

THE RAYMORE CITY COUNCIL MET IN REGULAR SESSION ON MONDAY, AUGUST 9, 2021 IN COUNCIL CHAMBERS AT 100 MUNICIPAL CIRCLE, RAYMORE, MISSOURI. MEMBERS PRESENT IN PERSON: MAYOR TURNBOW, COUNCILMEMBERS ABDELGAWAD, BARBER, BURKE, III, CIRCO, HOLMAN, AND TOWNSEND. MEMBER PRESENT ELECTRONICALLY: COUNCILMEMBER WILLS-SCHERZER. ALSO PRESENT IN PERSON: 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. Councilmember Berendzen was absent. Councilmember Holman joined the meeting at 7:01 p.m.
- 3. Pledge of Allegiance.**
- 4. Presentation/Awards.**
- 5. Personal Appearances.**
- 6. Staff Reports.**

Development Services Director Jim Cadoret provided a review of the staff report included in the Council packet. He noted upcoming Board of Adjustment and Planning and Zoning Commission cases.

Economic Development Director David Gress announced Southern Glazer's Wine and Spirits has purchased the building at North Cass Parkway and Dean Avenue.

Chief of Police Jan Zimmerman provided an update on COVID. She answered questions from Council.

City Manager Jim Feuerborn noted the Missouri Bicentennial festivities at the Farmers Market tomorrow, August 10. He announced items for the August 16 work session.

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

A. City Council minutes, July 26, 2021

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

DISCUSSION: None

ROLL CALL VOTE:	Councilmember Abdelgawad	Aye
	Councilmember Barber	Aye
	Councilmember Berendzen	Absent
	Councilmember Burke, III	Aye

Councilmember Circo	Aye
Councilmember Holman	Aye
Councilmember Townsend	Aye
Councilmember Wills-Scherzer	Aye

9. Unfinished Business.

A. Financial Disclosure Ordinance

BILL 3641: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, ESTABLISHING A PROCEDURE TO DISCLOSE POTENTIAL CONFLICTS OF INTEREST AND SUBSTANTIAL INTERESTS FOR CERTAIN OFFICIALS AND CANDIDATES FOR ELECTIVE OFFICES."

City Clerk Erica Hill conducted the second reading of Bill 3641 by title only.

MOTION: By Councilmember Townsend, second by Councilmember Holman to approve the second reading of Bill 3641 by title only.

DISCUSSION: none

ROLL CALL VOTE:	Councilmember Abdelgawad	Aye
	Councilmember Barber	Aye
	Councilmember Berendzen	Absent
	Councilmember Burke, III	Aye
	Councilmember Circo	Aye
	Councilmember Holman	Aye
	Councilmember Townsend	Aye
	Councilmember Wills-Scherzer	Aye

Mayor Turnbow announced the motion carried and declared Bill 3641 as **Raymore City Ordinance 2021-046.**

B. Award of Contract - 2021 Fire Hydrant Replacement Project

BILL 3642: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH TC FULLER CONSTRUCTION LLC FOR THE 2021 FIRE HYDRANT REPLACEMENT PROJECT, CITY PROJECT NUMBER 21-382-201, FOR THE NEGOTIATED AMOUNT OF \$131,503 AND AUTHORIZING THE CITY MANAGER TO APPROVE CHANGE ORDERS WITHIN ESTABLISHED BUDGET CONSTRAINTS."

City Clerk Erica Hill conducted the second reading of Bill 3642 by title only.

MOTION: By Councilmember Townsend, second by Councilmember Holman to approve the second reading of Bill 3642 by title only.

DISCUSSION: None

ROLL CALL VOTE:	Councilmember Abdelgawad	Aye
	Councilmember Barber	Aye
	Councilmember Berendzen	Absent
	Councilmember Burke, III	Aye
	Councilmember Circo	Aye
	Councilmember Holman	Aye
	Councilmember Townsend	Aye
	Councilmember Wills-Scherzer	Aye

Mayor Turnbow announced the motion carried and declared Bill 3642 as **Raymore City Ordinance 2021-047.**

10. New Business.

A. Rezoning - Watermark (public hearing)

BILL 3643: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AMENDING THE ZONING MAP FROM "C-3" REGIONAL COMMERCIAL DISTRICT TO "R-3B" APARTMENT COMMUNITY RESIDENTIAL DISTRICT, A 21 ACRE TRACT OF LAND LOCATED EAST OF DEAN AVENUE, SOUTH OF THE RAYMORE GALLERIA, IN RAYMORE, CASS COUNTY, MISSOURI."

City Clerk Erica Hill conducted the first reading of Bill 3643 by title only.

Mayor Turnbow opened the public hearing at 7:18 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. Garrett Linville, representing Thompson Thrift Development LLC and property owner Raymore Galleria Rear Ground LLC, is requesting to reclassify the zoning of 21 acres located east of Dean Avenue, south of Sam’s Club, from "C-3" Regional Commercial District to "R-3B" Apartment Community Residential District. The Rezoning will allow for a proposed 300-unit apartment community. 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. At its July 6, 2021 meeting, the Planning and Zoning Commission voted 8-0 to recommend approval of the rezoning. He answered questions from Council.

Chris Alexander, Watermark Residential, 111 Monument Circle, Suite 1500, Indianapolis, IN, provided a history of the company and their reasons for choosing Raymore for this project. Garrett Linville, also from Watermark Residential, reviewed the interior and exterior details of the planned units and the amenities of the community.

Councilmember Townsend asked Mr. Alexander about his statement regarding single family residential growth and how that pertains to multi-family units. Mr. Alexander explained that rising home values typically correlate with income and Class A rental rates.

Mayor Turnbow opened the public hearing for public comment. Hearing no comments, he closed the public hearing at 7:43 p.m.

MOTION: By Councilmember Townsend, second by Councilmember Holman to approve the first reading of Bill 3643 by title only.

DISCUSSION: None

ROLL CALL VOTE:	Councilmember Abdelgawad	Aye
	Councilmember Barber	Aye
	Councilmember Berendzen	Absent
	Councilmember Burke, III	Aye
	Councilmember Circo	Aye
	Councilmember Holman	Aye
	Councilmember Townsend	Aye
	Councilmember Wills-Scherzer	Aye

B. Rezoning - Sendera (public hearing)

BILL 3644: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AMENDING THE ZONING MAP FROM "R-1P" SINGLE FAMILY RESIDENTIAL PLANNED DISTRICT TO "PUD" PLANNED UNIT DEVELOPMENT DISTRICT, A 135 ACRE TRACT OF LAND LOCATED SOUTH OF HUBACH HILL ROAD, EAST OF BROOK PARKWAY, IN RAYMORE, CASS COUNTY, MISSOURI."

City Clerk Erica Hill conducted the first reading of Bill 3644 by title only.

Mayor Turnbow opened the public hearing at 7:44 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. Brad Kempf, representing Clayton Properties Group Inc. and property owner Great Plains Real Estate Development LLC, is requesting to reclassify the zoning of 135 acres located south of Hubach Hill Road, east of Brook Parkway, from "R-1P" Single-Family Residential Planned District to "PUD" Planned Unit Development District. A reclassification of zoning to PUD includes a preliminary plan for the Sendera subdivision, a proposed 430-lot single-family residential community. 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. At its July 20, 2021 meeting, the Planning and Zoning Commission voted 5-4 to accept the staff proposed findings of fact and recommend approval of the rezoning.

Doug Ubben, Phelps Engineering, provided a detailed overview of the project.

Tiffany Ford, Clayton Property Group, provided information on the different product lines and amenities proposed for the community.

Councilmember Townsend asked about the trend of smaller lots. Mr. Cadoret explained that these lots are becoming more in demand and the varying sizes of lots within a community are becoming more common.

Councilmember Holman noted the amenities that are required within a PUD compared to an R-1P district. Mr. Cadoret stated he is correct. The PUD is more restrictive in that any changes to the preliminary plan require approval, but it is more flexible at the same time.

Councilmember Circo noted the different sizes of homes with the price ranges which brings diversity for the community.

Mayor Turnbow opened the public hearing for public comment from Raymore citizens.

Gary Graves, currently building at 1309 Verbena Place in Prairie View of The Good Ranch, spoke to the vision of the project and future development in the city.

Mayor Turnbow opened the public hearing for public comment from non-Raymore citizens.

Laurie Grey, 914 W. Hubach Hill Road, spoke against the rezoning due to traffic and road maintenance concerns.

Mr. Evan and Ms. Ford addressed concerns brought up from the public comments.

Mayor Turnbow closed the public hearing at 8:24 p.m.

MOTION: By Councilmember Townsend, second by Councilmember Holman to approve the first reading of Bill 3644 by title only.

DISCUSSION: Councilmember Abdelgawad asked about the current traffic count on Hubach Hill Road. Public Works Director Mike Krass stated it is around 2,000 vehicles per day, and expects maybe 800 more with this development.

Councilmember Holman reviewed the requirements for PUD and zoning changes. Mr. Cadoret confirmed this stating a preliminary plat is included in the approval process for a PUD.

Councilmember Townsend noted if a PUD was not present the applicant could build under the existing zoning. Mr. Cadoret confirmed.

ROLL CALL VOTE:	Councilmember Abdelgawad	Aye
	Councilmember Barber	Aye
	Councilmember Berendzen	Absent
	Councilmember Burke, III	Aye
	Councilmember Circo	Aye
	Councilmember Holman	Aye
	Councilmember Townsend	Aye
	Councilmember Wills-Scherzer	Aye

C. Setting the 2021 Tax Levy (public hearing)

BILL 3645: "AN ORDINANCE PURSUANT TO SECTION 67.110 OF THE REVISED STATUTES OF MISSOURI LEVYING GENERAL AND SPECIAL TAXES IN THE CITY OF RAYMORE, MISSOURI, FOR THE YEAR 2021."

City Clerk Erica Hill conducted the first reading of Bill 3645 by title only.

Mayor Turnbow opened the public hearing at 8:28 p.m. and called for a staff report.

Finance Director Elisa Williams provided a review of the staff report included in the Council packet. The total assessed values for property within the city limits are reviewed in May and June by the County. In "even" years (like last year) the property is simply reviewed to add growth, i.e. new properties that have come onto the rolls since last year. In "odd" years, the County assesses the properties to account for changes in value. So in even years the total city valuation changes to reflect only growth, while in odd years the total city valuation changes due to both growth and change in the values of existing properties. The basic theory of the Hancock Amendment is that City revenue from property tax in the operating funds (General and Parks) should be neutral from year to year for non-growth related increases in assessments. Therefore, as non-growth related property assessments increase, levies typically decrease. Conversely, if non-growth related property assessments decrease in any given year, Hancock provides that the levies may increase in order to result in revenue neutrality. Computations have been completed by the State Auditor's office, based on the information received from the County (2nd- Report - After Board of Equalization), to determine the levies which may be set in each of the funds in order to be revenue-neutral. Based on the results of these computations, the levy that could be assessed in the General Fund to be revenue-neutral is 0.4158, and the levy that could be assessed in the Park Fund to be revenue-neutral is 0.1119. In 2020 the operating levy in the General Fund was 0.4231 and the operating levy in the Park Fund was 0.1139. The debt service levy for this year is at the same amount as last year 0.7170. Based on the information provided by the County and the State Auditor's calculation the 2021 Tax Levy is recommended to be \$1.2447 in total.

Mr. Feuerborn noted that the City voluntarily rolled back the debt service levy. He explained the debt service levy and its impact.

Mayor Turnbow opened the public hearing for public comment. Hearing no comments, he closed the public hearing at 8:34 p.m.

MOTION: By Councilmember Townsend, second by Councilmember Holman to approve the first reading of Bill 3645 by title only.

DISCUSSION: None

ROLL CALL VOTE:	Councilmember Abdelgawad	Aye
	Councilmember Barber	Aye
	Councilmember Berendzen	Absent

Councilmember Burke, III	Aye
Councilmember Circo	Aye
Councilmember Holman	Aye
Councilmember Townsend	Aye
Councilmember Wills-Scherzer	Aye

11. Public Comment.

12. Mayor/Council Communication.

Mayor Turnbow and Councilmembers thanked Mr. Gress for the announcement of Southern Glazer’s Wine and Spirits, thanked Chief Zimmerman for her work with the Guns and Hoses fundraiser event for SAFE, and thanked staff for the tour last week.

13. Adjournment.

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

DISCUSSION: None

ROLL CALL VOTE:

Councilmember Abdelgawad	Aye
Councilmember Barber	Aye
Councilmember Berendzen	Absent
Councilmember Burke, III	Aye
Councilmember Circo	Aye
Councilmember Holman	Aye
Councilmember Townsend	Aye
Councilmember Wills-Scherzer	Aye

The regular meeting of the Raymore Council adjourned at 8:44 p.m.

Respectfully submitted,

Erica Hill
City Clerk

These minutes transcribed by Administrative Assistant Brittney Parker.

