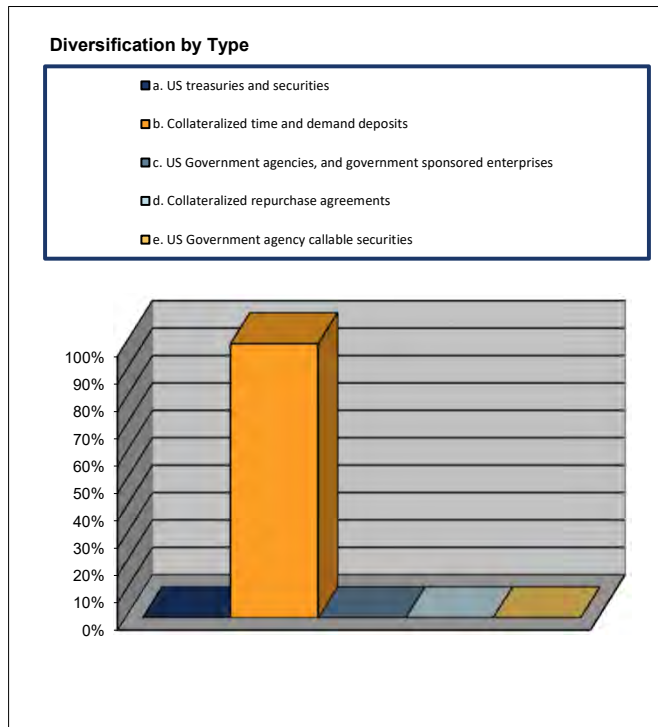
Average Annual Rate of Return: **2.0291**

\*\* Par value listed above is the actual amount if less than one year or the calculated annual earnings showing a one-year duration

**Investment by Maturity**



**Diversification by Type**



### Listing of Investments Matured During the Month

Month	Receipt #	Institution	Description	Restricted	Maturity Date	Principal	Par **	Yield	Days Held
05/03/19	900656	CBR	CD		05/03/20	2,000,000.00	2,000,000.00	2.3100	365

Average Rate of Return on Maturities: **2.31**



## May Grant Summary

New Grant Applications	Grantor	Award Amt. Requested / Match Required	Project / Item	Notification Timeline	Awarded / Denied
Emergency Mgmt. Performance Grant - 2020 (Jan. - June 2021)	FEMA	\$80,683.46 (50% match)	Emer. Mgmt. activities incl: salaries,benefits, equip.,supplies, training &travel	Spring 2020	Awarded

Current Grant Awards:	Grantor	Award Amt. / Match Required	Eligible Amount Expended to Date	Awards/ Reimbursements Rec'd. to Date	Grant Deadline
<b>Police:</b>					
State & Community Hwy. Safety Grant - DWI (Oct. 2019 - Sept. 2020)	MoDOT (Traffic & Hwy. Safety Division)	\$8,000.00 (no match)	\$1,646.94	\$1,646.94	9/30/20
State & Community Hwy. Safety Grant - HMV (Oct. 2019 - Sept. 2020)	MoDOT (Traffic & Hwy. Safety Division)	\$6,000 (no match)	\$142.86	\$142.86	9/30/20
Bulletproof Vest Partnership (Sept. 2019 - Aug. 2021)	DOJ	\$2,141.76 (50% match)	\$0.00	\$0.00	08/31/21
<b>Parks:</b>					
Recreational Amenity Cost Sharing Program - Community Assistance Program (CAPS)	MO Dept of Conservation	\$178,000 (75% Contribution by CAPS)	\$178,000	\$178,000	As Project is Complete
<b>Emergency Management:</b>					
Emergency Mgmt. Performance Grant - 2020 (Jan. - June 2021)	FEMA	\$80,683.46 (50% match)	\$0.00	\$0.00	12/31/19
<b>Community Development:</b>					
Community Development	AARP	\$15,000	\$12,349.52	\$15,000.00	11/05/2018

Past Grant Awards:	Grantor	Award Amount / Match Req'd.	Eligible Amount Expended to Date	Awards/ Reimbursements Rec'd. to Date	Grant Deadline
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## May Grant Summary

Emergency Mgmt. Performance Grant - 2019 (Jan. - Dec. 2019)	FEMA	\$54,788.31 (50% match)	\$53,097.06	\$53,097.06	12/31/19
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# Consent Agenda



**THE RAYMORE CITY COUNCIL MET IN REGULAR SESSION MONDAY, JUNE 8, 2020 AT CENTERVIEW, 227 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, CITY CLERK JEANIE WOERNER, AND STAFF MEMBERS.**

- 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. New Business.**

**A. Declaring June 2, 2020 Election Results-Emergency Reading**

**BILL 3553: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI DECLARING THE RESULTS OF THE JUNE 2, 2020, ELECTION AND DECLARING THIS BILL AS AN EMERGENCY."**

City Clerk Jeanie Woerner conducted the first reading of Bill 3553 by title only.

City Clerk Jeanie Woerner, stated Section 9.3 of the Raymore Charter, calls for the Council to declare the results of any municipal election at the next regularly scheduled Council meeting. Bill 3553 includes the official results of the election. The official statement of certification of the election results received from the Cass County Clerk have been distributed to Council. In order to promote efficiency of the City's business, Bill 3553 is presented as an emergency reading.

**MOTION:** By Councilmember Barber, second by Councilmember Holman to approve the first reading of Bill 3553 by title only.

**DISCUSSION:** None

<b>ROLL CALL VOTE:</b>	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 declared Bill 3553 as an emergency and called for the second reading in its entirety.

City Clerk Jeanie Woerner conducted the second reading of Bill 3553 in its entirety.

Mayor Turnbow announced Raymore City Code Section 110.290, requires that public comment shall be heard on all Bills proposed for emergency readings. He opened the floor for public comment and heard none.

**MOTION:** By Councilmember Holman, second by Councilmember Barber to approve the second reading of Bill 3553 in its entirety.

**DISCUSSION:** None

<b>VOTE:</b>	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 3553 as **Raymore City Ordinance 2020-025**.

## 5. Oath of Office.

City Clerk Jeanie Woerner administered the oath of office to Councilmembers Reginald Townsend, Ward 1, Tom Circo, Ward 2, Jay Holman, Ward 3, and Sonja Abdelgawad Ward 4.

## 6. Adjournment.

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

**DISCUSSION:** None

<b>VOTE:</b>	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 7:13 p.m.

Respectfully submitted,

Jeanie Woerner  
City Clerk





**THE RAYMORE CITY COUNCIL MET IN SPECIAL SESSION MONDAY, JUNE 8, 2020 AT CENTERVIEW, 227 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, CITY CLERK JEANIE WOERNER, AND STAFF MEMBERS.**

- 1. Call To Order.** Mayor Turnbow called the special meeting to order at 7:15 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.**
- 6. Staff Reports.**

Chief of Police Jan Zimmerman announced the Raymore Police Department's concerns with police actions resulting in the death of George Floyd. The Council will hear a report on the Police Department policies and procedures during an upcoming work session.

City Manager Jim Feuerborn announced work session topics for June 18. Bill 3552 is formally being requested to be introduced as an emergency reading so the owner can meet contractual obligations with his swimming pool contractor.

- 7. Committee Reports.**
- 8. Consent Agenda.**
  - A. City Council Minutes, May 11, 2020**
  - B. Resolution 20-29, Opposing the Adoption of House Bill 1854 by Governor Michael Parson**

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

**DISCUSSION:** None

<b>VOTE:</b>	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 - 2020 Street Preservation**

**BILL 3542: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH TANDEM PAVING COMPANY INC. FOR THE 2020 STREET PRESERVATION PROJECT, CITY PROJECT NUMBER 20-351-201, IN THE AMOUNT OF \$839,868.76 AND AUTHORIZING THE CITY MANAGER TO APPROVE CHANGE ORDERS WITHIN ESTABLISHED BUDGET CONSTRAINTS."**

City Clerk Jeanie Woerner conducted the second reading of Bill 3542 by title only.

**MOTION:** By Councilmember Holman, second by Councilmember Barber to approve the second reading of Bill 3542 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 3542 as **Raymore City Ordinance 2020-026.**

**B. Award of Contract - Harold Estates Gravity Sewer Project**

**BILL 3544: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH REDFORD CONSTRUCTION CO. FOR THE HAROLD ESTATES GRAVITY SEWER PROJECT, CITY PROJECT NUMBER 20-352-201, IN THE AMOUNT OF \$897,440 AND AUTHORIZING THE CITY MANAGER TO APPROVE CHANGE ORDERS WITHIN ESTABLISHED BUDGET CONSTRAINTS."**

City Clerk Jeanie Woerner conducted the second reading of Bill 3544 by title only.

**MOTION:** By Councilmember Holman, second by Councilmember Barber to approve the second reading of Bill 3544 by title only.

**DISCUSSION:** None

<b>VOTE:</b>	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 3544 as **Raymore City Ordinance 2020-027.**

**C. Budget Amendment - Harold Estates Gravity Sewer Project**

**BILL 3543: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AUTHORIZING AN AMENDMENT TO THE FISCAL YEAR 2019 CAPITAL BUDGET TO PROVIDE FUNDING FOR THE HAROLD ESTATES GRAVITY SEWER PROJECT."**

City Clerk Jeanie Woerner conducted the second reading of Bill 3543 by title only.

**MOTION:** By Councilmember Holman, second by Councilmember Barber to approve the second reading of Bill 3543 by title only.

**DISCUSSION:** None

<b>VOTE:</b>	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 3543 as **Raymore City Ordinance 2020-028.**

**D. Settlement Agreement-Confluence**

**BILL 3546: "AN ORDINANCE APPROVING A SETTLEMENT AND RELEASE AGREEMENT BETWEEN BRIAN CLARK & ASSOCIATES, INC., (D/B/A CONFLUENCE) AND THE CITY OF RAYMORE, MISSOURI."**

City Clerk Jeanie Woerner conducted the second reading of Bill 3546 by title only.

**MOTION:** By Councilmember Holman, second by Councilmember Barber to approve the second reading of Bill 3546 by title only.

**DISCUSSION:** None

<b>VOTE:</b>	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 3546 as **Raymore City Ordinance 2020-029.**

**E. Award of Contract - City Hall Tower Improvements**

**BILL 3547: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH TASCO, LLC. FOR THE CITY HALL TOWER IMPROVEMENT PROJECT, CITY PROJECT NUMBER 20-355-202, IN THE AMOUNT OF \$37,800 AND AUTHORIZING THE CITY MANAGER TO APPROVE CHANGE ORDERS WITHIN ESTABLISHED BUDGET CONSTRAINTS."**

City Clerk Jeanie Woerner conducted the second reading of Bill 3547 by title only.

**MOTION:** By Councilmember Holman, second by Councilmember Barber to approve the second reading of Bill 3547 by title only.

**DISCUSSION:** None

<b>VOTE:</b>	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 3547 as **Raymore City Ordinance 2020-030.**

**F. Budget Amendment - City Hall Tower Improvements**

**BILL 3549: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AUTHORIZING AN AMENDMENT TO THE FISCAL YEAR 2020 CAPITAL BUDGET TO PROVIDE FUNDING FOR THE CITY HALL TOWER IMPROVEMENT PROJECT."**

City Clerk Jeanie Woerner conducted the second reading of Bill 3549 by title only.

**MOTION:** By Councilmember Holman, second by Councilmember Barber to approve the second reading of Bill 3549 by title only.

**DISCUSSION:** None

<b>VOTE:</b>	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 3549 as **Raymore City Ordinance 2020-031.**

**G. Contract Amendment - Enterprise Fleet Management**

**BILL 3548: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH ENTERPRISE FLEET MANAGEMENT, FOR ACQUISITION, MAINTENANCE AND LEASING SERVICES OF THE CITY FLEET."**

City Clerk Jeanie Woerner conducted the second reading of Bill 3548 by title only.

**MOTION:** By Councilmember Holman, second by Councilmember Barber to approve the second reading of Bill 3548 by title only.

**DISCUSSION:** None

<b>VOTE:</b>	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 3548 as **Raymore City Ordinance 2020-032**.

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

**A. Easement Vacation - 1211 Dunvegan Lane (public hearing)**

**BILL 3552: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, VACATING A PORTION OF A UTILITY EASEMENT LOCATED ON LOT 299 IN WESTBROOK AT CREEKMOOR TENTH PLAT, A SUBDIVISION IN THE CITY OF RAYMORE, CASS COUNTY, MISSOURI."**

City Clerk Jeanie Woerner conducted the first reading of Bill 3552 by title only.

Mayor Turnbow opened the public hearing at 7:33 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. Al Howze is requesting to vacate fifteen feet (15') of a twenty-five foot (25') utility easement located in the rear yard of his property located at 1211 Dunvegan Lane in order to install an in-ground swimming pool. There are no existing utilities in the easement and the reduction, if approved, leaves an adequate area for any future installation of utility lines. This public hearing was properly advertised in *The Journal* and he asked for the application, notice of publication, Unified Development Code (UDC), application, Growth Management Plan (GMP), staff report, and the locate response ticket from Missouri One Call to be entered into the record. He reviewed the Findings of Fact outlined in the staff report. Staff recommends approval. He answered general questions from Council.

Mayor Turnbow opened the public hearing for public comment and hearing none, closed the public hearing at 7:36 p.m.

**MOTION:** By Councilmember Holman, second by Councilmember Barber to approve the first reading of Bill 3542 by title only.

**DISCUSSION:** None

<b>VOTE:</b>	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 Raymore City Code Section 110.290, requires that public comment shall be heard on all Bills proposed for emergency readings. He opened the floor for public comment and heard none.

City Clerk Jeanie Woerner conducted the second reading of Bill 3552 in its entirety.

**MOTION:** By Councilmember Holman, second by Councilmember Barber to approve the second reading of Bill 3542 in its entirety.

**DISCUSSION:** None

<b>VOTE:</b>	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 3542 as **Raymore City Ordinance 2020-033**.

### **B. Development Agreement - Compass Health**

**BILL 3551: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, APPROVING THE DEVELOPMENT AGREEMENT WITH COMPASS HEALTH, INC. FOR THE EXTENSION OF SUNSET LANE."**

City Clerk Jeanie Woerner conducted the first reading of Bill 3551 by title only.

Development Services Director Jim Cadoret provided a review of the staff report included in the Council packet. A development agreement with Compass Health, Inc. is necessary to outline the responsibilities for the extension of Sunset Lane to the north, as part of the public improvements required for the Compass Health facility currently under construction at 501 N. Sunset Lane. He answered general questions from Council.

**MOTION:** By Councilmember Holman, second by Councilmember Barber to approve the first reading of Bill 3551 by title only.

**DISCUSSION:** None

<b>VOTE:</b>	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. Agreement with Raymore-Peculiar School District for SRO Services**

**BILL 3550: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, ESTABLISHING AN INTERGOVERNMENTAL AGREEMENT WITH THE RAYMORE-PECULIAR SCHOOL DISTRICT TO PROVIDE SCHOOL RESOURCE OFFICER SERVICES FOR SCHOOLS IN RAYMORE AND THE EAST MIDDLE SCHOOL."**

City Clerk Jeanie Woerner conducted the first reading of Bill 3550 by title only.

Chief of Police Jan Zimmerman provided a review of the staff report included in the Council packet. This agreement is between the City of Raymore and the Raymore Peculiar School District to provide reimbursable School Resource Officer (SRO) services for schools within the Raymore City limits and the East Middle School located in the County during the 2020-2021 school year. She answered general questions from Council.

**MOTION:** By Councilmember Holman, second by Councilmember Barber to approve the first reading of Bill 3550 by title only.

**DISCUSSION:** None

<b>VOTE:</b>	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 spoke to the peaceful demonstration held in Raymore recently in honor of George Floyd and to the integrity of the Raymore Police Department.

Councilmembers Townsend, Circo, Holman, and Abdelwgawad thanked their constituents for re-electing them to office.



Councilmember Holman spoke to the US Census Bureau's reported approximate population of Raymore.

Councilmember Berendzen and Barber congratulated his fellow Councilmembers on their re-election.

Councilmember Burke announced his absence at the June 15 work session.

Councilmember Jacobson spoke to recent leadership training he completed through the Missouri Municipal League, announced his support of Resolution 20-29 and commended the leadership of Mayor Turnbow and City staff members.

Mayor Turnbow thanked Councilmembers for joining him in the peaceful demonstration in honor of George Floyd, expressed pleasure for voters passing the tax issues of those entities who had issues on the ballot.

**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	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 8:08 p.m.

### **13. Adjournment.**

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

**DISCUSSION:** None

<b>ROLL CALL VOTE:</b>	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 8:54 p.m.

Respectfully submitted,

Jeanie Woerner  
City Clerk

**RESOLUTION 20-30**

**"A RESOLUTION OF THE CITY OF RAYMORE, MISSOURI, ACCEPTING THE 2019 CURB PROJECT."**

**WHEREAS**, the Contract specifies that funds be retained until satisfactory completion of the project; and

**WHEREAS**, the Director of Public Works determined the project has been satisfactorily completed in accordance with the project specifications.

**NOW THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF RAYMORE, MISSOURI, AS FOLLOWS:**

Section 1. The 2019 Curb Project is accepted.

Section 2. The final payment in the amount of \$37,720.42 is approved.

Section 3. This Resolution shall become effective on and after the date of approval.

Section 4. Any Resolution or part thereof which conflicts with this Resolution shall be null and void.

**DULY READ AND PASSED THIS 22ND DAY OF JUNE, 2020, BY THE FOLLOWING VOTE:**

Councilmember Abdelgawad  
Councilmember Barber  
Councilmember Berendzen  
Councilmember Burke III  
Councilmember Circo  
Councilmember Holman  
Councilmember Jacobson  
Councilmember Townsend

ATTEST:

APPROVE:

\_\_\_\_\_  
Jean Woerner, City Clerk

\_\_\_\_\_  
Kristofer P. Turnbow, Mayor

\_\_\_\_\_  
Date of Signature



**RESOLUTION 20-31**

**"A RESOLUTION OF THE CITY OF RAYMORE, MISSOURI, ACCEPTING THE CITY HALL PAINTING PROJECT."**

**WHEREAS**, the Contract specifies that funds be retained until satisfactory completion of the project; and

**WHEREAS**, the Assistant City Manager determined the project has been satisfactorily completed in accordance with the project specifications.

**NOW THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF RAYMORE, MISSOURI, AS FOLLOWS:**

Section 1. The City Hall Painting Project is accepted.

Section 2. The final payment in the amount of \$1,407.60 is approved.

Section 3. This Resolution shall become effective on and after the date of approval.

Section 4. Any Resolution or part thereof which conflicts with this Resolution shall be null and void.

**DULY READ AND PASSED THIS 22ND DAY OF JUNE, 2020, BY THE FOLLOWING VOTE:**

Councilmember Abdelgawad  
Councilmember Barber  
Councilmember Berendzen  
Councilmember Burke III  
Councilmember Circo  
Councilmember Holman  
Councilmember Jacobson  
Councilmember Townsend

ATTEST:

APPROVE:

\_\_\_\_\_  
Jean Woerner, City Clerk

\_\_\_\_\_  
Kristofer P. Turnbow, Mayor

\_\_\_\_\_  
Date of Signature



# **Unfinished Business**







**CITY OF RAYMORE**  
**AGENDA ITEM INFORMATION FORM**

DATE: June 8, 2020

SUBMITTED BY: Jim Cadoret

DEPARTMENT: Development Services

<input checked="" type="checkbox"/> Ordinance	<input type="checkbox"/> Resolution	<input type="checkbox"/> Presentation	<input type="checkbox"/> Public Hearing
<input checked="" type="checkbox"/> Agreement	<input type="checkbox"/> Discussion	<input type="checkbox"/> Other	

**TITLE / ISSUE / REQUEST**

Bill 3551: Compass Health Development Agreement

**STRATEGIC PLAN GOAL/STRATEGY**

3.1.1: Expand the commercial tax base

**FINANCIAL IMPACT**

Award To:  
Amount of Request/Contract:  
Amount Budgeted:  
Funding Source/Account#:

**PROJECT TIMELINE**

Estimated Start Date	Estimated End Date
----------------------	--------------------

**STAFF RECOMMENDATION**

Approval

**OTHER BOARDS & COMMISSIONS ASSIGNED**

Name of Board or Commission:  
Date:  
Action/Vote:

**LIST OF REFERENCE DOCUMENTS ATTACHED**

Development Agreement

**REVIEWED BY:**

Jim Feuerborn

## BACKGROUND / JUSTIFICATION

As part of the construction of its new health care facility, Compass Health is required to extend Sunset Lane to provide access to its facility. Additionally, Compass Health is required to submit a performance guarantee for one-half of the costs of constructing Sunset Lane to the northern property line of the Compass property.

The development agreement outlines the terms for construction of that portion of Sunset Lane that is needed to open the facility and for the performance guarantee required for Compass's share of the costs for future extension of Sunset Lane.

**BILL 3551**

**ORDINANCE**

**"AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, APPROVING THE DEVELOPMENT AGREEMENT WITH COMPASS HEALTH, INC. FOR THE EXTENSION OF SUNSET LANE "**

**WHEREAS**, Compass Health is constructing a new office facility that requires the extension of Sunset Lane from its current northern terminus to the northern property line of the Compass Health property; and

**WHEREAS**, the City Council of the City of Raymore, Missouri, in accordance with the provisions of the Raymore Unified Development Code, requires the submittal of a performance guarantee for the future construction of collector roads adjacent to new development; and

**WHEREAS**, Compass Health will construct Sunset Lane to its northern access drive on Sunset Lane, and will submit a performance guarantee for its share of the construction costs for the remainder of the required extension of the road.

**NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF RAYMORE, MISSOURI, AS FOLLOWS:**

Section 1. The Development Agreement between the City of Raymore, Missouri and Compass Health, Inc. is approved and the City Manager is directed to execute said agreement on behalf of the City of Raymore, Missouri.

Section 2. Effective Date. The effective date of approval of this Ordinance shall be coincidental with the Mayor's signature and attestation by the City Clerk.

Section 3. Severability. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

**DULY READ THE FIRST TIME THIS 8TH DAY OF JUNE, 2020.**

**BE IT REMEMBERED THAT THE ABOVE ORDINANCE WAS APPROVED AND ADOPTED THIS 22ND DAY OF JUNE, 2020, BY THE FOLLOWING VOTE:**

Councilmember Abdelgawad  
Councilmember Barber  
Councilmember Berendzen  
Councilmember Burke III  
Councilmember Circo  
Councilmember Holman  
Councilmember Jacobson  
Councilmember Townsend

ATTEST:

APPROVE:

\_\_\_\_\_  
Jean Woerner, City Clerk

\_\_\_\_\_  
Kristofer P. Turnbow, Mayor

\_\_\_\_\_  
Date of Signature



***Development Agreement***  
***For***  
***Compass Health***

Legal Description Contained on Page 2

**Compass Health, Inc., Grantor and  
City of Raymore, Grantee  
100 Municipal Circle  
Raymore, MO 64083**

***June 22, 2020***



## DEVELOPMENT AGREEMENT

THIS AGREEMENT, MADE THIS 22nd day of June, 2020 by and between, **Compass Health, Inc.** hereinafter referred to as "Compass" and the City of Raymore, Missouri, a Municipal Corporation, hereinafter referred to as "City".

WHEREAS, Compass is required to extend Sunset Lane to provide vehicular access to its building located at 501 N. Sunset Lane, which is located in the City of Raymore, Cass County, Missouri, and;

WHEREAS, Compass is responsible for one-half of the construction costs of Sunset Lane and corresponding 5-foot wide sidewalk that is adjacent to its property located north of its northern access drive connection to Sunset Lane, and;

WHEREAS, Compass desires to provide a performance guarantee for its one-half portion of the construction costs to extend Sunset Lane to its northern property line.

NOW, THEREFORE, in consideration of the promises and covenants herein set forth, the parties agree as follows:

### **GEOGRAPHIC LOCATION:**

1. The terms of this agreement apply to the following property and all portions thereof:

**Lot 1, Second Replat of Kirby Estates, a subdivision of land in Cass County, Missouri according to the recorded plat thereof.**

### **REQUIRED IMPROVEMENTS:**

1. In accordance with Section 445.020A of the Raymore Unified Development Code, Compass shall be responsible for the construction of Sunset Lane, and corresponding 5-foot wide sidewalk on the east side of Sunset Lane, from the current northern terminus of Sunset Lane to its northern access drive connection to Sunset Lane, as illustrated in Exhibit 1.

2. A temporary cul-de-sac shall be constructed by Compass at the north end of the pavement of Sunset Lane (illustrated as End of Phase 1 on Exhibit 1) to allow for emergency and road maintenance vehicles to turn-around.

3. In accordance with Section 445.020G7 of the Raymore Unified Development Code, Compass shall be responsible for the construction of one-half of that portion of Sunset Lane, and corresponding 5-foot wide sidewalk on the east side of Sunset Lane, that is adjacent to the Compass property and is



located north of its northern driveway connection to Sunset Lane as illustrated in Exhibit 1.

4. The road segment and sidewalk public improvements defined above in sub-sections 1 and 2 are to be designed and installed at Compass's expense and are hereinafter referred to as "Improvements".

5. It shall be the obligation of Compass to furnish to the City plans and specifications for construction of the Improvements. Before any construction is commenced, the City Public Works Director shall approve the plans and specifications for the Improvements submitted by Compass. Once the City Public Works Director has approved the plans and specifications submitted by Compass, any changes to the plans and specifications must be submitted to the City Public Works Director for approval.

### **INSTALLATION AND MAINTENANCE**

1. Prior to the issuance of a Certificate of Occupancy for the Compass building (the "Compass Building") constructed on **Lot 1, Second Replat of Kirby Estates** (the "Compass Property"), Compass shall complete construction of the Improvements and the Raymore City Council shall have accepted the Improvements in accordance with Section 445.020I of the Raymore Unified Development Code.

2. Compass shall be responsible for the maintenance of the Improvements for a period of two years after acceptance thereof by the City, in accordance with the City specifications and policies.

3. Compass agrees to provide the City of Raymore "as-built" plans for all Improvements as indicated on the aforementioned plans. Said plans shall be considered a part of the Improvements, for the purpose of acceptance by the City.

4. Prior to acceptance of the Improvements a waiver of mechanic's lien shall be submitted to the City. Compass will indemnify and save the City harmless from all claims growing out of the lawful demands of subcontractors, laborers, workers, mechanics, and furnishers of machinery and parts thereof, equipment, tools, and all suppliers, incurred in the furtherance of the performance of the work. Compass shall, at the City's request, furnish satisfactory evidence that all obligations of the nature designated above have been paid, discharged or waived.

### **FEES, BONDS & INSURANCE**

1. Prior to acceptance of the Improvements, Compass will provide a guarantee in the form of a Maintenance Bond that is satisfactory to the City Public Works Director. This guarantee shall be based on 50% of the cost of all



Improvements shown on the approved engineering plans and specifications and shall be for a period of two years after acceptance by the City.

2. Compass, in the interest of the general health, welfare and safety of the Citizens of Raymore, agrees to have installed, at their cost, any traffic control devices [related to the extension of Sunset Lane] determined to be necessary by City Staff in accordance with Section 445.020 of the Unified Development Code. The technical specifications and design criteria are set forth in Public Works Department Policies 120 thru 122 and 129, Street Signage and Traffic Control Devices. All required traffic control devices shall be installed prior to the City issuing any Certificate of Occupancy for the Compass Building.

3. Compass, in the interest of the general health, welfare and safety of the Citizens of Raymore, agrees to have installed, at their cost, all required street name signage determined to be necessary by City Staff in accordance with Section 445.030113 of the Unified Development Code. The technical specifications and design criteria are set forth in Public Works Department Policies 120 thru 122 and 129, Street Signage and Traffic Control Devices. All required street name signs shall be installed prior to the City issuing any Certificate of Occupancy for the Compass Building.

4. Compass agrees to provide a performance guarantee in accordance with Section 445.020C of the Raymore Unified Development Code for one-half of the estimated construction costs to extend Sunset Lane, and corresponding 5-foot wide sidewalk on the east side of the road, from its northern access driveway connection onto Sunset Lane to its northern property line. Said performance guarantee shall be submitted to the City prior to the issuance of a Certificate of Occupancy for the Compass Building.

5. The performance guarantee shall be valid for a period of time not to exceed ten (10) years from the date of approval of this agreement by the City.

6. Should development to the west or north of the Compass Property require an extension of Sunset Lane north of its terminus, the performance guarantee can be utilized by the City to complete the construction of Sunset Lane to the northern property line of the Compass Property. The property owner(s) west or north of the Compass Property needing the extension of Sunset Lane will pay the remaining one-half of the construction costs to complete the construction of Sunset Lane.

7. If the City constructs Sunset Lane to the northern property line of the Compass Property within the ten (10) year period from the date of approval of this agreement by the City, the performance guarantee will be returned to Compass.



8. If Sunset Lane is not constructed to the northern property line of the Compass Property within the ten-year period, the performance guarantee will be returned to Compass.

### **ADDITIONAL REQUIREMENTS**

1. Compass agrees to comply with the regulations and policies of the utility companies having facilities within the City limits.

### **GENERAL PROVISIONS**

1. The parties agree that execution of this agreement in no way constitutes a waiver of any requirements of applicable City ordinances with which Compass must comply.

2. This agreement shall be recorded by the City and the covenants herein shall run with the land described in this agreement and shall be binding and inure to the benefit of the parties hereto and their successors or assigns in interest and title and on any future and subsequent purchasers or owners of the Compass Property.

3. This agreement shall constitute the entire agreement between the parties and any modification hereof shall be in writing, subject to the approval of the parties.

4. If, at any time, any part hereof has been breached by Compass, the City may withhold issuance of a Certificate of Occupancy for the Compass Building until such breach or breaches has or have been cured. If legal action is required to enforce the terms of this agreement, the prevailing party shall be entitled to their reasonable attorneys' fees and costs incurred. The parties agree that they shall submit to non-binding mediation upon written notice of the same, before initiating any legal proceedings for enforcement of this agreement.

5. Any provision of this agreement which is not enforceable according to law will be severed herefrom and the remaining provisions shall be enforced to the fullest extent permitted by law.

6. The undersigned represent that they each have the authority and capacity from the respective parties to execute this Agreement. This Agreement shall not be effective until approved by ordinance duly enacted by the City Council of the City of Raymore, Missouri.

7. Compass hereby warrants and represents to the City as inducement to the City's entering into this Agreement, that Compass's interest in the Compass Property is as a fee owner.



8. Whenever in this agreement it shall be required or permitted that Notice or demand be given or served by either party to this agreement to or on the other party, such notice or demand shall be delivered personally or mailed by certified United States mail (return receipt requested) to the addresses hereinafter set forth. Such notice or demand shall be deemed timely given when delivered personally or when deposited in the mail in accordance with the above.

If to the City, at:

If to Compass, at:

City Manager  
100 Municipal Circle  
Raymore, MO 64083

Alissa Karnes  
616 Burkarth Road  
Warrensburg, MO 64093

9. This Agreement is made and entered into in Cass County, Missouri, and shall in all respects be interpreted, enforced and governed by the laws of the State of Missouri.

10. This Agreement, together with any Exhibits attached, sets forth the entire understanding between the parties. There are no terms, conditions, representations, warranties or covenants other than those contained herein and, in the exhibits attached.

11. No terms or provisions in this Agreement or its Exhibits may be amended, waived, released, discharged, or modified in any respect except in a subsequent written agreement signed by all parties to same.

12. This Agreement may be executed in counterparts with the same force and effect as if executed in one complete document.

13. Each party acknowledges that the other party would be irreparably harmed if any breach of this Agreement occurs, that money damages would not be sufficient remedy for such breach and that specific performance is recognized as the appropriate remedy for any such breach. The remedy of specific performance shall not be deemed to be the exclusive remedy for breach of this Agreement, but shall be in addition to all other remedies available to any party at law or equity.

*[Remainder of page intentionally left blank.]*

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the date first written above.

(SEAL)

THE CITY OF RAYMORE, MISSOURI

\_\_\_\_\_  
Jim Feuerborn, City Manager

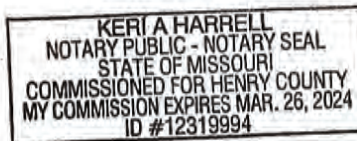
Attest:

\_\_\_\_\_  
Jean Woerner, City Clerk

*Linda Ergurich*  
Compass Health – Signature  
Linda Ergurich  
Printed Name

Subscribed and sworn to me on this  
the 15<sup>th</sup> day of May 2020  
in the County of Henry  
State of Missouri.

Stamp:



Notary Public: *Keri A Harrell*

My Commission Expires: March 26, 2024

Rev.	Date	Description	By	App.

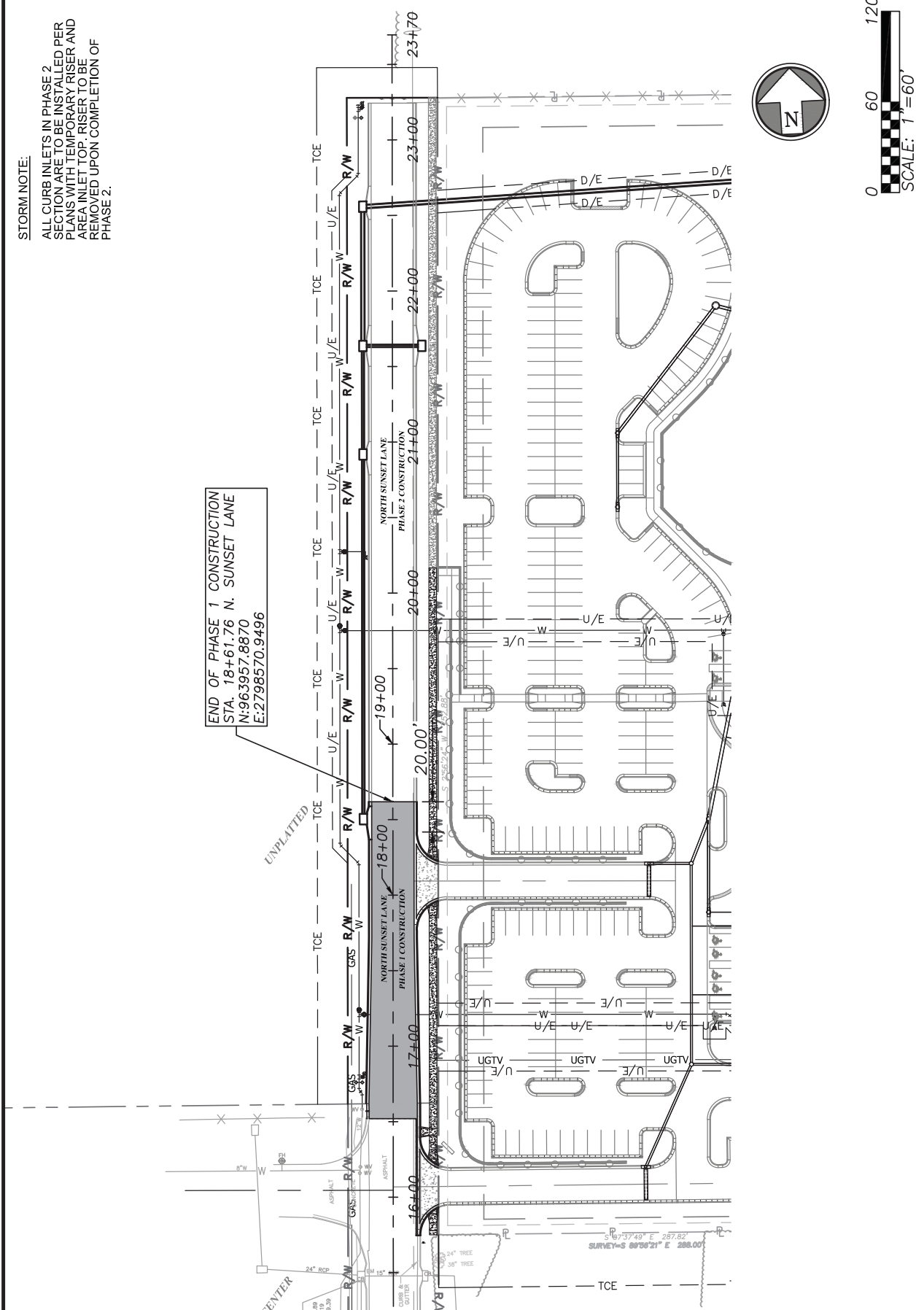
**BHC RHODES**  
 CONSULTING ENGINEERS  
 7101 College Park, Kansas 66210  
 P: (913) 663-1900 F: (913) 663-1633  
 www.bhcrhodes.com

Prepared For:  
**COMPASS HEALTH NETWORK**  
 WARRENSBURG, MO 64093  
 616 BURKARTH ROAD  
 (660) 890-8216

PUB. STREET & STORM SEWER IMPROV.  
 N. SUNSET LANE  
 RAYMORE, MISSOURI  
 City of Raymore  
 STREET PLAN PHASING EXHIBIT

Project No. 2020-002  
 Issue Date: 09/29/2020  
 Checked: [Signature]  
 Drawn: [Signature]  
 Scale: 1" = 60'

**EXHIBIT**



**STORM NOTE:**  
 ALL CURB INLETS IN PHASE 2 SECTION ARE TO BE INSTALLED PER PLANS WITH TEMPORARY RISER AND AREA INLET TOP. RISER TO BE REMOVED UPON COMPLETION OF PHASE 2.

END OF PHASE 1 CONSTRUCTION  
 STA. 18+61.76 N. SUNSET LANE  
 N:963957.8870  
 E:2798570.9496





**CITY OF RAYMORE  
AGENDA ITEM INFORMATION FORM**

DATE: June 8, 2020

SUBMITTED BY: Jan Zimmerman

DEPARTMENT: Police

<input checked="" type="checkbox"/> Ordinance	<input type="checkbox"/> Resolution	<input type="checkbox"/> Presentation	<input type="checkbox"/> Public Hearing
<input checked="" type="checkbox"/> Agreement	<input type="checkbox"/> Discussion	<input type="checkbox"/> Other	

**TITLE / ISSUE / REQUEST**

Bill 3550 - An agreement for SRO services with the Raymore-Peculiar School District

**STRATEGIC PLAN GOAL/STRATEGY**

Goal 2.1 - Set the standard for a safe and secure community

**FINANCIAL IMPACT**

Award To: Raymore-Peculiar School District/City of Raymore  
Amount of Request/Contract: \$262/Day or \$131/Half Day for a maximum of 212 days  
Amount Budgeted:  
Funding Source/Account#:

**PROJECT TIMELINE**

Estimated Start Date	Estimated End Date
July 1, 2020	June 30, 2021

**STAFF RECOMMENDATION**

Approval

**OTHER BOARDS & COMMISSIONS ASSIGNED**

Name of Board or Commission: Raymore-Peculiar School Board  
Date: May 28, 2020  
Action/Vote: Approved

**LIST OF REFERENCE DOCUMENTS ATTACHED**

Raymore-Peculiar School District Agreement

**REVIEWED BY:**

Jim Feuerborn

## BACKGROUND / JUSTIFICATION

On July 25, 2016, the Raymore City Council approved Bill 3192, an agreement between the City of Raymore and the Raymore-Peculiar School District to provide law enforcement services through the School Resource Officer Program for schools in Raymore and the East Middle School.

Since the inception of the program in 2016, the outstanding relationship between the District and the City has been further strengthened as a direct result of the efforts of the assigned officer. As such, the School District has proposed a continuation of the contract between the City of Raymore and the Raymore-Peculiar School District. The attached agreement mirrors the provisions of last year's contract.

The benefits of this relationship have been significant and will continue with renewal of this contract.

**BILL 3550**

**ORDINANCE**

**"AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, ESTABLISHING AN INTERGOVERNMENTAL AGREEMENT WITH THE RAYMORE-PECULIAR SCHOOL DISTRICT TO PROVIDE SCHOOL RESOURCE OFFICER SERVICES FOR SCHOOLS IN RAYMORE AND THE EAST MIDDLE SCHOOL."**

**WHEREAS**, Article R-VI, Section 16 of the Constitution of Missouri provides that any municipality or political subdivision of the State may cooperate under contract to provide a common service as provided by law; and

**WHEREAS**, the Raymore-Peculiar School District has expressed a desire to continue the public safety presence within the district through a contract and payment for the assignment of a Raymore Police Officer in schools located in Raymore and the East Middle School.

**NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF RAYMORE, MISSOURI, AS FOLLOWS:**

Section 1. The Mayor is hereby authorized to execute an agreement between the Raymore-Peculiar School District and the City of Raymore to provide School Resource Officer services, attached as Exhibit A.

Section 2. Effective date. The effective date of approval of this Ordinance shall be coincidental with the Mayor's signature and attestation of the City Clerk.

Section 3. Severability. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

**DULY READ THE FIRST TIME THIS 8TH DAY OF JUNE, 2020.**

**BE IT REMEMBERED THAT THE ABOVE ORDINANCE WAS APPROVED  
AND ADOPTED THE 22ND DAY OF JUNE, 2020 BY THE FOLLOWING VOTE:**

Councilmember Abdelgawad  
Councilmember Barber  
Councilmember Berendzen  
Councilmember Burke III  
Councilmember Circo  
Councilmember Holman  
Councilmember Jacobson  
Councilmember Townsend

ATTEST:

APPROVE:

\_\_\_\_\_  
Jean Woerner, City Clerk

\_\_\_\_\_  
Kristofer P. Turnbow, Mayor

\_\_\_\_\_  
Date of Signature





# Raymore-Peculiar School District

21005 S. School Rd., Peculiar, MO 64078 · Phone: 816-892-1300 · Fax: 816-892-1380

## School Resource Officer AGREEMENT

This Agreement is entered into this 1<sup>st</sup> day of July, 2020, by and between the City of Raymore, a public entity, hereinafter referred to as "City" and Raymore-Peculiar R-II School District, a political subdivision of the State of Missouri, hereinafter referred to as "District."

### WITNESSETH

For, and in consideration of, the mutual promises, terms, and covenants, and conditions set forth herein, the parties agree as follows:

1. Purpose of Agreement – The purpose of the Agreement is for the City to assign a police officer to provide law enforcement services, through the School Resource Officer (SRO) program, as specified herein. The School Resource Officer will have additional duties outside of the District involving School/Youth/Community Outreach not specified in this agreement. Those duties will be determined in cooperation with the Assistant Superintendent of Administrative Services and the Raymore Chief of Police.

One (1) police officer, hereinafter referred to as the "officer" will serve the Raymore-Peculiar School District facilities and properties in the northern portion of the Raymore-Peculiar School District within the city limits of Raymore and at the East Middle School, but will provide support to all District facilities through the appropriate mutual aid agreements with other jurisdictions.

The officer will work with school district personnel in providing education on topics that include, but not limited to: alcohol/drug education and support, anti-bullying/cyber-bullying, community/school safety, safe driving and teen dating violence. This officer is responsible for maintaining a safe campus environment, serving as a law enforcement problem-solving resource, and providing the appropriate response regarding on-campus or school related criminal activity.

2. Term – The term of the Agreement shall be from July 1, 2020 through June 30, 2021 as outlined in the attached SRO calendar, provided the term may be mutually extended by the parties as they deem necessary to satisfy attendance requirements that may have been affected by inclement weather, or other factors. During days the officer is not on duty with the School District, the officer may perform community outreach duties as determined by the Chief of Police. In the event of a city-wide emergency, the officer may be removed from the school to perform police duties at the direction of the Chief of Police, or a designee.  
(See attached calendar)
3. Termination – The Agreement may be terminated without cause by either party upon 30 days prior written notification.
4. Relationship of Parties – The City and the assigned officer shall have the status of an independent contractor for purposes of the Agreement. The officer assigned to the District shall be considered an employee of the City, selected by and under the command and supervision of the Police Department. The assigned officer will be subject



to current procedures in effect for the City of Raymore police officers, including attendance at all mandated training and testing to maintain state law enforcement certification. The Agreement is not intended to and will not constitute, create, give rise to, or otherwise recognize a joint venture, partnership, or formal business association or organization of any kind between the parties, and the rights and obligations of the parties shall be only those expressly set forth in the Agreement. The parties agree that no person supplied by the District to accomplish the goals of the Agreement is considered to be a City employee and that no rights under City civil service, retirement, or personnel rules accrue to such person.

5. Consideration – In consideration of the assignment of one (1) police officer to work in the District as provided herein, the District agrees to pay the City \$262.00 per day (8 hour day) for each full day the police officer works for the District or \$131.00 per half day (4 hour day) for a maximum of 212 full work days or combination thereof whenever school is in session. The District will not be responsible for payment of overtime, unless it is requested by the District and mutually agreed upon with the Police Department. Any school district assignment of the officer requiring overtime pay shall be reimbursed to the City at the overtime rate according to City payroll regulations. The officer's weekly District schedule will be assigned by the Assistant Superintendent of Administrative Services in cooperation with the Raymore Chief of Police, or a designee. The Assistant Superintendent of Administrative Services and the Chief of Police will meet at regular intervals to ensure that any issues and/or concerns are addressed in a timely manner.

The officer may be asked to attend afternoon or evening events in lieu of regular day duty. Each party will maintain a budget for expenditures under the Agreement. Payment from District to City is due upon District's receipt of an itemized statement of cost from the City. The City will invoice the District monthly based upon number of days (full or half as defined above) worked in each particular month. The officer shall submit a monthly timesheet through the chain of command to the Chief of Police, who will approve and forward to the District's Assistant Superintendent of Administrative Services showing the number of days worked and any pre-approved overtime prior to payment being made from the District to the City. The City will provide an official police vehicle and fuel for the assigned officer and cover the costs of police officer training consistent with City policies and procedures. Use of department vehicle must be consistent with Police Department policy at all times.

6. Officer Responsibilities – The officer assigned to the District shall:
  - a. Provide a program of law and education-related issues to the school community, including parents, on such topics as: tobacco, alcohol, and other drug related issues, and in addressing violence diffusion, violence prevention, anti-bullying, cyber-bullying, seatbelt education, texting and distracted driving, and other safety issues in the school community;
  - b. Act as a communication liaison with law enforcement agencies; providing basic information concerning students on campuses served by the officer;
  - c. Provide informational in-service training and be a general resource for the staff on issues related to alcohol and other drugs, violence prevention, gangs, safety and security;
  - d. The officer will gather information regarding problems such as criminal activity, gang activity and student unrest, and attempt to identify particular individuals who may be a disruptive influence to the school and/or students;
  - e. If/when a crime occurs, the officer will take the appropriate steps consistent with Missouri law enforcement police officer duties, and the Codes and policies of the City of Raymore;



- f. The officer will present educational programs to students, parents and/or school staff on topics agreed upon by the Police Department and the District;
- g. The officer will refer students and/or their families to the appropriate agencies for assistance when a need is determined and communication with the School Principal has occurred before doing so;
- h. Unless exigent circumstances prevent it, the officer will attempt to advise the Police Department, Assistant Superintendent of Administrative Services and the School Principal prior to taking law enforcement action, subject to the officer's duties under the law;
- i. The officer shall not act as school disciplinarian, nor make recommendations regarding school discipline. The officer may be used for regularly assigned supervision duties such as lunchroom, hall monitoring, bus supervision or other monitoring duties. If there is an unusual/temporary problem in any other area of the District, the officer may be used to assist District employees until the problem is solved through agreement between the District and Raymore Police Department.
- j. The officer will conduct safety and security assessments of the school facilities and make recommendations for improvement to the Assistant Superintendent of Administrative Services.
- k. The officer will maintain an activity log, attendance calendar and compile monthly safety and security data to be furnished on District approved forms and submitted to the Assistant Superintendent of Administrative Services.
- l. Incidents requiring police action that occur outside of Raymore City limits must be referred to the appropriate jurisdiction.


Provided further that nothing required herein is intended to nor will it constitute a relationship or duty for the assigned officer of the City beyond the general duties that exist for law enforcement officers within the State of Missouri.

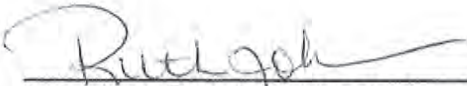
7. Time and Place of Performance – The City will endeavor to have an officer available for duty at the assigned school(s) each day indicated in advance on a mutually agreed upon schedule. The assigned officer's activities will be restricted to school grounds except for:
  - a. Follow-up home visits when needed as a result of school related student problems;
  - b. School related off-campus activities when police officer participation is requested by the Assistant Superintendent of Administrative Services and/or Principal and approved by the Police Chief;
  - c. In response to off-campus, but school related, criminal activity;
  - d. In response to emergency police activities.


The City may furnish a substitute officer on days when the assigned officer is absent due to illness or police department requirements in order to fulfill the number of days stipulated in this contract.

8. District Responsibilities – The District will provide the assigned officer an office and such equipment as is necessary at his/her assigned school. Equipment shall include a telephone, secured filing space and access to a computer.

Raymore-Peculiar R-II School District

By:   
Superintendent of Schools

By:   
President, Board of Education

Attested by:   
Secretary, Board of Education

City of Raymore, Missouri

By: \_\_\_\_\_  
City Administrator

By: \_\_\_\_\_  
Mayor

Attested by: \_\_\_\_\_  
City Clerk



### **School Event Security Memorandum of Understanding**

This MEMORANDUM OF UNDERSTANDING is entered into this 1st day of July, 2020, by and between the City of Raymore, Missouri, a public entity, hereinafter referred to as "City" and Raymore-Peculiar R-II School District, a political subdivision of the State of Missouri, hereinafter referred to as "District", collectively referred to as the "the Parties".

#### **RECITALS:**

The City and the District have a history of mutual cooperation in providing for the health, safety, and welfare of City's youth.

The City and the District currently are parties to a School Resource Officer Agreement whereby City Police Officers provide educational and support services to the District in the spirit of continued cooperation.

The City and the District are desirous to extend the cooperation between the Parties such that City Police Officers will provide security and order at after school events.

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein, the City and the District agree as follows:

1. Security and safety duties, of the kind performed by City Police Officers in their normal course of duty, at events sponsored or sanctioned by the District, but for which attendance is not compulsory for the majority of the student body, typically falling outside the hours of 7:00 a.m. – 3:30 p.m., hereinafter referred to as "after-hours events," shall be pre-approved overtime for City Police Officers subject to the School Resource Officer Agreement upon 48 hours' actual notice to the City;
2. Nothing in this Memorandum of Understanding shall be construed as evidence that City Police Officers staffing after-hours events are employees of the District, independent contractors, or anything other than City Police Officers performing their normal course of duty;
3. If, due to conflict with other duties or scheduling, the City Police Officers subject to the School Resource Officer Agreement are unavailable to staff after-hours events, the City and District may agree upon substitute officers to staff after-hours events for security and safety purposes;
4. Upon agreement of the Parties, additional City Police Officers may staff a given after-hours event subject to the terms of the Memorandum;
5. City Police Officers staffing after-hours events shall be paid their applicable overtime rates by the City;
6. The City will invoice the District for time spent by its Police Officers at such after-hours events monthly;
7. Any City Police Officer performing services to the District at after-hours events shall submit a monthly timesheet through the chain of command to the Chief of Police, who will approve and forward said timesheets to the District's Assistant Superintendent of Administrative Services showing the hours worked by the Officer;
8. The Parties shall communicate regularly and endeavor in good faith to resolve any unforeseen issues or problems as they arise;

9. The City shall provide the District with a list, which shall be revised from time to time as is necessary, of officers available and willing to staff after-hours events and each officer's corresponding applicable overtime rates;
10. This Memorandum of Understanding shall be effective from the date of execution through June 30, 2021, provided the term may be mutually extended by the Parties as they deem necessary upon completion of a signed writing by the Parties;
11. This Memorandum of Understanding may be terminated without cause by either party upon 30 days' prior written notification;
12. Any disputes arising under this Memorandum of Understanding shall be governed by applicable Missouri Law;

IN WITNESS WHEREOF, the Parties hereto have executed this Memorandum of Understanding as indicated.

CITY OF RAYMORE

RAYMORE-PECULIAR R-II SCHOOL DISTRICT

By: \_\_\_\_\_

By: Kari Monsees

Name: \_\_\_\_\_

Name: Kari Monsees

Title: \_\_\_\_\_

Title: Superintendent

# **New Business**







**CITY OF RAYMORE**  
**AGENDA ITEM INFORMATION FORM**

DATE: June 22, 2020

SUBMITTED BY: Jim Cadoret

DEPARTMENT: Development Services

<input checked="" type="checkbox"/> Ordinance	<input type="checkbox"/> Resolution	<input type="checkbox"/> Presentation	<input checked="" type="checkbox"/> Public Hearing
<input type="checkbox"/> Agreement	<input type="checkbox"/> Discussion	<input type="checkbox"/> Other	

**TITLE / ISSUE / REQUEST**

Bill 3532: Foxwood Springs Rezoning

**STRATEGIC PLAN GOAL/STRATEGY**

Goal 3.1: Create a healthy and sustainable economy

**FINANCIAL IMPACT**

Award To:  
Amount of Request/Contract:  
Amount Budgeted:  
Funding Source/Account#:

**PROJECT TIMELINE**

Estimated Start Date	Estimated End Date
----------------------	--------------------

**STAFF RECOMMENDATION**

Approval

**OTHER BOARDS & COMMISSIONS ASSIGNED**

Name of Board or Commission: Planning and Zoning Commission  
Date: June 16, 2020  
Action/Vote: Approval 8-1

**LIST OF REFERENCE DOCUMENTS ATTACHED**

Staff Report

**REVIEWED BY:**

Jim Feuerborn

## BACKGROUND / JUSTIFICATION

Will Nulton, representing Husch Blackwell LLP and property owner American Retirement Corporation, is requesting to reclassify the zoning of 4 acres located north of the Foxwood Springs Assisted Living building, from A "Agricultural District" to PUD "Planned Unit Development District". The 4 acres includes the facility maintenance building and surrounding land area. No improvements are planned for the area to be rezoned.

The purpose of the rezoning is to provide consistent zoning over the land area that contains all of the Foxwood Springs facilities.

**BILL 3532**

**ORDINANCE**

**"AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AMENDING THE ZONING MAP FROM "A" AGRICULTURAL DISTRICT TO "PUD" PLANNED UNIT DEVELOPMENT DISTRICT, A 4 ACRE TRACT OF LAND LOCATED NORTH OF THE EXISTING FOXWOOD SPRING DEVELOPMENT, IN RAYMORE, CASS COUNTY, MISSOURI."**

**WHEREAS**, after a public hearing was held on June 16, 2020, the Planning and Zoning Commission submitted its recommendation of approval on the application to the City Council; and

**WHEREAS**, the City Council held a public hearing on June 22, 2020, after notice of said hearing was published in a newspaper of general circulation in Raymore, Missouri, at least fifteen (15) days prior to said hearing.

**NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF RAYMORE, MISSOURI, AS FOLLOWS:**

Section 1. The City Council makes its findings of fact on the application and accepts the recommendation of the Planning and Zoning Commission.

Section 2. The Zoning Map of the City of Raymore, Missouri is amended by rezoning from "A" Agricultural District to "PUD" Planned Unit Development District, for the following property:

THAT PART OF TRACT 1-"A", REPLAT OF TRACT 1, SCHMIDT HIGHLANDS, A SUBDIVISION IN THE CITY OF RAYMORE, CASS COUNTY, MISSOURI, DESCRIBED AS FOLLOWS; BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT 1-"A"; THENCE NORTH 3°-18'-07" EAST (PLAT = NORTH 1°-36'-02" EAST), THIS AND THE FOLLOWING COURSES ALONG THE WEST LINE OF SAID TRACT 1-"A", A DISTANCE OF 40.00 FEET; THENCE SOUTH 86°-41'-53" EAST (PLAT = NORTH 88°-50'-40" WEST), A DISTANCE OF 494.69 FEET; THENCE NORTH 4°-48'-27" EAST (PLAT = SOUTH 2°-35'-30" WEST), A DISTANCE OF 158.86 FEET; THENCE NORTH 29°-16'-25" EAST (PLAT = SOUTH 27°-08'-27" WEST), A DISTANCE OF 56.86 FEET; THENCE SOUTH 86°-41'-53" EAST, DEPARTING SAID WEST LINE, A DISTANCE OF 651.03 FEET; THENCE SOUTH 3°-25'-08" WEST, A DISTANCE OF 100.00 FEET; THENCE SOUTH 86°-43'-08" EAST, A DISTANCE OF 75.00 FEET TO THE NORTHWEST CORNER OF A TRACT EXCEPTED FROM SAID TRACT 1-"A" FOR THE CITY OF RAYMORE, MISSOURI WATER TOWER SITE; THENCE SOUTH 3°-25'-08" WEST ALONG THE WEST LINE OF SAID EXCEPTED TRACT, A DISTANCE OF 150.00 FEET TO THE SOUTH LINE OF SAID TRACT 1-"A"; THENCE NORTH 86°-41'-53" WEST (PLAT = NORTH 88°-50'-40" WEST) ALONG SAID SOUTH LINE, A DISTANCE OF 1249.28 FEET (PLAT = 1249.39 FEET) TO THE POINT OF BEGINNING, CONTAINING 199,770 SQUARE FEET OR 4.586 ACRES, MORE OR LESS.

Section 3. Effective Date. The effective date of approval of this Ordinance shall be coincidental with the Mayor's signature and attestation by the City Clerk.

Section 4. Severability. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

**DULY READ THE FIRST TIME THIS 22ND DAY OF JUNE, 2020.**

**BE IT REMEMBERED THAT THE ABOVE ORDINANCE WAS APPROVED AND ADOPTED THIS 13TH DAY OF JULY, 2020, BY THE FOLLOWING VOTE:**

Councilmember Abdelgawad  
Councilmember Barber  
Councilmember Berendzen  
Councilmember Burke III  
Councilmember Circo  
Councilmember Holman  
Councilmember Jacobson  
Councilmember Townsend

ATTEST:

APPROVE:

\_\_\_\_\_  
Jean Woerner, City Clerk

\_\_\_\_\_  
Kristofer P. Turnbow, Mayor

\_\_\_\_\_  
Date of Signature



**To:** City Council  
**From:** Planning and Zoning Commission  
**Date:** June 22, 2020  
**Re:** Case #20003 Rezoning; Foxwood Springs, "A" to "PUD"

### GENERAL INFORMATION

**Applicant:** Husch Blackwell, LLP - Will Nulton  
4801 Main Street, Suite 1000  
Kansas City, MO 64112

**Property Owner:** American Retirement Corporation  
111 Westwood Place, Suite 400  
Nashville, TN 64064

**Requested Action:** Requesting to reclassify the zoning of 4 acres  
"A" Agricultural district to "PUD" Planned Unit  
Development

**Property Location:** Generally the property where the Foxwood Springs  
maintenance building and the property immediately  
surrounding it.



**Existing Zoning:** "A" Agricultural District



**Growth Management Plan:** The Future Land Use Map of the current Growth Management Plan designates this property as appropriate for Low Density Residential.

**Major Street Plan:** The Major Thoroughfare Plan Map classifies W. Foxwood Drive (MO Highway 58) as a Major Arterial, and Johns Boulevard as a local internal street. There is no public road currently accessing the property to be rezoned.

**Legal Description:**

**Advertisement:** February 27, 2020 **Journal** newspaper  
March 5, 2020 **Journal** newspaper  
May 28, 2020 **Journal** newspaper  
June 4, 2020 **Journal** newspaper

**Public Hearing:** June 16, 2020 Planning Commission meeting  
June 22, 2020 City Council meeting

**Items of Record:** **Exhibit 1. Mailed Notices to Adjoining Property Owners**  
**Exhibit 2. Notice of Publication**  
**Exhibit 3. Unified Development Code**  
**Exhibit 4. Application**  
**Exhibit 5. Growth Management Plan**  
**Exhibit 6. Staff Report**  
**Exhibit 7. Applicant's Conceptual Site Plan**

**Additional exhibits as presented during hearing**



## REQUEST

Applicant is requesting to reclassify the zoning designation of 4 acres associated with the Foxwood Springs maintenance building from "A" Agricultural district to "PUD" Planned Unit Development.

## REZONING REQUIREMENTS

### **Chapter 470: Development Review Procedures outlines the applicable requirements for Zoning Map amendments.**

Section 470.020 (B) states:

"Zoning Map amendments may be initiated by the City Council, the Planning and Zoning Commission or upon application by the owner(s) of a property proposed to be affected."

Section 470.010 (E) requires that an informational notice be mailed and "good neighbor" meeting be held.

Section 470.020 (F) requires that a public hearing be held by the Planning and Zoning Commission and the City Council. The Planning and Zoning Commission will submit a recommendation to the City Council upon conclusion of the public hearing.

Section 470.020 (G) outlines eleven findings of fact that the Planning and Zoning Commission and City Council must take into consideration in its deliberation of the request.

## PREVIOUS PLANNING ACTIONS ON OR NEAR THE PROPERTY

- The original plat of Foxwood Springs was approved by the City on July 11, 1983.
- The Harold Estates subdivision, to the northwest of the subject property was replatted and approved by the City on March 8, 1999.
- Westgate Plat, Lots 1-4 to the East of the property, were replatted and approved by the City on December 26, 2019. This replat accounts for the right-of-way for Westgate Drive.

## GOOD NEIGHBOR INFORMATIONAL MEETING COMMENTS

A Good Neighbor meeting was held on Wednesday March 11, 2020 in the Council Chambers of City Hall. 5 residents attended the meeting, along with city staff and Will Nulton representing Brookdale. The comments below provide a summary of the meeting:

### **Does Brookdale own all of the land to the north not being rezoned as well?**

- Yes they do.

**Are they planning to develop the AG zoned area?**

- No. In order to develop the remaining AG area, they would need to go through the rezoning process which would require a public hearing.

**The surveyor stated the city employed him to do the survey. Is this right?**

- This is not correct. Brookdale employed the surveyor to perform the work. The city did not pay the surveyor nor was in any discussions with the surveyor regarding cost.

**The surveyor stated he was there performing work for the road relocation and sewer realignment, is this correct?**

- While he may have other work pertaining to those jobs, the surveyor seems to have been confused as to which job specifically he was working on. Again, the city did not pay for the surveyor. Brookdale hired him to determine the extent of their property to determine where they needed to rezone.

**What is going to be sold?**

- The Brookdale community as well as the small 4 acres being rezoned will potentially be sold. The remaining AG zoned property will remain with Brookdale.

**Is there a design for the remaining AG acreage?**

- Since there are currently no intentions to perform any work on the property, there are no designs.

**Do the new owners want to do a high rise building?**

- The 4 acres being rezoned would not be enough land for that to occur. Additionally the restrictions enforced by the PUD for the rest of Brookdale, would also apply to this property as well.

**Is the sale going to remain as a retirement community?**

- As far as the client knows it is.

**What should we expect in terms of changes with the sale?**

- Brookdale has the intention of selling it to remain a retirement community. They can't say what the staff or internal changes would be.

**We have maintained and mowed some of that property for years. Do we need an attorney to draft a letter for squatter's rights?**

- That is something you have the right to do and can bring to us [Will Nulton] to take a look at.

**Our concern is when the Dean's sell the other lot behind us, they will connect with the private roads within Brookdale off of Long & Bowen?**

- This particular meeting is for the rezoning, but it is my [Katie Jardieu] understanding that those streets would remain private and any connections would potentially be made off of Westgate Drive.



**Can anything be done about the coyotes?**

- Not at this time.

**How do they residents feel about the new ownership?**

- We [Will Nulton] are not sure. Little would potentially change for them as far as we know.

**Is Brookdale selling other properties?**

- A lady in the audience actually answered this saying - Yes they are. As Brookdale moves to become a more luxury retirement community they are selling those that don't fit the new image. Foxwood Springs would need substantial changes to accommodate that image.

City Staff stressed that any engineering questions regarding the sewer and Westgate Drive be directed to Mike Krass.

**STAFF COMMENTS**

1. The property directly to the south of the site, roughly 1.8 acres and also zoned "PUD" Planned Unit Development, is also owned by the applicant.
2. Directly to the east is the City owned water tower.
3. The development standards for the existing and proposed zoning districts are as follows:

	A	PUD
<b>Minimum Lot Area</b>		
per lot	10 ac.	-
per dwelling unit	10 ac.	-
<b>Minimum Lot Width (feet)</b>	330	70
<b>Minimum Lot Depth (feet)</b>	100	-
<b>Yards, Minimum (feet)</b>		
front	50	30
rear	50	30
side	15	30
side, abutting residential district	-	30
<b>Maximum Building Height (feet)</b>	35	35
<b>Maximum Building Coverage (%)</b>	10	-

4. The uses permitted uses within the existing and proposed zoning districts include:

Use	A	Use	PUD
<b>RESIDENTIAL USES</b>		<b>RESIDENTIAL USES</b>	
<b>Household Living</b>		<b>Household Living</b>	
Single-family Dwelling, Detached (conventional)	P	Single-family Dwelling, Attached	-
Manufactured Home Residential – Design	S	Multi-family Dwelling (3+ units)	-
Single-family Dwelling, Attached	-	Cluster Residential Development	-
Two-family Dwelling (Duplex)	-	Manufactured Home Park	-
Multi-family Dwelling (3+ units)	-	Dwelling Units Located Above the Ground Floor	-
Apartment Community	-	<b>Group Living</b>	
Cluster Residential Development	S	Assisted Living	P
Manufactured Home Park	-	Group Home	-
Employee Living Quarters	P	Nursing Care Facility	P
Accessory Dwelling	P	Transitional Living	-
<b>Group Living</b>		<b>PUBLIC AND CIVIC USES</b>	
Assisted Living	-	<b>College or University</b>	-
Group Home	S	<b>Cultural Exhibit or Library</b>	-
Nursing Care Facility	-	<b>Government Buildings and Properties</b>	-
Transitional Living	-	<b>Hospital</b>	-
Group Living Not Otherwise Classified	-	<b>Place of Public Assembly</b>	-
<b>PUBLIC AND CIVIC USES</b>		<b>Public Safety Services</b>	-
<b>Cultural Exhibit or Library</b>	C	<b>Religious Assembly</b>	-
<b>Government Buildings and Properties</b>	C	<b>School</b>	-
<b>Place of Public Assembly</b>	C	<b>Social Club or Lodge</b>	-
<b>Public Safety Services</b>	C	<b>Utilities</b>	
<b>Religious Assembly</b>	P	Major	-
<b>School</b>	P	Minor	-
<b>Utilities</b>		<b>COMMERCIAL USES</b>	
Major	C	<b>Adult Business</b>	-
Minor	P	<b>Animal Services</b>	
<b>COMMERCIAL USES</b>		Kennel	-
<b>Animal Services</b>		Veterinary Services	-
Kennel	C	<b>Art Gallery</b>	-
<b>Day Care</b>		<b>Banks and Financial Services</b>	
Day Care Home	S	Banks	-
<b>Entertainment and Spectator Sports</b>		Payday Loan Store	-
Indoor	C	Consumer Loan Establishment	-
Outdoor	C	Pawn Shop	-
<b>Funeral and Interment Services</b>		<b>Body Art Services</b>	-
Cemetery	C	<b>Business Support Service</b>	P
Funeral Home	-	<b>Construction Sales and Service</b>	-
<b>Lodging</b>		<b>Day Care</b>	
Bed and Breakfast	S	Day Care Center	S
<b>Sports and Recreation, Participant</b>		<b>Eating and Drinking Establishment</b>	

Outdoor	C	Restaurant	-
Indoor	C	Tavern	-
		<b>Entertainment and Spectator Sports</b>	
<b>OTHER USES</b>		Indoor	-
<b>Accessory Uses</b>	S	Outdoor	-
<b>Agricultural Uses</b>		<b>Funeral and Interment Services</b>	
Farming	P	Cremating	-
Boarding Stables and Riding Schools	C	Funeral Home	-
<b>Home Occupation</b>	S	<b>Lodging</b>	
<b>Parking</b>		Bed and Breakfast	-
Accessory Parking	P	Hotel or Motel	-
<b>Wireless Communication Facility</b>		<b>Medical or Dental Clinic</b>	-
Colocated	S	<b>Office</b>	-
		<b>Personal and Consumer Service</b>	-
		<b>Retail Sales</b>	
		Large (100,000+ gfa)	-
		Small (up to 100,000 gfa)	-
		<b>Self Storage Facility</b>	-
		<b>Self Storage Facility, Indoor</b>	-
		<b>Sports and Recreation, Participant</b>	
		Outdoor	-
		Indoor	-
		<b>Vehicle Sales and Service</b>	
		Car Wash	-
		Gas Station	-
		Motor Vehicle Repair	-
		Light Equipment and Vehicle Sales or Rental	-
		Heavy Equipment Sales or Rental	-
		Vehicle, Recreational Vehicle or Boat Storage/Towing	-
		<b>INDUSTRIAL USES</b>	
		<b>Manufacturing, Production and Industrial Service</b>	
		Limited	-
		General	-
		Intensive	-
		<b>Research Laboratory</b>	-
		<b>Trucking/Freight Terminal</b>	-
		<b>Warehousing and Wholesaling</b>	-
		<b>Waste-related Use</b>	
		Junkyard	-
		Recycling Facility	-
		Sanitary Landfill	-
		<b>OTHER USES</b>	
		<b>Accessory Uses</b>	S
		<b>Drive-through Facilities</b>	-
		<b>Parking</b>	S
		Accessory Parking	P
		Non-accessory Parking	C
		<b>Wireless Communication Facility</b>	

Freestanding	-
Co-located	S

**PLANNING COMMISSION PROPOSED FINDINGS OF FACT**

Under Section 470.020 of the Unified Development Code, the Planning and Zoning Commission and City Council is directed concerning its actions in dealing with a rezoning request. Under 470.020 (G) (1) the Planning and Zoning Commission and City Council is directed to make findings of fact taking into consideration the following:

- 1. the character of the surrounding neighborhood, including the existing uses and zoning classification of properties near the subject property;** The character of the surrounding neighborhood consists of a mixture of developed and undeveloped land, including single family residential homes. Maintenance provided homes are to the south as well as an assisted living facility.
- 2. the physical character of the area in which the property is located;** the physical character of the area in which the property is located is mostly undeveloped land to the north. Single family homes exist to the west of the subject property, in the Harold Estates subdivision, and Foxwood Springs villas as well as assisted living facility are to the south.
- 3. consistency with the goals and objectives of the Growth Management Plan and other plans, codes and ordinances of the City of Raymore;** The Growth Management Plan identifies this property as appropriate for single family residential development, rather than planned unit development.

However, this proposal supports Economic Opportunity Goal #1 of the Growth Management Plan: *Retain existing businesses and encourage the expansion of existing businesses.* The request would allow the property owner(s), an existing business within the community, to include the maintenance building in with the rest of the existing Planned Unit Development. This rezoning unites the whole development into one development.

- 4. suitability of the subject property for the uses permitted under the existing and proposed zoning districts;** The Growth Management Plan identifies this property as appropriate for single family residential development. However, the property owners currently utilize the building for storage of maintenance and associated vehicles. The rezoning allows the development to be combined into one Planned Unit Development and keep all aspects of the business together.
- 5. the trend of development near the subject property, including changes that have taken place in the area since the subject property was placed in its current zoning district;** The trend of development near

the subject property has been slow in recent years. The surrounding property has remained agriculture for a number of years. The owners of the property have indicated that they plan to maintain the agriculture zoning on the remaining 54 acres that surround the maintenance building to the north and east.

6. **the extent to which the zoning amendment may detrimentally affect nearby property;** the proposed zoning map amendment would not detrimentally affect the surrounding properties. The undeveloped land surrounding the subject property has remained undeveloped since it was incorporated into the City. Any uses under the proposed zoning classification are required to provide adequate screening and landscaping to protect adjacent properties from visual and physical obstruction.
7. **whether public facilities (infrastructure) and services will be adequate to serve development allowed by the requested zoning map amendment;** Limited public infrastructure exists on the site in its current state, with the exception of a sanitary sewer line that runs north-south along the site. Any development that occurs on the property will require the extension of the water line and storm sewer to serve the site.
8. **the suitability of the property for the uses to which it has been restricted under the existing zoning regulations;** under the existing zoning classification, the subject property is restricted to agricultural development only. The area is already being utilized for maintenance and the rezoning would bring those 4 acres into the PUD and its' restrictions.
9. **the length of time (if any) the property has remained vacant as zoned;** the property has remained vacant since it was incorporated into the City.
10. **whether the proposed zoning map amendment is in the public interest and is not solely in the interests of the applicant; and** the proposed zoning map amendment is in the public interest.
11. **the gain, if any, to the public health, safety and welfare due to the denial of the application, as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application.** there will be no gain to the public health, safety and welfare of the community as a result of the denial of the application. Denial of the application would prohibit the applicant from selling the overall assisted living building, as the maintenance building should be included with the larger development.

## REVIEW OF INFORMATION AND SCHEDULE

<u>Action</u>	<u>Planning Commission</u>	<u>City Council 1<sup>st</sup></u>	<u>City Council 2<sup>nd</sup></u>
Public Hearing	June 16, 2020	June 22, 2020	July 13, 2020

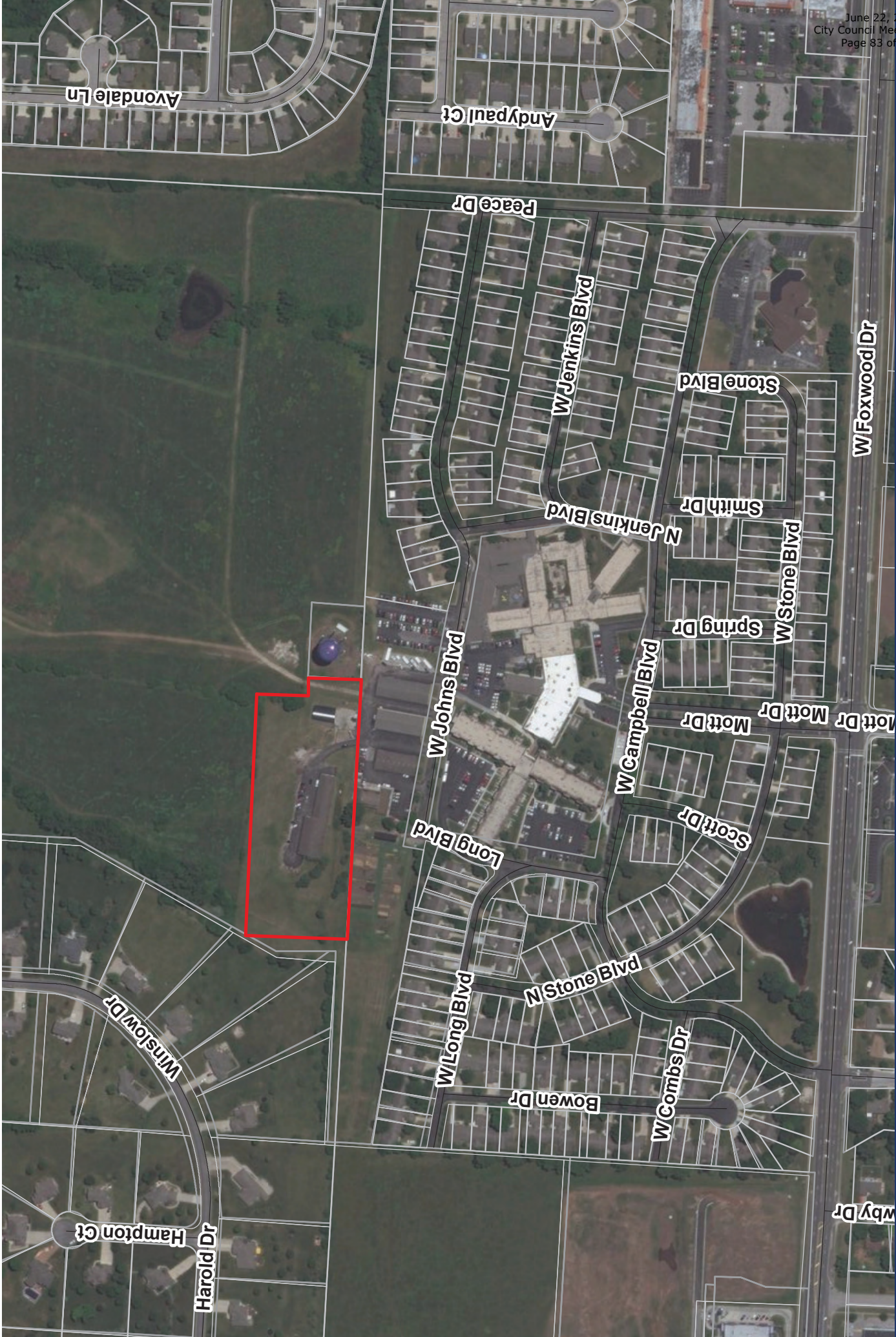
## **STAFF RECOMMENDATION**

City Staff recommends the Planning and Zoning Commission accept the staff proposed findings of fact and forward Case #20003, rezoning of 4 acres to the north of Foxwood Springs, from "A" Agricultural District to "PUD" Planned Unit Development to City Council with a recommendation of approval.

## **PLANNING AND ZONING COMMISSION RECOMMENDATION**

The Planning and Zoning Commission, at its June 16, 2020 meeting, voted 8-1 to accept the staff proposed findings of fact and forward Case #20003, rezoning of 4 acres to the north of Foxwood Springs, from "A" Agricultural District to "PUD" Planned Unit Development to City Council with a recommendation of approval.





**Area to be rezoned**



Note: The City makes no warranty of any kind, expressed or implied, regarding fitness of information shown for a particular use.







**CITY OF RAYMORE**  
**AGENDA ITEM INFORMATION FORM**

DATE: June 22, 2020

SUBMITTED BY: Jim Cadoret

DEPARTMENT: Development Services

<input checked="" type="checkbox"/> Ordinance	<input type="checkbox"/> Resolution	<input type="checkbox"/> Presentation	<input checked="" type="checkbox"/> Public Hearing
<input type="checkbox"/> Agreement	<input type="checkbox"/> Discussion	<input type="checkbox"/> Other	

**TITLE / ISSUE / REQUEST**

Bill 3554: Vacation of Alley - T.B. Hanna Station

**STRATEGIC PLAN GOAL/STRATEGY**

2.2.3: Value and protect natural resources and green spaces

**FINANCIAL IMPACT**

Award To:  
Amount of Request/Contract:  
Amount Budgeted:  
Funding Source/Account#:

**PROJECT TIMELINE**

Estimated Start Date	Estimated End Date
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**STAFF RECOMMENDATION**

Approval
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**OTHER BOARDS & COMMISSIONS ASSIGNED**

Name of Board or Commission:	Planning and Zoning Commission
Date:	June 16, 2020
Action/Vote:	Approval 9-0

**LIST OF REFERENCE DOCUMENTS ATTACHED**

Staff Report Location Map
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**REVIEWED BY:**

Jim Feuerborn
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## BACKGROUND / JUSTIFICATION

T.B. Hanna Station is located in Block 8 of the Original Plat of the City of Raymore. The plat established a 14-foot wide north-south alley that connects Maple Street with Olive Street. This alley right-of-way is unimproved but does contain both public and private utilities.

To ensure the safety of individuals that utilize T.B. Hanna Station, staff desires to vacate the alley right-of-way to prohibit its use for vehicular traffic. An easement will be maintained to ensure that utility companies retain the ability to maintain their facilities.

**BILL 3554**

**ORDINANCE**

**“AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, VACATING THE ALLEY RIGHT-OF-WAY LOCATED IN BLOCK 8 OF THE ORIGINAL PLAT OF THE CITY OF RAYMORE, CASS COUNTY, MISSOURI.”**

**WHEREAS**, the City of Raymore is the owner of all property adjacent to the platted alley right-of-way located in Block 8 of the Original Plat of the City of Raymore; and

**WHEREAS**, the City of Raymore, Missouri is redeveloping the entire block as a City park and the use of the alley for access and traffic flow is no longer necessary; and

**WHEREAS**, the Planning and Zoning Commission held a public hearing regarding the proposed right-of-way vacation on June 16, 2020 and has made a recommendation of approval to vacate the alley right-of-way; and

**WHEREAS**, the City Council held a public hearing regarding the proposed right-of-way vacation on June 22, 2020 and determined the proposed vacation is in the best interest of the City.

**NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF RAYMORE, MISSOURI, AS FOLLOWS:**

Section 1. The City Council vacates the following platted right-of-way:

Fourteen-foot alley located in Block 8 of the Original Plat of the City of Raymore, Missouri.

Section 2. Easement Rights. A utility easement is provided over the entire vacated right-of-way for the purpose of public and private utilities to have use and access rights to the former right-of-way.

Section 3. Acceptance of Finding. The City Council makes the findings of fact and accepts the recommendation of the Planning and Zoning Commission.

Section 4. Reversionary Rights. The statutory right of reversion in the owners of the abutting property is confirmed, as is provided by the laws of the State of Missouri, and the Mayor and the Clerk of the City are hereby authorized to execute all necessary instruments required to confirm the reversionary rights of the owners of property abutting on the area vacated, as described in Section 1 of this Ordinance.

Section 5. Recordation of Vacation. The City Council authorizes and directs the City Manager and City Clerk to evidence approval of the vacation of the right-of-way identified herein executing a Vacation of Right-of-Way in recordable format and to record the same with the Cass County Recorder of Deeds.

Section 6. Effective Date. The effective date of approval of this Ordinance shall be coincidental with the Mayor's signature and attestation by the City Clerk.

Section 7. Severability. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

**DULY READ THE FIRST TIME THIS 22ND DAY OF JUNE, 2020.**

**BE IT REMEMBERED THAT THE ABOVE ORDINANCE WAS APPROVED AND ADOPTED THIS 13TH DAY OF JULY, 2020, BY THE FOLLOWING VOTE:**

Councilmember Abdelgawad  
Councilmember Barber  
Councilmember Berendzen  
Councilmember Burke III  
Councilmember Circo  
Councilmember Holman  
Councilmember Jacobson  
Councilmember Townsend

ATTEST:

APPROVE:

\_\_\_\_\_  
Jean Woerner, City Clerk

\_\_\_\_\_  
Kristofer P. Turnbow, Mayor

\_\_\_\_\_  
Date of Signature



**To:** City Council  
**From:** Planning and Zoning Commission  
**Date:** June 22, 2020  
**Re:** Case #20005 Original Town Block 8 Alley Vacation

## GENERAL INFORMATION

**Applicant/  
Property Owner:** City of Raymore, Missouri  
100 Municipal Circle  
Raymore, MO 64083

**Requested Action:** To vacate the 14-foot alley in Block 8 of the Original Plat of the City of Raymore

**Property Location:** T.B. Hanna Station, Olive and Washington Street



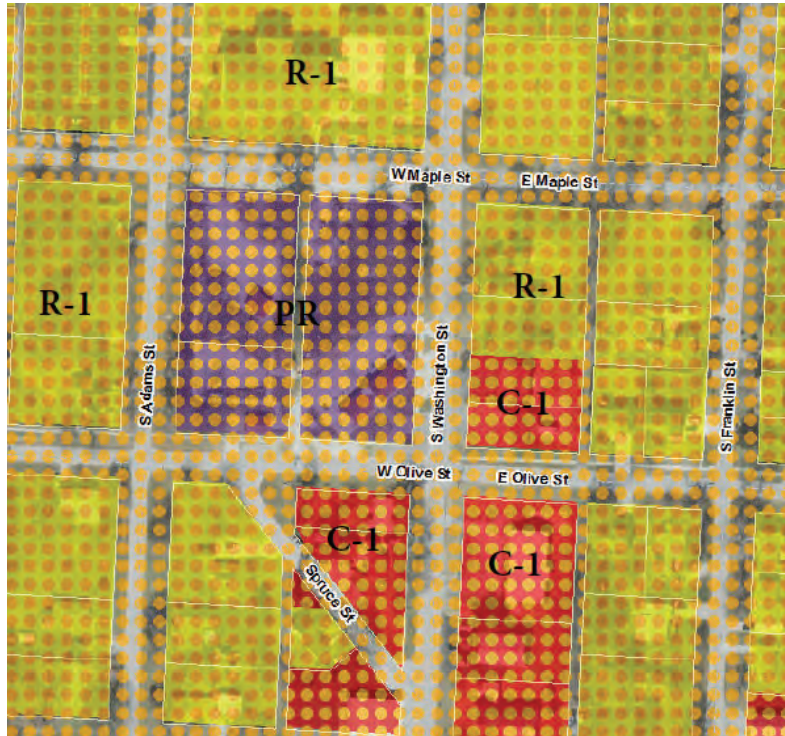


**Property Photograph:**



View looking south from Maple Street at the alley right-of-way

**Existing Zoning:** “PR/OT” Parks, Recreation and Public Use District/Original Town Overlay District



**Growth Management Plan:** The Future Land Use Plan Map contained in the Growth Management Plan identifies this property as appropriate for Public Use.

**Major Street Plan:** The Major Thoroughfare Plan Map contained in the Growth Management Plan classifies Maple Street, Washington Street, Olive Street, and Adams Street as Local Roads.

**Legal Description:**

Fourteen-Foot alley located in Block 8 of the Original Plat of the City of Raymore, Cass County, Missouri

**Advertisement:** May 28, 2020 **Journal** newspaper  
June 4, 2020 **Journal** newspaper

**Public Hearing:** June 16, 2020 Planning Commission meeting.  
June 22, 2020 City Council meeting

**Items of Record:** **Exhibit 1. Notice of Publication**  
**Exhibit 2. Unified Development Code**  
**Exhibit 3. Application**  
**Exhibit 4. Growth Management Plan**  
**Exhibit 5. Staff Report**

**Additional exhibits as presented during hearing**

## **REQUEST**

Applicant is requesting to vacate the fourteen-foot wide, north-south oriented alley, between Maple Street and Olive Street, in Block 8 of the Original Plat of the City of Raymore.

## **EASEMENT VACATION REQUIREMENTS**

The following sections of the City Code are applicable to this application:

Chapter 530: Streets

Section 530.010 - Procedures for Vacation

- A. The City of Raymore shall have exclusive control over its public highways, streets, avenues, alleys, public places or any other public ways and shall have exclusive power to vacate, abandon or change any public highway, street, avenue, alley or public place or part of. The word "street" shall be used to include all such public ways and places as listed above. It shall also include the entire right-of-way, both the improved and unimproved areas. The term "public highway" shall also include any part of a State highway under local control and

maintenance.

B. Vacation of Streets - Generally.

1. No vacation of a street shall take place, unless the consent of the persons owning two-thirds ( $\frac{2}{3}$ ) of the property immediately adjoining has been obtained in writing, which consent shall be acknowledged before a Notary Public and filed for record with the Cass County Recorder of Deeds. If the street is vacated, all title shall vest in the person owning the property on each side in equal proportions according to the length or breadth of such ground, as the same may border on such street.
2. No public street shall be vacated until it has been submitted to the Planning Commission at a public hearing, for recommendation to the City Council.
3. After holding a public hearing the City Council, by a majority vote, may approve or disapprove the vacation.

## **PREVIOUS PLANNING ACTIONS ON OR NEAR THE PROPERTY**

1. The Original Plat of the City of Raymore was recorded in 1912.
2. All twenty blocks in the Original Plat of Raymore contain a fourteen-foot wide, north-south oriented alley.
3. In 2003 the north-south alley located in Block 3, which is immediately to the north of Block 8, was vacated to allow for the expansion of the First Baptist Church on the north side of Maple Street.
4. In 2003 a request from the First Baptist Church to vacate Adams Street between Maple Street and 58 Highway was denied by the City Council.
5. The alley in Block 6, which is located between Maple and Olive Street, and Madison and Jefferson Street, where the Raymore Presbyterian Church is located, has been vacated. No official record could be found as to when this alley was vacated.
6. The site plan for T.B. Hanna Station was approved by the Planning and Zoning Commission on August 21, 2018.

## **STAFF COMMENTS**

1. Only a few portions of the platted alleys in Original Town have been improved for use by vehicles.



2. There are overhead utilities (electrical; cable) and underground utilities (water main) located in the alley right-of-way in Block 8. An easement will be provided over the vacated alley right-of-way to allow utilities access for maintenance purposes.
3. The City of Raymore owns all of the property on both sides of the alley.
4. Vacation of the alley right-of-way will enable the City to prohibit any vehicular traffic from accessing the T.B. Hanna Station area in any area other than adjacent to the Depot.
5. The site plan approved by the Planning and Zoning Commission for T.B. Hanna Station anticipated the vacation of the alley right-of-way.



6. When right-of-way is vacated, the statutory right of reversion in the owners of the abutting property allows for the vacated area to be divided evenly among adjoining property owners. The City will assume ownership of all of the right-of-way area being vacated.

## **ENGINEERING DIVISION COMMENTS**

The Engineering Department has reviewed the application, and has recommended approval of the request.

## **PLANNING COMMISSION PROPOSED FINDINGS OF FACT**

Under Section 530.010 of the Raymore City Code, the City Council has exclusive power to vacate any alley or part of provided that :

- 1. consent of the persons owning two-thirds ( $\frac{2}{3}$ ) of the property immediately adjoining the area to be vacated has been obtained in writing; and**

Consent has been obtained from the persons owning all of the property immediately adjoining the area to be vacated.

- 2. the vacation request has been submitted to the Planning and Zoning Commission at a public hearing for recommendation to the City Council.**

A public hearing was advertised for the June 16, 2020 meeting of the Planning and Zoning Commission.

## **REVIEW OF INFORMATION AND SCHEDULE**

<u>Action</u>	<u>Planning Commission</u>	<u>City Council 1<sup>st</sup></u>	<u>City Council 2<sup>nd</sup></u>
Public Hearing	June 16, 2020	June 22, 2020	July 13, 2020

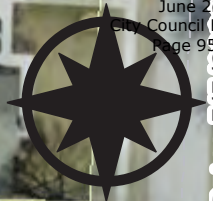
## **STAFF RECOMMENDATION**

Staff recommends that the Planning and Zoning Commission accept the staff proposed findings of fact and forward Case #20005 - Original Town Block 8 Alley Right-of-Way Vacation to the City Council with a recommendation of approval.

## **PLANNING AND ZONING COMMISSION RECOMMENDATION**

The Planning and Zoning Commission, at its June 16, 2020 meeting, voted 9-0 to accept the staff proposed findings of fact and forward Case #20005 - Original Town Block 8 Alley Right-of-Way Vacation to the City Council with a recommendation of approval.





Date: 5/5/2020



The City makes no warranty of any kind, expressed or implied, regarding fitness of the information shown for a particular use.





**CITY OF RAYMORE**  
**AGENDA ITEM INFORMATION FORM**

DATE: June 22, 2020

SUBMITTED BY: Jim Cadoret

DEPARTMENT: Development Services

<input checked="" type="checkbox"/> Ordinance	<input type="checkbox"/> Resolution	<input type="checkbox"/> Presentation	<input type="checkbox"/> Public Hearing
<input type="checkbox"/> Agreement	<input type="checkbox"/> Discussion	<input type="checkbox"/> Other	

**TITLE / ISSUE / REQUEST**

Bill 3555: Eastbrooke at Creekmoor First Plat

**STRATEGIC PLAN GOAL/STRATEGY**

3.2.4: Provide quality, diverse housing options that meet the needs of our community

**FINANCIAL IMPACT**

Award To:  
Amount of Request/Contract:  
Amount Budgeted:  
Funding Source/Account#:

**PROJECT TIMELINE**

Estimated Start Date	Estimated End Date
----------------------	--------------------

**STAFF RECOMMENDATION**

Approval

**OTHER BOARDS & COMMISSIONS ASSIGNED**

Name of Board or Commission: Planning and Zoning Commission  
Date: 6/16/2020  
Action/Vote: Approval 9-0

**LIST OF REFERENCE DOCUMENTS ATTACHED**

Staff Report  
Development Agreement  
Final Plat

REVIEWED BY:

Jim Feuerborn

## BACKGROUND / JUSTIFICATION

Ernie Deaton, representing Cooper Land Development Inc., is requesting approval of Eastbrooke at Creekmoor First Final Plat, a 34-lot single-family subdivision proposed for the west side of North Madison Street, south of the Creekmoor maintenance building.

This phase of Creekmoor proposes single-family detached homes on narrow lots. The lots have been reduced in width and size to provide a new housing option for buyers within the Creekmoor community.

**BILL 3555**

**ORDINANCE**

**"AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, APPROVING THE EASTBROOKE AT CREEKMOOR FIRST PLAT, LOCATED IN SECTION 4, TOWNSHIP 46N, RANGE 32W, RAYMORE, CASS COUNTY, MISSOURI."**

**WHEREAS**, the Planning and Zoning Commission met and reviewed this request and submits a recommendation of approval on the application to the City Council of the City of Raymore, Missouri; and

**WHEREAS**, the City Council of the City of Raymore, Missouri, in accordance with the provisions of the Raymore Unified Development Code, held a meeting to approve the dedication to the public use of any street or ground shown upon the plat; and

**WHEREAS**, the City Council of the City of Raymore, Missouri, finds and declares that the provisions contained and enacted are for the purposes of securing and promoting the public safety, health, and general welfare of persons in the City of Raymore in their use of public rights-of-ways.

**NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF RAYMORE, MISSOURI, AS FOLLOWS:**

Section 1. The City Council makes its findings of fact as contained in the staff report and accepts the recommendation of the Planning and Zoning Commission.

Section 2. That the subdivision known as Eastbrooke at Creekmoor First Plat is approved for the tract of land described below:

ALL THAT PART OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 46 NORTH, RANGE 32 WEST, IN RAYMORE, CASS COUNTY, MISSOURI BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 2°29'43" WEST, ALONG THE EAST LINE OF SAID QUARTER, A DISTANCE OF 395.86 FEET TO THE POINT OF BEGINNING OF THE PART TO BE DESCRIBED HEREIN; THENCE SOUTH 2°29'43" WEST, CONTINUING ALONG SAID QUARTER LINE, A DISTANCE OF 931.72 FEET; THENCE NORTH 88°02'53" WEST, A DISTANCE OF 224.42 FEET; THENCE NORTH 2°29'43" EAST, A DISTANCE OF 151.77 FEET; THENCE NORTH 87°30'17" WEST, A DISTANCE OF 30.58 FEET; THENCE NORTH 2°29'43" EAST, A DISTANCE OF 50.00 FEET; THENCE NORTHEASTERLY ALONG A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF SOUTH 87°30'17" EAST, A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND AN ARC DISTANCE OF 23.56 FEET; THENCE NORTH 2°29'43" EAST, A DISTANCE OF 47.09 FEET; THENCE NORTH 87°30'17" WEST, A DISTANCE OF 118.00 FEET; THENCE NORTH 2°03'42" EAST, A DISTANCE OF 127.09 FEET; THENCE NORTH 67°16'59" WEST, A DISTANCE OF 48.56 FEET; THENCE NORTH 58°25'16" WEST, A DISTANCE OF 49.81 FEET; THENCE NORTH 48°55'12" WEST, A DISTANCE OF 27.68 FEET; THENCE NORTH 87°56'12" WEST, A DISTANCE OF 47.84 FEET; THENCE NORTH 22°03'35" WEST, A DISTANCE OF 31.20 FEET; THENCE NORTH 15°06'00" WEST, A DISTANCE OF 35.04 FEET; THENCE NORTH 26°25'27" WEST, A DISTANCE OF 38.00 FEET; THENCE NORTH 29°39'48" WEST, A DISTANCE OF 43.13 FEET; THENCE NORTH 42°09'25" WEST, A DISTANCE OF 12.50 FEET; THENCE NORTH 60°25'09" EAST, A DISTANCE OF 67.42 FEET; THENCE NORTH 48°19'38" EAST, A DISTANCE OF 86.83 FEET; THENCE NORTH 23°06'15" EAST, A DISTANCE OF 79.22 FEET; THENCE NORTH 1°13'19" EAST, A DISTANCE OF 174.14 FEET; THENCE SOUTH 87°30'18" EAST,



A DISTANCE OF 447.77 FEET; TO THE POINT OF BEGINNING CONTAINING 370835 SQUARE FEET OR 8.513 ACRES, MORE OR LESS.

Section 3. The Development Agreement between the City of Raymore, Missouri and Cooper Land Development, Inc. is approved and the City Manager is directed to execute said agreement on behalf of the City of Raymore, Missouri.

Section 4. Effective Date. The effective date of approval of this Ordinance shall be coincidental with the Mayor's signature and attestation by the City Clerk.

Section 5. Severability. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

**DULY READ THE FIRST TIME THIS 22ND DAY OF JUNE, 2020.**

**BE IT REMEMBERED THAT THE ABOVE ORDINANCE WAS APPROVED AND ADOPTED THIS 13TH DAY OF JULY, 2020, BY THE FOLLOWING VOTE:**

Councilmember Abdelgawad  
Councilmember Barber  
Councilmember Berendzen  
Councilmember Burke III  
Councilmember Circo  
Councilmember Holman  
Councilmember Jacobson  
Councilmember Townsend

ATTEST:

APPROVE:

\_\_\_\_\_  
Jean Woerner, City Clerk

\_\_\_\_\_  
Kristofer P. Turnbow, Mayor

\_\_\_\_\_  
Date of Signature





**To:** City Council  
**From:** Planning and Zoning Commission  
**Date:** June 22, 2020  
**Re:** Case #20007: Eastbrooke at Creekmoor First Final Plat - Lots 1 thru 34 and Tracts A, B, & C

### GENERAL INFORMATION

**Applicant/  
Property Owner:** Cooper Land Development, Inc.  
903 N. 47<sup>th</sup> Street  
Rogers, AR 72756

**Property Location:** N. Madison Street & Hampstead Drive



**2020 Aerial Photograph:**



**Existing Zoning:** "PUD" Planned Unit Development

**Existing Surrounding Zoning:** **North:** "PUD" Planned Unit Development  
**South:** "PUD" Planned Unit Development  
**East:** "RE" Rural Estate  
**West:** "PUD" Planned Unit Development

**Existing Surrounding Uses:** **North:** Planned Residential  
**South:** Planned Residential  
**East:** Single Family Residential Estate Lots  
**West:** Golf Course

**Total Tract Size:** 8.513 acres

**Total Number of Lots:** 34 Lots; 3 Tracts

**Density – units per Acre:** 7.88

**Growth Management Plan:** The Future Land Use Plan Map contained in the Growth Management Plan identifies this area as appropriate for high-density residential development and open space.

**Major Street Plan:** The Major Thoroughfare Plan Map classifies North Madison Street as a major collector road and Hampstead Drive as a minor collector road.

**Advertisement:** City Ordinance does not require advertisement for Final Plats.

**Public Hearing:** City Ordinance does not require a public hearing for Final Plats

## **PROPOSAL**

Outline of Requested Action: The applicant seeks to obtain Final Plat approval for *Eastbrooke at Creekmoor 1st Final Plat - Lots 1 thru 37 and Tracts A, B & C*

City Ordinance Requirements: In order for the applicant to accomplish the aforementioned action they must meet the provisions of the Unified Development Code. Chapter 470 of the Unified Development Code outlines the requirements and actions that need to be taken in order to final plat property, specifically, Section 470.130.

## **PREVIOUS ACTIONS ON OR NEAR THE PROPERTY**

1. The Preliminary Plan and Memorandum of Understanding (MOU) for Creekmoor were approved by City Council on January 26, 2004.
2. The Cunningham at Creekmoor 3rd Plat, located to the north, was approved by the City Council on February 25, 2019.
3. The site plan for the community pool, located on Tract C in the Cunningham at Creekmoor 2nd Plat was approved by the Planning Commission on October 3, 2017

## **ENGINEERING DIVISION COMMENTS**

In its attached memorandum the Engineering Division indicated the proposed final plat complies with the design standards of the City of Raymore and recommends approval of the final plat.

## **STAFF COMMENTS**

1. The current bulk and dimensional standards for this phase of the "PUD" Planned Unit Development Residential District zoning classification for the property was established by the 6th Amendment to the Creekmoor MOU, approved on November 25, 2019, as provided below:

Requirements	
<b>Minimum Lot Area</b>	
per lot	4,500 sq ft regular lot or cul-de-sac lot; 5,200 sq ft corner lot
<b>Minimum Lot Width (ft.)</b>	30 ft cul-de-sac lot; 40 ft regular lot;; 47 ft. corner lot
<b>Minimum Lot Depth (ft.)</b>	100 ft. cul-de-sac lot; 110 ft regular and corner lot
<b>Yards, Minimum (ft.)</b>	
Front	25
rear	25
side; exterior	7
side; interior	5
<b>Maximum Building Height (feet)</b>	35
<b>Maximum Building Coverage (%)</b>	45

- The lot sizes proposed within the Eastbrooke final plat have been reduced to provide a new housing option for buyers within the Creekmoor community. Due to the decreased lot width, homes within the subdivision are proposed to have less square footage than homes in other phases of Creekmoor and limited to a 2-car garage.
- The adjacent property to the south of Tract C is zoned "A" Agricultural District. No buffer or landscape screening is required within Tract C.
- There is an existing stream channel that separates the subdivision phase from the Creekmoor maintenance facility that is located on adjacent land to the north.
- A right-turn lane for southbound traffic on Madison Street at its intersection with Hampstead Drive will be installed as part of the public improvements.
- Hampstead Drive will be constructed as a collector road with increased pavement width of 32-feet back of curb to back of curb.

## **PLANNING COMMISSION PROPOSED FINDINGS OF FACT**

Section 470.130 of the Unified Development Code states that the Planning and Zoning Commission will recommend approval and the City Council will approve the final plat if it finds the final plat:

- is substantially the same as the approved preliminary plat;**

The proposed final plat, including street names and road alignments are substantially the same as the approved preliminary plat.

2. **complies with all conditions, restrictions and requirements of this Code and of all other applicable ordinances and design standards of the City; and;**

The proposed final plat does comply with all conditions, restrictions and requirements of the Unified Development Code and all other applicable ordinances and design standards for the City.

3. **complies with any condition that may have been attached to the approval of the preliminary plat.**

The proposed plat complies with the conditions of the Memorandum of Understanding that was attached to the approval of the preliminary plat.

## **REVIEW OF INFORMATION AND SCHEDULE**

<u>Action</u>	<u>Planning Commission</u>	<u>City Council 1<sup>st</sup></u>	<u>City Council 2<sup>nd</sup></u>
Review	June 16, 2020	June 22, 2020	July 13, 2020

## **STAFF RECOMMENDATION**

Staff recommends that the Planning and Zoning Commission accept the staff proposed findings of fact and forward Case #20007 Eastbrooke at Creekmoor First Final Plat to the City Council with a recommendation of approval, subject to the following conditions:

1. The applicant shall submit construction drawings with coordinating Lot numbers.
2. Prior to submitting the final plat for recording, the reference to minimum low opening on each of the lots shall be removed from the final plat drawing.

## **PLANNING AND ZONING COMMISSION RECOMMENDATION**

The Planning and Zoning Commission, at its June 16, 2020 meeting, voted 9-0 to accept the staff proposed findings of fact and forward Case #20007 Eastbrooke at Creekmoor First Final Plat to the City Council with a recommendation of approval, subject to the following conditions:

1. The applicant shall submit construction drawings with coordinating Lot numbers.
2. Prior to submitting the final plat for recording, the reference to minimum low opening on each of the lots shall be removed from the final plat drawing.

## Memorandum

**TO:** Planning and Zoning Commission

**FROM:** Michael Krass, Director of Public Works and Engineering

**DATE:** June 9, 2020

**RE:** Eastbrook at Creekmoor Lots 1-34

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The Creekmoor property is located generally in the southwest quadrant of the 155<sup>th</sup> Street and Madison Street intersection and encompasses approximately 990 Acres. This phase of the development, Eastbrook of Creekmoor First Plat 4th - Lots 1 through 34, is approximately 8.5 acres.

There are public facilities (water) adjacent to the property of sufficient size and capacity to serve the site without undue burden to the City of Raymore.

Sanitary Sewer:

Sanitary sewer service to this phase will be provided by extending a gravity main from the existing Cunningham Development.

Water System:

The site will be served by an existing main within the Hampstead Drive right-of way.

Transportation System:

This phase of the project includes the construction of Hampstead Drive and Newport Lane. These roads will be constructed to city standards.

StormWater Management:

This phase uses an enclosed storm water conveyance system and rear yard swales to direct runoff towards the main lake. The proposed stormwater conveyance system will accommodate the runoff from the watershed.

Recommendation:

The Engineering Division reviewed the application and found that the Final Plat for Eastbrook at Creekmoor –First Plat, Lots 1 – 34 complies with the design standards of the City of Raymore.





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# Gallery Collection Farmhouse Theme Color Combos



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A	
Yellow Scheme	
Main	Birdseye Maple SW2834
Accent	Colonial Revival Gray SW2832
Trim	Alabaster SW7008



C	
Blue/Green Scheme	
Main	Roycroft Sash Green SW2810
Accent	Rookwood Blue Green SW2811
Trim	Alabaster SW7008



E	
Green/Gray Scheme	
Main	Cornwall Slate SW9131
Accent	Silver Gray SW0049
Trim	Alabaster SW7008



B	
Tan Scheme	
Main	Studio Taupe SW7549
Accent	Resort Tan SW7550
Trim	Natural Choice SW7011



D	
Dark Gray Scheme	
Main	Roycroft Pewter SW2848
Accent	Gray Matter SW7066
Trim	Alabaster SW7008



F	
Red Scheme	
Main	Roycroft Copper Red SW2839
Accent	Weathered Shingle SW2840
Trim	Natural Choice SW7011











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# SUMMIT HOMES





***Development Agreement***

***For***

***Eastbrooke at Creekmoor First Final Plat  
Lots 1 thru 34  
and Tracts A, B & C***

Legal Description Contained on Page 2

**Between Cooper Land Development, Inc., Grantor  
and**

**City of Raymore, Grantee  
100 Municipal Circle  
Raymore, MO 64083**

***July 13, 2020***



## DEVELOPMENT AGREEMENT

THIS AGREEMENT MADE THIS 13<sup>th</sup> day of July, 2020, by and between, **Cooper Land Development, Inc.** hereinafter referred to as "Sub-divider" and the City of Raymore, Missouri, a Municipal Corporation, hereinafter referred to as "City".

WHEREAS, Sub-divider seeks to obtain approval from the City for a subdivision to be known as **Eastbrooke at Creekmoor First Final Plat Lots 1 thru 34 and Tracts A, B & C** which is located in the City of Raymore, Cass County, Missouri, and;

WHEREAS, the Sub-divider, herein defined, agrees to assume all subdivision development obligations of the City as described in this agreement, and;

WHEREAS, the City desires to ensure that the Sub-divider will accomplish certain things in order to protect the public health, safety and welfare.

NOW, THEREFORE, in consideration of the promises and covenants herein set forth, and receipt by the City of fees and costs as stated herein, the parties agree as follows:

### **GEOGRAPHIC LOCATION:**

1. The terms of this agreement apply to the following property and all portions thereof: **Eastbrooke at Creekmoor First Final Plat Lots 1 thru 34 and Tracts A, B & C**

ALL THAT PART OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 46 NORTH, RANGE 32 WEST, IN RAYMORE, CASS COUNTY, MISSOURI BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 2°29'43" WEST, ALONG THE EAST LINE OF SAID QUARTER, A DISTANCE OF 395.86 FEET TO THE POINT OF BEGINNING OF THE PART TO BE DESCRIBED HEREIN; THENCE SOUTH 2°29'43" WEST, CONTINUING ALONG SAID QUARTER LINE, A DISTANCE OF 931.72 FEET; THENCE NORTH 88°02'53" WEST, A DISTANCE OF 224.42 FEET; THENCE NORTH 2°29'43" EAST, A DISTANCE OF 151.77 FEET; THENCE NORTH 87°30'17" WEST, A DISTANCE OF 30.58 FEET; THENCE NORTH 2°29'43" EAST, A DISTANCE OF 50.00 FEET; THENCE NORTHEASTERLY ALONG A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF SOUTH 87°30'17" EAST, A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND AN ARC DISTANCE OF 23.56 FEET; THENCE NORTH 2°29'43" EAST, A DISTANCE OF 47.09 FEET; THENCE NORTH 87°30'17" WEST, A DISTANCE OF 118.00 FEET; THENCE NORTH 2°03'42" EAST, A DISTANCE OF 127.09 FEET; THENCE NORTH 67°16'59" WEST, A DISTANCE OF 48.56 FEET; THENCE NORTH 58°25'16" WEST, A DISTANCE OF 49.81 FEET; THENCE NORTH 48°55'12" WEST, A DISTANCE OF 27.68 FEET; THENCE NORTH 87°56'12" WEST, A DISTANCE OF 47.84 FEET; THENCE NORTH 22°03'35" WEST, A DISTANCE OF 31.20 FEET; THENCE NORTH 15°06'00" WEST, A DISTANCE OF 35.04 FEET; THENCE NORTH 26°25'27" WEST, A DISTANCE OF 38.00 FEET; THENCE NORTH 29°39'48" WEST, A DISTANCE OF 43.13 FEET; THENCE NORTH 42°09'25" WEST, A DISTANCE OF 12.50 FEET; THENCE NORTH 60°25'09" EAST, A DISTANCE OF 67.42 FEET; THENCE NORTH 48°19'38" EAST, A DISTANCE OF 86.83 FEET; THENCE NORTH 23°06'15" EAST, A DISTANCE OF 79.22 FEET; THENCE NORTH 1°13'19" EAST, A DISTANCE OF 174.14 FEET; THENCE SOUTH 87°30'18" EAST, A DISTANCE OF 447.77 FEET; TO THE POINT OF BEGINNING CONTAINING 370835 SQUARE FEET OR 8.513 ACRES, MORE OR LESS.

**REQUIRED IMPROVEMENTS:**

1. In accordance with the policies and ordinances of the City, the public improvements described herein shall be constructed and installed on the terms and conditions hereinafter contained. Public improvements within the Subdivision will be installed in accordance with the City of Raymore Standard Contract Documents and Technical Specifications & Design Criteria for Utility and Street Construction dated December 2017.
2. The public improvements are to be designed and installed at the Sub-divider's expense by the Sub-divider and are hereinafter referred to as "Improvements".
3. It shall be the obligation of the Sub-divider to furnish to the City plans and specifications for construction of the Improvements. Before any construction is commenced, the City Public Works Director shall approve plans and specifications for the Improvements. Once the City Public Works Director has approved the plans, any changes to the plans must be submitted to the City Public Works Director for approval.
4. The Sub-divider shall submit the appropriate grading/site/erosion control plan including appropriate sidewalk, meter elevations, and manhole elevations to the City Public Works Director for approval for development of the project. Before any construction is commenced within that phase, the City Public Works Director must approve plans for all required Improvements. It shall be the Sub-divider's responsibility to assure compliance with grading plans.
5. The Sub-divider shall provide a copy of all required State and Federal permits to the City Public Works Director prior to issuance of any City permits.
6. The Sub-divider shall provide and pay for all engineering and surveying necessary to design and construct the Improvements. The Sub-divider shall pay for all other engineering and surveying necessary to design and construct other improvements to the property.
7. The Sub-divider shall install stormwater quality features in the islands of both cul-de-sacs in accordance with plans approved by the Public Works Director. Said features shall be installed as part of the installation of the public Improvements. The Creekmoor POA will be responsible for the maintenance of these features.
8. The Sub-divider agrees to submit a street light plan for City approval and pay the cost of providing and installing the streetlights in accordance with the approved street light plan. The required street lights shall be installed and shall be operational prior to the acceptance of the Improvements for the subdivision.

9. The Sub-divider, in the interest of the general health, welfare and safety of the Citizens of Raymore, agrees to have installed, at their cost, any traffic control devices determined to be necessary by City Staff (410.340). The technical specifications and design criteria are set forth in Public Works Department Policies 120 thru 122 and 129, Street Signage and Traffic Control Devices. The improvement must be installed prior to the City releasing any building permits.

10. The Sub-divider, in the interest of the general health, welfare and safety of the Citizens of Raymore, agree to have installed, at their cost, all required street name signage determined to be necessary by City Staff (410.340). The technical specifications and design criteria are set forth in Public Works Department Policies 120 thru 122 and 129, Street Signage and Traffic Control Devices. The improvement must be installed prior to the City releasing any building permits.

### **INSTALLATION AND MAINTENANCE**

1. Prior to the issuance of building permits, the Sub-divider shall install all Improvements as shown on approved engineering plans of said subdivision and the City Council shall have accepted by Resolution all Improvements.

2. The Sub-divider shall be responsible for the maintenance of the Improvements for a period of two years after acceptance thereof by the City, in accordance with the City specifications and policies.

3. The Sub-divider agrees to provide the City of Raymore “as-built” plans for all Improvements as indicated on the aforementioned plans. Said plans shall be considered a part of the Improvements, for the purpose of acceptance by the City.

4. Prior to acceptance of the Improvements a waiver of mechanic’s lien shall be submitted to the City. The Sub-divider will indemnify and save the City harmless from all claims growing out of the lawful demands of subcontractors, laborers, workers, mechanics, and furnishers of machinery and parts thereof, equipment, tools, and all suppliers, incurred in the furtherance of the performance of the work. The Sub-divider shall, at the City’s request, furnish satisfactory evidence that all obligations of the nature designated above have been paid, discharged or waived.

### **FEES, BONDS & INSURANCE**

1. The Sub-divider agrees to pay to the City a 1% Plan Review Fee and 5% Construction Inspection Fee based on the project engineer’s estimate or contract development costs of all Improvements as shown on approved engineering plans of said subdivision. The City Public Works Director shall review and determine

that the costs, as presented, are reasonable. A list of these fees is provided in Attachment A.

2. The Sub-divider agrees to indemnify the City with a Certificate of Insurance as required in the Unified Development Code of the City of Raymore.

3. The Sub-divider agrees to furnish performance bonds as required in the Unified Development Code of the City of Raymore.

4. Prior to acceptance of Improvements within said subdivision, Sub-divider will provide a guarantee in the form of a Maintenance Bond that is satisfactory to the City Public Works Director. This guarantee shall be based on 50% of the cost of all Improvements shown on approved engineering plans and shall be for a period of two years after acceptance by the City.

5. The Sub-divider agrees to pay to the City a \$9 per acre fee for the placement and maintenance of outdoor warning sirens. The cost of these fees is provided in Attachment A.

6. The Sub-divider agrees to pay any **fees in lieu of parkland dedication** that are required in accordance with City Code. The total fee due for **Eastbrooke at Creekmoor First Final Plat Lots 1 thru 34 and Tracts A, B & C** is **\$4,886.82 (Four Thousand Eight Hundred and Eighty-Six dollars and Eighty-Two Cents)**. Fees paid at the time building permit applications are to be made at a rate of **One Hundred Forty-Three dollars and seventy-three cents (\$143.73) per dwelling unit**.

7. Per Ordinance #20004, the license (excise) tax for building contractors will be charged at the time of building permits at the applicable rate at the time each building permit application is approved.

#### **ADDITIONAL REQUIREMENTS**

1. The Sub-divider agrees to comply with the regulations and policies of the utility companies having facilities within the City limits.

2. All sidewalks shall be five-feet (5') in width and shall be installed on each lot prior to the issuance of a Certificate of Occupancy on the lot.

#### **GENERAL PROVISIONS**

1. The parties agree that execution of this agreement in no way constitutes a waiver of any requirements of applicable City ordinances with which the Sub-divider must comply and does not in any way constitute prior approval of any future proposal for development.

2. The covenants herein shall run with the land described in this agreement and shall be binding and ensure to the benefit of the parties hereto and their successors or assigns and on any future and subsequent purchasers.

3. This agreement shall constitute the entire agreement between the parties and any modification hereof shall be in writing, subject to the approval of the parties.

4. If, at any time, any part hereof has been breached by Sub-divider, the City may withhold approval of any or all building permits applied for in the subdivision, until breach or breaches has or have been cured.

5. This agreement shall be recorded by the Sub-divider and its covenants shall run with the land and shall bind the parties, their assigns and successors in interest and title.

6. Any provision of this agreement which is not enforceable according to law will be severed herefrom and the remaining provisions shall be enforced to the fullest extent permitted by law.

7. The undersigned represent that they each have the authority and capacity from the respective parties to execute this Agreement. This Agreement shall not be effective until approved by ordinance duly enacted by the City Council of the City of Raymore, Missouri.

8. The Sub-divider hereby warrants and represents to the City as inducement to the City's entering into this Agreement, that the Sub-divider's interest in the Subdivision is as a fee owner.

9. The Sub-divider and City acknowledge the Memorandum of Understanding for Creekmoor Subdivision, executed by both parties and approved by City Council on January 26, 2004, June 26, 2006, July 24, 2006, July 23, 2007, July 27, 2015, and November 25, 2019 remains in effect.

10. Whenever in this agreement it shall be required or permitted that Notice or demand be given or served by either party to this agreement to or on the other party, such notice or demand shall be delivered personally or mailed by certified United States mail (return receipt requested) to the addresses hereinafter set forth. Such notice or demand shall be deemed timely given when delivered personally or when deposited in the mail in accordance with the above.

If to the City, at:

City Manager  
100 Municipal Circle  
Raymore, MO 64083

If to the Sub-divider, at:

William H. Kennedy, III, Esq.  
903 North 47<sup>th</sup> Street.  
Rogers, AR 72756



11. The Sub-divider acknowledges that this plat will expire within one year of the date the Raymore City Council approves an ordinance approving **Eastbrooke at Creekmoor First Final Plat Lots 1 thru 34 and Tracts A, B & C**; and that failure for any reason to record the plat does not obligate the City to re-approve the plat no matter what improvements may have been completed in furtherance of the current plat known as **Eastbrooke at Creekmoor First Final Plat Lots 1 thru 34 and Tracts A, B & C**.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the date first written above.

(SEAL)

THE CITY OF RAYMORE, MISSOURI

\_\_\_\_\_  
Jim Feuerborn, City Manager

Attest:

\_\_\_\_\_  
Jean Woerner, City Clerk

\_\_\_\_\_  
Sub-divider – Signature

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Sub-divider – Signature

\_\_\_\_\_  
Printed Name

Subscribed and sworn to me on this  
the \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_  
in the County of \_\_\_\_\_,  
State of \_\_\_\_\_.

Stamp:

Notary Public: \_\_\_\_\_ My Commission Expires: \_\_\_\_\_

# Attachment A

## FEE CALCULATION FOR EASTBROOK AT CREEKMOOR FIRST PLAT

Total Cost for 'New' Public Improvements:      \$504,879

All fees and deposits shall be paid prior to recording the final plat. The land disturbance permit fee and erosion control financial security deposit shall be paid prior to commencement of any land disturbance activity (site grading), or if no land disturbance activity started prior to recording of final plat, paid at time of recording final plat.

1	Land Disturbance Permit Fee. [455.010B] <b>01-00-4170-0000</b> <b>If fee paid prior to recording of plat, receipt # _____</b> <i>*must be paid prior to issuance of a land disturbance permit</i>	\$500.00
2	Erosion Control Financial Security Deposit: Developer shall provide financial security for erosion control in the amount of \$1,000 per acre. The first \$5,000 of the financial security must be by cash deposit to the City. [455.010F] <b>60-00-2811-0000</b> <b>If deposit paid prior to recording of plat, receipt# _____</b> <i>*must be paid prior to issuance of a land disturbance permit</i>	\$5,000.00
	Additional erosion control financial security (The remaining deposit above the first \$5,000 due can be paid in cash) [455.010F]: (8.0 ac. total disturbed) <b>If deposit paid prior to recording of plat, receipt# _____</b>  <b>If letter of credit submitted:</b> <b>financial institution: _____</b> <b>renewal date of letter of credit: _____</b> <i>*must be paid prior to issuance of a land disturbance permit</i>	\$3,000.00
3	Infrastructure Construction Plan Review Fee: An amount equal to one percent (1%) of the estimated public improvement costs performed by the developer. [445.020H1] <b>01-00-4182-0000</b> <i>*must be paid prior to issuance of a construction permit</i>	\$5,048.79
4	Infrastructure Construction Inspection Fee: An amount equal to five percent (5%) of the estimated public improvement costs performed by the developer. [445.020H2] <b>01-00-4165-0000</b> <i>*must be paid prior to issuance of a construction permit</i>	\$25,243.95
5	Emergency Outdoor Warning Siren Fee: \$9.00 per acre      (8.513 acres) [Schedule of Fees and Charges] <b>01-00-4185-0000</b>	\$76.62

**TOTAL FEES TO BE PAID PRIOR TO RECORDING PLAT.....\$76.62**  
**TOTAL FEES TO BE PAID PRIOR TO ISSUANCE OF A LAND**  
**DISTURBANCE PERMIT..... \$8,500.00**  
**TOTAL FEES TO BE PAID PRIOR TO ISSUANCE OF A**  
**CONSTRUCTION PERMIT FOR PUBLIC IMPROVEMENTS..... \$30,292.74**







# EASTBROOKE AT CREEKMOOR FIRST PLAT

LOTS 1 THROUGH 34, AND TRACTS A, B, C  
A SUBDIVISION IN RAYMORE, CASS COUNTY, MISSOURI  
SECTION 4, TOWNSHIP 46 N, RANGE 32 W

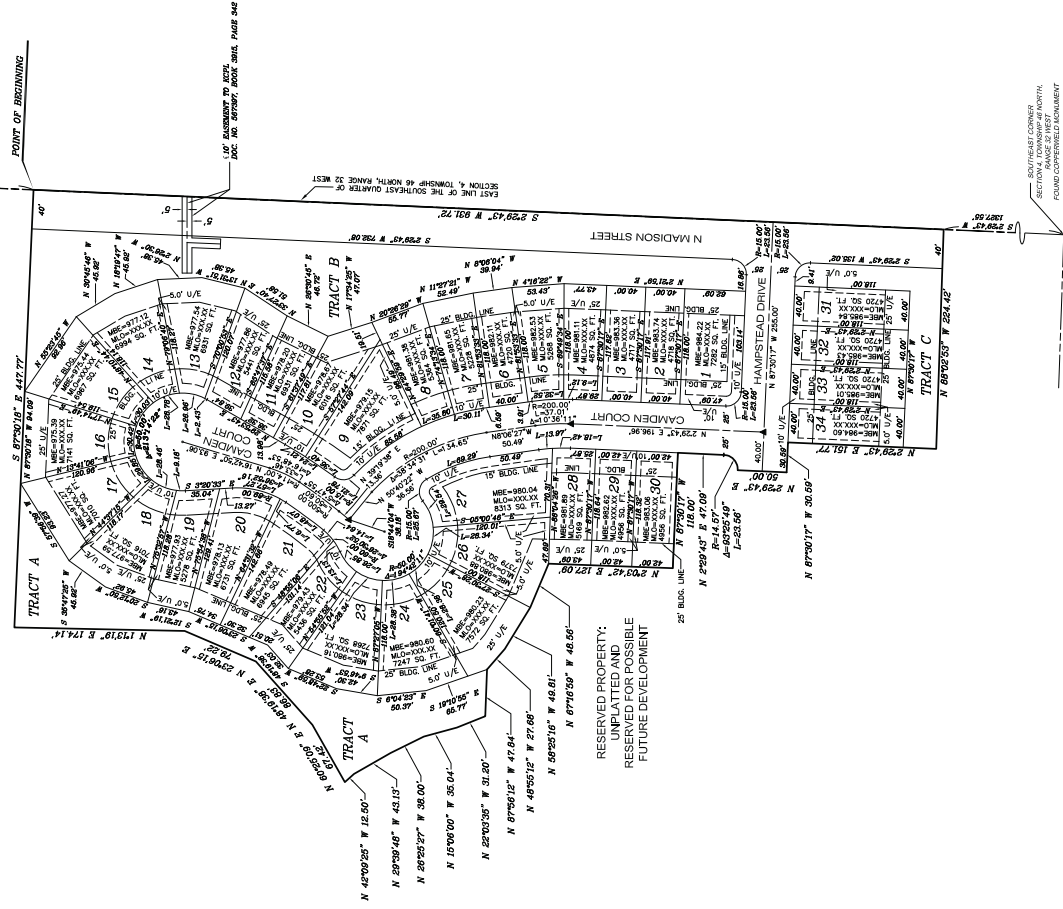
FINAL PLAT

POINT OF COMMENCING  
NORTHWEST CORNER OF THE  
SECTION 4, TOWNSHIP 46 NORTH,  
RANGE 32 WEST, CASS COUNTY,  
MISSOURI  
FOUND CORNERED BY ANUMENT

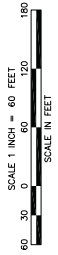
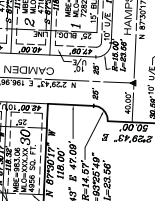
CUNNINGHAM AT CREEKMOOR  
THIRD PLAT  
LOT 1  
MAINTENANCE FACILITY  
AT CREEKMOOR

RESERVED PROPERTY:  
UNPLATTED AND  
RESERVED FOR POSSIBLE  
FUTURE DEVELOPMENT

RESERVED PROPERTY:  
UNPLATTED AND  
RESERVED FOR POSSIBLE  
FUTURE DEVELOPMENT



- NOTES:**
1. THE FOLLOWING STANDARD MONUMENTATION WILL BE SET UPON COMPLETION OF CONSTRUCTION ACTIVITIES WITH THIS PLAT OR WITHIN 12 MONTHS OF THE RECORDING OF THIS PLAT, WHICHEVER IS EARLIER:  
 SETBACK LINE WITH PLASTIC CAP STAMPED "ASC MLS 760 KLS 3" SET AT ALL BEARLOT CORNERS AND OTHER POINTS MARKED "★" ON THIS PLAT.  
 5/8" IRON BARS WITH PLASTIC CAP STAMPED "ASC MLS 760 KLS 3" SET AT CORNERS MARKED "★" ON THIS PLAT.  
 CURB AND GUTTER NOTCHED AT THE PROLONGATION OF THE INTERIOR SIDE LOT LINES.
  2. THE BEARING MONUMENTS ON THIS PLAT USE THE BASELINE OF THE MISSOURI PLASSMENSURE SYSTEM OF 1987 WEST ZONE, AT JACKSON COUNTY CONTROL MONUMENT J425 (1989 ADJUSTMENT) USING A GRAVITY FACTOR OF 0.9999845.
  3. THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE "Y" (UNSHADOWED) AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAPS NO. 2607C009F, REVISED JANUARY 2, 2013 AND NO. 2607C009F, REVISED JANUARY 2, 2013 AND FURTHER REVISED BY THE COMPAZ ON AUGUST 12, 2017, CASE NO. 1241-159A.
  4. THE ABBREVIATION "MBE" SHOWN HEREON DENOTES MINIMUM BASEMENT ELEVATION.
  5. THE ABBREVIATION "MLO" SHOWN HEREON DENOTES MINIMUM LOW OPENING ELEVATION.



**SURVEYOR'S CERTIFICATION:**  
 I, PHILIP J. HEERHAY, LICENSED SURVEYOR IN MISSOURI, DO HEREBY CERTIFY THAT I AM THE SURVEYOR OF THIS PLAT AND THAT I AM A MEMBER IN GOOD STANDING WITH THE MISSOURI BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND PROFESSIONAL SURVEYORS. I HAVE READ AND UNDERSTAND THE CONTENTS OF THIS PLAT, AND I AM AWARE OF THE STANDARDS, ORDINANCES AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND PLATTING OF SUBDIVISIONS, AND THAT THE RESULTS OF SAID SURVEY ARE REPRESENTED ON THIS PLAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.



4-46-32  
 Eastbrooke at Creekmoor  
 Subdivision Plat  
 Sheet 2

POINT OF COMMENCING  
 NORTHWEST CORNER OF THE  
 SECTION 4, TOWNSHIP 46 NORTH,  
 RANGE 32 WEST, CASS COUNTY,  
 MISSOURI  
 FOUND CORNERED BY ANUMENT



**CITY OF RAYMORE**  
**AGENDA ITEM INFORMATION FORM**

DATE: June 22, 2020

SUBMITTED BY: Jim Cadoret

DEPARTMENT: Development Services

<input checked="" type="checkbox"/> Ordinance	<input type="checkbox"/> Resolution	<input type="checkbox"/> Presentation	<input type="checkbox"/> Public Hearing
<input type="checkbox"/> Agreement	<input type="checkbox"/> Discussion	<input type="checkbox"/> Other	

**TITLE / ISSUE / REQUEST**

Bill 3556: Brookside Tenth Replat

**STRATEGIC PLAN GOAL/STRATEGY**

3.2.4: Provide quality, diverse housing options that meet the needs of our community

**FINANCIAL IMPACT**

Award To:  
Amount of Request/Contract:  
Amount Budgeted:  
Funding Source/Account#:

**PROJECT TIMELINE**

Estimated Start Date	Estimated End Date
----------------------	--------------------

**STAFF RECOMMENDATION**

Approval

**OTHER BOARDS & COMMISSIONS ASSIGNED**

Name of Board or Commission: Planning and Zoning Commission  
Date: 6/16/2020  
Action/Vote: Approval 9-0

**LIST OF REFERENCE DOCUMENTS ATTACHED**

Staff Report  
Development Agreement  
Final Plat

REVIEWED BY:

Jim Feuerborn

## BACKGROUND / JUSTIFICATION

Rick Frye, representing Brookside Builders LLC, is requesting approval of the Replat of Tract X and Tract Y of the Brookside Tenth Final Plat. The replat replaces Tract X with Lot 421. Tract X was the location of a temporary stormwater detention basin that was created when Brookside Tenth was under construction. Tract Y is being divided by creating a new Tract Z. A portion of the remaining Tract Y will be utilized to create Lot 422 which is located on the southern end of Cedar Ridge Drive.

The replat establishes Tract Z along Bristol Drive. This tract is owned by the City of Raymore and will be developed into a trailhead for the Brookside Greenway Trail. Brookside Builders will be constructing improvements to Tract Z, including a 10-space parking lot, trail extension, water fountain, and park bench.

**BILL 3556**

**ORDINANCE**

**“AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, APPROVING THE BROOKSIDE TENTH FINAL PLAT - REPLAT OF TRACT X AND TRACT Y, LOCATED IN THE EAST HALF OF SECTION 20, TOWNSHIP 46N, RANGE 32W, RAYMORE, CASS COUNTY, MISSOURI.”**

**WHEREAS**, the Planning and Zoning Commission met and reviewed this request and submits a recommendation of approval on the application to the City Council of the City of Raymore, Missouri; and

**WHEREAS**, the City Council of the City of Raymore, Missouri, in accordance with the provisions of the Raymore Unified Development Code, held a meeting to approve the dedication to the public use of any street or ground shown upon the plat; and

**WHEREAS**, the City Council of the City of Raymore, Missouri, finds and declares that the provisions contained and enacted are for the purposes of securing and promoting the public safety, health, and general welfare of persons in the City of Raymore in their use of public rights-of-ways.

**NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF RAYMORE, MISSOURI, AS FOLLOWS:**

Section 1. The City Council makes its findings of fact as contained in the staff report and accepts the recommendation of the Planning and Zoning Commission.

Section 2. That the subdivision known as Brookside Tenth Final Plat - Replat of Tract X and Tract Y, is approved for the tract of land described below:

Tract X and Tract Y, Brookside Tenth Plat, a subdivision of land in the East Half of Section 20, Township 46 North of the Baseline, Range 32 West of the 5th Principal Meridian, Raymore, Cass County, Missouri, containing 6.57 acres.

Section 3. The Development Agreement between the City of Raymore, Missouri, and Brookside Builders, Inc. is approved and the City Manager is directed to execute said agreement on behalf of the City of Raymore, Missouri.

Section 4. Effective Date. The effective date of approval of this Ordinance shall be coincidental with the Mayor’s signature and attestation by the City Clerk.

Section 5. Severability. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

**DULY READ THE FIRST TIME THIS 22ND DAY OF JUNE, 2020.**

**BE IT REMEMBERED THAT THE ABOVE ORDINANCE WAS APPROVED AND ADOPTED THIS 13TH DAY OF JULY, 2020, BY THE FOLLOWING VOTE:**

Councilmember Abdelgawad  
Councilmember Barber  
Councilmember Berendzen  
Councilmember Burke III  
Councilmember Circo  
Councilmember Holman  
Councilmember Jacobson  
Councilmember Townsend

ATTEST:

APPROVE:

\_\_\_\_\_  
Jean Woerner, City Clerk

\_\_\_\_\_  
Kristofer P. Turnbow, Mayor

\_\_\_\_\_  
Date of Signature



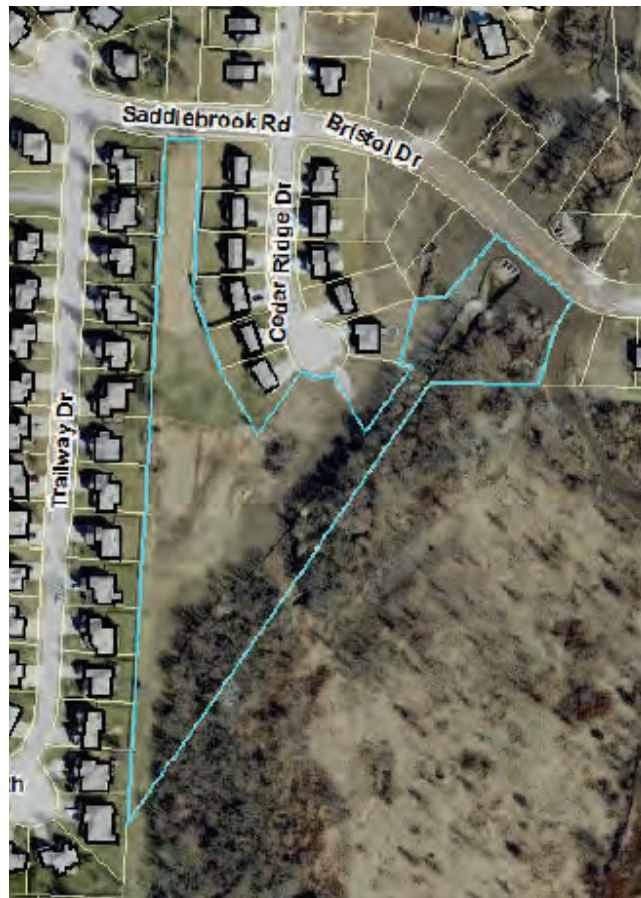


To: City Council  
From: Planning and Zoning Commission  
Date: June 22, 2020  
Re: Case #20006 - Brookside Tenth Final Plat-Replat of Tract X and Y

### GENERAL INFORMATION

Applicant/  
Property Owner: Brookside Investment Inc.  
803 PCA Road  
Warrensburg, MO 64093

Property Location: South of Bristol Drive in Brookside Subdivision



**Existing Zoning:** "R-1" Single-Family Residential

**Existing Surrounding Zoning:** **North:** "R-1" Single-Family Residential  
**South:** "R-1P" Single-Family Residential Planned  
**East:** "R-1P" Single-Family Residential Planned  
**West:** "R-1P" Single-Family Residential Planned

**Existing Surrounding Uses:** **North:** Single Family Residential  
**South:** Undeveloped  
**East:** Single-Family Residential  
**West:** Single Family Residential

**Total Tract Size:** 6.57

**Total Number of Lots:** 2 Lots, 2 Tracts

**Growth Management Plan:** The Future Land Use Plan Map contained in the Growth Management Plan identifies this area as appropriate for low-density residential development.

**Major Street Plan:** The Major Thoroughfare Plan Map classifies Bristol Drive as a Minor Collector and Cedar Ridge Drive is classified as a local road.

**Advertisement:** City Ordinance does not require advertisement for Final Plats.

**Public Hearing:** City Ordinance does not require a public hearing for Final Plats

## **PROPOSAL**

*Outline of Requested Action:* The applicant seeks to obtain Final Plat approval for Brookside Tenth Final Plat - Replat of Tract X and Tract Y.

*City Ordinance Requirements:* In order for the applicant to accomplish the aforementioned action they must meet the provisions of the Unified Development Code. Chapter 470 of the Unified Development Code outlines the requirements and actions that need to be taken in order to final plat property, specifically, Section 470.130.

## **PREVIOUS ACTIONS ON OR NEAR THE PROPERTY**

1. The Brookside Tenth Final Plat was recorded on September 2, 2015.
2. The extension of Bristol Drive between Cedar Ridge Drive and Brook Parkway is not yet complete. Installation of curbs and street pavement remain to be completed. Once the road is complete and public infrastructure is accepted by the City, an additional ten lots will become available for new homes.

## **ENGINEERING DIVISION COMMENTS**

The Engineering Division indicated the proposed final plat complies with the design standards of the City of Raymore and recommends approval of the final plat.

## **STAFF COMMENTS**

1. Proposed Lot 421 was previously approved as Tract X. Tract X was the location of the temporary stormwater detention basin when the Brookside Tenth phase was being constructed.
2. In the replat Tract X was reduced in size to become Lot 421. On the original Brookside Tenth Plat there was a slight encroachment of floodplain upon Tract X. As part of the replat, Lot 421 was reduced in size to eliminate any floodplain encroachment.
3. Tract Y was dedicated to the City of Raymore when the Brookside Tenth Final Plat was recorded. A 10-stall parking lot and recreation practice field were to be provided on Tract Y.
4. The replat proposes to divide Tract Y and create a new Tract Z. Tract Z is proposed to be the new location of the 10-stall parking lot, which will provide parking for residents wanting to access the Brookside Greenway trail.
5. The Brookside Greenway trail will be continued south from its current terminus to connect with Tract Z.
6. The City will retain ownership of Lot 422, Tract Y and Tract Z if the replat is approved. No transfer of property is done as part of the replat.
7. With the completion of the culvert under Bristol Drive, the developer has submitted a request for a Letter of Map Amendment from the U.S. Army Corps of Engineers to define the boundaries of the floodplain on the subject property.

## **PLANNING COMMISSION PROPOSED FINDINGS OF FACT**

Section 470.130 of the Unified Development Code states that the Planning and Zoning Commission will recommend approval and the City Council will approve the final plat if it finds the final plat:

1. **is substantially the same as the approved preliminary plat;**

The replat is substantially the same as the Preliminary Plat. Roadway alignments and lot configurations generally remain the same.

2. **complies with all conditions, restrictions and requirements of this Code and of all other applicable ordinances and design standards of the City; and;**

The proposed replat does comply with all conditions, restrictions and requirements of the Unified Development Code and all other applicable ordinances and design standards for the City.

3. **complies with any condition that may have been attached to the approval of the preliminary plat.**

The proposed replat complies with the conditions of the that were attached to the approval of the preliminary plat.

## **REVIEW OF INFORMATION AND SCHEDULE**

<u>Action</u>	<u>Planning Commission</u>	<u>City Council 1<sup>st</sup></u>	<u>City Council 2<sup>nd</sup></u>
Review	June 16, 2020	June 22, 2020	July 13, 2020

## **STAFF RECOMMENDATION**

Staff recommends that the Planning and Zoning Commission accept the staff proposed findings of fact and forward Case #20006 Brookside Tenth Final Plat - Replat of Tract X and Tract Y to the City Council with a recommendation for approval.

## **PLANNING AND ZONING COMMISSION RECOMMENDATION**

The Planning and Zoning Commission, at its June 16, 2020 meeting, voted 9-0 to accept the staff proposed findings of fact and forward Case #20006 Brookside Tenth Final Plat - Replat of Tract X and Tract Y to the City Council with a recommendation for approval.



## ***Development Agreement***

***For***

***Brookside Tenth Final Plat -  
Replat of Tract X and Tract Y***

Legal Description Contained on Page 2

**Between Brookside Investment, Inc., Grantor and  
City of Raymore, Grantee  
100 Municipal Circle  
Raymore, MO 64083**

***July 13, 2020***



## **DEVELOPMENT AGREEMENT**

THIS AGREEMENT, MADE THIS 13<sup>th</sup> day of July, 2020 by and between, **Brookside Investment, Inc.** hereinafter referred to as “Sub-divider” and the City of Raymore, Missouri, a Municipal Corporation, hereinafter referred to as “City”.

WHEREAS, Sub-divider seeks to obtain approval from the City for a subdivision to be known as **Brookside Tenth Final Plat - Replat of Tract X and Tract Y** which is located in the City of Raymore, Cass County, Missouri, and;

WHEREAS, the Sub-divider, herein defined, agrees to assume all subdivision development obligations of the City as described in this agreement, and;

WHEREAS, the City desires to ensure that the Sub-divider will accomplish certain things in order to protect the public health, safety and welfare.

NOW, THEREFORE, in consideration of the promises and covenants herein set forth, and receipt by the City of fees and costs as stated herein, the parties agree as follows:

### **GEOGRAPHIC LOCATION:**

1. The terms of this agreement apply to the following property and all portions thereof: **Brookside Tenth Final Plat - Replat of Tract X and Tract Y**

Tract X and Tract Y, Brookside Tenth Final Plat, a subdivision of land in the East Half of Section 20, Township 46 North of the Baseline, Range 32 West of the 5th Principal Meridian, Raymore, Cass County, Missouri, containing 6.57 acres.

### **FEES, BONDS & INSURANCE**

1. Per Ordinance #20004, the license (excise) tax for building contractors will be charged at the time of building permits at the applicable rate at the time each building permit application is approved.

### **UTILITY REQUIREMENTS**

1. The Sub-divider agrees to comply with the regulations and policies of the utility companies having facilities within the City limits.

2. The sanitary sewer service main that serves the home on Lot 393 of the Brookside Tenth Final Plat crosses through Lot 422. When a home is constructed on Lot 422, the Sub-divider shall construct a new sanitary sewer service line for Lot 393 that connects with the existing sanitary sewer main under Cedar Ridge Drive. The existing service line that crosses through Lot 422 shall

be removed.

3. The Sub-divider shall provide sanitary sewer line connections for Lots 421 and 422.

### **GENERAL PROVISIONS**

1. The parties agree that execution of this agreement in no way constitutes a waiver of any requirements of applicable City ordinances with which the Sub-divider must comply and does not in any way constitute prior approval of any future proposal for development.

2. The covenants herein shall run with the land described in this agreement and shall be binding and ensure to the benefit of the parties hereto and their successors or assigns and on any future and subsequent purchasers.

3. This agreement shall constitute the entire agreement between the parties and any modification hereof shall be in writing, subject to the approval of the parties.

4. If, at any time, any part hereof has been breached by Sub-divider, the City may withhold approval of any or all building permits applied for in the subdivision, until breach or breaches has or have been cured.

5. This agreement shall be recorded by the Sub-divider and its covenants shall run with the land and shall bind the parties, their assigns and successors in interest and title.

6. Any provision of this agreement which is not enforceable according to law will be severed herefrom and the remaining provisions shall be enforced to the fullest extent permitted by law.

7. The undersigned represent that they each have the authority and capacity from the respective parties to execute this Agreement. This Agreement shall not be effective until approved by ordinance duly enacted by the City Council of the City of Raymore, Missouri.

8. The Sub-divider hereby warrants and represents to the City as inducement to the City's entering into this Agreement, that the Sub-divider's interest in the Subdivision is as a fee owner.

9. Whenever in this agreement it shall be required or permitted that Notice or demand be given or served by either party to this agreement to or on the other party, such notice or demand shall be delivered personally or mailed by certified United States mail (return receipt requested) to the addresses hereinafter set

forth. Such notice or demand shall be deemed timely given when delivered personally or when deposited in the mail in accordance with the above.

If to the City, at:

City Manager  
100 Municipal Circle  
Raymore, MO 64083

If to the Sub-divider, at:

Rick Frye.  
803 PCA Road  
Warrensburg, MO 64093

10. The Sub-divider acknowledges that this plat will expire within one year of the date the Raymore City Council approves an ordinance approving **Brookside Tenth Final Plat - Replat of Tract X and Tract Y**; and that failure for any reason to record the plat does not obligate the City to re-approve the plat no matter what improvements may have been completed in furtherance of the current plat known as **Brookside Tenth Final Plat - Replat of Tract X and Tract Y**.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the date first written above.

(SEAL)

THE CITY OF RAYMORE, MISSOURI

\_\_\_\_\_  
Jim Feuerborn, City Manager

Attest:

\_\_\_\_\_  
Jean Woerner, City Clerk

\_\_\_\_\_  
Sub-divider – Signature

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Sub-divider – Signature

\_\_\_\_\_  
Printed Name

Subscribed and sworn to me on this  
the \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_  
in the County of \_\_\_\_\_,  
State of \_\_\_\_\_.

Stamp:

Notary Public: \_\_\_\_\_ My Commission Expires: \_\_\_\_\_





# Miscellaneous



THE RAYMORE CITY COUNCIL HELD A WORK SESSION ON MONDAY, JUNE 1, 2020, AT 6:30 P.M., AT CENTERVIEW, 227 MUNICIPAL CIRCLE. PRESENT: MAYOR TURNBOW, COUNCILMEMBERS ABDELGAWAD, BARBER, BERENDZEN, BURKE III, CIRCO, HOLMAN, JACOBSON, AND TOWNSEND. ALSO PRESENT: CITY MANAGER JIM FEUERBORN, CITY ATTORNEY JONATHAN ZERR, AND CITY STAFF.

A. Discussion of the August 4, 2020 No-Tax Increase Bond Issue

City Manager Jim Feuerborn discussed the August 4, 2020 No-Tax Increase Bond Issue with the Council.

B. Spirit of America Celebration

City Manager Jim Feuerborn made a recommendation to the City Council to move the Spirit of American Celebration for 2020 to September 11 or 12.

C. June 8 City Council Meetings

City Manager Jim Feuerborn provided an overview of the format for the City Council regular and special meetings following the June 2 City Council elections.

D. Other

City Attorney Jonathan Zerr provided an update on Missouri House Bill 1854. He discussed the impacts this omnibus Bill could have on the City. Councilmembers directes staff to bring forward a Resolution stating their opposition to HB 1854.

Councilmember Townsend spoke about the recent protests. Chief of Police Zimmerman, City staff, and Councilmembers discussed the state of the City in response to the events occurring nationwide.

The work session of the Raymore City Council adjourned at 7:27 p.m.



THE RAYMORE CITY COUNCIL HELD A WORK SESSION ON MONDAY, JUNE 15, 2020, AT 7:00 P.M., AT CENTERVIEW, 227 MUNICIPAL CIRCLE. PRESENT: MAYOR TURNBOW, COUNCILMEMBERS ABDELGAWAD, BARBER, BERENDZEN, CIRCO, HOLMAN, JACOBSON, AND TOWNSEND. ALSO PRESENT: CITY MANAGER JIM FEUERBORN, CITY ATTORNEY JONATHAN ZERR, AND CITY STAFF.

A. Planning Sustainable Places Grant

Development Services Director Jim Cadoret outlined a grant application for a consultant to work with multiple municipalities and the KCATA (Kansas City Area Transportation Authority) on a program to bring diverse transportation options to the south.

B. August 4, 2020 No Tax Increase General Obligation Bond Issue

Communications Manager Melissa Harmer presented the informational campaign for the City's August No-Tax Increase Bond Issue.

C. Other

The work session of the Raymore City Council adjourned at 7:35 p.m.





THE **PLANNING AND ZONING COMMISSION** OF THE CITY OF RAYMORE, MISSOURI, MET IN REGULAR SESSION **TUESDAY, FEBRUARY 18, 2020**, IN THE COUNCIL CHAMBERS OF CITY HALL, 100 MUNICIPAL CIRCLE, RAYMORE, MISSOURI WITH THE FOLLOWING COMMISSION MEMBERS PRESENT: CHAIRMAN WILLIAM FAULKNER, KELLY FIZER, JIM PETERMANN, MARIO URQUILLA, ERIC BOWIE, MATTHEW WIGGINS, CALVIN AKCLIN AND MAYOR KRIS TURNBOW. ABSENT WAS JEREMY MANSUR. ALSO PRESENT WERE DEVELOPMENT SERVICES DIRECTOR JIM CADORET, CITY PLANNER KATIE JARDIEU, PUBLIC WORKS DIRECTOR MIKE KRASS AND CITY ATTORNEY JONATHAN ZERR.

1. **Call to Order** – Chairman Faulkner called the meeting to order at 7:00 p.m.
2. **Pledge of Allegiance**
3. **Roll Call** – Roll was taken and Chairman Faulkner declared a quorum present to conduct business.
4. **Personal Appearances** – None
5. **Consent Agenda**

- a. **Approval of the minutes of the February 4, 2020 meeting.**

**Motion by Commissioner Urquilla, Seconded by Commissioner Petermann, to approve the minutes of the February 4, 2020 meeting.**

**Vote on Motion:**

Chairman Faulkner	Aye
Commissioner Wiggins	Aye
Commissioner Bowie	Absent
Commissioner Acklin	Aye
Commissioner Fizer	Aye
Commissioner Petermann	Aye
Commissioner Urquilla	Aye
Commissioner Mansur	Absent
Mayor Turnbow	Aye

**Motion passed 7-0-0.**

6. **Unfinished Business - None**
7. **New Business -**

- a. **Case #19007 - Sunset Plaza PUD Rezoning (public hearing)**

Sean Siebert, representing SPC, LLC, presented the request to the Commission and provided handouts of a powerpoint presentation on the project.

Commissioner Bowie arrived at 7:05 p.m.

Mr. Siebert stated he was raised in one of the two-family dwellings built by his father that is adjacent to the subject property. The subject property was vacant 30 years ago, and it remains vacant today.

Mr. Siebert stated he is partnering with Andy Mackey, who combined have completed over a half-dozen communities. The closest community is Oak Ridge Farms. He stated they wanted to duplicate the design of those units for Sunset Plaza.

Mr. Siebert indicated the development will be done in 3 concurrent phases, starting with units along Conway Street.

Mr. Siebert reviewed the parking that is provided for the units. There will be a mixture of units with 1 and 2 car garages, with 65% of the units having a 2-car garage. He commented that 4-feet has been added to the garage space to accommodate storage area and area for the trash/recycling carts.

Mr. Siebert closed his presentation with a review of his Oak Ridge Farms development in Raymore, including photographs of the interior and exterior of the units. The proposed Sunset Plaza development will have similar architecture and features.

Development Services Director Jim Cadoret provided the staff report.

Mr. Cadoret stated the request is to reclassify the zoning of 5 acres located in the Town Center 4th Plat. He stated the southern two lots of the property are currently zoned "C-1" Neighborhood Commercial and the northern three lots are zoned "C-2" General Commercial.

Mr. Cadoret stated there is R-2 zoning to the east and to the south, and the land to the north is zoned C-2.

Mr. Cadoret entered into the record the notices mailed to adjoining property owners; the notice of publication in The Journal; the Unified Development Code; the application submitted; the Growth Management Plan; the staff report; the proposed development plan; and the comments submitted by residents.

Mr. Cadoret stated the rezoning application includes submittal of a proposed preliminary development plan for a proposed 67-unit townhome development.

Mr. Cadoret stated a Good Neighbor meeting was held in May of 2019. A public hearing was scheduled to be held at the June 18 Planning Commission meeting, but no quorum of the Commission was present and the hearing was rescheduled for July 2nd. The applicants did hold an impromptu Good Neighbor meeting with those residents who were present for the hearing. The applicants placed a hold on review of the request prior to the July 2nd meeting date.

Mr. Cadoret stated the Engineering Division has indicated that the application does comply with the design standards of the City and have submitted a memorandum of their review comments.

Mr. Cadoret stated the PUD zoning designation provides the City with more control over the development while providing some flexibility in design.

Mr. Cadoret provided a summary of residential construction activity that has occurred over the past 10 years, which reflected that 82% of the dwelling units constructed were detached single-family homes. When combining existing dwelling units with all approved dwelling units in the City, the percentage of detached single-family dwelling units remains over 75% of the total. He indicated that Raymore remains a predominately single-family community.

Mr. Cadoret stated staff provided the Commission with proposed findings of fact and indicated staff recommends the Commission accept those findings and forward the request to the City Council with a recommendation of approval, subject to 5 conditions outlined in the staff report.

*Chairman Faulkner opened the public hearing at 7:35 p.m.*

Sarah Locke, 404 S. Sunset Lane, expressed her concern on the stormwater detention basin. She handed-out correspondence she had with Greg Rokos, former Assistant Public Works Director, regarding stormwater runoff.

Pam Hatcher, 1402 Young Circle, expressed her support for the request. She commented that the land should never have been zoned commercial as the land area has no visibility to 58 Highway. She was the listing agent for the property and there has been no interest in commercial development on the property.

Dr. Clarence Simmons, 613 W. Conway Street, indicated he is the closest affected property owner as he has his dental practice in the professional office building adjacent to the north. He also is the owner of the lot south of his practice, which is part of the proposed rezoning. He first bought his lot in 2003, and there has been no other interest in commercial development on any of the other lots. He stated he wanted to locate a coffee shop on the lot but with no visibility none of the franchises were interested. He expressed his support for the proposed rezoning.

Brad Rash, 409 N. Madison Street, expressed his support for the proposed development.

David Forester, owner of Dave's Bike Shop at 319 N. Municipal Circle, indicated he was neutral on the request. He stated he lives nearby and expressed concern on the volume of residents that would live in the development. He also expressed concern on pollutants getting into the stormwater system.

Sheryl Dunham, 404 N. Park Drive, expressed her concerns with the proposed rezoning. She felt the application was not compliant with the requirements for a PUD and that the application itself was insufficient. She also expressed concern on stormwater runoff and lack of storm shelters for residents of the development.

*Chairman Faulkner closed the public hearing at 8:00 p.m.*

Mayor Turnbow requested Mr. Krass to address the stormwater questions raised under public comments.

Mike Krass, Public Works Director, stated one of the first projects he was involved with when he began work for the City in 2001 was the Sunset ditch project which helped to address erosion into Silver Lake. He stated the stormwater detention pond was constructed to the standards in place in 2001 and if this project develops commercially no work is required to occur to the pond. He stated the proposed development includes enhancements to the detention basin that will address issues with erosion in the stream and bring the pond into compliance with current stormwater control and treatment requirements.

Commissioner Wiggins asked if the detention pond is a dry pond or if there will permanently be water in the pond.

Mr. Krass stated the pond will be a dry basin.

Commissioner Urquilla asked the applicant to speak to the impact of home values near the multi-family developments they have completed.

Andy Mackey, partner with Sean Siebert on the project, provided examples of what home values have done in the two-family units to the east of the subject property and within the Oak Ridge Farms development.

Commissioner Urquilla asked about the traffic generation impact on 58 Highway.

Mr. Cadoret commented that the trip generation from townhomes development is 3 to 4 times less than commercial development.

Commissioner Urquilla indicated his concern was more on the impact of residents getting onto I-49.

Mr. Krass commented on the traffic study that the City is having completed looking at 58 Highway and the I-49 interchange and what can be done to improve traffic flow.

Commissioner Urquilla asked for clarification on the impact of the development on the middle school or high school.

Mr. Cadoret stated the School District only commented on the impact of the development on the elementary school. He stated that if the district had any concerns they would have commented on it.

Commissioner Urquilla asked if the wait time for the signal at 58 and Sunset has been reviewed.

Mr. Krass commented that the timing of the lights are coordinated by Operation Green Light and by design the priority is for traffic flow on 58 Highway.

Commissioner Bowie asked if the modifications to the detention basin were part of the PUD.

Mr. Cadoret stated yes, the work required to the stormwater detention pond is listed as one of the staff recommended conditions.

Commissioner Bowie asked why staff requested the variations in architectural design within the development.

Mr. Cadoret stated the City wanted some variation in building design and wanted to ensure that the architectural drawings included in the applicant's presentation was the final product that gets built.

Commissioner Bowie asked about enforcement of the limitations on parking and other rules of the subdivision.

Mr. Mackey stated enforcement is typically done through the lease and by the Homeowner's Association.

Commissioner Wiggins asked how the number of residents within an individual unit are controlled.

Mr. Siebert commented that the number of tenants occupying a single unit is controlled through the lease agreement and restrictions.

Commissioner Petermann asked if there would be on-site management for the development.

Mr. Mackey stated if necessary, they would consider it.

**Motion by Mayor Turnbow, Seconded by Commissioner Bowie, to accept the staff proposed findings of fact and forward Case #19007: Sunset Plaza PUD Rezoning and Preliminary Development Plan to the City Council with a recommendation of approval, subject to the 5 conditions recommended by staff.**

Mayor Turnbow made several comments related to the proposal: the School District indicated there is capacity in the schools and they are fully aware of the proposed developments in the City; commercial businesses are not interested in locating in this area; the Engineering Division provided information on the improvements that will occur with the stormwater detention basin; and the proposed use is the highest and best use for the property.

**Vote on Motion:**

Chairman Faulkner	Aye
Commissioner Wiggins	Aye



Commissioner Bowie	Aye
Commissioner Acklin	Aye
Commissioner Fizer	Aye
Commissioner Petermann	Aye
Commissioner Urquilla	Nay
Commissioner Mansur	Absent
Mayor Turnbow	Aye

**Motion passed 7-1-0.**

Commissioner Urquilla commented he voted against the motion as he has concerns with the impact the development will have on traffic flow and movement on 58 Highway.

**b. Case #19008 - Sunset Plaza Final Plat**

Sean Siebert indicated the request is to replat part of the Town Center 4th Plat property to allow for the Sunset Plaza development.

Mr. Cadoret presented the staff report.

Mr. Cadoret stated the final plat is to create a 13-lot subdivision, including a private drive to provide access to 4 of the lots. The total parcel size is 5.04 acres.

Mr. Cadoret stated the Engineering Division submitted its memorandum that all of the City requirements have been met.

Mr. Cadoret stated staff submitted proposed findings of fact on the final plat and recommends the Commission accept the proposed findings and forward Case #19008: Sunset Plaza Final Plat to the City Council with a recommendation of approval, subject to the following condition:

1. Approval of the Final Plat is contingent upon City Council approval of Case #19007: Sunset Plaza PUD Rezoning and Preliminary Development Plan.

**Motion by Commissioner Bowie, Seconded by Commissioner Fizer, to accept the staff proposed findings of fact and forward Case #19008: Sunset Plaza Final Plat to the City Council with a recommendation of approval, subject to the one condition recommended by staff.**

**Vote on Motion:**

Chairman Faulkner	Aye
Commissioner Wiggins	Aye
Commissioner Bowie	Aye
Commissioner Acklin	Aye
Commissioner Fizer	Aye
Commissioner Petermann	Aye
Commissioner Urquilla	Aye
Commissioner Mansur	Absent
Mayor Turnbow	Aye

**Motion passed 8-0-0.**

**c. Amendment to Commission Rules of Procedure**

Mr. Cadoret indicated this agenda item is a continuation of the discussion from the February 4, 2020 Commission meeting. Staff are recommending two changes to the Rules of Procedure. First change

would be to change the reference of the department name from Community Development Department to Development Services Department. The second change is in regards to Commission member absences from meetings. The language that was discussed on February 4 is now proposed for inclusion in the Commission Rules as follows:

*A Commissioner shall be deemed to be neglecting their duty if they fail to attend three (3) consecutive regular scheduled meetings of the Commission or more than twenty-five percent (25%) of the Commission's regular scheduled meetings as established by Article VI, Section 1 of these Rules of Procedure during any twelve (12) month period without being excused. The Commission may make a recommendation to the Mayor requesting the removal and replacement of a Commission member that is negligent in their duties for their remaining unexpired term as indicated in Article III. The Mayor may, with consent of the City Council, remove a member from the Commission for misconduct or neglect of duty.*

Commissioner Urquilla and Commissioner Wiggins appreciated the revised wording.

**Motion by Commissioner Urquilla, Seconded by Commissioner Bowie, to accept the staff recommended changes and approve the update to the Commission Rules of Procedure.**

**Vote on Motion:**

Chairman Faulkner	Aye
Commissioner Wiggins	Aye
Commissioner Bowie	Aye
Commissioner Acklin	Aye
Commissioner Fizer	Aye
Commissioner Petermann	Aye
Commissioner Urquilla	Aye
Commissioner Mansur	Absent
Mayor Turnbow	Aye

**Motion passed 8-0-0.**

**8. City Council Report**

Mr. Zerr provided a review of the February 10, 2020 Council meeting.

**9. Staff Report**

Mr. Krass provided an update on Public Works activity.

Mr. Cadoret provided an overview of the upcoming cases to be considered by the Commission. The Commission cancelled its March 3, 2020 meeting.

**10. Public Comment**

Sarah Locke, 404 S. Sunset Lane, again expressed her concern on stormwater runoff. She thought the entire tributary area to the stream was not considered, including runoff from Centerview. She stated the pond was not designed to handle the additional runoff.

Sheryl Dunham, 404 N. Park Drive, expressed frustration that the City is not following the City Code.

Christine Jones, 320 N. Park Drive, expressed concern that there is not a plan for enforcing HOA rules as part of the Sunset Plaza development, specifically parking.

## 11. Commission Member Comment

Commissioner Wiggins thanked the public that attended for providing their input. He also indicated he will be absent for the April 7 Commission meeting.

Commissioner Petermann thanked the public for attending.

Commissioner Bowie thanked the public for the input provided.

Commissioner Fizer thanked the public for the comments and indicated the Commission does listen to all the comments.

Commissioner Acklin thanked the public for attending.

Commissioner Urquilla thanked the public for the comments.

Mayor Turnbow thanked the public for providing input into the difficult decisions that the Commission must make. He took exception to the statement that the City is not following the City Code.

Chairman Faulkner commented on previous Community Conversations held and planning efforts completed and is left wondering on the question "What does Raymore want to be?". He stated he doesn't necessarily see community agreement on the topic.

## 12. Adjournment

**Motion by Commissioner Urquilla, Seconded by Commissioner Wiggins, to adjourn the February 18, 2020 Planning and Zoning Commission meeting.**

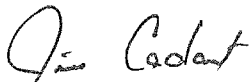
### Vote on Motion:

Chairman Faulkner	Aye
Commissioner Wiggins	Aye
Commissioner Bowie	Aye
Commissioner Acklin	Aye
Commissioner Fizer	Aye
Commissioner Petermann	Aye
Commissioner Urquilla	Aye
Commissioner Mansur	Absent
Mayor Turnbow	Aye

**Motion passed 8-0-0.**

The February 18, 2020 meeting adjourned at 9:13 p.m.

Respectfully submitted,

  
Jim Cadoret