

**THE RAYMORE CITY COUNCIL MET IN REGULAR SESSION MONDAY, JUNE 14, 2021 IN COUNCIL CHAMBERS AT 100 MUNICIPAL CIRCLE, RAYMORE, MISSOURI. MEMBERS PRESENT: MAYOR TURNBOW, COUNCILMEMBERS ABDELGAWAD, BARBER, BERENDZEN, BURKE, CIRCO, HOLMAN, AND TOWNSEND, CITY MANAGER JIM FEUERBORN, CITY ATTORNEY JONATHAN ZERR, AND CITY CLERK ERICA HILL.**

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

City Clerk Erica Hill provided a review of the staff report included in the Council packet regarding the issuance of permits for the sale of fireworks.

Development Services Director Jim Cadoret provided a review of the staff report included in the Council packet. He announced upcoming items of the Planning & Zoning Commission.

Emergency Management Director Ryan Murdock provided an update on the CERT program and noted new FEMA requirements for grant funding.

City Manager Jim Feuerborn reviewed the upcoming meeting schedule. June 21 will be a special meeting to conduct regular business, June 22 will be a tour of development projects in Raymore, and June 28 will be a special meeting to conduct interviews for the vacant Ward 1 seat.

- 7. Committee Reports.**
- 8. Consent Agenda.**
  - A. City Council regular meeting minutes, May 24, 2021**
  - B. Resolution 21-16: TB Hanna Playground Equipment - Acceptance and Final Payment**
  - C. Resolution 21-17: TB Hanna Sprayground Equipment - Acceptance and Final Payment**
  - D. Resolution 21-18: Willowind Gravity Sewer Project - Acceptance and Final Payment**
  - E. Resolution 21-19: 2020 Curb Replacement Project - Acceptance and Final Payment**

**MOTION:** By Councilmember Townsend, second by Councilmember Holman 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 Townsend	Aye

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

**A. Easement Vacation - 1307 Granton Lane**

**BILL 3624: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, VACATING A PORTION OF A UTILITY EASEMENT LOCATED ON LOT 196 IN EDGEWATER AT CREEKMOOR 6TH PLAT, A SUBDIVISION IN THE CITY OF RAYMORE, CASS COUNTY, MISSOURI."**

City Clerk Erica Hill conducted the second reading of Bill 3624 by title only.

**MOTION:** By Councilmember Townsend, second by Councilmember Holman to approve the second reading of Bill 3624 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 Townsend	Aye

Mayor Turnbow announced the motion carried and declared Bill 3624 as **Raymore City Ordinance 2021-027.**

**B. Oak Ridge Farms Final Plat**

**BILL 3623: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, APPROVING THE OAK RIDGE FARMS FINAL PLAT, LOCATED IN SECTION 15, TOWNSHIP 46N, RANGE 32W, RAYMORE, CASS COUNTY, MISSOURI."**

City Clerk Erica Hill conducted the second reading of Bill 3623 by title only.

**MOTION:** By Councilmember Townsend, second by Councilmember Holman to approve the second reading of Bill 3623 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 Townsend	Aye

Mayor Turnbow announced the motion carried and declared Bill 3623 as **Raymore City Ordinance 2021-028.**

**C. Award of Contract - Silverlake Drainage Improvements**

**BILL 3622: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH TC FULLER CONSTRUCTION LLC FOR THE SILVERLAKE DRAINAGE IMPROVEMENTS PROJECT, CITY PROJECT NUMBER 21-377-201, IN THE AMOUNT OF \$99,375 AND AUTHORIZING THE CITY MANAGER TO APPROVE CHANGE ORDERS WITHIN ESTABLISHED BUDGET CONSTRAINTS."**

City Clerk Erica Hill conducted the second reading of Bill 3622 by title only.

**MOTION:** By Councilmember Townsend, second by Councilmember Holman to approve the second reading of Bill 3622 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 Townsend	Aye

Mayor Turnbow announced the motion carried and declared Bill 3622 as **Raymore City Ordinance 2021-029.**

**D. Depository Agreement**

**BILL 3625: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, APPROVING AN AGREEMENT WITH THE COMMUNITY BANK OF RAYMORE TO PROVIDE THE CITY DEPOSITORY SERVICES FOR A THREE YEAR PERIOD."**

City Clerk Erica Hill conducted the second reading of Bill 3625 by title only.

**MOTION:** By Councilmember Townsend, second by Councilmember Holman to approve

the second reading of Bill 3625 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 Townsend	Aye

Mayor Turnbow announced the motion carried and declared Bill 3625 as **Raymore City Ordinance 2021-030.**

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

**A. The Prairie at Carroll Farms Rezoning (public hearing)**

**BILL 3626: "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 145 ACRE TRACT OF LAND LOCATED WEST OF KURZWEIL ROAD, NORTH OF 58 HIGHWAY, IN RAYMORE, CASS COUNTY, MISSOURI."**

City Clerk Erica Hill conducted the first reading of Bill 3626 by title only.

Mayor Turnbow opened the public hearing at 7:17 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. Danny Carroll is requesting approval of the rezoning of 145 acres located on the west side of Kurzweil Road, north of 58 Highway, from "A" Agricultural District and "R-1" Single-Family Residential District to "R-1P" Single-Family Residential Planned District, to allow for the proposed The Prairie at Carroll Farms 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, application, Growth Management Plan, and staff report to be entered into the record. A Good Neighbor meeting was held on April 28; comments and questions from that meeting were included in the staff report. The Planned District allows for modified development standards while providing enhanced amenities, including a pool, playground and land for a neighborhood park. At its May 18, 2021, meeting the Planning and Zoning Commission voted 9-0 to accept the proposed findings of fact and recommend approval of the rezoning. He answered questions from Council.

Mayor Turnbow opened the public hearing for public comment and hearing none, closed the public hearing at 7:22 p.m.

**MOTION:** By Councilmember Townsend, second by Councilmember Holman to approve the first reading of Bill 3626 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 Townsend	Aye

**B. The Prairie at Carroll Farms Preliminary Plat (public hearing)**

**RESOLUTION 21-14: "A RESOLUTION OF THE RAYMORE CITY COUNCIL APPROVING THE PRAIRIE AT CARROLL FARMS PRELIMINARY PLAT."**

City Clerk Erica Hill conducted the reading of Resolution 21-14 by title only.

Mayor Turnbow opened the public hearing at 7:23 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. Danny Carroll is requesting preliminary plat approval for The Prairie at Carroll Farms, a 312-lot single-family subdivision proposed for 145 acres located on the west side of Kurzweil Road, north of 58 Highway. 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, application, Growth Management Plan, and staff report to be entered into the record. The preliminary plat includes an 11.56 acre tract of land for a future neighborhood park and includes a roadway that will provide secondary access to Timber Creek Elementary School. The subdivision will provide a connection to Cumberland Hills subdivision through the extension of Sierra Drive. At its May 18, 2021, meeting the Planning and Zoning Commission voted 9-0 to accept the proposed findings of fact and recommend approval. He requested this item be postponed until the June 21 meeting as the rezoning would need to be approved before the preliminary plat is considered. He answered questions from Council.

Mayor Turnbow opened the public hearing for public comment and hearing none, closed the public hearing at 7:31 p.m.

**MOTION:** By Councilmember Townsend, second by Councilmember Holman to continue Resolution 21-14 to the June 21, 2021 meeting.

**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 Townsend               Aye

**C. Support of Application to MHDC for Grant Park Villas**

**RESOLUTION 21-15: “A RESOLUTION IN SUPPORT OF THE APPLICATION TO THE MISSOURI HOUSING DEVELOPMENT COMMISSION FOR FINANCING THE GRANT PARK VILLAS IN RAYMORE, CASS COUNTY, MISSOURI.”**

City Clerk Erica Hill conducted the reading of Resolution 21-15 by title only.

Development Services Director Jim Cadoret provided a review of the staff report included in the Council packet. Jeff Beckler, representing Zimmerman Properties, is proposing to develop a 48-unit affordable senior housing rental development at the southeast corner of Adams Street and Grant Drive. The developer is proposing to use the Low Income Housing Tax Credit (LIHTC) program, which requires approval from the Missouri Housing Development Commission. Grant Park Villas is a proposed two-story apartment building consisting of one- and two-bedroom units. Amenities include a community room on each level, fitness center, picnic area, computer center/library, and a courtyard area. There will be an on-site property manager and full-time maintenance staff. 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 21-15 indicates City Council support for the application.

**MOTION:** By Councilmember Townsend, second by Councilmember Holman to approve the reading of Resolution 21-15 by title only.

**DISCUSSION:** None

**VOTE:**

Councilmember Abdelgawad	Nay
Councilmember Barber	Aye
Councilmember Berendzen	Aye
Councilmember Burke, III	Aye
Councilmember Circo	Aye
Councilmember Holman	Aye
Councilmember Townsend	Aye

**D. Award of Contract - Johnston Drive Sanitary Sewer Replacement**

**BILL 3628: “AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH WESTLAND CONSTRUCTION INC. FOR THE JOHNSTON DRIVE SANITARY SEWER PROJECT, CITY PROJECT NUMBER 21-370-201, IN THE AMOUNT OF \$298,250 AND AUTHORIZING THE CITY MANAGER TO APPROVE CHANGE ORDERS WITHIN ESTABLISHED BUDGET CONSTRAINTS.”**

City Clerk Erica Hill conducted the first reading of Bill 3628 by title only.

Public Works Director Mike Krass provided a review of the staff report included in the June 14, 2021 City Council minutes

Council packet. Last August there was a sewer backup at 1007 Johnston Drive. Our investigation found that 1,200 feet of sanitary sewer is clogged with debris and significant settlements in the pipe which is restricting flow. This project will replace this segment of sewer using trenchless techniques thereby minimizing disruption to the surrounding properties. Westland Construction Inc. is the lowest and best bidder. Staff recommends the contract for the Johnston Drive Sanitary Sewer Replacement to be awarded to Westland Construction Inc. in the amount of \$298,250.

**MOTION:** By Councilmember Townsend, second by Councilmember Holman to approve the first reading of Bill 3628 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 Townsend	Aye

**E. Budget Amendment - Johnston Drive Sanitary Sewer Replacement**

**BILL 3627: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AUTHORIZING AN AMENDMENT TO THE FISCAL YEAR 2021 CAPITAL BUDGET TO PROVIDE FUNDING FOR THE JOHNSTON DRIVE SANITARY SEWER REPAIRS."**

City Clerk Erica Hill conducted the first reading of Bill 3627 by title only.

Public Works Director Mike Krass provided a review of the staff report included in the Council packet. Staff is requesting to amend the FY 2021 Capital Budget to provide funding in the amount of \$325,250 for the Johnston Drive Sanitary Sewer Project.

**MOTION:** By Councilmember Townsend, second by Councilmember Holman to approve the first reading of Bill 3627 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 Townsend	Aye

**F. Award of Contract - 2021 Sidewalk Gap Project**

**BILL 3629: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH TERRY SNELLING CONSTRUCTION INC. FOR THE 2021 SIDEWALK GAP PROJECT, CITY PROJECT NUMBER 21-381-201, IN THE AMOUNT OF \$183,453.90 AND AUTHORIZING THE CITY MANAGER TO APPROVE CHANGE ORDERS WITHIN ESTABLISHED BUDGET CONSTRAINTS."**

City Clerk Erica Hill conducted the first reading of Bill 3629 by title only.

Public Works Director Mike Krass provided a review of the staff report included in the Council packet. This project involves the installation of sidewalk along Johnston Drive, Foxridge Drive, Prairie Lane, and Adams Street as shown on the attached map. Terry Snelling Construction Inc. is the lowest and best bidder. Staff recommends the contract for the 2021 Sidewalk Gap Project to be awarded to Terry Snelling Construction Inc. in the amount of \$183,453.90.

**MOTION:** By Councilmember Townsend, second by Councilmember Holman to approve the first reading of Bill 3629 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 Townsend	Aye

**G. Award of Contract - 2021 Vactor 2100i Sewer Jetter**

**BILL 3630: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, APPROVING AND AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH KEY EQUIPMENT AND SUPPLY FOR THE PURCHASE OF A VACTOR SEWER JETTER."**

City Clerk Erica Hill conducted the first reading of Bill 3630 by title only.

Public Works Director Mike Krass provided a review of the staff report included in the Council packet. The current sewer jetter truck is approaching the end of its lifecycle and is scheduled to be replaced as part of the Vehicle & Equipment Replacement Fund. The proposed Vactor 2100i sewer jetter has a number of improvements and features that will make the new equipment more efficient and safer to operate. Although this vehicle is not eligible to be part of the City's Leasing Program through Enterprise, this purchase is taking advantage of the increased revenue generated from vehicle trade-ins and auctions during the first year of the program.

**MOTION:** By Councilmember Townsend, second by Councilmember Holman to approve the first reading of Bill 3630 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 Townsend	Aye

**H. Budget Amendment - Schedule of Fees: Trash, Recycling & Yard Waste**

**BILL 3632: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AMENDING THE FY 2021 BUDGET TO UPDATE THE SCHEDULE OF FEES FOR RESIDENTIAL TRASH SERVICE."**

City Clerk Erica Hill conducted the first reading of Bill 3632 by title only.

Assistant City Manager Mike Ekey provided a review of the staff report included in the Council packet. As part of the contract for trash, recycling and yard waste collection, Constable Sanitation is requesting an adjustment in the fee for trash service. The increase follows the Consumer Price Index for Garbage and Trash Hauling and represents a change of \$0.60 a month. The fee for recycling, yard waste and monthly bulky item pick-up will not change. He answered questions from Council.

**MOTION:** By Councilmember Townsend, second by Councilmember Holman to approve the first reading of Bill 3632 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 Townsend	Aye

**I. Acceptance of Bliss Associates Proposal for Appraisal Services**

**BILL 3633: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH BLISS ASSOCIATES, LLC, TO PROVIDE VALUATION AND APPRAISAL SERVICES ON PUBLIC WORKS PROJECTS FUNDED THROUGH THE GENERAL OBLIGATION BONDS APPROVED BY VOTERS IN FISCAL YEAR 2020."**

City Clerk Erica Hill conducted the first reading of Bill 3633 by title only.

City Attorney Jonathan Zerr provided a review of the staff report included in the Council packet. Bill 3633 seeks authority for the City Manager to enter into an Agreement with Bliss Associates, LLC to provide valuation and appraisal services on public works projects funded through general obligation bonds on a project specific basis. At this time, the City of Raymore is preparing to undertake public works projects which will require real estate valuation and appraisal services. Bliss Associates submitted a proposal to provide those services for 44-50 separate tracts. As real estate valuation and appraisals involving public works projects can result in litigation requiring the input of expert testimony, it is important to utilize the services of experienced professionals who appreciate the importance of accuracy and presentation of complex issues in an understandable format. Legal counsel for the City of Raymore has worked with Bliss Associates, LLC, in similar projects and has found their experience, skill, guidance, and expert services to be invaluable. Staff recommends acceptance of the proposal and award of the necessary real estate valuation and appraisal services to Bliss Associates, LLC.

**MOTION:** By Councilmember Townsend, second by Councilmember Holman to approve the first reading of Bill 3633 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 Townsend	Aye

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

**12. Mayor/Council Communication.**

Mayor Turnbow and Councilmembers noted the proposed subdivisions being planned, recognized the activity at the new splash park at TB Hanna Station, thanked Constable Sanitation, and thanked staff for their work in improving Raymore.

**13. Adjournment.**

**MOTION:** By Councilmember Townsend, second by Councilmember Holman 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 Townsend	Aye

The regular meeting of the Raymore Council adjourned at 7:59 p.m.

Respectfully submitted,

Erica Hill  
City Clerk