

THE RAYMORE CITY COUNCIL MET IN REGULAR SESSION ON MONDAY, SEPTEMBER 27, 2021 IN COUNCIL CHAMBERS AT 100 MUNICIPAL CIRCLE, RAYMORE, MISSOURI. MEMBERS PRESENT IN PERSON: MAYOR TURNBOW, COUNCILMEMBERS BARBER, BERENDZEN, BURKE, CIRCO, TOWNSEND, AND WILLS-SCHERZER. MEMBER PRESENT ELECTRONICALLY: COUNCILMEMBER ABDELGAWAD. ALSO PRESENT IN PERSON: CITY MANAGER JIM FEUERBORN, CITY ATTORNEY JONATHAN ZERR, AND RECORDING SECRETARY MARGIE SULLIVAN.

- 1. Call to Order.** Mayor Turnbow called the meeting to order at 7:00 p.m.
- 2. Roll Call.** Recording Secretary Margie Sullivan called roll; quorum present to conduct business. Councilmember Holman was absent.
- 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. He answered questions from Council.

Parks and Recreation Director Nathan Musteen reviewed the enrollment information for fall sports and noted upcoming Park Board items. He answered questions from Council.

Communications Manager Melissa Harmer noted the new art on display in the Council Chambers and stated the Review was delivered to Raymore mailboxes. She announced a memorial painting for Arts Commissioner Pam Simpson that will be on display in the lobby of City Hall until Thanksgiving.

City Manager Jim Feuerborn announced items for the October 4 work session.

- 7. Committee Reports.**
- 8. Consent Agenda.**
- A. City Council minutes, September 13, 2021**

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

DISCUSSION: None

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

9. Unfinished Business.

A. Rezoning - Ridgeview Estates

BILL 3650: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AMENDING THE ZONING MAP FROM "C-2" GENERAL COMMERCIAL DISTRICT TO "PUD" PLANNED UNIT DEVELOPMENT DISTRICT, AN EIGHT-ACRE TRACT OF LAND LOCATED SOUTH OF LUCY WEBB ROAD, WEST OF DEAN AVENUE, IN RAYMORE, CASS COUNTY, MISSOURI."

Recording Secretary Margie Sullivan conducted the second reading of Bill 3650 by title only.

MOTION: By Councilmember Townsend, second by Councilmember Barber to approve the second reading of Bill 3650 by title only.

DISCUSSION: None

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

Mayor Turnbow announced the motion carried and declared Bill 3650 as **Raymore City Ordinance 2021-054.**

B. Termination of Memorandum of Understanding with Park Side LLC

BILL 3651: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AUTHORIZING THE CITY MANAGER TO TAKE ALL NECESSARY STEPS REQUIRED TO TERMINATE, AND REMOVE AS AN ENCUMBRANCE ON THE PUBLIC RECORD, THE MEMORANDUM OF UNDERSTANDING, FOR PARK SIDE SUBDIVISION AS ENTERED INTO BETWEEN THE CITY AND PARK SIDE LLC."

Recording Secretary Margie Sullivan conducted the second reading of Bill 3651 by title only.

MOTION: By Councilmember Townsend, second by Councilmember Barber to approve the second reading of Bill 3651 by title only.

DISCUSSION: None

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

Mayor Turnbow announced the motion carried and declared Bill 3651 as **Raymore City Ordinance 2021-055.**

C. Memorandum of Understanding - Triangle 2, LLC and Triangle 4, LLC - Park Side Subdivision

BILL 3652: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AUTHORIZING THE CITY MANAGER TO ENTER INTO A MEMORANDUM OF UNDERSTANDING FOR THE PARK SIDE SUBDIVISION."

Recording Secretary Margie Sullivan conducted the second reading of Bill 3652 by title only.

MOTION: By Councilmember Townsend, second by Councilmember Barber to approve the second reading of Bill 3652 by title only.

DISCUSSION: None

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

Mayor Turnbow announced the motion carried and declared Bill 3652 as **Raymore City Ordinance 2021-056.**

D. Termination of Sunset Lane/163rd Street Extension Design Reimbursement Agreement

BILL 3653: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AUTHORIZING THE CITY MANAGER TO NOTIFY PARK SIDE LLC OF BREACH, AND TO TAKE ALL NECESSARY STEPS REQUIRED TO EITHER SATISFY ANY REIMBURSEMENT REQUIREMENTS AND/OR TERMINATE THE REIMBURSEMENT AGREEMENT ENTERED INTO BETWEEN THE CITY AND PARK SIDE LLC."

Recording Secretary Margie Sullivan conducted the second reading of Bill 3653 by title only.

MOTION: By Councilmember Townsend, second by Councilmember Barber to approve the second reading of Bill 3653 by title only.

DISCUSSION: None

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

Mayor Turnbow announced the motion carried and declared Bill 3653 as **Raymore City Ordinance 2021-057.**

E. Reimbursement Agreement - Triangle 2, LLC and Triangle 4, LLC - Sunset Lane/163rd Street Design

BILL 3654: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AUTHORIZING THE CITY MANAGER TO ENTER INTO A STREET DESIGN REIMBURSEMENT AGREEMENT WITH TRIANGLE 2, LLC AND TRIANGLE 4, LLC TO DESIGN A PORTION OF THE EXTENSION OF SUNSET LANE."

Recording Secretary Margie Sullivan conducted the second reading of Bill 3654 by title only.

MOTION: By Councilmember Townsend, second by Councilmember Barber to approve the second reading of Bill 3654 by title only.

DISCUSSION: None

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

Mayor Turnbow announced the motion carried and declared Bill 3654 as **Raymore City Ordinance 2021-058**.

10. New Business.

A. Madison Valley Rezoning R-1 to R-1.5 (public hearing)

BILL 3655: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AMENDING THE ZONING MAP FROM R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT TO R-1.5 SINGLE-FAMILY RESIDENTIAL DISTRICT, A 46.26-ACRES TRACT OF LAND LOCATED WEST OF THE EXISTING MADISON VALLEY SUBDIVISION, IN RAYMORE, CASS COUNTY, MISSOURI."

Recording Secretary Margie Sullivan conducted the first reading of Bill 3655 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. Tony Ward, representing Blue Springs Storage South, LLC, is requesting to reclassify the zoning of 46 acres located west of the existing Madison Valley subdivision, from R-1 Single-Family Residential District to R-1.5 Single-Family Residential District. The rezoning will allow for a single-family residential 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, preliminary plan, staff report, and lot size analysis to be entered into the record. He reviewed past actions regarding this property. There were Good Neighbor meetings held on August 4 and August 18. At its September 7 meeting, the Planning and Zoning Commission voted 5-2 to accept the staff proposed findings of fact and recommend approval of the rezoning.

Bryan Rahn, representing property owner Blue Springs Safety Storage South LLC, provided a review of the project. He answered questions from Council.

Mayor Turnbow opened the public hearing for public comment.

Julie Hanson, 414 N Park Drive, spoke in opposition to the rezoning.

Mayor Turnbow closed the public hearing at 7:37 p.m.

Councilmember Circo asked about connectivity from Sunset Lane to the north. Public Works Director Mike Krass stated eventually Sunset Lane will be completed north to connect to 163rd Street. The reimbursement agreement for that project was approved in unfinished business this evening.

Councilmember Townsend asked what is driving the smaller lot sizes that have been before Council recently. Mr. Cadoret stated the market is driving the smaller lot sizes as land costs and infrastructure costs are increasing. The mixture of lot sizes is attractive to developers.

Councilmember Barber asked if Park Drive was planned as a dead-end street or as a connection into future development. Mr. Cadoret answered yes.

MOTION: By Councilmember Townsend, second by Councilmember Barber to approve the first reading of Bill 3655 by title only.

DISCUSSION: None

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

B. Madison Valley Phase 2 Preliminary Plat (public hearing)

RESOLUTION 21-35: "A RESOLUTION OF THE RAYMORE CITY COUNCIL APPROVING THE MADISON VALLEY PHASE 2 PRELIMINARY PLAT."

Recording Secretary Margie Sullivan conducted the reading of Resolution 21-35 by title only.

Mayor Turnbow opened the public hearing at 7:47 p.m. and called for a staff report.

Development Services Director Jim Cadoret provided a detailed review of the staff report included in the Council packet. Tony Ward, representing Blue Springs Storage South, LLC, filed a request for preliminary plat approval for Madison Valley Phase 2, a 154-lot single-family subdivision proposed for 46 acres located west of the existing Madison Valley subdivision. A Memorandum of Understanding has been prepared detailing the requirements of the City and the Developer regarding the development. The rezoning will allow for a single-family residential 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, preliminary plan, staff report, Memorandum of Understanding, and an email with exhibits from Jerry Faulkner to be entered into the record. There were Good Neighbor meetings held on August 4 and August 18. At its September 7 meeting, the Planning and Zoning Commission voted 7-0 to accept the staff proposed findings of fact and recommend approval with four conditions as noted in the staff report.

Robin Martinez, representative of the applicant, reviewed changes made to the plan regarding construction and street traffic from discussions during the Good Neighbor meetings.

William "Jerry" Faulkner, 504 N. Park Drive, asked for condition 2 to be removed to allow access to a 6 acres tract of vacant land.

The following residents spoke against the preliminary plat, noting concerns of traffic and safety:

Julie Hanson, 414 N. Park Drive
Charles Wilson, 410 N. Park Drive

Mayor Turnbow opened the public hearing for public comment. Hearing none, he closed the public hearing at 8:11 p.m.

MOTION: By Councilmember Townsend, second by Councilmember Barber to continue Resolution 21-35 until the rezoning for this project is concluded.

DISCUSSION: None

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

C. Sidewalk on Undeveloped Lots (public hearing)

Mayor Turnbow opened the public hearing at 8:13 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. In January 2021 staff identified seven undeveloped lots that met the threshold requirement under the Unified Development Code to have sidewalk installed. Each lot owner was given until Aug. 1 to have sidewalk installed, or to secure a building permit for a home on the lot. Of the lot owners, three complied with the request and the remaining four were provided notice on non-compliance with code. Each was advised that a public hearing would be held on Sept. 27 to determine if the City is to install the sidewalk and levy a special

assessment against the lot for the costs to install the sidewalk. A staff report has been prepared for each lot identifying specific information for that property. Upon completion of each public hearing, staff requests Council to determine if the City is to install sidewalk upon the lot. A resolution confirming the decision made on each lot will then be presented to the Council on Oct. 11. If the City is to install a sidewalk upon a lot, no work would commence before Sept. 1, 2022. If the sidewalk is installed upon the lot by the property owner or a building permit issued for the lot prior to Sept. 1, 2022, no work will be completed by the City.

The first lot for consideration of sidewalk installation:

204 Ramblewood Drive, Ramblewood at Jeter Farm Lot 21 - Redbird Homes, LLC

Mr. Cadoret stated the owner plans to either construct a home or install sidewalk in 2022.

MOTION: By Councilmember Townsend, second by Councilmember Barber to approve the plan for sidewalk installation on undeveloped lots as presented and prepare a Resolution for consideration at the October 11, 2021 regular City Council meeting.

DISCUSSION: None

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

The 3 remaining lots for consideration of sidewalk installation:

- 300 Crestview Court, Alexander Creek 2nd Plat Lot 53 - GAHA Fund II LLC
- 303 Crestview Court, Alexander Creek 2nd Plat Lot 51 - GAHA Fund II LLC
- 305 Crestview Court, Alexander Creek 2nd Plat Lot 50 - GAHA Fund II LLC

Mr. Cadoret stated the owner is seeking bids to install sidewalk on the lots.

Mayor Turnbow opened the public hearing for public comment. Hearing none, he closed the public hearing at 8:20 p.m.

MOTION: By Councilmember Townsend, second by Councilmember Barber to approve the plan for sidewalk installation on undeveloped lots as presented and prepare a Resolution for consideration at the October 11, 2021 regular City Council meeting.

DISCUSSION: None

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

D. Award of Contract - Radiant Heating Public Works Operations and Maintenance Garage

BILL 3656: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH HON HEATING AND COOLING FOR THE RADIANT HEATING PROJECT, CITY PROJECT NUMBER 21-383-107, FOR THE AMOUNT OF \$42,450 AND AUTHORIZING THE CITY MANAGER TO APPROVE CHANGE ORDERS WITHIN ESTABLISHED BUDGET CONSTRAINTS."

Recording Secretary Margie Sullivan conducted the first reading of Bill 3656 by title only.

Public Works Director Mike Krass provided a review of the staff report included in the Council packet. This project will install a radiant heating system in the garages at the Public Works Operations Building that will more efficiently heat the area during snow operations when the garage doors are frequently opened and closed. The amount budgeted for this project from the Capital Budget is \$40,000; the remaining balance of \$2,450 will be funded through the Buildings & Grounds Professional Services budget. This project is also expected to save money on natural gas costs out of the Buildings & Grounds budget. Hon Heating & Cooling was determined to be the lowest and best bidder.

MOTION: By Councilmember Townsend, second by Councilmember Barber to approve the first reading of Bill 3656 by title only.

DISCUSSION: None

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

E. Alexander Creek 3rd Final Plat

BILL 3658: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, APPROVING THE ALEXANDER CREEK 3RD PLAT."

Recording Secretary Margie Sullivan conducted the first reading of Bill 3658 by title only.

Development Services Director Jim Cadoret provided a review of the staff report included in the Council packet. Tyler Sallee, representing Alexander Creek Holdings, LLC, filed a request for final plat approval for Alexander Creek 3rd Plat, a 55-lot single-family subdivision proposed west of Ward Road and north of Alexander Creek Drive. The development agreement outlines the requirements of the developer in completion of this phase of the subdivision. At its September 21 meeting, the Planning and Zoning Commission voted 7-0-1 to accept the staff proposed findings of fact and recommend approval.

MOTION: By Councilmember Townsend, second by Councilmember Barber to approve the first reading of Bill 3658 by title only.

DISCUSSION: None

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

11. Public Comment.

12. Mayor/Council Communication.

Mayor Turnbow and Councilmembers commended the Parks and Recreation staff for their continued efforts to provide quality programs and services and thanked staff for their work.

13. Adjournment.

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

DISCUSSION: None

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

The regular meeting of the Raymore Council adjourned at 8:38 p.m.

Respectfully submitted,

Margie Sullivan
Recording Secretary