

THE **PLANNING AND ZONING COMMISSION** OF THE CITY OF RAYMORE, MISSOURI, MET IN REGULAR SESSION **TUESDAY, SEPTEMBER 1, 2020**, IN CITY COUNCIL CHAMBERS, 100 MUNICIPAL CIRCLE, RAYMORE, MISSOURI WITH THE FOLLOWING COMMISSION MEMBERS PRESENT: CHAIRMAN WILLIAM FAULKNER, MATTHEW WIGGINS, ERIC BOWIE, JEREMY MANSUR, KELLY FIZER, JIM PETERMANN, MARIO URQUILLA, CALVIN ACKLIN AND MAYOR KRIS TURNBOW. ALSO PRESENT WAS CITY PLANNER KATIE JARDIEU, DEVELOPMENT SERVICES DIRECTOR JIM CADORET, CITY ATTORNEY JONATHAN ZERR, PUBLIC WORKS DIRECTOR MIKE KRASS AND ASSISTANT CITY MANAGER MIKE EKEY.

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 August 18, 2020 meeting.**

Motion by Commissioner Urquilla, Seconded by Commissioner Wiggins, to approve the minutes of the August 18 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	Aye
Mayor Turnbow	Aye

Motion passed 9-0-0.

6. **Unfinished Business - None**
7. **New Business -**
 - a. **Case #20014 - FY 2021-2025 Capital Improvement Program**

Public hearing opened at 7:03 pm.

Assistant City Manager Mike Ekey gave a presentation on the Capital Improvement Program (CIP) focusing on those projects impacted by the 2021 fiscal year budget. He started by thanking everyone on the CIP committee for helping to prepare the CIP and move the city forward. He stated that there is \$3.1 million across 20 projects. There are also 4 G.O. Bond projects with \$6.7 million in construction and \$1.0 million in design work for a total of \$10.8 million reinvestment in the community. The focus this year is on maintenance with the annual street preservation project, curb replacement, thoroughfare maintenance, and new this year, roadside trail maintenance.

Mr. Ekey then highlighted various funds and projects starting with Public Works Electronic Access which is a \$20,000 project to enhance security and ease of access. Next was the Curb and Street Replacement project which includes right-of-way repairs. This project includes temporary cul-de-sacs at Falcon and Condor to allow for street parking and snow removal. The project also includes repairs to the roadside trail system where settlement and cracks have occurred.

Thoroughfare maintenance will be done through the Excise Tax Fund. The CIP Fund will help with increased security at Hawk's Ridge Park, two streetlights, as well as the Sidewalk Gap Program. This fund will also help with replacing the Baseball Concession doors that are old and rusted and with Silver Lake Groundwater Diversion. The Park Sales Tax Fund will help to fund T.B.Hanna improvements and the Hawks Nest Playground match that is needed for a potential grant. The Enterprise Capital Maintenance Fund will help fund hydrants and the Owen-Good Lift Station mixer parts and study.

Chairman Faulkner asked if the title for the Park Pavillion was correct as the picture and budget amount show more of a playground. Mr. Ekey explained that the project was two-fold in that it involved both the playground and the pavilion being torn down. Chairman Faulkner also asked why the City is funding the Good Ranch Sanitary Sewer and Dean Avenue Road Extension. Mr. Ekey addressed that since these projects are unfunded, these are more making sure the city is aware that growth may occur in these areas and that the City is planning for that, however, it is likely a development would take over the project. Putting these items in the CIP allows for projects to match the Growth Management Plan.

Commissioner Urquilla then asked why the soccer fields were no longer part of the plan as they were included last year. Mr. Ekey responded by stating that an individual soccer complex is no longer there because the City did not have the necessary amount of land. The project is still being discussed but more conversations regarding the amount of land and where to place it need to take place.

Commissioner Mansur stated that the Dog Park has a maintenance amount prior to construction. Mr. Ekey stated this was an error and it would be removed.

Commissioner Bowie asked if, similar to past years, the figures in the plan were conservative. Mr. Ekey explained that revenue projections were kept conservative and did not account for estimates for any loss of increase. Mr. Ekey also stated that due to Parks & Recreation having no programs due to Covid-19, that there has been a reallocation of funding. Instead of the typical 50/50 split, 55% will now go to Parks and 45% will go to Stormwater.

Chairman Faulkner provided an opportunity for any public present to speak. With no public present the public hearing was closed at 7:36 pm.

Motion by Commissioner Urquilla, Seconded by Commissioner Bowie, to accept the presentation of the CIP with minor changes as identified and forward Case #20014 - FY 2021 - 2025 Capital Improvement Program to City Council for approval.

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	Aye

Mayor Turnbow Aye

Motion passed 9-0-0.

b. Case #20012 -32nd Amendment to the Unified Development Code - Small Wireless Facilities

Public hearing opened at 7:41 pm.

Development Services Director Jim Cadoret gave the staff report overview on the amendment stating that the City was looking to be proactive and have an ordinance in place prior to any wireless companies approaching the City. While the City would have a defined amount of time to enact an ordinance should a company come to the City, this ordinance follows the sample put together by the Missouri Municipal League which is what other cities in the area have also done.

Commissioner Wiggins asked if staff was anticipating a large amount of them coming? Mr. Cadoret responded by stating it would be hard to say but that they had ranges they could reach and that they could utilize existing light poles if present.

Chairman Faulkner provided an opportunity for any public present to speak. With no public present the public hearing was closed at 7:55 pm.

Motion by Commissioner Urquilla, Seconded by Commissioner Petermann, to accept the staff proposed findings of fact and forward Case #20012 -32nd Amendment to the Unified Development Code - Small Wireless Facilities with a recommendation of approval to City Council.

A motion to amend the original motion was made by Chairman Faulkner to correct the UDC code reference on the bottom of pages 10 and 12, seconded by Commissioner Urquilla.

Vote on Amended Motion:

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

Amended Motion passed 9-0-0.

Vote on original Motion as amended:

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

Motion as amended passed 9-0-0.

8. City Council Report

City Attorney Jonathan Zerr provided a review of the Council meeting from :
August 24 - Stop sign at N. Foxridge Dr and 163rd street has been approved
-Second Reading Dean Avenue extension Right-of-Way Final plat and approved
unanimously
-First Reading of Prairie of the Good Ranch replat which was approved unanimously

9. Staff Report

Mr. Cadoret stated that the July staff report was the same from the previous Aug 18th meeting. Mr. Cadoret provided an overview of upcoming cases.

Director of Public Works, Mike Krass, gave the Engineering report that Westgate Drive was now open. Also the G. O. Bond, providing funds for Ward Road Design, City hall Plaza, and Centerview Phase 2, were approved.

10. Public Comment

No public comment

11. Commission Member Comment

Commissioner Bowie thanked the staff.

Commissioner Fizer mentioned that she loved T.B.Hanna playground and encouraged others to go.

Commissioner Acklin thanked the staff.

Commissioner Urquilla echoed Commissioner Fizer and thanked the staff..

Commissioner Petermann thanked the staff.

Commissioner Wiggins thanked the staff.

Commissioner Mansur thanked staff and stated that he would not be able to attend the next meeting on September 15th.

Mayor Turnbow thanked staff

Chairman Faulkner thanked the staff.

12. Adjournment

Motion by Commissioner Petermann, Seconded by Commissioner Wiggins, to adjourn the September 1, 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	Aye
Mayor Turnbow	Aye

Motion passed 9-0-0.

The August 18, 2020 meeting adjourned at 8:14 p.m.

Respectfully submitted,

Katie Jardieu