

THE RAYMORE CITY COUNCIL MET IN REGULAR SESSION ON MONDAY, AUGUST 23, 2021 IN COUNCIL CHAMBERS AT 100 MUNICIPAL CIRCLE, RAYMORE, MISSOURI. MEMBERS PRESENT: MAYOR TURNBOW, COUNCILMEMBERS ABDELGAWAD, BARBER, BERENDZEN, BURKE, CIRCO, HOLMAN, TOWNSEND, AND WILLS-SCHERZER. ALSO PRESENT: CITY MANAGER JIM FEUERBORN, CITY ATTORNEY JONATHAN ZERR, AND RECORDING SECRETARY BRITTNEY PARKER.

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

Public Works Director Mike Krass provided a review of the staff report included in the Council packet.

Parks and Recreation Director Nathan Musteen provided a review of the staff report included in the Council packet. He announced that a significant donation has been received for the Hawk Ridge Park all inclusive playground. He answered questions from Council.

Communications Manager Melissa Harmer provided an update of upcoming Arts Commission events. She noted the Raymore Review may be delayed due to USPS delivery times and paper shortages.

City Manager Jim Feuerborn reminded Council that there will be no meeting on August 30 due to this being the fifth Monday. Mayor Turnbow requested a work session for August 30 for budget discussion.

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

A. City Council minutes, August 9, 2021

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

DISCUSSION: None

VOTE: Councilmember Abdelgawad Aye
 Councilmember Barber Aye

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

9. Unfinished Business.

A. Rezoning - Watermark

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."

Recording Secretary Brittney Parker conducted the second reading of Bill 3643 by title only.

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

DISCUSSION: None

VOTE:

Councilmember Abdelgawad	Aye
Councilmember Barber	Aye
Councilmember Berendzen	Nay
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 3643 as **Raymore City Ordinance 2021-048.**

B. Rezoning - Sendera

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."

Recording Secretary Brittney Parker conducted the second reading of Bill 3644 by title only.

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

DISCUSSION: None

VOTE:	Councilmember Abdelgawad	Aye
	Councilmember Barber	Aye
	Councilmember Berendzen	Aye
	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 3644 as **Raymore City Ordinance 2021-049**.

C. Setting the 2021 Tax Levy

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."

Recording Secretary Brittney Parker conducted the second reading of Bill 3645 by title only.

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

DISCUSSION: None

VOTE:	Councilmember Abdelgawad	Aye
	Councilmember Barber	Aye
	Councilmember Berendzen	Aye
	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 3645 as **Raymore City Ordinance 2021-050**.

10. New Business.

A. Watermark Chapter 100 Request (taxing jurisdiction comments)

BILL 3647: "AN ORDINANCE APPROVING A PLAN FOR A COMMERCIAL DEVELOPMENT PROJECT."

Recording Secretary Brittney Parker conducted the first reading of Bill 3647 by title only.

Economic Development Director David Gress stated Watermark Residential and Thompson Thrift are pursuing Chapter 100 to aid in the development of the Watermark project.

Sid Douglas, Gilmore and Bell, provided a review of the staff report included in the Council packet. Watermark Residential and Thompson Thrift are requesting Real Property Tax Abatement for a period of 23 years at the following rates: years 1-13 - 70% abatement, years 14-18 - 50% abatement, and years 19-23 - 30% abatement. This amounts to almost \$8 million over the 23 year period. They would be making a PILOT payment of approximately \$6.3 million. They are also requesting sales tax exemption on the purchase of construction materials.

Chris Alexander, Watermark Residential, 111 Monument Circle, Suite 1500, Indianapolis, IN, reviewed the amenities and benefits the project could bring to the community.

Councilmember Holman asked if previous projects were built on undeveloped land and if so were there any trends after the projects were completed. Mr. Alexander stated that the company follows retail development areas. The walk-ability of the community to nearby retail can attract additional retail.

Councilmember Abdelgawad asked what percentage of their projects receive tax abatement or some type of incentive. Mr. Alexander stated between 5-10% of the projects receive some type of incentive.

Councilmember Berendzen asked if any local projects have received incentives. Mr. Alexander stated the closest project receiving incentives is in Fishers, IN.

Councilmember Townsend asked for the bedroom percentage for the project. Mr. Douglas stated 40% (120 units) will be 1 bedroom, 52% (156 units) will be 2 bedrooms, and 8% (24 units) will be 3 bedrooms.

Mayor Turnbow opened the floor to any taxing jurisdiction that wished to comment.

Dr. Mike Slagle, Superintendent of Raymore Peculiar School District, expressed opposition to the funding plan for the development. He explained how the funding plan will have a direct impact on the school district.

City Attorney Jonathan Zerr asked Dr. Slagle if he is the identified authorized representative for the district and if this action is board policy for all incentives of this type or specific to this item. Dr. Slagle stated there is no official policy; the school board discussed this item during a work session and directed him to make these comments.

Kim York, Raymore Peculiar School Board member, spoke in opposition of the funding plan due to projected estimated data, revenue, and impact to the district's reserves if the funding plan is passed.

Mr. Gress added that different scenarios were contemplated with school districts. The number of students is the only variable in the scenarios.

Councilmember Berendzen asked what the city's recommendation is on this item. City Manager Jim Feuerborn stated staff is recommending approval.

Councilmember Barber inquired if other taxing jurisdictions had comments. Mr. Gress stated there were informational conversations with South Metro Fire Protection District and Cass County.

Mr. Feuerborn noted that there was fundamental agreement between the city and the school district regarding the cost-benefit analysis. The only unknown is the number of possible students.

Mayor Turnbow added that because of the number of studio and 1-bedroom units in this development, there is most likely less loss of funding for the district than other projects that have received Chapter 100 incentives. These types of projects can attract other economic development, which add to the funding mechanisms that are in place.

Councilmember Holman asked how school districts are funded. Mr. Feuerborn explained the basic funding mechanism for school districts.

Councilmember Townsend asked how many Chapter 100 projects have been considered by the school district and if they were opposed to them or not. Dr. Slagle stated this is the first he's been involved in and stated there is a letter of concern on file pertaining to The Lofts Chapter 100 project.

Councilmember Burke noted that the total assessed valuation for Raymore has increased from \$283 million in 2015 to \$405 million most recently, resulting in an increase of property taxes to the taxing jurisdictions.

MOTION: By Councilmember Townsend, second by Councilmember Holman to approve the first reading of Bill 3647 by title only.

DISCUSSION: Councilmember Holman stated they anticipate retail growth after this project.

Councilmember Townsend agreed that this project can spur growth in the area as many restaurants and retailers state that more rooftops will draw more businesses.

Councilmember Circo agreed with the comments of his fellow council members.

Mayor Turnbow stated these projects bring attention to our community and historically the city has been conservative in its approach to incentives to ensure the movement forward is a fair way to grow the community.

VOTE:

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

B. Amending the Schedule of Fees (public hearing)

RESOLUTION 21-34: "A RESOLUTION OF THE CITY OF RAYMORE, MISSOURI, AMENDING THE SCHEDULE OF FEES."

Recording Secretary Brittney Parker conducted the reading of Resolution 21-34 by title only.

Finance Director Elisa Williams provided a review of the staff report included in the Council packet. The License Tax Review Committee met on July 28 to review the 2020 Annual Report and voted unanimously to recommend to the City Council that it increase the current license tax rate by the CCI (construction cost index) for Jan 2021 of 2.06%, effective Nov. 1, 2021. She reviewed the changes to the fee schedule which includes water and sewer rates, excise tax rates, Farmer's Market booth space rentals, removal of pet licenses, and Parks & Recreation rental rates.

Mayor Turnbow opened the public hearing at 8:04 p.m. and called for comments from the public. Hearing no comments, he closed the public hearing at 8:04 p.m.

MOTION: By Councilmember Townsend, second by Councilmember Holman to approve the reading of Resolution 21-34 by title only.

DISCUSSION: None

VOTE:

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

C. General Obligation Series 2021 Bond Issue

BILL 3646: "AN ORDINANCE AUTHORIZING AND DIRECTING THE ISSUANCE, SALE, AND DELIVERY OF \$9,000,000 PRINCIPAL AMOUNT OF GENERAL OBLIGATION BONDS, SERIES 2021 OF THE CITY OF RAYMORE, MISSOURI, AND AUTHORIZING CERTAIN OTHER DOCUMENTS AND ACTIONS BY THE CITY."

Recording Secretary Brittney Parker conducted the first reading of Bill 3646 by title only.

Sid Douglas, Gilmore and Bell, provided a review of the staff report included in the Council packet. On August 4, 2020, Raymore voters approved the issuance of no tax increase debt to fund \$17,575,000 in street improvements and \$5,930,000 in park improvements. This ordinance calls for the sale of general obligation bonds to fund a portion of those improvements. The bonds will be issued at three different competitive sales. The first sale occurred on November 9, 2020, for a total principal amount of \$8,990,000. This second issuance is to occur on September 13, 2021 for a total principal amount of \$9,000,000. The \$9,000,000 GO Bond Issue will be used for the following: \$5,070,000 in street improvements and \$3,930,000 in park improvements. This issue will be bank-qualified, which is available to all issuers who intend to issue \$10 million or less of tax-exempt securities in any one calendar year. The amount of the 2021 bonds has been set to an amount so that the City qualifies for bank-qualification. The 2021 General Obligation Bonds are expected to be sold September 13 via an electronic competitive sale method and Piper, Sandler & Co. will be serving as the City's financial advisor.

MOTION: By Councilmember Townsend, second by Councilmember Holman to approve the first reading of Bill 3646 by title only.

DISCUSSION: None

VOTE:	Councilmember Abdelgawad	Aye
	Councilmember Barber	Aye
	Councilmember Berendzen	Aye
	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 the Parks and Recreation Department and volunteers for a successful 2021 Mud Run event and congratulated them on the ongoing use of our parks, showed appreciation for the growth of the city, and thanked staff for their work.

13. Adjournment.

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

DISCUSSION: None

VOTE:

Councilmember Abdelgawad	Aye
Councilmember Barber	Aye
Councilmember Berendzen	Aye
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 8:26 p.m.

Respectfully submitted,



Brittney Parker
Recording Secretary