

THE RAYMORE CITY COUNCIL MET IN REGULAR SESSION MONDAY, SEPTEMBER 28, 2020 AT 100 MUNICIPAL CIRCLE, RAYMORE, MISSOURI. MEMBERS PRESENT: MAYOR TURNBOW, COUNCILMEMBERS ABDELGAWAD, BARBER, BERENDZEN, BURKE, HOLMAN, JACOBSON, AND TOWNSEND, CITY MANAGER JIM FEUERBORN, CITY ATTORNEY JONATHAN ZERR, DEPUTY CITY CLERK ERICA HILL, AND STAFF MEMBERS.

- 1. Call To Order.** Mayor Turnbow called the meeting to order at 7:00 p.m.
- 2. Roll Call.** Deputy City Clerk Erica Hill called roll; quorum present to conduct business. Councilmember Circo absent.
- 3. Pledge of Allegiance.**
- 4. Presentations/Awards.**
- 5. Personal Appearances.**
- 6. Staff Reports.**

Public Works Director Mike Krass reviewed the staff report included in the Council packet. Councilmember Holman noted the striping project occurring on 58 Highway.

Parks and Recreation Director Nathan Musteen reviewed the staff report included in the Council packet. He reviewed the recent fishing derby, announced the movie night at Centerview this weekend, and stated the lights have been installed at the Arboretum at Memorial Park.

City Manager Jim Feuerborn announced agenda items for the October 5 work session. He stated that staff has been revising the comprehensive plan. This includes a review and update to the strategic plan, which will be a topic with the Council followed by discussions with all boards and commissions, then followed by community meetings.

- 7. Committee Reports.**
- 8. Consent Agenda.**

A. City Council Regular Meeting Minutes, September 14, 2020

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

DISCUSSION: None

VOTE: Councilmember Abdelgawad Aye
Councilmember Barber Aye

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| Councilmember Berendzen | Aye |
| Councilmember Burke, III | Aye |
| Councilmember Circo | Absent |
| Councilmember Holman | Aye |
| Councilmember Jacobson | Aye |
| Councilmember Townsend | Aye |

9. Unfinished Business. Second Readings.

A. Oak Ridge Farms Rezoning R-1 to PUD

BILL 3570: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AMENDING THE ZONING MAP FROM "R-1" SINGLE-FAMILY RESIDENTIAL DISTRICT TO "PUD" PLANNED UNIT DEVELOPMENT DISTRICT, A 23-ACRE TRACT OF LAND LOCATED EAST OF WASHINGTON STREET AND NORTH OF RAMBLEWOOD SUBDIVISION, IN RAYMORE, CASS COUNTY, MISSOURI."

Deputy City Clerk Erica Hill conducted the second reading of Bill 3570 by title only.

MOTION: By Councilmember Townsend, second by Councilmember Holman to approve the second reading of Bill 3570 by title only.

DISCUSSION: None

VOTE:

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| Councilmember Abdelgawad | Aye |
| Councilmember Barber | Aye |
| Councilmember Berendzen | Aye |
| Councilmember Burke, III | Aye |
| Councilmember Circo | Absent |
| Councilmember Holman | Aye |
| Councilmember Jacobson | Aye |
| Councilmember Townsend | Aye |

Mayor Turnbow announced the motion carried and declared Bill 3570 as **Raymore City Ordinance 2020-051.**

B. Award of Contract - Auditor

BILL 3568: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, APPROVING AND AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH DANA F. COLE & COMPANY, LLP TO SERVE AS THE INDEPENDENT AUDITOR FOR THE CITY FOR A THREE-YEAR PERIOD."

Deputy City Clerk Erica Hill conducted the second reading of Bill 3568 by title only.

MOTION: By Councilmember Townsend, second by Councilmember Holman to approve the second reading of Bill 3568 by title only.

DISCUSSION: None

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| VOTE: | Councilmember Abdelgawad | Aye |
| | Councilmember Barber | Aye |
| | Councilmember Berendzen | Aye |
| | Councilmember Burke, III | Aye |
| | Councilmember Circo | Absent |
| | Councilmember Holman | Aye |
| | Councilmember Jacobson | Aye |
| | Councilmember Townsend | Aye |

Mayor Turnbow announced the motion carried and declared Bill 3568 as **Raymore City Ordinance 2020-052.**

C. Award of Contract - Financial Advisor

BILL 3569: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, APPROVING AND AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH PIPER SANDLER & COMPANY TO SERVE AS THE INDEPENDENT FINANCIAL ADVISOR TO THE CITY FOR A THREE-YEAR PERIOD."

Deputy City Clerk Erica Hill conducted the second reading of Bill 3569 by title only.

MOTION: By Councilmember Townsend, second by Councilmember Holman to approve the second reading of Bill 3569 by title only.

DISCUSSION: None

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| VOTE: | Councilmember Abdelgawad | Aye |
| | Councilmember Barber | Aye |
| | Councilmember Berendzen | Aye |
| | Councilmember Burke, III | Aye |
| | Councilmember Circo | Absent |
| | Councilmember Holman | Aye |
| | Councilmember Jacobson | Aye |
| | Councilmember Townsend | Aye |

Mayor Turnbow announced the motion carried and declared Bill 3569 as **Raymore City Ordinance 2020-053.**

D. Award of Contract - Ward Road Surveying

BILL 3571: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH

OLSSON FOR THE WARD ROAD SURVEYING PROJECT, CITY PROJECT NUMBER 20-360-302, IN THE AMOUNT OF \$40,200 AND AUTHORIZING THE CITY MANAGER TO APPROVE CHANGE ORDERS WITHIN ESTABLISHED BUDGET CONSTRAINTS."

Deputy City Clerk Erica Hill conducted the second reading of Bill 3571 by title only.

MOTION: By Councilmember Townsend, second by Councilmember Holman to approve the second reading of Bill 3571 by title only.

DISCUSSION: None

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| VOTE: | Councilmember Abdelgawad | Aye |
| | Councilmember Barber | Aye |
| | Councilmember Berendzen | Aye |
| | Councilmember Burke, III | Aye |
| | Councilmember Circo | Absent |
| | Councilmember Holman | Aye |
| | Councilmember Jacobson | Aye |
| | Councilmember Townsend | Aye |

Mayor Turnbow announced the motion carried and declared Bill 3571 as **Raymore City Ordinance 2020-054.**

10. New Business. First Readings.

A. Park Side Subdivision Rezoning (public hearing)

BILL 3572: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AMENDING THE ZONING MAP FROM "A" AGRICULTURAL DISTRICT TO "R-1P" SINGLE-FAMILY RESIDENTIAL PLANNED DISTRICT, A 155-ACRE TRACT OF LAND LOCATED WEST OF NORTH MADISON STREET AND SOUTH OF 163RD STREET, IN RAYMORE, CASS COUNTY, MISSOURI."

Deputy City Clerk Erica Hill conducted the first reading of Bill 3572 by title only.

Mayor Turnbow opened the public hearing at 7:09 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. Joe Duffey, representing Park Side Investments, LLC and property owner Tyros, Inc., is requesting to reclassify the zoning of 155 acres located south of 163rd Street, west of North Madison Street, from A "Agricultural District" to R-1P "Single-Family Residential Planned District". The rezoning will allow for the proposed Park Side Subdivision. This public hearing was properly advertised in *The Journal* and he asked for the mailed notices to adjoining property owners, notice of publication, Unified Development Code (UDC), application, Growth Management Plan (GMP), and the staff

report to be entered into the record. He reviewed the surrounding zoning districts and provided a history of the property. A Good Neighbor meeting was held on July 8, 2020 with 17 residents attending who asked general questions. He reviewed the Findings of Fact outlined in the staff report. Staff recommends approval of the rezoning. The Planning and Zoning Commission voted 8-0 at its September 15, 2020 meeting, to accept the staff proposed findings of fact and forward to the City Council with a recommendation of approval. He answered general questions from Council.

Joe Duffey, representing Park Side Investments, LLC and property owner Tyros, Inc., reviewed the plan and asked if Council had any questions regarding the project.

Councilmember Berendzen asked if there were plans to add a buffer between the project and existing farming neighbors. Mr. Duffey stated development should occur from west to east and he believes it will be addressed as they move closer to developing that side of the project. He stated their intent was not to run out the existing farming neighbors.

Kenneth Pfeiler, 806 N. Madison, noted the growth and concerns about stormwater runoff. He stated conversations with staff have eased the concerns raised from the Planning and Zoning meeting.

Mayor Turnbow opened the floor for public comment and hearing none, closed the public hearing at 7:23 p.m.

MOTION: By Councilmember Townsend, second by Councilmember Holman to approve the first reading of Bill 3572 by title only.

DISCUSSION: Councilmember Holman noted that stormwater runoff will be addressed in the preliminary and final plat stages of the approval process.

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| VOTE: | Councilmember Abdelgawad | Aye |
| | Councilmember Barber | Aye |
| | Councilmember Berendzen | Aye |
| | Councilmember Burke, III | Aye |
| | Councilmember Circo | Absent |
| | Councilmember Holman | Aye |
| | Councilmember Jacobson | Aye |
| | Councilmember Townsend | Aye |

B. 32nd Amendment to the Unified Development Code (public hearing)

BILL 3573: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, ESTABLISHING PROCEDURES AND REQUIREMENTS RELATING TO CONSTRUCTION AND DEPLOYMENT OF SMALL WIRELESS FACILITIES."

Deputy City Clerk Erica Hill conducted the first reading of Bill 3573 by title only.

Mayor Turnbow opened the public hearing at 7:24 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. The 32nd amendment to the Unified Development Code (UDC) establishes the regulations for wireless carriers to install small wireless facilities within the City right-of-way and upon private property. The facilities are typically attached to City utility and light poles and provide the infrastructure for wireless carriers to provide 5G services. The proposed ordinance is compliant with the Uniform Small Wireless Facility Deployment Act approved by the Missouri Legislature in 2018 and follows the model ordinance drafted by the Missouri Municipal League. He asked for the Growth Management Plan (GMP), UDC, notice of publication, and staff report to be entered into the record. At its September 1, 2020 meeting, the Planning and Zoning Commission voted 9-0 to accept the staff proposed findings of fact and forward to the City Council with a recommendation of approval. He answered general questions from Council.

Mayor Turnbow opened the floor for public comment and hearing none, closed the public hearing at 7:29 p.m.

MOTION: By Councilmember Townsend, second by Councilmember Holman to approve the first reading of Bill 3573 by title only.

DISCUSSION: None

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| VOTE: | Councilmember Abdelgawad | Aye |
| | Councilmember Barber | Aye |
| | Councilmember Berendzen | Aye |
| | Councilmember Burke, III | Aye |
| | Councilmember Circo | Absent |
| | Councilmember Holman | Aye |
| | Councilmember Jacobson | Aye |
| | Councilmember Townsend | Aye |

C. Support of Application for MHDC for Sunset Acres

RESOLUTION 20-51: "A RESOLUTION IN SUPPORT OF THE APPLICATION TO THE MISSOURI HOUSING DEVELOPMENT COMMISSION FOR FINANCING SUNSET ACRES IN RAYMORE, CASS COUNTY, MISSOURI."

Deputy City Clerk Erica Hill conducted the reading of Resolution 20-51 by title only.

Development Services Director Jim Cadoret provided a review of the staff report included in the Council packet. Dan Sanders, representing MACO Development Company, LLC, is proposing to develop a 60-unit affordable senior housing rental development on the east side of Johnston Parkway, north of 58 Highway. The developer is proposing to utilize the Low Income Housing Tax Credit (LIHTC) program, which requires approval from the Missouri Housing Development Commission. Sunset Acres is a proposed one-story villa

style apartment community consisting of two-bedroom units. Amenities include a clubhouse, gazebo, picnic area, and park benches. At least one tenant in each unit must be at least 55 years in age, with income restrictions based upon family size. Local support for the development is an important criteria in gaining approval of the application by the Commission. Resolution 20-51 indicates City Council support for the application.

MOTION: By Councilmember Townsend, second by Councilmember Holman to approve the reading of Resolution 20-51 by title only.

DISCUSSION: none

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| VOTE: | Councilmember Abdelgawad | Aye |
| | Councilmember Barber | Aye |
| | Councilmember Berendzen | Aye |
| | Councilmember Burke, III | Aye |
| | Councilmember Circo | Absent |
| | Councilmember Holman | Aye |
| | Councilmember Jacobson | Aye |
| | Councilmember Townsend | Aye |

D. Budget Amendment - Depot Enhancements

BILL 3574: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AUTHORIZING AN AMENDMENT TO THE FISCAL YEAR 2020 CAPITAL BUDGET."

Deputy City Clerk Erica Hill conducted the first reading of Bill 3574 by title only.

Parks and Recreation Director Nathan Musteen provided a review of the staff report included in the Council packet. The Parks and Recreation Board recommends adding railings to the north side of The Depot that will match the south side railings. These railing are to be manufactured by Coverworx, the original manufacturer of The Depot to match the existing rails. These railings will be used for the ice rink to enhance the safety of the participants. Custom-made windscreens and safety pads are also included. The windscreens will help block debris and provide more consistent temperatures during the freezing process. The pads will hang on the railings for participant safety and comfort. Bill 3574 amends the 2020 Capital Budget by using the remaining \$15,000 from the Memorial Park Arboretum light project to purchase and install the railings and ice rink safety accessories. He answered general questions from Council.

MOTION: By Councilmember Townsend, second by Councilmember Holman to approve the first reading of Bill 3574 by title only.

DISCUSSION: None

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| VOTE: | Councilmember Abdelgawad | Aye |
| | Councilmember Barber | Aye |

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| Councilmember Berendzen | Aye |
| Councilmember Burke, III | Aye |
| Councilmember Circo | Absent |
| Councilmember Holman | Aye |
| Councilmember Jacobson | Aye |
| Councilmember Townsend | Aye |

11. Public Comments.

12. Mayor/Council Communication.

Councilmember Burke thanked Parks and Recreation for putting together the volleyball league.

13. Adjournment.

MOTION: By Councilmember Townsend, second by Councilmember Holman to adjourn.

DISCUSSION: None

VOTE:

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| 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 7:38 p.m.

Respectfully submitted,

Erica Hill
Deputy City Clerk