

## **AGENDA**

Raymore City Council Regular Meeting  
Centerview – 227 Municipal Circle  
Monday, January 25, 2021  
7:00 p.m.

**This City Council Regular Meeting will be conducted virtually with Councilmembers conferencing into the meeting.**

In consideration of the continued rising numbers of COVID-19 cases in Cass County and the City of Raymore, the public is encouraged to participate from home. There is limited space available in Chambers should the public wish to attend.

The public can also view the meeting live by going to [www.raymore.com/Video](http://www.raymore.com/Video).

The public can submit comments at any point during the meeting by emailing Mr. Mike Ekey at [mekey@raymore.com](mailto:mekey@raymore.com) and those comments will be read aloud at the Public Comments - Section 11 part of the agenda.

- 1. Call to Order.**
- 2. Roll Call.**
- 3. Pledge of Allegiance.**
- 4. Presentations/Awards.**
- 5. Personal Appearances.**
- 6. Staff Reports.**
  - A. Public Works (pg 7)
  - B. Parks and Recreation (pg 9)
  - C. Communications Report
  - D. Comprehensive Plan (pg 13)
- 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 Minutes, January 11, 2021 (pg 17)
- B. Appointment of Thomas Engert to the Ward 4 Planning and Zoning Commission seat

Reference: - Resolution 21-04 (pg 23)  
- Volunteer Application (pg 24)

Mayor Turnbow has appointed Thomas Engert, a Ward 4 representative, to the Planning & Zoning Commission to fill the unexpired term of Calvin Acklin. The appointment is now before the City Council for approval.

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

- A. Transfer of Right-of-Way Segment to MoDOT

Reference: - Agenda Item Information Sheet (pg 27)  
- Bill 3596 (pg 29)  
- Map (pg 31)  
- Legal Description (pg 33)  
- Quitclaim Deed (pg 36)

The Missouri Highways and Transportation Commission is requesting the City transfer a segment of right-of-way to the State to allow for the construction of the planned improvements at the intersection of 58 Highway and Prairie Lane. The segment on 58 Highway is from the centerline of the intersection west approximately 550 feet and contains 0.90 acres. A Quitclaim deed has been prepared.

- |  |
|--|
| <ul style="list-style-type: none"><li>• City Council, 01/11/2021: Approved 7-0</li></ul> |
|--|

- B. Reappointment of Ross Nigro - Municipal Judge

Reference: - Agenda Item Information Sheet (pg 39)  
- Bill 3597 (pg 41)

Bill 3597 calls for the reappointment of Municipal Judge Ross Nigro for a two-year period beginning February 1, 2021.

- |  |
|--|
| <ul style="list-style-type: none"><li>• City Council, 01/11/2021: Approved 7-0</li></ul> |
|--|

## **10. New Business. First Reading.**

- A. Show Me Green Sales Tax Holiday

Reference: - Agenda Item Information Sheet (pg 45)  
- Bill 3598 (pg 47)

Senate Bill 1181, enacted by the General Assembly in 2008, established the Show Me Green Sales Tax Holiday, which exempts the State sales tax on the sale of certain Energy Star certified appliances on an annual basis (April 19-25). Municipalities may also participate in the holiday and exempt City sales tax from the sale of these items.

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

**12. Mayor/Council Communication.**

**13. Adjournment.**

---

Items provided under "Miscellaneous" in the Council Packet:

- Planning and Zoning Commission minutes, 01/05/2021 (pg 51)
- 

### **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**

**January 2021**

### **ENGINEERING DIVISION**

#### **Projects Under Construction**

2020 Curb Replacement  
Harold Estates Sewer Extension - Complete  
N. Foxridge Drive SRTS Sidewalk - Complete  
FY 2020 Street Preservation  
Willowind Sewer Extension - Complete

#### **Projects Under Design**

20201 Inflow and Infiltration correction project  
Centerview Phase II  
Ward Road Reconstruction

#### **Development Under Construction**

- Van Trust (Dean Ave. extension)
- Lofts at Foxridge
- Compass Health
- Eastbrook at Creekmoor
- Venue of the Good Ranch

### **OPERATIONS & MAINTENANCE DIVISION**

- 123 City Hall Work Orders
- 20 Feet of Curb patched
- 6 Driveway Approach Inspections
- 18 Final ROW Inspections
- 277 Line Locates
- 2 Fire Hydrants Flushed
- 41 Potholes patched
- 18 Sewer Inspections
- 400 Feet of Sewer Camera Inspection
- 5 Sidewalk Inspection
- 11 Water Inspections
- 9 Water Taps
- 57 Service Requests Completed
- 20 Feet of Curb Replaced
- 20 Feet of Sidewalk Replaced
- 2 Snow Events







## MONTHLY REPORT

January 2021

### **Week of January 8**

- Parks maintenance crews painted bases, softball pitching rubbers and began carpeting and painting the baseball pitching mounds.
- Four older vehicles of the Parks & Recreation Department fleet were prepared for auction as new replacement vehicles are now in use.
- Parks & Recreation Director Nathan Musteen and Superintendents Steve Rulo and Jimmy Gibbs attended meetings to kick off coordination of the Parks & Recreation master planning process.
- Due to concerns of the continued surge in COVID-19 cases, all youth basketball programs and leagues were cancelled. Coaches and families were contacted.
- Attendance at The Rink was strong with over 500 participants and three private rentals through the holidays
- Completed testing and training on technology improvements for point of sale operations and timekeeping systems at T.B. Hanna Station skating rink.
- Recreation Coordinator Corinne Daut hosted a virtual Harry Potter trivia through our [Facebook page](#). Over 40 people participated in the trivia.
- Recreation Coordinator Corinne Daut continues to prepare for the 2021 Kansas City Metro Esports Association Tournament.
- Recreation Coordinator Corinne Daut attended the virtual meeting of the National Recreation and Parks Association Young Professionals meeting.

### **Week of January 15**

- **New open skate hours and a skate rental rate of \$5 per person starts Monday, Jan. 11.**
  - Monday/Wednesday: 5-7 p.m.
  - Tuesday/Thursday/Friday: 3-7 p.m.
  - Saturday: 1-7 p.m.
  - Sunday: 12-6 p.m.
- Recreation Coordinator Corinne Daut has been planning the 2021 Valentines Experiences Boxes. Details will be available soon on the Raymore Parks & Recreation [Facebook page](#) and online at [www.raymore.com/parks](http://www.raymore.com/parks).
- Recreation Coordinator Corinne Daut has the upcoming Fortnite tournament KC MESA qualifier ready to go. We will be competing against Excelsior Springs, Smithville, Grandview, and Gladstone next month. Head to [www.raymore.com/esports](http://www.raymore.com/esports) for all the details on how to play.



- The Parks and Recreation Board cancelled the Jan. 12 work session.
- Park maintenance staff continued winter maintenance projects with painting the public restrooms, repairing general maintenance items on the skate park, recarpeting the baseball pitching mounds and repairing the Eagle Park flag pole.
- Park administration held interviews this week for the Park Maintenance Position I. For all current job openings, go to [www.raymore.com/jobs](http://www.raymore.com/jobs)
- Contractors made adjustments to the fountain at Johnston Lake.
- Parks and Recreation Director Nathan Musteen, Recreation Superintendent Jimmy Gibbs and Human Resources Director Shawn Aulgur began revising the part-time payroll system.
- Parks and Recreation Director Nathan Musteen, Parks Superintendent Steve Rulo and Public Works Director Mike Krass met via Zoom with staff from Solitude Lake Management on vegetation and trash control at Johnston Lake in Hawk Ridge Park.
- Interviews were held for the Park Maintenance 1 positions currently vacant. All three interviewees were extended an offer of employment. Expected start date is February 1.
- Centerview hosted the Cass County Emergency Services Board meeting

### **Week of January 22**

- Parks and Recreation Director Nathan Musteen, Recreation Superintendent Jimmy Gibbs, Coordinators Todd Brennon and Corinne Daut participated in the Missouri Parks and Recreation Customer Service Workshop via zoom on January 20th.
- Parks and Recreation Director Nathan Musteen and Parks Superintendent met with Phil Becker of Engineering to review the site plans and walk the upcoming Centerview enhancements project approved by voters in the 2020 No Tax Increase GO Bond.
- Parks and Recreation Director Nathan Musteen and Recreation Superintendent Jimmy Gibbs along with Public Works Director Mike Krass and City Planner Katie Jardieu hosted the 2nd round of consultant interviews for the Hawk Ridge Park, Sunset and 163rd projects approved by voters in the 2020 No Tax Increase GO Bond.
- Parks and Recreation Director Nathan Musteen, Recreation Superintendent Jimmy Gibbs and Parks Superintendent Steve Rulo met with Unlimited Play discussing the final steps of securing funds for the Hawk's Nest All-Inclusive Playground.
- Recreation Coordinator Corinne Daut hosted a virtual "the Office" trivia night through our [Facebook page](#).

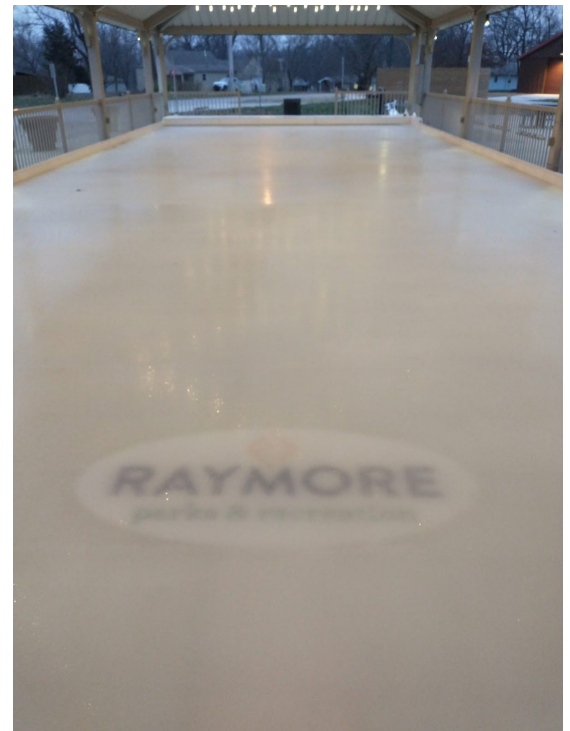
- Join the KC MESA qualifier Fortnite Tournament - Online on Jan. 22 over Discord! Learn more and register at [www.raymore.com/esports](http://www.raymore.com/esports)
- Recreation Superintendent Jimmy Gibbs and Coordinator's Brennon and Daut hosted a seasonal recreation staff in-service training at the Rink at T.B. Hanna Station.
- Centerview hosted the Cass County Emergency Services Board and the Middle Big Creek/Little Blue Valley Sewer District meeting.
- The Parks Maintenance crew continue doing winter maintenance and routine services throughout the park system.
- The Parks Maintenance crew is preparing the ice rink for a melt and surfacing of the Rink at T.B. Hanna Station.

## Holiday Schedule for The Rink OPEN SKATE

- Hours
  - Monday/Wednesday: 5-7 p.m.
  - Tuesday/Thursday/Friday: 3-7 p.m.
  - Saturday: 1-7 p.m.
  - Sunday: 12-6 p.m.
- Fees: \$5 per pair

## PRIVATE RENTALS

\$150 for a two hour session. Includes up to 20 pair of skates.  
Call 816-322-2791 for available dates and times.





PHASE	DETAILS	Q1				Q2			Q3			Q4		
		JAN	FEB	MAR	APR	MAY	JUN	JULY	AUG	SEPT	OCT	NOV	DEC	
	PROJECT WEEK:	4 11 18 25	2 9 16 23 30	6 13 20 27	4 11 18 25	1 8 15 22 29	6 13 20 27	3 10 17 24 31	7 14 21 28	5 12 19 26	2 9 16 23 30	7 14 21 28	4 11 18 25	
1	Overall Project Milestones	PRIMARY RESPONSIBILITY												
		- Project Kickoff	Completed 2020											
		- Strategic Goal Review	Completed 2020											
		- Identify Areas for Additional Plans	Completed 2020											
		- Outline Individual Department Updates & ReWrites	Dec											
		- Identify areas where consultant is needed												
		- Outline Timetable for Various Plans												
		- Prep Work												
		- Templates												
		- Deadlines												
- Set Up Check-ins														
- Begin Reports														
- Compile & Review Plans														
- Consultant Reports MUST be in														
- ReWrites & Changes														
- Board Review/Comment														
- Resident Comment														
SF 1	Community Identity & Connections	IT	*IT Plan											
		C	- incl. Parks & Security											
		C	*Communications Plan											
		F	- incl Wayfinding and Public Art Plan											
SF 2	Safe, Well-Designed & Beautiful Places	PW	*Marketing Plan											
		PW	Facilities Master Plan											
		PW	- incl. ADA											
		PW	Sanitary Sewer Master Plan											
		PW	Storm Sewer Master Plan											
		PW	Water Master Plan											
		PW	Transportation Master Plan											
		DS	Land Use Plan											
		DS	Annexation Plan											
		DS	GIS Plan											
SF 3	Economic Vitality	PR	Parks Plan											
		PR	Recreation Plan											
		PR	Trails & Connections Plan											
		P	Public Safety Plan											
		EM	Emergency Management Plan											
SF 4	High-Performing Organization	ED	*Economic Development Plan											
		M	*Finance Plan											
		M	Capital Improvement Plan											
		M	Record Management Plan											
		M	*Human Resources											
		M	*Legal Plan											



# Consent Agenda





**THE RAYMORE CITY COUNCIL MET IN REGULAR SESSION MONDAY, JANUARY 11, 2021 AT CENTERVIEW, 227 MUNICIPAL CIRCLE, RAYMORE, MISSOURI. MAYOR TURNBOW PHYSICALLY PRESENT WITH THE FOLLOWING MEMBERS PARTICIPATING VIA ZOOM: COUNCILMEMBERS ABDELGAWAD, BARBER, BURKE, CIRCO, HOLMAN, JACOBSON, AND TOWNSEND. PHYSICALLY PRESENT WERE CITY MANAGER JIM FEUERBORN, CITY ATTORNEY JONATHAN ZERR, CITY CLERK ERICA HILL, AND STAFF MEMBERS.**

**1. Call to Order.** Mayor Turnbow called the meeting to order at 7:00 p.m.

Mayor Turnbow announced the procedures for public interaction during the meeting due to COVID-19 procedures currently in place.

**2. Roll Call.** City Clerk Erica Hill called roll; quorum present to conduct business. Councilmember Berendzen absent.

Mayor Turnbow observed a moment of silence in honor of Officer Sicknick who died in the line of duty at the US Capitol.

**3. Pledge of Allegiance.**

**4. Presentations/Awards.**

**5. Personal Appearances.**

Dan McMurty with USDA Wildlife Services requested to use pyrotechnics to deter birds from a tower located at 310 S. Lincoln.

City Manager Jim Feuerborn reported that staff would proceed as directed by Council, but would not forward a recommendation of approval for the following reasons: there are other effective methods to deter the birds without waiving code, the City would receive numerous calls when the pyrotechnics were discharged, and if code was waived for this instance it would set precedent for other uses in the future. Hearing no comments from Council, Mayor Turnbow declared the request would not move forward for consideration.

**6. Staff Reports.**

Development Services Director Jim Cadoret reviewed the building activity for 2020. He announced a Good Neighbor meeting on January 21, 2021 for a proposed expansion to Alexander Creek subdivision.

Emergency Management Director Ryan Murdock updated the Council on the City and County COVID case numbers. He stated the City has leveled off on the number of cases. He reviewed the CARES Act fund information and noted the second stimulus package did not include funding local municipalities. He also reported that Missouri has administered around 150,000 doses of the vaccine to front line workers of the 500,000 available to the State of Missouri. Chief of Police Zimmerman stated that she and a few other members of the Police Department received their first dose of the vaccine. He answered questions from Council.

City Manager Jim Feuerborn noted there will be no work session next week due to Martin Luther King, Jr. Day.

**7. Committee Reports.**

**8. Consent Agenda.**

**A. City Council regular meeting minutes, December 21, 2020**

**B. Resolution 21-01: Appointments and Affirmations of Membership to Incentive District Boards**

**C. Resolution 21-03: 2020 Fire Hydrant Replacement Project - Acceptance and Final Payment**

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

**DISCUSSION:** None

<b>ROLL CALL VOTE:</b>	Councilmember Abdelgawad	Aye
	Councilmember Barber	Aye
	Councilmember Berendzen	Absent
	Councilmember Burke, III	Aye
	Councilmember Circo	Aye
	Councilmember Holman	Aye
	Councilmember Jacobson	Aye
	Councilmember Townsend	Aye

**9. Unfinished Business. Second Readings.**

**A. Calling for the April 6, 2021 Municipal Election**

**BILL 3591: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, CALLING FOR AND ESTABLISHING THE DATE OF THE GENERAL MUNICIPAL ELECTION TO BE HELD ON APRIL 6, 2021."**

City Clerk Erica Hill conducted the second reading of Bill 3591 by title only.

**MOTION:** By Councilmember Townsend, second by Councilmember Holman to approve the second reading of Bill 3591 by title only.

**DISCUSSION:** None

<b>ROLL CALL VOTE:</b>	Councilmember Abdelgawad	Aye
	Councilmember Barber	Aye
	Councilmember Berendzen	Absent
	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 3591 as **Raymore City Ordinance 2021-001.**

**B. Calling for the April 6, 2021 Online Use Tax Election**

**BILL 3595: "AN ORDINANCE AUTHORIZING AND DIRECTING SUBMISSION TO THE VOTERS OF THE CITY OF RAYMORE, MISSOURI AT THE ELECTION OF APRIL 6, 2021, THE PROPOSAL TO AUTHORIZE THE IMPOSITION OF A USE TAX FOR GENERAL REVENUE PURPOSES AT A RATE EQUAL TO THE CURRENT SALES TAX RATE OF 2.50% IN THE CITY OF RAYMORE, MISSOURI."**

City Clerk Erica Hill conducted the second reading of Bill 3595 by title only.

City Manager Jim Feuerborn noted that the staffing report recently completed confirms the need for additional staffing that this sales tax would fund if approved by the voters. The proposed use tax would fund the following positions: Police Department - 4 officers and a detective, Public Works - 5 maintenance worker I positions, Parks and Recreation - 3 maintenance worker I positions and a facility and event coordinator.

**MOTION:** By Councilmember Townsend, second by Councilmember Holman to approve the second reading of Bill 3595 by title only.

**DISCUSSION:** Councilmember Holman asked if we have added any full time employees over the last 6 years. Mr. Feuerborn stated no new full time employees have been added since 3 police officer positions were added in 2011. He stated there will be a detailed presentation of the staffing study at the Feb. 1 work session.

<b>ROLL CALL VOTE:</b>	Councilmember Abdelgawad	Aye
	Councilmember Barber	Aye
	Councilmember Berendzen	Absent
	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 3595 as **Raymore City Ordinance 2021-002.**

**7. New Business. First Readings.**

**A. Tax Increment Financing Plans and Redevelopment Projects - Progress Overview (public hearing)**

Mayor Turnbow opened the public hearing at 7:31 p.m. and asked for a staff report.

Economic Development Director David Gress provided a review of the staff report included in the Council packet. In accordance with Section 99.865 of the Missouri Revised Statute, an annual presentation on the progress of the various Tax Increment Financing (TIF) Plans

throughout the City to determine if the plans and redevelopment projects associated with such plans are making satisfactory progress under the proposed time schedules outlined within the approved plans has been prepared. Staff provided a summary of the TIF Plans and Redevelopment Projects within the City: Foxwood Village Shops TIF Plan, Highway 58 West Extended Redevelopment TIF Plan (Galleria), and Highway 58 and Dean Avenue TIF Plan (Raymore Marketplace). He answered questions from the Council.

Mayor Turnbow opened the floor for public comment. The meeting was paused for 2 minutes to allow comments via email, and hearing none, closed the public hearing at 7:43 p.m.

### **B. Estates of the Good Ranch Preliminary Plat Extension**

#### **RESOLUTION 21-02: "A RESOLUTION OF THE RAYMORE CITY COUNCIL APPROVING THE EXTENSION OF THE PRELIMINARY PLAT FOR THE ESTATES AND ESTATE VILLAS OF THE GOOD RANCH SUBDIVISION."**

City Clerk Erica Hill conducted the reading of Resolution 21-02 by title only.

Development Services Director Jim Cadoret provided a review of the staff report included in the Council packet. Randal Leimer, representing Great Plains Developments LLC, is requesting a one-year extension to the expiration date of the preliminary plat for The Estates and Estate Villas of the Good Ranch subdivision. The property owner is actively searching for a developer/builder to purchase the property. Staff recently met with a regional builder that is pursuing purchase of the entire property. The approved Master Development Agreement for the property ensures that any development complies with the current development standards and requirements of the City, including stream preservation and water quality treatment. Staff recommends approval of the one-year extension.

**MOTION:** By Councilmember Townsend, second by Councilmember Holman to approve the reading of Resolution 21-02 by title only.

**DISCUSSION:** Councilmember Holman stated he is comfortable with this extension given the experience and explanation from Mr. Cadoret.

<b>ROLL CALL VOTE:</b>	Councilmember Abdelgawad	Aye
	Councilmember Barber	Aye
	Councilmember Berendzen	Absent
	Councilmember Burke, III	Aye
	Councilmember Circo	Aye
	Councilmember Holman	Aye
	Councilmember Jacobson	Aye
	Councilmember Townsend	Aye

### **C. Transfer of Right-of-Way Segment to MoDOT**

#### **BILL 3596: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AUTHORIZING THE MAYOR TO EXECUTE A QUITCLAIM DEED TO THE MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION FOR A PORTION OF CITY**

**RIGHT-OF-WAY OF 58 HIGHWAY WEST OF PRAIRIE LANE.”**

City Clerk Erica Hill conducted the first reading of Bill 3596 by title only.

Development Services Director Jim Cadoret provided a review of the staff report included in the Council packet. The Missouri Highways and Transportation Commission is requesting that the City of Raymore transfer a segment of right-of-way of 58 Highway at its intersection with Prairie Lane to allow the State to construct improvements to the intersection. The segment of right-of-way is 550 feet long and is located west of Prairie Lane. He answered general questions of clarification of Council.

**MOTION:** By Councilmember Townsend, second by Councilmember Holman to approve the first reading of Bill 3596 by title only.

**DISCUSSION:** Councilmember Holman stated the project that this will accommodate is necessary.

<b>ROLL CALL VOTE:</b>	Councilmember Abdelgawad	Aye
	Councilmember Barber	Aye
	Councilmember Berendzen	Absent
	Councilmember Burke, III	Aye
	Councilmember Circo	Aye
	Councilmember Holman	Aye
	Councilmember Jacobson	Aye
	Councilmember Townsend	Aye

**D. Reappointment of Ross Nigro - Municipal Judge**

**BILL 3597: “AN ORDINANCE RE-APPOINTING ROSS NIGRO JR. AS MUNICIPAL JUDGE FOR THE CITY OF RAYMORE.”**

City Clerk Erica Hill conducted the first reading of Bill 3597 by title only.

City Manager Jim Feuerborn provided a review of the staff report included in the Council packet. Judge Nigro has indicated his desire to continue to serve as Municipal Judge for the City of Raymore. Judge Nigro met with the City Council at their January 4, 2021 work session and answered questions about the Court and discussed how Missouri Legislative and Supreme Court actions were continuing to impact the court. Judge Nigro currently makes \$16,500 annually for his service to the City. Bill 3597 proposes an annual salary reflecting a 2.5% increase in 2019 and a 2.5% increase in 2020 to a new annual amount of \$17,125.

**MOTION:** By Councilmember Townsend, second by Councilmember Holman to approve the first reading of Bill 3597 by title only.

**DISCUSSION:** None

<b>ROLL CALL VOTE:</b>	Councilmember Abdelgawad	Aye
	Councilmember Barber	Aye
	Councilmember Berendzen	Absent

Councilmember Burke, III	Aye
Councilmember Circo	Aye
Councilmember Holman	Aye
Councilmember Jacobson	Aye
Councilmember Townsend	Aye

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

**12. Mayor/Council Communication.**

Councilmember Jacobson noted the underlying momentum of the items on this evening's agenda.

Councilmember Barber noted that he is encouraged by the construction activity in Raymore during 2020.

Mayor Turnbow thanked staff for the updates on COVID and the TIF plans and redevelopment projects.

**13. Adjournment.**

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

**DISCUSSION:** None

<b>ROLL CALL VOTE:</b>	Councilmember Abdelgawad	Aye
	Councilmember Barber	Aye
	Councilmember Berendzen	Absent
	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 8:05 p.m.

Respectfully submitted,

Erica Hill  
City Clerk

**RESOLUTION 21-04**

**"A RESOLUTION OF THE CITY OF RAYMORE, MISSOURI, APPROVING AN APPOINTMENT TO THE RAYMORE PLANNING AND ZONING COMMISSION."**

**WHEREAS**, Section 465.020 of the Raymore City Code and Section 8.1 of the Raymore City Charter authorizes the Mayor to appoint members to the Raymore Planning and Zoning Commission with the advice and consent of a majority of the City Council.

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

Section 1. Authorization requires that all said appointments shall be approved with the advice and consent of a majority of the Council.

Section 2. The Council consents to the Mayor's appointment of the following person to fill the unexpired term of Calvin Acklin to the Planning and Zoning Commission for Ward 4.

<b><u>NAME</u></b>	<b><u>EFFECTIVE</u></b>	<b><u>TERM EXPIRES</u></b>
Thomas Engert	January 25, 2021	October 31, 2023

**DULY READ AND PASSED THIS 25TH DAY OF JANUARY, 2021, BY THE FOLLOWING VOTE:**

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

ATTEST:

APPROVE:

\_\_\_\_\_  
Erica Hill, City Clerk

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

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



Erica Hill <ehill@raymore.com>

---

## City of Raymore, MO: Online Volunteer Application

1 message

---

**webmaster@raymore.com** <webmaster@raymore.com>  
To: Mekey@raymore.com, EHill@raymore.com

Sun, Jan 10, 2021 at 9:57 AM

A new entry to a form/survey has been submitted.

**Form Name:** City Volunteer Form  
**Date & Time:** 01/10/2021 9:57 AM  
**Response #:** 46  
**Submitter ID:** 1814  
**IP address:** 2605:a601:ae0c:5b00:ac8f:b1e:552f:b27c  
**Time to complete:** 18 min. , 12 sec.

---

### Survey Details

---

#### Page 1

---

**1. Contact Information**

**Full Name:** Thomas Engert  
**Address:** 613 Sun Drive  
**Phone Number:** (816) 388-3239  
**Email:** [tenger55@gmail.com](mailto:tenger55@gmail.com)

**2. Select your Ward (If you don't know your Ward, call 816-331-3324)**

Ward 4

**3. I am interested in:**

Planning & Zoning Commission

**4. Why are you interested in serving on a City board or commission?**

Opportunity to serve my community not only for today and tomorrow but for the tomorrows to come. I am a long time resident of the KC metro area and am now retired. I live in the Morningview Community and am currently the President of the HOA. I would like to see the City of Raymore continue to move forward and ensure Raymore remains the place where you can come home to more.

**What other community or civic activities do you participate in?**

President Morningview HOA, Adjunct Instructor MCKKC Blue River Public Safety Institute

Thank you,  
City of Raymore, MO

---

**This is an automated message generated by the Vision Content Management System™. Please do not reply directly to this email.**



# **Unfinished Business**





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

DATE: Jan. 11, 2021

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 3596: Quitclaim deed to MoDOT for portion of right-of-way of 58 Highway

**STRATEGIC PLAN GOAL/STRATEGY**

2.2.2: Create and maintain a well-connected transportation network

**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**

Map  
Legal Description  
Quitclaim Deed

REVIEWED BY:

Jim Feuerborn

## BACKGROUND / JUSTIFICATION

The Missouri Highways and Transportation Commission is requesting that the City of Raymore transfer a segment of right-of-way of 58 Highway at its intersection with Prairie Lane to allow the State to construct improvements to the intersection. The segment of right-of-way is 550 feet long and is located west of Prairie Lane.

**BILL 3596**

**ORDINANCE**

**"AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AUTHORIZING THE MAYOR TO EXECUTE A QUITCLAIM DEED TO THE MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION FOR A PORTION OF CITY RIGHT-OF-WAY OF 58 HIGHWAY WEST OF PRAIRIE LANE."**

**WHEREAS**, the City of Raymore is the owner of right-of-way of 58 Highway west of Prairie Lane; and

**WHEREAS**, the Missouri Highways and Transportation Commission desires the City of Raymore execute a Quitclaim Deed for approximately 550 feet of right-of-way of 58 Highway to allow for the construction of improvements at the intersection of 58 Highway and Prairie Lane.

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

Section 1. The Mayor is authorized to execute a Quitclaim Deed to the Missouri Highways and Transportation Commission for City right-of-way of a portion of 58 Highway located west of Prairie Lane as described in Exhibit A.

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 11TH DAY OF JANUARY, 2021.**

**BE IT REMEMBERED THAT THE ABOVE ORDINANCE WAS APPROVED AND ADOPTED THIS 25TH DAY OF JANUARY, 2021, BY THE FOLLOWING VOTE:**

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

ATTEST:

APPROVE:

\_\_\_\_\_  
Erica Hill, City Clerk

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

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









Missouri Highways Transportation Commission

Legal Description

Exhibit A

Tract 6 – City of Raymore

County Cass	Route 58	Project Number J4S3272	Date Prepared 10-22-20	
Legal description contained on pages		2	of 2	
Professional Land Surveyor				
Print Name Christopher S Spears		MO PLS Number 2000148659		
Signature Christopher S Spears		Date 10/29/2020		
 Missouri Highways and Transportation Commission 105 West Capital, Jefferson City, MO 65102 888-ASK MODOT (888)275-6636				Only the following legal descriptions contained in this "EXHIBIT A" are authenticated by this seal:

**Missouri Department of Transportation**

**Exhibit A – Legal Description**

**CASS  
MO ROUTE 58  
J4S3272  
PARCEL NO. 6  
CITY OF RAYMORE TO MHTC**

**Existing City of Raymore Right of Way (Route 58)**

All that part of Grantor's real property and real property rights and interest in a normal access tract of land comprised of the existing City right of way for Route 58, located in the Southeast Quarter of the Northeast Quarter of Section 14, Township 46 North of the Baseline, Range 32 West of the Fifth Principal Meridian in Cass County, Missouri, and also located in the Northeast Quarter of the Southeast Quarter of Section 14, Township 46 North of the Baseline, Range 32 West of the Fifth Principal Meridian in Cass County, Missouri, lying on the left or Northerly side and the right or Southerly side of the following described Existing Route 58 Survey Centerline, to wit: Beginning at a point 35.00 feet left of Centerline Station 264+03.00, said point being on the existing northerly right of way line of Existing Route 58; thence Southerly to a point 35.00 feet right of Centerline Station 264+03.00, said point being on the existing southerly right of way line of Existing Route 58; thence Westerly along said existing southerly right of way line to a point 35.00 feet right of Centerline Station 258+50.00; thence Northerly to a point 30.00 feet left of Centerline Station 258+50.00, said point being on the existing northerly right of way line of Existing Route 58; thence Easterly along said existing northerly right of way line to a point 30.00 feet left of Centerline Station 261+62.00; thence Northerly along said existing northerly right of way line to a point 35.00 feet left of Centerline Station Station 261+62.00; thence Easterly along said existing northerly right of way line to the Point of Beginning, containing 0.90 acres or 37,150 square feet, more or less, of land.

**Existing Route 58 Survey Centerline**

The Existing Route 58 Survey Centerline is located and described as follows: Commencing at a Copperweld(Certified Land Corner Document#600-49287) at the East Quarter Corner of Section 14, Township 46 North of the Baseline, Range 32 West of the Fifth Principal Meridian; thence N 86°38'35" E a distance of 95.89 feet to Existing Route 58 Survey Centerline POT Station 265+00.00; thence S 87°08'40" E along said Existing Route 58 Survey Centerline a distance of 700.00 feet to Existing Route 58 Survey Centerline POT Station 272+00.00 for the Point of Beginning of the following described Existing Route 58 Survey Centerline; thence N 87°08'40" W along said Existing Route 58 Survey Centerline a distance of 725.90 feet to Existing Route 58 Survey Centerline PI Station 264+74.10; thence N 88°42'40" W along said Existing Route 58 Survey Centerline a distance of 674.10 feet to Existing Route 58 Survey Centerline POT Station 258+00.00 for a Point of Termination.





CCO FORM: RW02  
Approved: 6/93 (TLP)  
Revised: 03/17 (AR)  
Modified:

COUNTY: Cass  
ROUTE: 58  
PROJECT: J4S3272  
  
PARCEL: 6  
(City of Raymore to MHTC)

### QUITCLAIM DEED

THIS INDENTURE, made this \_\_\_\_ day of \_\_\_\_\_, 2021, between **The City of Raymore, of the state of Missouri** (hereinafter, "*Grantor*"), and the **STATE OF MISSOURI**, acting by and through the **MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION**, (hereinafter, "*Grantee*").

Grantor(s)' Address: 100 Municipal Circle, Raymore, MO 64083

Grantee's Address: 600 NE Colbern Rd., Lee's Summit, MO 64081

WITNESSETH:

The said Grantor, in consideration of the sum of **One and NO/100 DOLLARS, (\$1.00)** to them paid by the said Grantee, the receipt of which is hereby acknowledged, does by these presents remise, release, and forever QUITCLAIM unto said Grantee, its successors and assigns, the real estate and interests in real estate in the County of Cass, State of Missouri, and described as follows:

#### PROPERTY DESCRIPTION:

Existing Route 58 Right of Way (Parcel 6)

A portion of the existing City-owned right of way for Route 58, containing 37,150 square feet, more particularly described in **EXHIBIT A – LEGAL DESCRIPTION**, attached hereto and made part hereof.

TO HAVE AND TO HOLD THE SAME, with all and singular rights, immunities, privileges, and appurtenances thereunto belonging, unto the said Grantee, its heirs, successors and assigns forever.

IN WITNESS WHEREOF, the said Grantor has hereunto set its hand and seal the day and year first written above.

**The City of Raymore, Missouri**

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

Print: \_\_\_\_\_

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

---

**ACKNOWLEDGMENT BY CITY**

STATE OF MISSOURI            )  
  )  
COUNTY OF CASS                )            ss

On this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me appeared \_\_\_\_\_, personally known to me, who being by me duly sworn, did say that he/she is the \_\_\_\_\_ of the **City of Raymore, Missouri**, and that the foregoing instrument was signed and sealed on behalf of said County, and that he/she acknowledged said instrument to be the free act and deed of said County, and that it was executed for the consideration stated therein and no other.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the county and state aforesaid the day and year written above.

Notary Public

My Commission Expires: \_\_\_\_\_



**CITY OF RAYMORE  
AGENDA ITEM INFORMATION FORM**

DATE: January 11, 2021

SUBMITTED BY: Jim Feuerborn

DEPARTMENT: Administration

<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 3597: Re-appointing Ross Nigro as Municipal Judge

**STRATEGIC PLAN GOAL/STRATEGY**

High Performing Organization Goal 4.1 Provide Exceptional Service

**FINANCIAL IMPACT**

Award To:  
Amount of Request/Contract: \$17,125 per year  
Amount Budgeted:  
Funding Source/Account#:

**PROJECT TIMELINE**

Estimated Start Date	Estimated End Date
2/1/2021	1/31/2023

**STAFF RECOMMENDATION**

Approval

**OTHER BOARDS & COMMISSIONS ASSIGNED**

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

**LIST OF REFERENCE DOCUMENTS ATTACHED**

REVIEWED BY:

Jim Feuerborn

## BACKGROUND / JUSTIFICATION

Judge Nigro has indicated his desire to continue to serve as Municipal Judge for the City of Raymore.

Judge Nigro met with the City Council at their January 4, 2021 work session and answered questions about the Court and discussed how Missouri Legislative and Supreme Court actions were continuing to impact the court.

Judge Nigro currently makes \$16,500 annually for his service to the City.

The City Manager indicated that the Bill re-appointing Judge Nigro would be brought before the Council for consideration with an increase in the yearly salary reflecting a 2.5% increase in 2019 and a 2.5% increase in 2020 to a new annual amount of \$17,125.



**BILL 3597**

**ORDINANCE**

**“AN ORDINANCE RE-APPOINTING ROSS NIGRO JR. AS MUNICIPAL JUDGE FOR THE CITY OF RAYMORE.”**

**WHEREAS**, on the 4th of November, 1997, the people of Raymore, Missouri, did adopt a Charter form of government which provided among other provisions for the appointment and qualifications and duties of Municipal Judge; and

**WHEREAS**, Section 7.2 of the Charter provides for the appointment qualifications, term, duties and provisions for compensation of the Municipal Judge; and

**WHEREAS**, Ross Nigro, Jr. possesses the qualifications prescribed in Section 7.2 of the Charter of the City of Raymore, Missouri; and

**WHEREAS**, the Mayor deems it to be in the City’s best interest to re-appoint Ross Nigro, Jr. to serve a third term as Municipal Judge.

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

Section 1. Duties and Powers. The Municipal Judge shall perform said duties and powers as presently outlined for the Municipal Judge in the Charter of the City of Raymore, ordinances and the Missouri State Statutes.

Section 2. Re-Appointment. The City Council of Raymore, Missouri, by a majority of three-fourths (3/4) of all of its members, consents to the Mayor’s re-appointment of Ross Nigro, Jr. as Municipal Judge for the City of Raymore, Missouri, for a term beginning February 1, 2021, and continuing thereafter for a term of two (2) years.

Section 3. Compensation. The compensation of the Municipal Judge shall be \$17,125 per year during the term. Compensation of the Municipal Judge is not dependent in any way upon the number of cases tried, the number of guilty verdicts reached or the amount of fines imposed or collected. No change in compensation of the Municipal Judge will become effective during the term of office. The Municipal Judge is an employee of the City whose compensation shall be payable on the same payroll schedule as all other City employees.

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 11TH DAY OF JANUARY, 2021.**

**BE IT REMEMBERED THAT THE ABOVE ORDINANCE WAS APPROVED AND ADOPTED THIS 25TH DAY OF JANUARY, 2021 BY THE FOLLOWING VOTE:**

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

ATTEST:

APPROVE:

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

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

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

# **New Business**





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

DATE: Jan. 25, 2021

SUBMITTED BY: Jim Feuerborn

DEPARTMENT: Administration

<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 3598 Participation in Show Me Green Sales Tax Holiday in 2021

**STRATEGIC PLAN GOAL/STRATEGY**

Strategy 3.3.2: Provide support to existing local business

**FINANCIAL IMPACT**

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

**PROJECT TIMELINE**

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

**STAFF RECOMMENDATION**

**OTHER BOARDS & COMMISSIONS ASSIGNED**

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

**LIST OF REFERENCE DOCUMENTS ATTACHED**

REVIEWED BY:

Jim Feuerborn

## BACKGROUND / JUSTIFICATION

Senate Bill 1181, enacted by the General Assembly in 2008, established the Show Me Green Sales Tax Holiday in Section 144.526, RSMo, which exempts the State sales tax on the sale of certain Energy Star certified appliances annually when purchased on April 19-25. Municipalities may also participate in the holiday to exempt City sales tax from the sale of these items.

To participate in the 2021 Show Me Green Sales Tax Holiday, the City must notify the Missouri Department of Revenue that it will participate in the holiday and provide a copy of the ordinance to that effect no later than March 5, 2021.

**BILL 3598**

**ORDINANCE**

**"AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, COMMITTING THE CITY OF RAYMORE TO PARTICIPATE IN THE SHOW ME GREEN SALES TAX HOLIDAY IN 2021."**

**WHEREAS**, Senate Bill 1181, enacted by the General Assembly in 2008, established the Show Me Green Sales Tax Holiday in Section 144.526, RSMo; and

**WHEREAS**, the Show Me Green Sales Tax Holiday exempts the sale of certain Energy Star certified appliances from State tax and takes place annually April 19-25; and

**WHEREAS**, municipalities may participate in the holiday and allow City sales tax from the sale of these items to be exempted; and

**WHEREAS**, in order to participate in the Show Me Green Sales Tax Holiday, the City must notify the Missouri Department of Revenue that it will participate in the holiday and provide a copy of the Ordinance to that effect no later than March 5, 2021.

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

Section 1. The City of Raymore shall participate in the Show Me Green Sales Tax Holiday in 2021.

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 25TH DAY OF JANUARY, 2021.**

**BE IT REMEMBERED THAT THE ABOVE ORDINANCE WAS APPROVED AND ADOPTED THIS 8TH DAY OF FEBRUARY, 2021, BY THE FOLLOWING VOTE:**

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

ATTEST:

APPROVE:

\_\_\_\_\_  
Erica Hill, City Clerk

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

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



# Miscellaneous



THE **PLANNING AND ZONING COMMISSION** OF THE CITY OF RAYMORE, MISSOURI, MET IN VIRTUAL SESSION **TUESDAY, JANUARY 5, 2021**, IN HARRELSON HALL AT CENTERVIEW, 227 MUNICIPAL CIRCLE, RAYMORE, MISSOURI WITH CHAIRMAN MATTHEW WIGGINS, CITY PLANNER KATIE JARDIEU, DEVELOPMENT SERVICES DIRECTOR JIM CADORET, AND CITY ATTORNEY JONATHAN ZERR PRESENT. THE FOLLOWING COMMISSIONERS WERE PRESENT VIA ZOOM VIDEO CONFERENCE: WILLIAM FAULKNER, KELLY FIZER, JEREMY MANSUR, JIM PETERMANN, MARIO URQUILLA, AND MAYOR TURNBOW. COMMISSIONER BOWIE WAS ABSENT AND COMMISSIONER ACKLIN HAS RESIGNED.

1. **Call to Order** – Chairman Wiggins called the meeting to order at 7:00 p.m.
2. **Pledge of Allegiance**
3. **Roll Call** – Roll was taken and Chairman Wiggins declared a quorum present to conduct business.
4. **Personal Appearances** – None
5. **Consent Agenda**
  - a. **Approval of the minutes of the December 1, 2020 meeting.**

**Motion by Commissioner Urquilla, Seconded by Commissioner Mansur, to approve the minutes.**

**Roll Call Vote on Motion:**

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

**Motion passed 6-0-1.**

6. **Unfinished Business - None**
7. **New Business -**
  - a. **Case #20028 - Heartland Dental, 826 W. Foxwood Drive - Site Plan**

Mr. Judd Claussen of Phelps Engineering, gave an overview of the Heartland Dental office site plan to be built on Lot 3 of Raymore Market Center in front of Price Chopper.

City Planner Katie Jardieu gave an overview of the staff report, highlighting that there will be ample parking with 32 parking spaces and that the Engineering Division of Public Works has reviewed the application and determined it complies with City code requirements. One of the trees along Foxwood Drive will be removed, but will ultimately be replaced adjacent to the current location. The light poles currently on site will also remain and no additional lighting will be added, apart from building lighting. Four sided architecture is proposed as well as a five foot sidewalk to connect the site to the sidewalk along Foxwood Drive. No signs are approved with this site plan. An additional condition of approval

was also added, that the mechanical equipment will be screened from view prior to the certificate of occupancy being issued. The applicant has agreed to this condition.

Commissioner Faulkner stated that there was a discrepancy in one of the conditions of approval regarding the height of the electrical equipment screening. The report should read if it is over eight square feet then it should be screened. Ms. Jardieu stated this could be fixed and the eight square feet was correct, as opposed to the twenty-five feet stated.

**Motion by Commissioner Urquilla, Seconded by Mayor Turnbow, to accept staff proposed findings of fact and approve case #20028 Heartland Dental Site Plan, subject to the eleven conditions recommended by staff, as well as the additional condition that all electrical equipment shall be screened from view prior to issuance of a certificate of occupancy.**

**Roll Call Vote on Motion:**

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

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

**8. City Council Report**

City Attorney Jonathan Zerr provided a review of the Council meeting held on December 14th, all three items; Parkside Preliminary Plat, first reading of Raymore Galleria Plat, and Raymore Commerce Center Plat were all approved unanimously.

At the December 21st City Council meeting, the second reading of Raymore Galleria Plat and Raymore Commerce Center Plat were approved unanimously. Additionally, there was a first reading of the online Use Tax for the April ballot before the public.

**9. Staff Report**

Ms. Jardieu stated the November Development Services monthly report was in the Commissioners packets. The December monthly report was just finished and was emailed this morning. The January 19th Planning Commission meeting has been cancelled, however the February 2nd meeting has not yet been cancelled and staff will let them know as soon as possible.

**10. Public Comment**

No public comment.

## 11. Commission Member Comment

Commissioner Urquilla thanked staff and was remaining positive about 2021 as well as starting a new career this coming year.

Commissioner Petermann stated he hoped for a good 2021 and was remaining positive.

Commissioner Fizer thanked staff for setting up the meeting and hopes everyone stays safe.

Commissioner Faulkner thanked everyone and was glad the meeting went well virtually.

Commissioner Mansur thanked the staff and wished everyone a Happy New Year.

Mayor Turnbow thanked staff and commissioners for their due diligence and wished all a Happy New Year.

Chairman Wiggins thanked everyone and congratulated Commissioner Urquilla.

## 12. Adjournment

**Motion by Commissioner Urquilla, Seconded by Commissioner Mansur, to adjourn the January 5, 2021 Planning and Zoning Commission meeting.**

### Roll Call Vote on Motion:

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

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

The January 5, 2021 meeting adjourned at 7:29 p.m.

Respectfully submitted,

Katie Jardieu