

AGENDA

Raymore City Council Regular Meeting
City Hall – 100 Municipal Circle
Monday, October 25, 2021
7:00 p.m.

- 1. Call to Order.**
- 2. Roll Call.**
- 3. Pledge of Allegiance.**
- 4. Presentations/Awards.**
- 5. Personal Appearances.**
- 6. Staff Reports.**
 - A. Public Works (pg 9)
 - B. Parks and Recreation (pg 11)
 - C. Communications Report
 - D. Monthly Financial Report (pg 15)

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, they may so request.

- A. City Council Minutes, October 11, 2021 (pg 25)

9. Unfinished Business. Second Reading.

- A. Adoption of the FY 2022 City Budget

Reference: - Agenda Item Information Sheet (pg 37)
- Bill 3660 (pg 39)

The proposed Fiscal Year 2022 Budget was presented to the City Council on Aug. 16. The Council discussed the budget at several work sessions since it was presented to it by the City Manager. Fiscal Year 2022 begins Nov. 1, 2021.

B. Budget Amendment: FY 2021 Operating Adjustments

Reference: - Agenda Item Information Sheet (pg 43)
- Bill 3661 (pg 45)

During Fiscal Year 2021 the following line-item expenditures exceeded the adopted budget. A budget adjustment is necessary to account for those items as they are expensed to FY 2021.

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| <ul style="list-style-type: none">• City Council, 10/11/2021: Approved 8-0 |
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C. Administrative Policy Manual Amendment: VESSA Leave Policy

Reference: - Agenda Item Information Sheet (pg 49)
- Bill 3662 (pg 51)
- Section 600.6 of the Administrative Policy Manual (pg 53)
- Draft Forms (pg 56)

The State of Missouri approved legislation that requires protected, unpaid leave for victims of domestic abuse. As part of the new law, the City is required to adopt the leave policy as part of its Administrative Policy Manual and provide notice to all employees by Oct. 27, 2021.

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| <ul style="list-style-type: none">• City Council, 10/11/2021: Approved 8-0 |
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D. Code Amendment: Section 130.300(A) Court Costs

Reference: - Agenda Item Information Sheet (pg 59)
- Bill 3659 (pg 61)

Bill 3659 seeks to amend Section 130.300(A) Court Costs to incorporate the newly adopted Statewide Court Automation Fund surcharge. This surcharge (currently set at \$7 per citation) would be paid monthly to the Missouri Director of Revenue for the costs associated with the Show-Me Courts statewide initiative to automate court records from the municipal to county/state levels of the judiciary.

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| <ul style="list-style-type: none">• City Council, 10/11/2021: Approved 8-0 |
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10. New Business. First Reading.

A. 7th Amendment to the Creekmoor Memorandum of Understanding (public hearing)

Reference: - Agenda Item Information Sheet (pg 65)
- Resolution 21-40 (pg 67)
- Staff Report (pg 69)
- MOU Amendment (pg 74)

Ernie Deaton, representing Cooper Land Development, Inc., is requesting the 7th amendment to the Creekmoor Memorandum of Understanding. The 7th amendment converts the remaining land areas proposed for two-family residential to single-family residential and clarifies the expectations for the completion of 163rd Street within the subdivision.

- Planning and Zoning Commission, 10/19/2021: Approved 8-0

B. Establishing No Parking On Sunset Lane From Pine Street To 58 Highway

Reference: - Agenda Item Information Sheet (pg 79)
- Bill 3657 (pg 81)

The Sunset Plaza Development will be placing several townhomes along Sunset Lane that will share a driveway access onto the east side of Sunset Lane. To alleviate visibility concerns, staff is recommending that parking be restricted on Sunset Lane from 58 Highway to Pine Street.

C. Eastbrooke at Creekmoor Third Final Plat

Reference: - Agenda Item Information Sheet (pg 83)
- Bill 3663 (pg 85)
- Staff Report (pg 88)
- Development Agreement (pg 93)
- Final Plat (pg 103)

Ernie Deaton, representing Cooper Land Development, Inc., is requesting final plat approval for Eastbrooke at Creekmoor Third Plat, a 44-lot single family phase located south of Hampshire Drive, west of North Madison Street.

- Planning and Zoning Commission, 10/19/2021: Approved 8-0

D. Replat of Stegmaier Acres Lot 2

Reference: - Agenda Item Information Sheet (pg 105)
- Bill 3664 (pg 107)
- Staff Report (pg 109)
- Final Plat (pg 115)

Pam Hatcher is requesting final plat approval for the replat of Lot 2 of Stegmaier Acres, located at 1504 N. Madison Street. The replat splits Lot 2 into four lots.

- Planning and Zoning Commission, 10/19/2021: Approved 8-0

E. New Ward Boundaries

- Reference: - Agenda Item Information Sheet (pg 117)
- Bill 3665 (pg 119)
- Boundary Map (pg 121)

At its Oct. 18, 2021, work session Council discussed several options regarding redistricting of ward boundaries, using 2020 Census data. Now presented for formal Council approval is the map approved at the work session by consensus.

F. Approval of 2022-2026 Capital Improvement Program

- Reference: - Agenda Item Information Sheet (pg 123)
- Resolution 21-39 (pg 125)

At the same time the fiscal year budget is submitted to the Council for approval, a five-year Capital Improvement Program (CIP) is submitted. The CIP for the next fiscal year is part of the Council's approval of the operating budget. The CIP for the following four years serves as a planning guide for the City. The proposed 2022-2026 CIP was presented to the City Council in mid- August and was discussed at subsequent meetings. The CIP was also reviewed by and was the subject of a public hearing before the Planning and Zoning Commission. The CIP is now presented for Council consideration.

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| <ul style="list-style-type: none">• Planning and Zoning Commission, 10/05/2021: Approved 9-0 |
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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:

- City Council Work Session notes, 10/18/21 (pg 129)
 - Planning and Zoning Commission minutes, 10/5/21 (pg 131)
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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

October 2021

ENGINEERING DIVISION

Projects Under Construction

Centerview Phase II
FY 2021 Curb Replacement Project
Silverlake Drainage Improvements
Johnston Drive Sanitary Sewer Replacement
FY2021 Street Preservation

Projects Under Design

2020 Inflow and Infiltration correction project
Ward Road Reconstruction

Development Under Construction

- Lofts at Foxridge
- Eastbrook at Creekmoor
- Venue of the Good Ranch
- Oakridge Farms

Developments Under Review

- Prairie at Carroll Farms
- Edgewater 3rd
- Sendara
- Knoll Estates 2nd

OPERATIONS & MAINTENANCE DIVISION

- 1 Asphalt Patch
- 174 City Hall Work Orders
- 7 Feet of Curb Replaced
- 18 Driveway Approach Inspections
- 6 Final ROW Inspections
- 606 Line Locates
- 68 Hydrants Flushed
- 71 Potholes patched
- 4 Water Meter Radios Replaced
- 6 Water Meters Replaced
- 350 Feet of Sewer Main Cameraed
- 15 Sewer Inspections
- 81 Water Services Shut off for Non Payment
- 12 Sidewalk Inspection

- 38 Feet/8 Panels of Sidewalk Replaced
- 19 Water Inspections
- 24 Water Samples
- 19 Water Taps
- 108 Service Requests Completed

MONTHLY REPORT SEPTEMBER & OCTOBER 2021

Highlights

- Parks crews have prepared Hawk Ridge Park and Johnston Lake for the Walter Buck Memorial Fishing Derby held on September 25.
- Park Crew Leader Jeff Schmill completed enhanced mowing at Hawk Ridge Park in late September for a Boy Scout overnight campout rescheduled from May.
- Department staff Steve Rulo, Nathan Musteen and Todd Brennon attended the NRPA annual conference in Nashville Sept. 21-23.
- Recreation Coordinator Corinne Daut ran the Fortnite Duos online tournament. Raymore had three teams that participated in the KC Mesa Regionals on Oct. 8.
- Recreation Coordinator Corinne Daut attended the Missouri Park & Recreation Association's (MPRA) Young Professionals Network meeting, a Career Development Bootcamp webinar hosted by MPRA and a Region 1 meeting.
- Centerview hosted a South Metro Fire District officers training academy September 27 - October 1.
- Tiny Flag Football began the week of September 27. Thirty-One little athletes are registered for the two sessions scheduled for Thursday nights and Saturday mornings at Recreation Park.
- Recreation Park has been extremely busy this fall with 4 baseball tournaments, soccer and flag football leagues and volleyball games at the RAC.
- Park Maintenance crews cleaned up the islands at Recreation Park and mowed the fields at Hawk Ridge Park.
- Park Maintenance workers Cody York, Jacob Wickey and Nick Cook attended a chainsaw safety training class.
- Recreation Coordinator Corinne Daut participated in the Missouri Parks and Recreation Association's Young Professionals upcoming social. Daut also met with representatives from the Daughters of the American Revolution Prairie Chapter for Veterans Day program planning.





- Superintendent Jimmy Gibbs purchased new maintenance tools for the ice rink.
- Parks and Recreation Staff met to go over the conversion of T.B. Hanna Station. During November, T.B. Hanna Station will be converted into a winter park as department staff convert The Depot into the ice rink, receive the Mayor's Christmas tree and prepare the park for the holiday season.
- Parks Superintendent Steve Rulo met with a local boy scout about his upcoming Eagle Scout project at Hawk Ridge Park.
- Park staff that participate on the snow plow team attended the annual kickoff meeting. Pa
- Recreation Coordinator Corinne Daut attended the National Recreation and Parks Association Young Professionals Network leadership team meeting and the Missouri Parks and Recreation Young Professionals meeting.
- Athletic Coordinator Todd Brennon hosted a South Metro Sports Coordinators meeting, Brennon also rescheduled several youth athletic games to complete the fall sports season.
- Superintendent Jimmy Gibbs and Athletic Coordinator Todd Brennon purchased new appliances for the concession stand as part of the Eat Smart in Parks grant.
- The Parks and Recreation Board attended a tour of the Parks on Tuesday, October 12. Parks & Recreation Director Nathan Musteen and Parks Superintendent Steve Rulo took the Park Board members to each park discussing amenities on site, future plans, current maintenance schedules and maintenance needs.
- Parks and Recreation Director Nathan Musteen and Park Board Chairman Steve Trautman attended the ribbon cutting ceremony for the Community America Credit Union and received a donation of \$3,500 toward the Hawk's Nest All-Inclusive Playground.
- Parks and Recreation Director Nathan Musteen attended the Planning and Zoning Commission meeting on October 19 to present the site plan for Hawk Ridge Park improvements.
- Parks Superintendent Steve Rulo participated in project meeting with students from Raymore-Peculiar High School and the Missouri Department of Conservation on solutions to access Johnston Lake at Hawk Ridge Park for stocking fish.
- Park staff hosted a Farmer's Market vendor's wrap-up meeting to discuss the 2021 market and gather information for the 2022 market season.
- The Parks and Recreation Department hosted the 2021 Trucktoberfest at Recreation Park on October 22.





Centerview

- Birthday Party
- 5 HOA Meetings
- 1 wedding and reception
- 4 Summit Homes Business Meetings
- 2 Bridge Club Sessions
- 2 Open Bridge Sessions
- Garden Club
- Cass County CPR Class
- 4 Leadership Meetings
- Neighborhood Community Event
- Church Retreat
- Tri County Art League Meeting
- Baby Shower
- Raymore Chamber of Commerce Workshop
- 2 Medicare Workshops
- Birthday Party
- City Employee Annual Training
- Raymore City Administration Coffee
- City of Raymore Employee Relations Committee Chili Cook Off
- Painting and Theatre Classes

The Raymore Activity Center

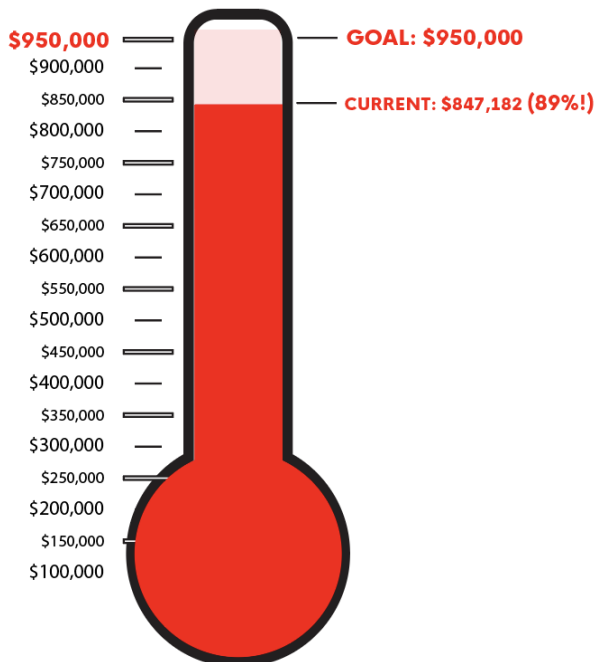
- Birthday Party
- Youth Volleyball Leagues

Outdoor Picnic Shelter Reservations

- 14 Shelter Reservations

Hawk's Nest All-Inclusive Playground

Our vision is simple – to create a space where everyone can experience the happiness of playing with friends.



The Land and Water Conservation Fund (LWCF) is federally funded through the U.S. Department of the Interior, National Park Service and administered locally through the Missouri State Parks Division. In September, the MO State Parks Grant coordinators notified the 2020 LWCF applicants that projects have been approved. Parks and Recreation Director Nathan Musteen has completed the paperwork to be issued a notice to proceed for bidding and construction. The LWCF grant award for Hawk's Nest All Inclusive Playground is \$250,000.00.

Tentative Timeline on the Hawks Nest

- | | |
|-------------------|-------------------|
| November/December | Bidding Process |
| January/February | Contract approval |
| March - June | Construction |
| June | Ribbon Cutting |



HOLIDAY CRAFT FAIR

Saturday, Nov. 20

10 a.m. - 2 p.m.

Raymore Activity Center

**Free admission. Shop handmade and
handcrafted goods and services from
your local community!**

Face coverings may be required for entry. Updates can be found at
www.raymore.com/parks

FINANCE MONTHLY REPORT

This report, consisting of a Financial Summary, Investment Summary and Grant Summary, has been prepared for the fiscal period September 1, 2021 to September 30, 2021.

September Financial Summary

Some notes regarding this month's summary operating report:

General Fund

Revenue:

91.67% of the way through the fiscal year, General Fund revenues are generally tracking as expected with total collected revenue of 110.24% of budget. Inter-fund transfers are being completed on a monthly basis with the exception of the Capital Funds Transfer. The Capital Funds Transfers will occur throughout the year after the capital project has been accepted by the Council and final payments have been made.

- Property tax revenues collected are tracking as expected at 100.89%.
- Franchise Tax revenues as a whole are tracking below straight line at 83.31%. This revenue source varies depending on the weather, staff will continue to monitor this closely throughout the year.
- Sales tax revenues as a whole are tracking above straight line budget at 99.69%. City sales taxes are at 100.67% while state shared gasoline and vehicle taxes are at 99.31%.
- Fees and Permit revenues collected are tracking above straight line budget at 373.12%. This is primarily due to the 133 single family residential building permits have been issued out of the 100 budgeted starts. There were also 31 multifamily permits issued in September. In addition, we have issued 29 commercial building permits and this line item is 2,401.76% above straight line budget.
- License revenues collected are tracking as expected at 98.64% of straight line budget. Occupational license revenues collected are tracking as expected. Staff anticipates a small amount of occupational licenses throughout the remainder of the fall for new builders to the area. Liquor licenses were processed in June after the public hearing.
- Municipal Court revenues collected are below straight line budget at 71.48%. This is primarily due to the COVID-19 Pandemic. Staff will continue to monitor this revenue source closely throughout the year.

Expenditures:

Departmental spending is tracking normally. Most of the departments are right at straight line expectation or slightly below.

- The Administration Department completed the Citizen Survey for FY21 putting it above straight line budget.
- The Information Technology Department has replaced the majority of the computers scheduled for replacement, and has renewed 50% of the annual software maintenance agreements, putting it above straight line budget.

Parks & Recreation Fund

Revenue:

Revenues are at 90.61% of budget, 91.67% of the way through the year; normal for this time of the year. Recreation revenues increased in September with Adult Softball & Baseball registrations as well as Flag Football enrollments for the fall season. Rental revenues also increased in September for Centerview and the RAC. These are expected to continue to increase in fall as Covid-19 restrictions are eased and the facilities are once again available for rental. Staff will monitor all revenue sources closely.

Expenditures:

The Parks department is showing the same operational expenditure pattern as in years past. Recreation department expenses reciprocate recreation revenue; due to the Covid-19 Pandemic, expenses are below straight line budget. Expenditures are expected to increase as the number of programs offered goes up.

Enterprise Fund

Revenue:

Utility revenues as a whole are tracking at 97.85% of straight line budget. Staff will continue to monitor all utility revenue closely throughout the year.

Expenditures:

Enterprise Fund expenditures tracking below straight line budget but at expectations.

01 -GENERAL FUND
 FINANCIAL SUMMARY

	PRIOR YEAR ENDING PO BAL.	PRIOR YEAR PO ADJUST.	REMAINING PRIOR YEAR PO BALANCE	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
<u>REVENUE SUMMARY</u>									
<u>NON-DEPARTMENTAL</u>									
PROPERTY TAXES	0.00	0.00	0.00	1,627,940.00	4,400.20	1,642,489.91	0.00	(14,549.91)	100.89
FRANCHISE TAXES	0.00	0.00	0.00	2,205,109.00	200,620.48	1,837,049.81	0.00	368,059.19	83.31
SALES TAXES	0.00	0.00	0.00	3,574,758.00	361,761.73	3,563,699.12	0.00	11,058.88	99.69
FEES AND PERMITS	0.00	0.00	0.00	211,305.00	193,212.75	788,426.29	0.00	(577,121.29)	373.12
LICENSES	0.00	0.00	0.00	123,243.00	2,157.50	121,564.76	0.00	1,678.24	98.64
MUNICIPAL COURT	0.00	0.00	0.00	327,167.00	21,732.68	233,844.69	0.00	93,322.31	71.48
MISCELLANEOUS	0.00	0.00	0.00	494,233.00	95,175.64	559,804.16	0.00	(65,571.16)	113.27
TRANSFERS - INTERFUND	0.00	0.00	0.00	1,623,988.00	134,832.34	1,523,501.54	0.00	100,486.46	93.81
TOTAL NON-DEPARTMENTAL	0.00	0.00	0.00	10,187,743.00	1,013,893.32	10,270,380.28	0.00	(82,637.28)	100.81
<u>COVID-19</u>									
MISCELLANEOUS	0.00	0.00	0.00	0.00	0.00	960,360.83	0.00	(960,360.83)	0.00
TOTAL COVID-19	0.00	0.00	0.00	0.00	0.00	960,360.83	0.00	(960,360.83)	0.00
TOTAL REVENUES	0.00	0.00	0.00	10,187,743.00	1,013,893.32	11,230,741.11	0.00	(1,042,998.11)	110.24
<u>EXPENDITURE SUMMARY</u>									
NON-DEPARTMENTAL	0.00	0.00	0.00	541,362.00	8,333.33	533,028.63	0.00	8,333.37	98.46
ADMINISTRATION	0.00	0.00	0.00	1,345,937.67	96,062.11	1,351,705.45	8,543.25	(14,311.03)	101.06
INFORMATION TECHNOLOGY	7,935.58	7,935.58	0.00	615,336.41	36,079.80	572,717.65	(2,200.94)	44,819.70	92.72
ECONOMIC DEVELOPMENT	0.00	0.00	0.00	159,934.18	6,375.89	109,725.31	3,045.49	47,163.38	70.51
COMMUNITY DEVELOPMENT	0.00	0.00	0.00	733,110.25	70,941.92	661,510.57	813.86	70,785.82	90.34
ENGINEERING	0.00	0.00	0.00	447,537.61	43,388.20	353,023.62	466.05	94,047.94	78.99
STREETS	10,894.66	10,894.66	0.00	825,133.87	62,556.19	743,510.10	938.88	80,684.89	90.22
BUILDING & GROUNDS	0.00	0.00	0.00	354,623.07	28,904.83	289,925.86	5,092.69	59,604.52	83.19
STORMWATER	0.00	0.00	0.00	296,390.87	29,072.90	256,121.03	1,095.63	39,174.21	86.78
COURT	0.00	0.00	0.00	141,669.74	26,539.24	123,943.98	5,325.14	12,400.62	91.25
FINANCE	0.00	0.00	0.00	690,877.31	59,880.29	619,319.40	14,045.31	57,512.60	91.68
COMMUNICATIONS	3,467.00	3,467.00	0.00	198,020.46	19,544.90	163,699.24	4,233.11	30,088.11	84.81
PROSECUTING ATTORNEY	0.00	0.00	0.00	24,400.00	2,000.00	20,000.00	2,000.00	2,400.00	90.16
POLICE	0.00	0.00	0.00	4,115,076.67	413,494.30	3,757,819.74	7,082.42	350,174.51	91.49
EMERGENCY MANAGEMENT	0.00	0.00	0.00	128,027.91	13,674.10	114,789.39	421.62	12,816.90	89.99
COVID-19	3,290.90	3,290.90	0.00	0.00	12.86	30,720.82	(3,290.90)	(27,429.92)	0.00
TOTAL EXPENDITURES	25,588.14	25,588.14	0.00	10,617,438.02	916,860.86	9,701,560.79	47,611.61	868,265.62	91.82
REVENUES OVER/(UNDER) EXPENDITURES	(25,588.14)	25,588.14	0.00	(429,695.02)	97,032.46	1,529,180.32	(47,611.61)	(1,911,263.73)	344.80-

25 -PARK FUND
 FINANCIAL SUMMARY

	PRIOR YEAR ENDING PO BAL.	PRIOR YEAR PO ADJUST.	REMAINING PRIOR YEAR PO BALANCE	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
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REVENUE SUMMARY

NON-DEPARTMENTAL

PARKS DIVISION

PROPERTY TAXES	0.00	0.00	0.00	434,873.00	1,184.55	442,125.14	0.00 (7,252.14)	101.67
MISCELLANEOUS	0.00	0.00	0.00	11,500.00	9,707.18	12,612.83	0.00 (1,112.83)	109.68
FACILITY RENTAL REVENUE	0.00	0.00	0.00	7,350.00	820.00	12,198.75	0.00 (4,848.75)	165.97
TRANSFERS - INTERFUND	0.00	0.00	0.00	556,192.00	46,349.33	509,842.63	0.00	46,349.37	91.67
TOTAL PARKS DIVISION	0.00	0.00	0.00	1,009,915.00	58,061.06	976,779.35	0.00	33,135.65	96.72

RECREATION DIVISION

CONCESSION REVENUE	0.00	0.00	0.00	65,000.00	5,644.50	34,065.90	0.00	30,934.10	52.41
FACILITY RENTAL REVENUE	0.00	0.00	0.00	32,900.00	0.00	8,175.75	0.00	24,724.25	24.85
PROGRAM REVENUE	0.00	0.00	0.00	211,970.00	10,899.06	183,717.02	0.00	28,252.98	86.67
TOTAL RECREATION DIVISION	0.00	0.00	0.00	309,870.00	16,543.56	225,958.67	0.00	83,911.33	72.92

CENTERVIEW

FACILITY RENTAL REVENUE	0.00	0.00	0.00	62,125.00	6,930.00	44,764.25	0.00	17,360.75	72.06
PROGRAM REVENUE	0.00	0.00	0.00	6,600.00	1,555.00	2,015.00	0.00	4,585.00	30.53
TOTAL CENTERVIEW	0.00	0.00	0.00	68,725.00	8,485.00	46,779.25	0.00	21,945.75	68.07

RAYMORE ACTIVITY CENTER

MISCELLANEOUS	0.00	0.00	0.00	2,700.00	81.00	493.00	0.00	2,207.00	18.26	
CONCESSION REVENUE	0.00	0.00	0.00	5,400.00	350.00	700.00	0.00	4,700.00	12.96	
FACILITY RENTAL REVENUE	0.00	0.00	0.00	9,325.00	2,359.00	28,167.50	0.00 (18,842.50)	302.06	
PROGRAM REVENUE	0.00	0.00	0.00	179,740.00	3,934.00	157,860.01	(12.50)	21,892.49	87.82
TOTAL RAYMORE ACTIVITY CENTER	0.00	0.00	0.00	197,165.00	6,724.00	187,220.51	(12.50)	9,956.99	94.95

TOTAL REVENUES

TOTAL REVENUES	0.00	0.00	0.00	1,585,675.00	89,813.62	1,436,737.78	(12.50)	148,949.72	90.61
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EXPENDITURE SUMMARY

PARKS DIVISION	0.00	0.00	0.00	882,358.50	85,151.30	804,734.48	192.00	77,432.02	91.22
RECREATION DIVISION	0.00	0.00	0.00	323,138.50	45,134.44	320,913.08	5,918.84 (3,693.42)	101.14
CENTERVIEW	0.00	0.00	0.00	92,782.00	4,990.16	49,249.08	273.79	43,259.13	53.38
RAYMORE ACTIVITY CENTER	0.00	0.00	0.00	227,674.50	22,461.26	194,528.15	2,516.98	30,629.37	86.55

TOTAL EXPENDITURES

TOTAL EXPENDITURES	0.00	0.00	0.00	1,525,953.50	157,737.16	1,369,424.79	8,901.61	147,627.10	90.33
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REVENUES OVER/(UNDER) EXPENDITURES

REVENUES OVER/(UNDER) EXPENDITURES	0.00	0.00	0.00	59,721.50	(67,923.54)	67,312.99	(8,914.11)	1,322.62	97.79
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50 -ENTERPRISE FUND
 FINANCIAL SUMMARY

	PRIOR YEAR ENDING PO BAL.	PRIOR YEAR PO ADJUST.	REMAINING PRIOR YEAR PO BALANCE	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
<u>REVENUE SUMMARY</u>									
<u>NON-DEPARTMENTAL</u>									
MISCELLANEOUS	0.00	0.00	0.00	52,187.00	13,728.54	45,118.77	0.00	7,068.23	86.46
UTILITY REVENUE	0.00	0.00	0.00	8,855,967.00	1,006,927.00	8,676,514.84	0.00	179,452.16	97.97
TRANSFERS - INTERFUND	0.00	0.00	0.00	84,525.00	7,043.75	77,481.25	0.00	7,043.75	91.67
TOTAL NON-DEPARTMENTAL	0.00	0.00	0.00	8,992,679.00	1,027,699.29	8,799,114.86	0.00	193,564.14	97.85
<u>COVID-19</u>									
<u>SRF SEWER BONDS</u>									
MISCELLANEOUS	0.00	0.00	0.00	0.00	0.00	4.52	0.00	(4.52)	0.00
TOTAL SRF SEWER BONDS	0.00	0.00	0.00	0.00	0.00	4.52	0.00	(4.52)	0.00
TOTAL REVENUES	0.00	0.00	0.00	8,992,679.00	1,027,699.29	8,799,119.38	0.00	193,559.62	97.85
<u>EXPENDITURE SUMMARY</u>									
NON-DEPARTMENTAL	0.00	0.00	0.00	600,000.00	50,000.00	550,000.00	0.00	50,000.00	91.67
WATER	0.00	0.00	0.00	3,182,078.00	375,958.62	2,937,994.62	56,602.38	187,481.00	94.11
SEWER	0.00	0.00	0.00	3,675,049.50	189,975.82	2,759,017.01	7,853.20	908,179.29	75.29
SOLID WASTE	0.00	0.00	0.00	1,739,728.00	141,724.00	1,363,991.40	0.00	375,736.60	78.40
SRF SEWER BONDS	0.00	0.00	0.00	0.00	0.00	208.00	0.00	(208.00)	0.00
TOTAL EXPENDITURES	0.00	0.00	0.00	9,196,855.50	757,658.44	7,611,211.03	64,455.58	1,521,188.89	83.46
REVENUES OVER/(UNDER) EXPENDITURES	0.00	0.00	0.00	(204,176.50)	270,040.85	1,187,908.35	(64,455.58)	(1,327,629.27)	550.24-

Investment Monthly Report

Investments Held at 09/30/21

Purchase Date	Receipt #	Institution	Description	Restricted	Maturity Date	Principal	Par **	Yield	Market*
12/10/20	1560	CBR	CD		12/10/21	2,000,000.00	2,000,000.00	0.2000	2,000,000.00
12/10/20	1552	CBR	CD		12/10/21	2,500,000.00	2,500,000.00	0.2000	2,500,000.00
10/18/12		MOSIP	MOSIP POOLE- GENERAL FUND		NA	2,125,979.51	2,125,979.51	0.0600	2,125,979.51
06/03/16		MOSIP	MOSIP POOLE - GENERAL FUND		NA	1,016,687.13	1,016,687.13	0.0600	1,016,687.13
09/01/16		MOSIP	MOSIP POOLE - GENERAL FUND		NA	1,103,144.72	1,103,144.72	0.0600	1,103,144.72
08/26/21	1036781	NASB	CD		08/26/22	2,000,000.00	2,000,000.00	0.4300	2,000,000.00
08/14/19	901472	CBR	CD	Fund 50	08/25/22	699,769.30	699,769.30	0.2000	699,769.30
09/11/20	901488	CBR	CD		09/11/21	2,000,000.00	2,000,000.00	0.2100	2,000,000.00

Investment Total

13,445,580.66

13,445,580.66

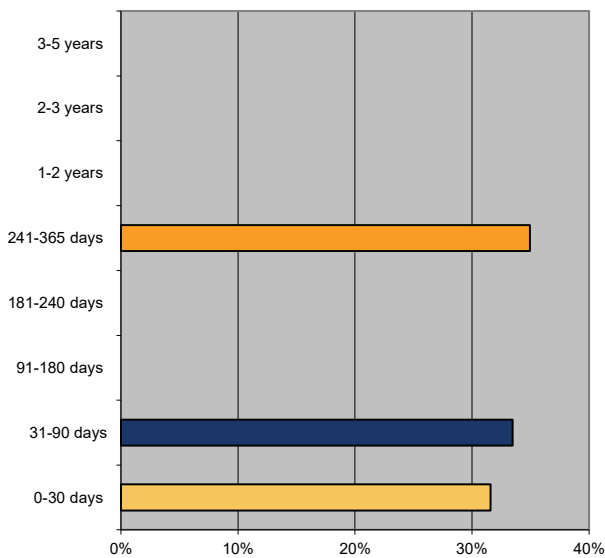
13,445,580.66

*Market value listed above is the value of the investment at month end

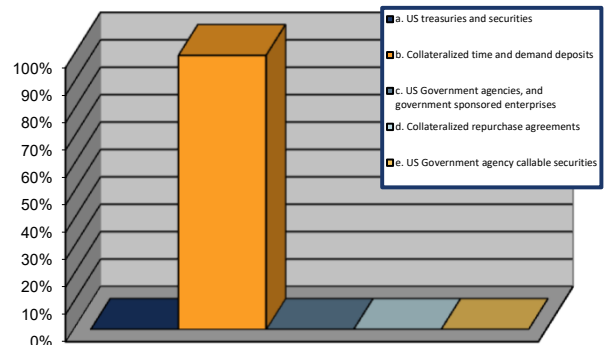
Average Annual Rate of Return: **0.1915**

** Par value listed above is the actual amount if less than one year or the calculated annual earnings showing a one-year duration

Investment by Maturity



Diversification by Type



Listing of Investments Matured During the Month

Month	Receipt #	Institution	Description	Restricted	Maturity Date	Principal	Par **	Yield	Days Held
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Average Rate of Return on Maturities:

September Grant Summary

New Grant Applications	Grantor	Award Amt. Requested / Match Required	Project / Item	Notification Timeline	Awarded / Denied

Current Grant Awards:	Grantor	Award Amt. / Match Required	Eligible Amount Expended to Date	Awards/ Reimbursements Rec'd. to Date	Grant Deadline
Police:					
State & Community Hwy. Safety Grant - DWI (Oct. 2020 - Sept. 2021)	MoDOT (Traffic & Hwy. Safety Division)	\$7,500 (no match)	\$2,417.58	\$2,417.58	09/30/21
State & Community Hwy. Safety Grant - HMV (Oct. 2020 - Sept. 2021)	MoDOT (Traffic & Hwy. Safety Division)	\$6,000 (no match)	\$5,854.85	\$5,854.85	09/30/21
Bulletproof Vest Partnership (Sept. 2019 - Aug. 2021)	DOJ	\$2,141.76 (50% match)	\$0.00	\$0.00	08/31/21
Parks:					
Emergency Management:					
Emergency Mgmt. Performance Grant - 2022 (July 2021 - June 2022)	FEMA	\$51,213.99 (50% match)	\$0.00	\$0.00	06/30/22
Cares Act - COVID19	Cass County		\$1,124,198	\$1,124,198	12/31/20
American Rescue Plan Act (ARPA)	State of MO - Office of Administration	\$4,478,428.98	\$2,239,214.49	\$2,239,214.49	12/31/26
Community Development:					
Community Development	AARP	\$15,000	\$12,349.52	\$15,000.00	11/05/18

Past Grant Awards:	Grantor	Award Amount / Match Req'd.	Eligible Amount Expended to Date	Awards/ Reimbursements Rec'd. to Date	Grant Deadline
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September Grant Summary

Emergency Mgmt. Performance Grant - 2020 (Jan. - June 2021)	FEMA	\$80,683.46 (50% match)	\$76,618.46	\$76,618.46	06/30/21
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Consent Agenda

THE RAYMORE CITY COUNCIL MET IN REGULAR SESSION ON MONDAY, OCTOBER 11, 2021 IN COUNCIL CHAMBERS AT 100 MUNICIPAL CIRCLE, RAYMORE, MISSOURI. MEMBERS PRESENT: MAYOR TURNBOW, COUNCILMEMBERS ABDELGAWAD, BARBER, BERENDZEN, BURKE, III, CIRCO, HOLMAN, TOWNSEND, AND WILLS-SCHERZER. ALSO PRESENT: 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. Presentation/Awards.**
- 5. Personal Appearances.**
- 6. Staff Reports.**

Lt. Abdelgawad spoke on the Crisis Intervention Team (CIT), how the program developed in the metro area, the community partners in Raymore that assist in the program, and officer wellness programs. He answered questions from Council.

City Manager Jim Feuerborn announced items for the October 18 work session. He noted a correction to the Council packet regarding the agenda item memorandum for Resolution 21-38; the staff recommendation should be for denial instead of approval.

- 7. Committee Reports.**
- 8. Consent Agenda.**
 - A. City Council minutes, September 27, 2021**
 - B. Resolution 21-37: Rec Park Trail Project - Acceptance and Final Payment**

MOTION: By Councilmember Townsend, second by Councilmember Holman to approve Item B of the Consent Agenda.

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

MOTION: By Councilmember Townsend, second by Councilmember Barber to approve Item A of the Consent Agenda.

DISCUSSION: None

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

9. Unfinished Business.

A. Madison Valley Rezoning R-1 to R-1.5

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."

City Clerk Erica Hill conducted the second reading of Bill 3655 by title only.

MOTION: By Councilmember Townsend, second by Councilmember Holman to approve the second reading of Bill 3655 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 3655 as **Raymore City Ordinance 2021-059**.

B. Madison Valley Phase 2 Preliminary Plat

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

City Clerk Erica Hill conducted the reading of Resolution 21-35 by title only.

MOTION: By Councilmember Townsend, second by Councilmember Holman to accept the Planning and Zoning Commission proposed findings of fact and approve the phase 2 preliminary plat subject to conditions 1, 3 and 4, and adding the following condition: with the first phase of development Sunset Lane shall be extended north to Heritage Drive and Heritage Drive shall be extended from the Sunset Lane east to Buffalo Drive.

Bryan Rahn, 1000 NW High Point Drive, Lee's Summit, Missouri, asked for clarification on the timing of the design and construction of Sunset Lane and noted that they are discussing the possibility of a reimbursement agreement for Sunset Lane. Moving the construction of Sunset Lane to the first phase of development would delay the entire project.

Public Works Director Mike Krass stated that the design of Sunset Lane is in progress and could reach a mutually agreeable schedule.

City Manager Jim Feuerborn stated that staff has requested this condition to alleviate the citizen concerns on Park Drive that were previously raised.

Mr. Rahn stated a realignment of the phases could help alleviate citizen concerns and reviewed options for realignment.

Discussion ensued.

MOTION: By Councilmember Holman, second by Councilmember Townsend to table Resolution 21-35 until such time as details can be worked out between the City and the Developer.

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. 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."

City Clerk Erica Hill conducted the second reading of Bill 3656 by title only.

MOTION: By Councilmember Townsend, second by Councilmember Holman to approve the second reading of Bill 3656 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 3656 as **Raymore City Ordinance 2021-060.**

D. Alexander Creek 3rd Final Plat

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

City Clerk Erica Hill conducted the second reading of Bill 3658 by title only.

MOTION: By Councilmember Townsend, second by Councilmember Holman to approve the second reading of Bill 3658 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 3658 as **Raymore**

City Ordinance 2021-061.

10. New Business.

A. Adoption of the FY 2022 City Budget (public hearing)

BILL 3660: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, APPROVING THE FISCAL YEAR 2022 BUDGET."

City Clerk Erica Hill conducted the first reading of Bill 3660 by title only.

Mayor Turnbow opened the public hearing at 7:40 p.m. and called for a staff report.

City Manager Jim Feuerborn provided a review of the staff report included in the Council packet. The proposed Budget and Capital Improvement Program (CIP) was transmitted to the City Council on August 16, 2021. The Council had the opportunity to discuss the FY 2022 Budget and CIP at each Council work session following the presentation. He reviewed the total expenditures in each fund and reviewed additions from the Council from work session discussions.

Mayor Turnbow opened the public hearing for public comment. Hearing none, 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 3660 by title only with the following amendments as additions to the budget: staff inservice day - \$20,000, additional December holiday - \$5,000, evidence drying oven - \$9,000, pedestrian crossing on Lucy Webb - \$16,000, City marketing items - \$10,000, electronic signage - \$150,000, median at Kentucky and Foxridge - \$150,000, Foxridge Drive modifications - \$30,000, amphitheater sound system - \$15,000, amphitheater lighting - \$10,000, and a yet to be determined amount to be set aside in the future for additional curb work and the Recreation Park trail. This amount is to be considered following completion of the 2020 General Obligation Bond Projects. The funding for these additions is to come out of the projected available fund balance in the General Fund. The budgeted expenses to be assigned to the fund, department, and expense line as deemed appropriate by the Finance Director and City Manager.

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

B. Budget Amendment: FY 2021 Operating Adjustments

BILL 3661: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI AMENDING THE FISCAL YEAR 2021 OPERATING BUDGET."

City Clerk Erica Hill conducted the first reading of Bill 3661 by title only.

Finance Director Elisa Williams provided a review of the staff report included in the Council packet. During Fiscal Year 2021, a number of operating transactions occurred that require budget amendments. Finance staff has accumulated these items to be addressed as a single budget amendment.

MOTION: By Councilmember Townsend, second by Councilmember Holman to approve the first reading of Bill 3661 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. Confirmation of Undeveloped Lots to Have Sidewalk Installed by City

RESOLUTION 21-36: "A RESOLUTION OF THE CITY OF RAYMORE, MISSOURI, CONFIRMING THE DECISION TO INSTALL SIDEWALK ON CERTAIN IDENTIFIED UNDEVELOPED LOTS AND AUTHORIZING CITY STAFF TO TAKE THE STEPS NECESSARY TO HAVE SIDEWALK INSTALLED."

City Clerk Erica Hill conducted the reading of Resolution 21-36 by title only.

City Manager Jim Feuerborn provided a review of the staff report included in the Council packet. At its September 27 meeting, City Council held four public hearings on those undeveloped lots that were determined to meet the threshold requiring to have sidewalk installed by the property owner. Council voted to include the four lots on the list to be formally presented by Resolution 21-36 for installation of the sidewalk by the City.

MOTION: By Councilmember Townsend, second by Councilmember Holman to approve the reading of Resolution 21-36 by title only.

DISCUSSION: None

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

D. Administrative Policy Manual Amendment: VESSA Leave Policy

BILL 3662: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, ADDING SECTION 600.6: VICTIMS ECONOMIC SAFETY AND SECURITY ACT (VESSA) LEAVE TO THE ADMINISTRATIVE POLICY MANUAL."

City Clerk Erica Hill conducted the first reading of Bill 3662 by title only.

Human Resources Manager Shawn Aulgur provided a review of the staff report included in the Council packet. The State of Missouri approved legislation that requires protected, unpaid leave for victims of domestic abuse. As part of the new law, the City is required to adopt the leave policy as part of its Administrative Policy Manual and provide notice to all employees by October 27, 2021. She answered questions from Council.

MOTION: By Councilmember Townsend, second by Councilmember Holman to approve the first reading of Bill 3662 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

E. Code Amendment: Section 130.300(A) Court Costs

BILL 3659: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AMENDING SECTION 130.300(A) COURT COSTS OF THE CODE OF ORDINANCES, CITY OF RAYMORE."

City Clerk Erica Hill conducted the first reading of Bill 3659 by title only.

City Attorney Jonathan Zerr provided a review of the staff report included in the Council packet. Bill 3659 seeks to amend Section 130.300(A) Court Costs of the Code of Ordinances so as to allow for the Raymore Municipal Court to utilize the

Show-Me Courts Automated Court system. The approval of Bill 3659 will specifically allow the Raymore Municipal Court to collect and pay the Statewide Court Automation Fund surcharge authorized by Section 476.056 of the Revised Statutes of Missouri (currently set at \$7.00) per citation. On a monthly basis the Municipal Court will transmit these fees to the Missouri Director of Revenue as our share of the costs for the state operation of the statewide computer records system. Participation by the Raymore Municipal Court is technically voluntary though proper integration from city to state level judicial proceedings could be hindered. The alternative would be shutting down the Raymore Municipal Court and allowing the County municipal division in Harrisonville to address the prosecution of municipal citations. There will be costs incurred in adopting the new procedures and requirements for compliance with the Show-Me Courts system. These costs will include both identifiable capital/equipment purchases for computers, tablets, checks, and office materials. However, it will also include additional employee time, and operating costs. These costs are undetermined. He answered questions from Council.

MOTION: By Councilmember Townsend, second by Councilmember Holman to approve the first reading of Bill 3659 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

F. Support of Application to MHDC for Ridgeview Estates

RESOLUTION 21-38: "A RESOLUTION IN SUPPORT OF THE APPLICATION TO THE MISSOURI HOUSING DEVELOPMENT COMMISSION FOR FINANCING RIDGEVIEW ESTATES IN RAYMORE, CASS COUNTY, MISSOURI."

City Clerk Erica Hill conducted the reading of Resolution 21-38 by title only.

City Manager Jim Feuerborn provided a review of the staff report included in the Council packet. Dan Sanders, representing MACO Development Company, LLC, is proposing to develop a 60-unit affordable senior housing rental development on 8 acres located west of Dean Avenue and south of Lucy Webb Road. The developer is proposing to use the Low Income Housing Tax Credit (LIHTC) program, which requires approval from the Missouri Housing Development Commission. Ridgeview Estates is a proposed one-story garden style apartment community consisting of two-bedroom units. Amenities include a community room with a fitness center, kitchen area, meeting space, and several common areas. 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 21-38 would indicate City Council support for the application. Staff recommends denial due to years of Council input that they have a different vision for this area's future development.

The Resolution failed due to lack of motion.

11. Public Comment.

12. Mayor/Council Communication.

Mayor Turnbow and Councilmembers commended Lt. Abdelgawad on his involvement and presentation of the CIT program.

City Manager Jim Feuerborn announced that Councilmember Abdelgawad, City Clerk Erica Hill, and Administrative Assistant Brittney Parker received their Certified Municipal Official certification from the Missouri Municipal League.

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 8:06 p.m.

Respectfully submitted,

Erica Hill
City Clerk

Unfinished Business



CITY OF RAYMORE
AGENDA ITEM INFORMATION FORM

DATE: Oct. 11, 2021

SUBMITTED BY: Elisa Williams

DEPARTMENT: Finance

<input checked="" type="checkbox"/> Ordinance	<input type="checkbox"/> Resolution	<input type="checkbox"/> Presentation	<input checked="" type="checkbox"/> Public Hearing
<input type="checkbox"/> Agreement	<input type="checkbox"/> Discussion	<input type="checkbox"/> Other	

TITLE / ISSUE / REQUEST

Bill 3660 Approving the Fiscal Year 2022 Budget

STRATEGIC PLAN GOAL/STRATEGY

4.3.2: Establish a strong connection between the budget and strategic plan

FINANCIAL IMPACT

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

PROJECT TIMELINE

Estimated Start Date	Estimated End Date
Nov. 1, 2021	Oct. 31, 2022

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

The City Manager transmitted the proposed Budget and Capital Improvement Program (CIP) to the City Council on Aug. 16, 2021. The Council had the opportunity to discuss the FY 2022 Budget and CIP at each Council work session following the presentation.

The budget ordinance is presented as the City Manager's Proposed Budget.

BILL 3660

ORDINANCE

“AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, APPROVING THE FISCAL YEAR 2022 BUDGET.”

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

Section 1. The annual budget of the City of Raymore, Missouri, for the Fiscal Year beginning on November 1, 2021, and ending October 31, 2022, is finally approved, adopted and appropriated by fund and the maximum amounts to be expended are as follows:

	FY 2021-2022
General Fund (01)	
Administration	1,422,231
Information Technology	660,828
Economic Development	158,219
Development Services	777,974
Engineering	451,616
Streets	844,408
Stormwater	310,493
Buildings & Grounds	361,932
Municipal Court	133,000
Finance	729,538
Communications	193,219
Prosecuting Attorney	24,400
Police	4,328,192
Emergency Management	136,295
Total Expenditures	\$10,532,345
Transfer to Park Fund	100,000
Total Transfers	100,000
Total General Fund	\$10,632,345
Park Fund (25)	\$1,562,589
General Obligation Debt (40)	\$2,411,479
Vehicle Replacement (03)	\$302,569
Restricted Revenue (04)	\$17,480
Enterprise Fund (50)	
Water & Sewer Departments	5,991,006
Solid Waste	1,880,296

Total Expenditures	\$7,871,302
Transfer to General Fund	999,504
Transfer to VERP Fund	109,554
Transfer to Ent. Cap Maint Fund	600,000
Total Transfers	\$1,709,058
Total Enterprise Fund	\$9,580,360
Capital Funds	
<i>(includes projects, debt service, and other operating expenditures)</i>	
05 Building Equipment Replacement	215,000
36 Transportation	1,745,000
36.38 GO Bond Transportation	5,205,000
37 Excise Tax	880,000
45 Capital Sales Tax	1,240,576
46 Stormwater Sales Tax	812,068
47 Parks Sales Tax	725,000
52 Water Connection	158,520
53 Sewer Connection	128,520
54 Enterprise Capital Maintenance	485,587
Total Capital Funds	\$11,595,271

Section 2. The funds necessary for expenditure in the budget of the City of Raymore for the Fiscal Year beginning November 1, 2021, as summarized in Section 1, are hereby appropriated and set aside for the maintenance and operation of the various departments of the government of the City of Raymore, Missouri, together with the various activities and improvements set forth in said budget.

Section 3. The amount apportioned for each department as shown in the budget shall not be increased except by motion of the City Council duly made and adopted, but the objects of the expense comprising the total appropriation for any department may be increased or decreased at the discretion of the City Manager, providing that said adjustment shall not increase the total appropriation for the department.

Section 4. All portions of the final Fiscal Year 2021-22 budget book document prepared and submitted to the Mayor and City Council for consideration, as amended by the City Council prior to the adoption of this ordinance, are hereby adopted by reference, including all organizational charts, salary range charts, policies and procedures, and are made a part of this ordinance.

Section 5. All revenue of the City of Raymore not appropriated by this Ordinance and any amount appropriated by this Ordinance and not disbursed shall be expended or kept as directed by the City Council.

Section 6. 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 OCTOBER 2021.

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

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

ATTEST:

APPROVE:

Erica Hill, City Clerk

Kristofer P. Turnbow, Mayor

Date of Signature



CITY OF RAYMORE
AGENDA ITEM INFORMATION FORM

DATE: Oct. 11, 2021

SUBMITTED BY: Elisa Williams

DEPARTMENT: Finance

<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 3661 - Budget Amendment FY2021 Operating Adjustments

STRATEGIC PLAN GOAL/STRATEGY

4.3.2: Establish a strong connections between the budget and the strategic plan

FINANCIAL IMPACT

Award To:
Amount of Request/Contract:
Amount Budgeted:
Funding Source/Account#: 01, 04, 05, 47, 54

PROJECT TIMELINE

Estimated Start Date	Estimated End Date
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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

During Fiscal Year 2021, the following operating transactions occurred that require budget amendments. Finance staff has accumulated these items to be addressed as a single budget amendment.

1. The Administration Department had additional expenditures associated with sending officers through the police academy, worker's compensation insurance, tools & equipment related to TB Hanna Station, lighted stop signs and challenge coins. \$35,683
2. The Information Technology Systems Department had additional expenditures associated with a service contract for body cameras and computer equipment and software maintenance in general. \$18,680
3. The Street Department had additional expenditures associated with the purchase of salt. \$23,012
4. The Police Department reallocated budget dollars from the wages line item to education to send officers to the police academy. \$12,420
5. During 2021 Covid-19 continued to cause additional expenditures that were reimbursed by Cass County through the CARES Act. \$31,000
6. During 2021 the balance of the CARES Act funds were transferred to the Restricted Revenue Fund. \$879,876
7. During 2021 the American Rescue Plan Act was passed by the Fed Govt to provide additional funding to local govts. These funds were received and deposited to the Restricted Revenue Fund (04). \$2,239,214.49
8. There were expenses in the Restricted Revenue Fund that were not budgeted for FY2021: Development priming initiative through a labor study and Dean Avenue alignment study, annexation, employee training/safety, staffing study, and court hardware/software upgrade related to Show-Me Court transition. \$40,325
9. During 2021 Restricted Revenue Funds were transferred to Parks Sales Tax Fund for completion of TB Hanna Station. \$50,000
10. During 2021 Restricted Revenue Funds were transferred to Enterprise Capital Maintenance Fund. These were the excess legal funds that were not spent on the Water District 10 legal issue. \$12,101
11. During 2021 it was necessary to complete wood restore at Centerview and the expense was paid from the BERP fund (05). \$7,794
12. During 2021 we entered into a lake maintenance contract for Johnston Lake to be funded by the Stormwater fund (46). \$11,500

BILL 3661

ORDINANCE

"AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI AMENDING THE FISCAL YEAR 2021 OPERATING BUDGET."

WHEREAS, the Fiscal Year 2021 budget was adopted by the Raymore City Council; and

WHEREAS, during 2020-2021 the Administration Department of the General Fund had additional expenditures associated with sending officers through the police academy; worker's compensation insurance; tools and equipment related to TB Hanna Station and lighted stop signs; challenge coins purchased and

WHEREAS, during 2020-2021 the Information Technology & Services Department of the General Fund had additional expenditures associated with a service contract for body cameras and computer equipment and software maintenance in general; and

WHEREAS, during 2020-2021 the Street Department of the General Fund had additional expenditures associated with the purchase of salt; and

WHEREAS, during 2020-2021 the Police Department of the General Fund reallocated \$12,420 budget from wages to education to send officers to the police academy; and

WHEREAS, during 2020-2021 Covid-19 continued to cause additional expenditures that were not budgeted and were reimbursed by Cass County through the CARES Act and the balance of the funds were transferred to the Restricted Revenue Fund; and

WHEREAS, during 2020-2021 the American Rescue Plan Act (ARPA) was passed by the Federal Government on March 11, 2021 to provide additional funding to state and local governments and these funds were received and deposited to the Restricted Revenue Fund; and

WHEREAS, during 2020-2021 there were expenses associated with: development priming initiative, annexation, employee training/safety, staffing study, and Court hardware/software upgrade out of the Restricted Revenue Fund that were not budgeted; and

WHEREAS, during 2020-2021 Restricted Revenue Funds were transferred to Parks Sales Tax Fund (47) for the completion of TB Hanna and Water District 10 excess funds were returned to the Enterprise Capital Maintenance Fund (54); and

WHEREAS, during 2020-2021 it was necessary to complete wood restore at Centerview paid from the BERP fund; and

WHEREAS, during 2020-2021 we entered into a lake maintenance contract for Johnston Lake to be paid from the Stormwater fund; and

WHEREAS, staff recommends amending FY 2021 Operating Budget.

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

Section 1. That the City of Raymore Fiscal Year 2021 Operating Budget is amended as follows:

<u>Revenue</u>	<u>Budgeted</u>	<u>Amended Budget</u>	<u>Change</u>
Restricted Revenue Fund (04)	\$0.00	\$2,239,214.49	\$2,239,214.49
<u>Interfund Transfers</u>	<u>Budgeted</u>	<u>Amended Budget</u>	<u>Change</u>
In:			
Restricted Revenue Fund (04)	\$0.00	\$879,876	\$879,876
Park Sales Tax Fund (47)	\$0.00	\$50,000	\$50,000
Enterprise Capital Maintenance (54)	\$0.00	\$12,101	\$12,101
Out:			
Restricted Revenue Fund (04)	\$0.00	\$12,101	\$12,101
Restricted Revenue Fund (04)	\$0.00	\$50,000	\$50,000
General Fund (01)	\$0.00	\$879,876	\$879,876

<u>Expenditures</u>	<u>Budgeted</u>	<u>Amended Budget</u>	<u>Change</u>
General Fund - Admin (01-01)	\$1,345,938	\$1,381,621	\$35,683
General Fund - ITS (01-02)	\$615,336	\$634,016	\$18,680
General Fund - Streets (01-06)	\$825,134	\$848,146	\$23,012
General Fund - Covid-19 (01-30)	\$0.00	\$31,000	\$31,000
Restricted Revenue Fund (04)	\$246,480	\$286,805	\$40,325
BERP Fund (05)	\$793,513	\$801,307	\$7,794
Stormwater Fund (46)	\$646,872	\$658,372	\$11,500

Section 2. Any Ordinance or part thereof which conflicts with this Ordinance shall be null and void.

Section 3. 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 4. 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 OCTOBER, 2021

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

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

ATTEST:

APPROVE:

Erica Hill, City Clerk

Kristofer P. Turnbow, Mayor

Date of Signature



CITY OF RAYMORE
AGENDA ITEM INFORMATION FORM

DATE: Oct. 11, 2021

SUBMITTED BY: Shawn Aulgur

DEPARTMENT: Human Resources

<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 3662 - Amending the Administrative Policy Manual

STRATEGIC PLAN GOAL/STRATEGY

4.2.2: Strengthening our environment of placing an emphasis on retaining employees

FINANCIAL IMPACT

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

PROJECT TIMELINE

Estimated Start Date	Estimated End Date
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STAFF RECOMMENDATION

Approval

OTHER BOARDS & COMMISSIONS ASSIGNED

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

LIST OF REFERENCE DOCUMENTS ATTACHED

Section 600.6
Draft Forms

REVIEWED BY:

Jim Feuerborn

BACKGROUND / JUSTIFICATION

The State of Missouri approved legislation that requires protected, unpaid leave for victims of domestic abuse. As part of the new law, the City is required to adopt the leave policy as part of its Administrative Policy Manual and provide notice to all employees by Oct. 27, 2021.

BILL 3662

ORDINANCE

“AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, ADDING SECTION 600.6: VICTIMS ECONOMIC SAFETY AND SECURITY ACT (VESSA) LEAVE TO THE ADMINISTRATIVE POLICY MANUAL.”

WHEREAS, the Missouri Legislature passed VESSA during the 2021 legislative session and Gov. Parsons signed the act into law in August of this year; and

WHEREAS, the act requires the policy to be approved by Council and included in the City’s Administrative Policy Manual; and

WHEREAS, the act requires the Human Resources Department to provide notification to all employees by October 27, 2021.

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

Section 1. That the Administrative Policy Manual be amended to include Section 600.6: Victims Economic Safety and SEcurity Act (VESSA) Leave, attached as Exhibit A.

Section 2. That all ordinances or parts of ordinances in conflict with the provisions hereof are hereby repealed.

Section 3. That this ordinance shall take effect and be in full force from and after its passage and approval.

Section 4. 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 portion thereof.

DULY READ THE FIRST TIME THIS 11TH DAY OF OCTOBER, 2021.

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

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

ATTEST:

APPROVE:

Erica Hill, City Clerk

Kristofer P. Turnbow, Mayor

Date of Signature

Section 600.6 VICTIMS ECONOMIC SAFETY AND SECURITY ACT (VESSA) LEAVE

GENERAL LEAVE REQUIREMENTS

Under VESSA, the City will grant up to two (2) weeks of unpaid leave per year, though the employee may choose to substitute paid leave from their accrued leave banks. VESSA leave, however, is not available where such leave would result in an employee taking more leave than the amount of leave allowed under the Family and Medical Leave Act (FMLA). Much like FMLA leave, VESSA leave can be taken intermittently or on a reduced work schedule. The City will maintain health coverage for an employee on VESSA leave.

Qualifying Reasons for Leave

VESSA leave is available for any of the following reasons:

- a. Seeking medical attention for or recovering from, physical or psychological injuries caused by domestic or sexual violence against the employee or the employee's family or household member;
- b. Obtaining victim service for the employee or the employee's family or household member;
- c. Obtaining psychological or other counseling for the employee or the employee's family or household member;
- d. Participating in safety planning, including temporary or permanent relocation, or other actions to increase the employee or the employee's family or household member's safety from future domestic or sexual violence; and
- e. Seeking legal assistance to ensure the health and safety of the employee or the employee's family or household member, including participating in court proceedings related to the violence.

Employee Eligibility

Employees working the City are eligible to take VESSA leave if:

1. They are victims of domestic or sexual violence, or
2. They have a family or household member who is a victim of domestic or sexual violence.

VESSA defines the term "family or household member" to include spouses, parents, children and "other blood relatives and relatives through a present or prior marriage."

Notice of Leave and Documentation Requirements

Employees who wish to take VESSA leave must provide:

1. At least forty-eight (48) hours' advance notice of the need for leave unless such notice is impractical, in which case the notice must be given as soon as possible; **and**
2. A sworn statement of the employee and documentation showing that the employee is eligible for the leave, such as a police report or document from a victim services organization, or medical professional corroborating eligibility.

This shall be accomplished through the completion of the VESSA Leave Request Form, available from the Human Resources Office. The completed VESSA Leave Request Form and supporting documentation shall be submitted to the Human Resources Office for approval processing. All documentation collected in connection with VESSA leave will be maintained separate from the employee personnel files and with the strictest of confidence.

Safety Accommodations

Upon request, the City will attempt to make reasonable safety accommodations unless such accommodations would result in undue hardship for the City. Such an accommodation must be made timely to the known limitations resulting from the domestic or sexual violence experiences of an employee or an employee's family or household member.

Reasonable safety accommodations encompass the following actions by the City:

- a. Adjustment to a job structure, workplace facility or work requirement;
- b. A transfer or reassignment;
- c. A modified schedule;
- d. Leave from work;
- e. A changed telephone number or seating assignment;
- f. Installation of a lock or implementation of a safety procedure; or
- g. Assistance in documenting domestic violence that occurs at the workplace or in work-related settings, in response to actual or threatened domestic violence.

An employee requesting such accommodation is required to provide a written statement signed by the employee or someone acting on the employee's behalf certifying the requested accommodation is for purposes authorized under VESSA.

This shall be accomplished through the completion of the VESSA Accommodation Request Form, available from the Human Resources Office. The completed VESSA Accommodation Request Form shall be submitted to the Human Resources Office for approval processing. All documentation collected in connection with VESSA leave will be maintained separate from the employee personnel files and with the strictest of confidence.

Retaliation Prohibited

Retaliation against employees for exercising their rights under VESSA is prohibited. Likewise, employees who take VESSA leave shall be restored to their job or an equivalent employment position upon returning from leave.



Victims Economic Safety and Security Act (VESSA) Leave Request Form

Human Resources | 100 N. Municipal Circle | Raymore, MO 64083 | Phone: 816-892-3005 | saulgur@raymore.com

The **Victims Economic Safety and Security Act (VESSA)** provides an employee who is victim of domestic or sexual violence, or who has a family or household member who is victim of such violence, to take up to two (2) weeks of unpaid leave (accrued leave may be able to be used to remain in paid status) per year to seek medical assistance, victim service, counseling, safety planning, legal and other assistance. VESSA leave is not available where such leave would result in an employee taking more leave than the amount allowed under the Family and Medical Leave Act (FMLA).

Employee Name: _____ Department: _____

Reason for Leave (check all that apply):

- Seeking medical attention* for or recovering from, physical or psychological injuries caused by domestic or sexual violence against the employee or the employee’s family or household member
- Obtaining victim service for the employee or the employee’s family or household member
- Obtaining psychological or other counseling for the employee or the employee’s family or household member
- Participating in safety planning, including temporary or permanent relocation, or other actions to increase the employee or the employee’s family or household member’s safety from future domestic or sexual violence
- Seeking legal assistance to ensure the health and safety of the employee or the employee’s family or household member, including participating in court proceedings related to the violence

*FMLA paperwork will be required for time taken due to a serious health condition (lasting more than three days or due to time taken intermittently due to a medical condition).

Request to use paid leave:

- Vacation from _____ to _____ Total hours used: _____
- Sick from _____ to _____ Total hours used: _____
- Personal Holiday from _____ to _____ Total hours used: _____
- Other (*specify* _____) from _____ to _____ Total hours used: _____
- Unpaid from _____ to _____ Total hours used: _____

Employee and/or supervisor must also indicate the time used on their timesheet. If FMLA applies, be sure to use the FMLA-specific hours codes

Leave will be taken as:

- Continuous leave block from _____ to _____
- Intermittent leave from _____ to _____
- Temporary reduced schedule (please list or attach requested work schedule) _____

I have read the VESSA Leave Policy and understand my rights and obligations under this policy. I also understand that any leave taken as designated VESSA (paid or unpaid) that also qualifies as an FMLA event will count towards my twelve (12) week FMLA entitlement. I certify and affirm that all information provided is true and accurate.

Employee Signature: _____ Date: _____



Victims Economic Safety and Security Act (VESSA) Accommodation Request Form

Human Resources | 100 Municipal Circle | Raymore, MO 64083 | Phone: 816-892-3005 | saulgur@raymore.com

The **Victims Economic Safety and Security Act (VESSA)** provides an employee who is victim of domestic or sexual violence to reasonable safety accommodation unless such accommodations would result in undue hardship for the city. Such an accommodation must be made timely to the known limitations resulting from the domestic or sexual violence experiences of an employee or an employee's family or household member.

Employee Name: _____ Department: _____

Reason for accommodation request (check one):

- Domestic or sexual violence of employee
- Domestic or sexual violence of family or household member

In the space below, please explain the accommodation you are requesting. Possible accommodations may include adjustment to your job structure, workplace facility or work requirement; transfer or reassignment; a modified work schedule; leave from work; a changed telephone number or seating arrangement; installation of a lock or implementation of a safety procedure; or assistance in documenting domestic violence that occurs at the workplace or in work-related settings, in response to actual or threatened domestic violence. **Note:** *If you are seeking leave from work (taken either continuously or on an intermittent basis) or a reduced work schedule, please complete the VESSA Leave Request Form.*

Along with this form, submit at least one of the following:

- Documentation from a victim services organization, attorney, medical provider, or other professional from whom assistance has been sought
- A police report
- A court order of protection

Other corroborating written evidence of the need for leave

I have read the VESSA Leave Policy and understand my rights and obligations under this policy. I certify and affirm that all information provided is true and accurate.

Employee Signature: _____ Date: _____



CITY OF RAYMORE
AGENDA ITEM INFORMATION FORM

DATE: Oct. 11, 2021

SUBMITTED BY: Jonathan Zerr

DEPARTMENT: Legal

<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 3659 - Amending the Code of Ordinances for Court Operations

STRATEGIC PLAN GOAL/STRATEGY

4.1.2 - Optimize the use of technology to improve services efficiency and productivity.

FINANCIAL IMPACT

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

PROJECT TIMELINE

Estimated Start Date	Estimated End Date
Dec. 1, 2021	N/A

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

Bill 3659 seeks to amend Section 130.300(A) Court Costs of the Code of Ordinances so as to allow for the Raymore Municipal Court to utilize the Show-Me Courts Automated Court system. The approval of Bill 3659 will specifically allow the Raymore Municipal Court to collect and pay the Statewide Court Automation Fund surcharge authorized by Section 476.056 of the Revised Statutes of Missouri (currently set at \$7.00) per citation. On a monthly basis the Municipal Court will transmit these fees to the Missouri Director of Revenue as our share of the costs for the state operation of the statewide computer records system. Participation by the Raymore Municipal Court is "technically" voluntary though proper integration from city to state level judicial proceedings could be hindered. The alternative would be shutting down the Raymore Municipal Court and allowing the County municipal division in Harrisonville address the prosecution of municipal citations.

There will be costs incurred in adopting the new procedures and requirements for compliance with the Show-Me Courts system. These costs will include both identifiable capital/equipment purchases for computers, tablets, checks and office materials. However, it will also include additional employee time, and operating costs. These costs are, as yet, undetermined.

Staff recommends approval of Bill 3659 so as to maintain compliance with statutory requirements for the continued administration of the Raymore Municipal Court and the provision of efficient service to the citizens of Raymore.

BILL 3659

ORDINANCE

"AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AMENDING SECTION 130.300(A) COURT COSTS OF THE CODE OF ORDINANCES, CITY OF RAYMORE"

WHEREAS, pursuant to Sections 488.012.3(5) and 488.027.2 of the Revised Statutes of Missouri, the City of Raymore, by and through its municipal court, is required to assess certain costs and surcharges in all court cases to fund the Statewide Court Automation Fund;; and

WHEREAS, the City Council desires to ensure that the Statewide Court Administration Fund is adequately funded through the assessment of the necessary, statutorily required changes.

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

Section 1. That Section 130.300(A) of the Code of Ordinances, City of Raymore, Missouri is hereby amended by the addition of the following:

- (11) Statewide Court Automation Fund. In addition to the other costs authorized by this Section, there shall be assessed a state court automation surcharge in the amount authorized by Section 476.056 RSMo., in every proceeding filed in the municipal division for violation of an ordinance. Such surcharge shall also be assessed in cases in which pleas of guilty are processed by the Violations Bureau. No such surcharge shall be collected when the proceeding or defendant has been dismissed by the Court, when costs are waived or when costs are paid to the City. Such surcharge shall be collected by the municipal court and transmitted monthly to the Missouri Director of Revenue to the credit of the Missouri Statewide Automation Fund as provided in Section 488.012.3(5) and Section 488.027.2, RSMo.

Section 2. Authorize and direct the City Manager and Finance Director to open a bank account at a qualified institution to deposit funds received through the Municipal Court.

Section 3. That all ordinances or parts of ordinances in conflict with the provisions hereof are hereby repealed.

Section 4. That this ordinance shall take effect and be in full force from and after its passage and approval.

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 portion thereof.

DULY READ THE FIRST TIME THIS 11TH DAY OF OCTOBER, 2021.

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

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

ATTEST:

APPROVE:

Erica Hill, City Clerk

Kristofer P. Turnbow, Mayor

Date of Signature

New Business



CITY OF RAYMORE
AGENDA ITEM INFORMATION FORM

DATE: Oct. 25, 2021

SUBMITTED BY: Jim Cadoret

DEPARTMENT: Development Services

<input checked="" type="checkbox"/> Ordinance	<input type="checkbox"/> Resolution	<input type="checkbox"/> Presentation	<input checked="" type="checkbox"/> Public Hearing
<input type="checkbox"/> Agreement	<input type="checkbox"/> Discussion	<input type="checkbox"/> Other	

TITLE / ISSUE / REQUEST

Resolution 21-40: 7th Amendment to the Creekmooor MOU

STRATEGIC PLAN GOAL/STRATEGY

3.2.4: Provide quality, diverse housing options that meet the needs of our community.

FINANCIAL IMPACT

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

PROJECT TIMELINE

Estimated Start Date	Estimated End Date
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STAFF RECOMMENDATION

Approval

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission: Planning and Zoning Commission
Date: Oct. 19, 2021
Action/Vote: Approved 8-0

LIST OF REFERENCE DOCUMENTS ATTACHED

Staff Report
Memorandum of Understanding
Preliminary Plan Exhibit B

REVIEWED BY:

Jim Feuerborn

BACKGROUND / JUSTIFICATION

Ernie Deaton, representing Cooper Land Development, Inc., filed a request for the 7th amendment to the Creekmoor Memorandum of Understanding. The 7th amendment converts the remaining land areas proposed for two-family residential to single-family residential and clarifies the expectations for the completion of 163rd Street within the subdivision. A new preliminary plan map (Exhibit B) is proposed as part of the MOU amendment.

RESOLUTION 21-40

"A RESOLUTION OF THE CITY OF RAYMORE, MISSOURI, APPROVING THE 7TH AMENDMENT TO THE MEMORANDUM OF UNDERSTANDING FOR THE CREEKMOOR PLANNED UNIT DEVELOPMENT."

WHEREAS, the Preliminary Plan and Memorandum of Understanding for the Creekmoor Planned Unit Development was initially approved on January 26, 2004; and

WHEREAS, the Memorandum of Understanding may be amended in the same manner as prescribed in Section 470.050 of the Unified Development Code for the initial Creekmoor Preliminary Plan and Memorandum of Understanding; and

WHEREAS, six amendments have previously been approved by the City Council to the Creekmoor Memorandum of Understanding; and

WHEREAS, after a recommendation of approval has been submitted by the Planning and Zoning Commission, the City Council reviewed the proposed 7th amendment to the Memorandum of Understanding and has determined the amendment is consistent with the City of Raymore Unified Development Code and Growth Management Plan.

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

Section 1. The 7th amendment to the Creekmoor Memorandum of Understanding is hereby approved as requested.

Section 2. This Resolution shall become effective on and after the date of passage and approval.

Section 3. Any Resolution or part thereof which conflicts with this Resolution shall be null and void.

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

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

ATTEST:

APPROVE:

Erica Hill, City Clerk

Kristofer P. Turnbow, Mayor

Date of Signature



To: City Council
From: Planning and Zoning Commission
Date: October 25, 2021
Re: **Case #21032 - 7th Amendment to Creekmoor MOU**

GENERAL INFORMATION

Applicant: Cooper Land Development
903 North 47th Street
Rogers, AR 72756

Requested Action: 7th Amendment to the Creekmoor Memorandum of Understanding

Advertisement: September 30, 2021 **Journal** newspaper
October 7, 2021 **Journal** newspaper

Public Hearing: October 19, 2021 Planning and Zoning Commission
October 25, 2021 City Council

Items of Record: **Exhibit 1. Notice of Publication in The Journal**
Exhibit 2. Unified Development Code
Exhibit 3. Growth Management Plan
Exhibit 4. Staff Report
Exhibit 5. Proposed 7th Amendment to MOU

Additional exhibits as presented during hearing

PROPOSAL

Outline of Requested Action: The applicant seeks to amend the approved Memorandum of Understanding (MOU) for the Creekmoor Subdivision. This amendment seeks to modify the approved preliminary plan by removing a 30-acre area proposed for two-family dwelling units and replacing it with single-family dwelling units. The area is located west of North Madison Street, and north/south of Hampstead Drive.

City Ordinance Requirements: In order for the applicant to accomplish the aforementioned action they must first meet the requirements contained in **Section 470.050** of the Unified Development Code. This section outlines the requirements to guide the Planning and Zoning Commission and City Council in their actions in considering any amendment to the Preliminary Plan, including amendments to the Memorandum of Understanding.

STAFF COMMENTS

1. The Preliminary Development Plan and Memorandum of Understanding (MOU) for the Creekmoor Subdivision were approved by the Raymore City Council on January 26, 2004. The approved preliminary plan and MOU have guided all developments in Creekmoor to date, subject to the six amendments to the MOU described below.
2. Any amendment to the approved preliminary plan, including the MOU, requires a public hearing before the Planning and Zoning Commission and City Council with final approval from the City Council.
3. The 1st amendment to the MOU was approved on June 26, 2006. The 1st amendment changed the land use in the area now known as “The Village of Southern Hills” from multi-family residential to single-family residential.
4. The 2nd amendment to the MOU was approved on July 24, 2006. The 2nd amendment changed the land use in the areas to the east and west of the clubhouse on 163rd street (subject property area) from two-family residential to single-family residential.
5. The 3rd amendment to the MOU was approved on July 23, 2007. The 3rd amendment increased the maximum building coverage from 30% to 40% for all lots contained in the Edgewater at Creekmoor subdivision phases and for all future “patio” and “duplex” zoned dwelling units.
6. The 4th amendment to the MOU only applies to the lots contained

- within Westbrook at Creekmoor Eleventh Plat. The development standards for this subdivision phase were modified by the amendment.
7. The 5th amendment to the MOU adjusted how the City interprets the common area requirement and modified maintenance responsibilities of the low pressure sanitary sewer system.
 8. The 6th amendment to the MOU modified the Preliminary Development Plan dated 6/2/2006 by removing the two-family dwelling unit land use designation for 17.5 acres located on the west side of Madison Street, south of the maintenance building for Creekmoor, and replacing it with a single-family dwelling unit land use designation. The amendment also modified the proposed land use summary table for Creekmoor allowing the creation of the Eastbrooke at Creekmoor subdivision phase.
 9. The 7th amendment to the MOU proposes to modify the Preliminary Development Plan by removing the last remaining area of proposed two-family dwellings and replacing it with proposed single-family development.

PLANNING COMMISSION PROPOSED FINDINGS OF FACT

Under Section 470.050 of the Unified Development Code the Planning and Zoning Commission shall submit a recommendation to the City Council to approve, approve with modifications or disapprove the proposed preliminary plan. The Commission must make findings of fact taking into consideration the following:

1. **The preliminary development plan's consistency with the Growth Management Plan and all other adopted plans and policies of the City of Raymore; and**

The proposed revision to the preliminary plan is consistent with the Growth Management Plan and all other adopted plans of the City.

2. **The preliminary development plan's consistency with the PUD standards of Section 415.060, including the statement of purpose; and**

The preliminary plan remains consistent with the PUD standards of Section 415.060. The proposed amendment to the MOU provides for additional PUD standards that will be applicable to a new lot design.

3. The nature and extent of common open space in the PUD; and

The overall common area to be provided in the Creekmoor PUD remains at 54%. The proposed 7th amendment does not modify the amount of common area being provided.

4. The reliability of the proposals for maintenance and conservation of common open space; and

All of the common areas in Creekmoor are currently maintained by the Property Owner's Association. The proposed 7th amendment will not modify the maintenance of any of the common areas.

5. The adequacy or inadequacy of the amount and function of common open space in terms of the densities and dwelling types proposed in the plan; and

The requirement to provide 54% of the land area in Creekmoor in open space is not proposed to be modified by the 7th amendment. Common area is included in each proposed subdivision phase when said phase obtains final plat approval. The 54% open space remains adequate. Overall density in the subdivision has been reduced since the initial 2004 preliminary plan was approved.

6. Whether the preliminary development plan makes adequate provision for public services, provides adequate control over vehicular traffic, and furthers the amenities of light and air, recreation and visual enjoyment; and

The amended preliminary plan does make adequate provision for public services. The proposed 7th amendment does not modify any of the plans to provide public services.

7. Whether the preliminary development plan will have a substantially adverse effect on adjacent property and the development or conservation of the neighborhood area; and

The revised preliminary plan eliminates approved two-family dwelling units and establishes the area for single-family homes, which is similar to surrounding land uses.

8. Whether potential adverse impacts have been mitigated to the maximum practical extent; and

There are no potential adverse impacts created by the 7th amendment.

9. Whether the preliminary development plan represents such a unique development proposal that it could not have accomplished through the use of (non-PUD) conventional Unified Development Code; and

The preliminary development plan approved for the Creekmoor development could not have been accomplished without the use of PUD zoning. The Creekmoor development is unique in many ways, reflected by the diversity of housing and lots allowed within the subdivision.

10. The sufficiency of the terms and conditions proposed to protect the interest of the public and the residents of the PUD in the case of a plan that proposes development over a period of years.

The Creekmoor MOU and development agreements established with each phase of development serve to protect the interest of the public and residents of Creekmoor. Amending the preliminary development plan and the MOU to allow for removal of two-family dwelling units and replacing the land use with single-family dwelling units furthers the original intent of the Creekmoor PUD.

REVIEW OF INFORMATION AND SCHEDULE

<u>Action</u>	<u>Planning Commission</u>	<u>City Council</u>
Public Hearing	October 19, 2021	October 25, 2021

STAFF RECOMMENDATION

City Staff recommends the Planning and Zoning Commission accept the staff proposed findings of fact and forward Case #21032, 7th amendment to the Creekmoor Memorandum of Understanding, to the City Council with a recommendation for approval.

PLANNING AND ZONING COMMISSION RECOMMENDATION

The Planning and Zoning Commission, at its October 19, 2021 meeting, voted 8-0 to accept the staff proposed findings of fact and forward Case #21032, 7th amendment to the Creekmoor Memorandum of Understanding, to the City Council with a recommendation for approval.



**7th Amendment to the
Memorandum of Understanding
for
Creekmoor Subdivision**

- Initially approved January 26, 2004
- 1st Amendment approved June 26, 2006
- 2nd Amendment approved July 24, 2006
- 3rd Amendment approved July 23, 2007
- 4th Amendment approved July 27, 2015
- 5th Amendment approved June 13, 2016
- 6th Amendment approved November 25, 2019

MEMORANDUM OF UNDERSTANDING

THIS 7th AMENDMENT TO THE MEMORANDUM OF UNDERSTANDING ("MOU") FOR THE DEVELOPMENT OF CREEKMOOR SUBDIVISION ("CREEKMOOR") is made and entered into this 25th day of October, 2021, by and between Cooper Land Development, Inc., a Corporation organized and existing under the laws of the State of Arkansas, ("CLD"), and the City of Raymore, Missouri, a Municipal Corporation and Charter City under the laws of the State of Missouri ("City").

WHEREAS, CLD seeks to obtain approval from the City for an amendment to the Preliminary Plan and Memorandum of Understanding for Creekmoor to eliminate the remaining proposed two-family land use within the Creekmoor Subdivision; and,

WHEREAS, that CLD, herein defined, agrees to assume all subdivision development obligations of the City as described in this amendment, the 1st, 2nd, 3rd, 4th, 5th and 6th amendments, and the original MOU agreement; and,

WHEREAS, the City desires to ensure that CLD will accomplish certain things in order to protect the public health, safety and welfare.

NOW, THEREFORE, CLD and the City hereby agree that the Creekmoor Memorandum of Understanding, as approved on January 26, 2004, with the 1st amendment approved on June 26, 2006, the 2nd amendment approved on July 24, 2006, the 3rd amendment approved on July 23, 2007, the 4th amendment approved on July 27, 2015, the 5th amendment approved on June 13, 2016, and the 6th amendment approved on November 25, 2019 is hereby amended as follows:

1. Section 2B Preliminary Development Plan Proposed Land Use Summary is replaced with the following:

Category	Acres	%	Estimated Units	Maximum Units
Residential Single Family	336	33 34	883 954	1021
Residential Patio Homes	8 999	910	343	343
Residential Two Family	1 90	20	1 200	20 10
Common Areas	535.5	54		
School Site	20.5	2		
Totals	991	100	1346 1297	1565 1364

- 1) Common Areas include the land area that comprises Creekmoor Lake, Creekmoor Golf Course, Creekmoor Clubhouse, and the common area tracts identified on each final plat approved by the City.
2. Exhibit B, Creekmoor Preliminary Development Plan, dated 11/25/19, is replaced by the new plan dated 09/15/21.
3. Section 4. Public Improvements and Infrastructure, subsection B. iii: 163rd Street, is amended by the addition of the following:

163rd Street, from its intersection with Sunset Lane east to the east property line of Creekmoor, shall be constructed by CLD at the earliest of the following triggering events:
 - a. Any development that occurs east of the existing 20' sanitary sewer line running parallel to the stream to the east of Westbrook at Creekmoor 14th plat, with the exception of Eastbrooke at Creekmoor 3rd Plat; or
 - b. If the segment of 163rd Street is required to provide access to any lots within the Park Side Subdivision that is currently contemplated for development east of Sunset Lane; or
 - c. If 36-months have passed since the acceptance of the public infrastructure by the City Council for Eastbrooke at Creekmoor 3rd Plat; or
 - d. If 163rd Street is constructed from Madison Street to the east property line of the Creekmoor development.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the date first written above.

Kristofer P. Turnbow, Mayor



Cooper Land Development

ATTEST:

Erica Hill, City Clerk

ATTEST:

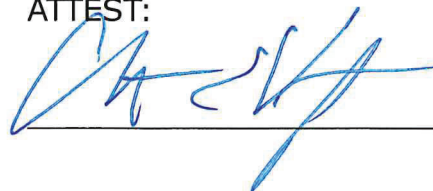


EXHIBIT B

09/15/21



KEY

	SINGLE FAMILY AND PATIO LOTS
	MULTI FAMILY
	TWO FAMILY
	LAKE COMMON AREA
	COMMON AREA
	SCHOOL SITE
	100 YEAR FLOOD LINE
	TREE CLUSTERS

RAYMORE LAND USE

CATEGORY	ACRES	%	ESTIMATED UNITS	MAXIMUM UNITS
RESIDENTIAL SINGLE FAMILY	327	35	950	1021
RESIDENTIAL PATIO HOMES	89	9	343	278
RESIDENTIAL TWO FAMILY				
COMMON AREAS	535.5	54		
SCHOOL SITE	20.5	2		
TOTALS	991		1293	1565

NOTE: 1. COMMON AREAS REPRESENT 54% OF TOTAL AREA.
 2. MAXIMUM LIVING UNITS REPRESENTED IN EACH PHASED PARCEL EXCEPT PATIO HOMES ARE 20 PERCENT MORE THAN THE ESTIMATED LIVING UNITS.





CITY OF RAYMORE
AGENDA ITEM INFORMATION FORM

DATE: October 25, 2021

SUBMITTED BY: Mike Krass

DEPARTMENT: Public Works

<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 3657 Establishing No Parking Signs

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
November 2021	December 2021

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

During the development review process for the Sunset Plaza townhome development there was discussion on prohibiting parking on Sunset Lane north of Pine Street. Several neighboring residents and Planning Commission members expressed concern about having on-street parking along Sunset Lane with the impacts of increasing traffic and driveway access to the units facing Sunset Lane. While the site plan for the townhome units facing Sunset Lane provide an excess of parking for the units, staff shares the concern for visibility along Sunset Lane as it curves toward the intersection at 58 Highway. It is staff's recommendation that parking be prohibited along Sunset Lane between Pine Street and 58 Highway to ensure wide and open travel lanes exist along Sunset Lane.

BILL 3657

ORDINANCE

"AN ORDINANCE AMENDING THE CITY TRAFFIC ENGINEER'S 'SCHEDULE III: PARKING LIMITED OR PROHIBITED' TO ESTABLISH NO PARKING SIGNS WITHIN THE CITY LIMITS OF RAYMORE, CASS COUNTY, MISSOURI."

WHEREAS, the City Council of the City of Raymore finds and declares that No Parking signs should be established for the purpose of securing and promoting the public safety, health, and general welfare of persons in the City of Raymore in their use of public right-of-ways.

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

Section 1. City Council directs the City Manager and City Traffic Engineer to amend "Schedule III: Parking Limited or Prohibited" as follows:

No Parking on northbound and/or southbound Sunset Lane between 58 Highway to Pine Street.

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 OCTOBER 2021.

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

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

ATTEST:

APPROVE:

Erica Hill, City Clerk

Kristofer P Turnbow, Mayor

Date of Signature



CITY OF RAYMORE
AGENDA ITEM INFORMATION FORM

DATE: Oct. 25, 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 3663: Eastbrooke at Creekmoor Third Final Plat

STRATEGIC PLAN GOAL/STRATEGY

3.2.4: Provide quality, diverse housing options that meet the needs of our community.

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:	Planning and Zoning Commission
Date:	Oct. 19, 2021
Action/Vote:	Approval, 8-0

LIST OF REFERENCE DOCUMENTS ATTACHED

Staff Report Development Agreement Final Plat Drawing

REVIEWED BY:

Jim Feuerborn

BACKGROUND / JUSTIFICATION

Ernie Deaton, representing Cooper Land Development Inc. filed a request for final plat approval for Eastbrooke at Creekmoor Third Plat, a 44-lot single-family development proposed west of Madison Street and south of Hampstead Drive. The development agreement outlines the requirements of the developer in completion of this phase of the subdivision.

BILL 3663

ORDINANCE

"AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, APPROVING THE EASTBROOKE AT CREEKMOOR THIRD PLAT."

WHEREAS, the Planning and Zoning Commission met and reviewed this request and submits a recommendation of approval on the application to the City Council of the City of Raymore, Missouri; and

WHEREAS, the City Council of the City of Raymore, Missouri, in accordance with the provisions of the Raymore Unified Development Code, held a meeting to approve the dedication to the public use of any street or ground shown upon the plat; and

WHEREAS, the City Council of the City of Raymore, Missouri, finds and declares that the provisions contained and enacted are for the purposes of securing and promoting the public safety, health, and general welfare of persons in the City of Raymore in their use of public rights-of-ways.

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

Section 1. The City Council makes its findings of fact as contained in the staff report and accepts the recommendation of the Planning and Zoning Commission.

Section 2. That the subdivision known as Eastbrooke at Creekmoor Third Plat Lots 76 through 119, and Tracts G & H, is approved for the tract of land described below:

ALL THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 46 NORTH, RANGE 32 WEST, IN RAYMORE, CASS COUNTY, MISSOURI BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 2°29'43" WEST, ALONG THE EAST LINE OF SAID QUARTER, A DISTANCE OF 1,327.58 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SOUTHEAST QUARTER AND THE SOUTHEAST CORNER OF EASTBROOKE AT CREEKMOOR 1ST PLAT, A SUBDIVISION IN SAID CITY, COUNTY AND STATE; THENCE NORTH 88°02'53" WEST, ALONG THE SOUTH LINE OF SAID QUARTER QUARTER AND OF SAID 1ST PLAT AND OF EASTBROOKE AT CREEKMOOR 2ND PLAT, A SUBDIVISION IN SAID CITY, COUNTY AND STATE, A DISTANCE OF 1257.60' TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SOUTHEAST QUARTER AND THE POINT OF BEGINNING OF THE PART TO BE DESCRIBED HEREIN; THENCE SOUTH 2°29'14" WEST, ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER QUARTER, A DISTANCE OF 1,069.56 FEET; THENCE NORTH 88°05'17" WEST, A DISTANCE OF 389.02 FEET; THENCE SOUTH 1°54'43" WEST, A DISTANCE OF 30.18 FEET; THENCE SOUTH 87°26'19" WEST, A DISTANCE OF 187.12 FEET TO A POINT ON THE WESTERLY LINE OF A 20 FOOT WIDE SEWER EASEMENT RECORDED IN BOOK 1226 AT PAGE 9; THENCE NORTH 31°09'45" WEST, THIS AND THE FOLLOWING COURSE ALONG SAID WESTERLY EASEMENT LINE, A DISTANCE OF 65.32 FEET; THENCE NORTH 8°42'59" WEST, A DISTANCE OF 595.55 FEET; THENCE NORTH 47°12'16" EAST, A DISTANCE OF 404.35 FEET; THENCE NORTH 11°10'17" EAST, A DISTANCE OF 372.86 FEET; THENCE NORTH 2°36'35" EAST, A DISTANCE OF 176.20 FEET; THENCE NORTH 40°28'00" EAST, A DISTANCE OF 51.33 FEET; THENCE NORTH 12°48'51" EAST, A DISTANCE OF 33.07 FEET; THENCE SOUTH 42°51'01" EAST, A DISTANCE OF 72.71 FEET; THENCE NORTH 42°12'42" EAST, A DISTANCE OF 99.42 FEET; THENCE NORTH 47°47'18" WEST, A DISTANCE

OF 93.18 FEET; THENCE NORTHWESTERLY ALONG A CURVE TO THE LEFT TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 450.25 FEET, A CENTRAL ANGLE OF 44°13'41" AND AN ARC DISTANCE OF 347.56 FEET; THENCE SOUTH 87°59'01" WEST, A DISTANCE OF 155.70 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF HAMPSTEAD DRIVE AS ESTABLISHED BY THE PLAT OF EDGEWATER AT CREEKMOOR, SEVENTH PLAT, A SUBDIVISION IN SAID CITY, COUNTY AND STATE; THENCE NORTH 2°00'59" WEST, ALONG THE EASTERLY LINE OF LAST SAID SUBDIVISION, A DISTANCE OF 50.00 FEET; THENCE NORTH 87°59'01" EAST, A DISTANCE OF 155.70 FEET; THENCE SOUTHEASTERLY ALONG A CURVE TO THE RIGHT TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 500.25 FEET, A CENTRAL ANGLE OF 44°13'41" AND AN ARC DISTANCE OF 386.16 FEET; THENCE SOUTH 47°47'18" EAST, A DISTANCE OF 159.07 FEET; THENCE NORTHEASTERLY ALONG A CURVE TO THE LEFT TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 14.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND AN ARC DISTANCE OF 21.99 FEET; THENCE SOUTH 47°47'18" EAST, A DISTANCE OF 50.00 FEET; THENCE SOUTHEASTERLY, ALONG A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF SOUTH 42°12'42" WEST, A RADIUS OF 14.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND AN ARC DISTANCE OF 21.99 FEET; THENCE SOUTH 47°47'18" EAST, A DISTANCE OF 196.22 FEET TO A POINT ON THE WESTERLY BOUNDARY OF SAID EASTBROOKE 2ND PLAT; THENCE SOUTH 42°12'42" WEST, THIS AND SUBSEQUENT COURSES FOLLOWING THE EXTERIOR BOUNDARY OF SAID 2ND PLAT, A DISTANCE OF 141.28 FEET; THENCE SOUTH 11°17'43" WEST, A DISTANCE OF 36.09 FEET; THENCE SOUTH 51°19'07" EAST, A DISTANCE OF 77.27 FEET; THENCE SOUTH 23°14'40" WEST, A DISTANCE OF 85.65 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER QUARTER AND THE MOST SOUTHWESTERLY CORNER OF SAID 2ND PLAT; THENCE SOUTH 88°02'53" EAST, ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER QUARTER AND THE NORTH LINE OF SAID SOUTHWEST QUARTER QUARTER, A DISTANCE OF 3.34 FEET TO THE POINT OF BEGINNING. CONTAINING 847,564 SQUARE FEET OR 19.457 ACRES, MORE OR LESS.

Section 3. The Development Agreement between the City of Raymore, Missouri and Cooper Land Development, Inc.. is approved and the City Manager is directed to execute said agreement on behalf of the City of Raymore, Missouri.

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 25TH DAY OF OCTOBER, 2021.

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

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

ATTEST:

APPROVE:

Erica Hill, City Clerk

Kristofer P. Turnbow, Mayor

Date of Signature

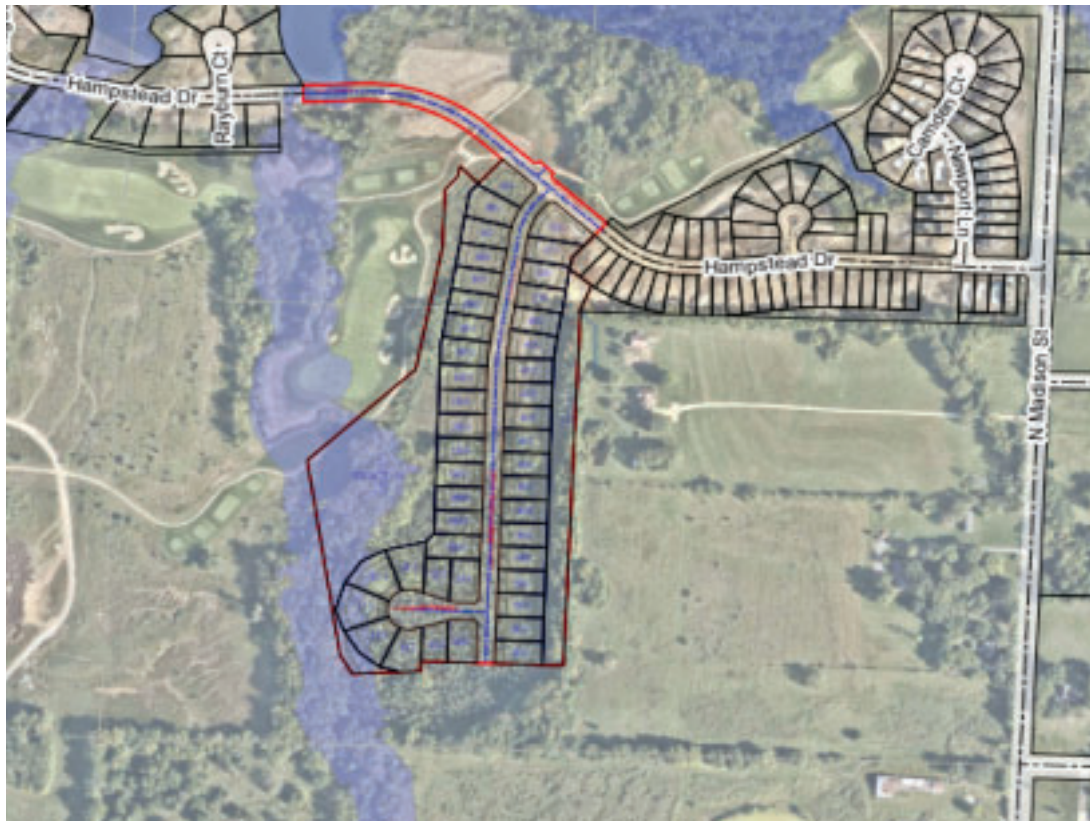


To: City Council
From: Planning and Zoning Commission
Date: October 25, 2021
Re: Case #21034: Eastbrooke at Creekmoor - Third Plat - Lots 76-119 and Tracts G and H

GENERAL INFORMATION

Applicant/ Cooper Land Development
Property Owner: % Ernie Deaton
903 N. 47th Street, Ste 101
Rogers, AR 72756

Property Location: W of N. Madison Street along South of Hampstead Drive



Existing Zoning: PUD Planned Unit Development District

Existing Surrounding Zoning: North: PUD - Planned Unit Development District
South: PUD- Planned Unit Development District
East: RE - Rural Estate District
West: PUD - Planned Unit Development District

Existing Surrounding Uses: North: Creekmoor PUD
South: Creekmoor PUD
East: Residential
West: Creekmoor PUD

Total Tract Size: 19.457 acres

Total Number of Lots: 44 Lots and 2 Tracts

Density – units per Acre: 4

Growth Management Plan: The Future Land Use Map of the current Growth Management Plan designates this property as appropriate for residential development.

Major Street Plan: The Major Thoroughfare Plan Map classifies N. Madison Street as a major collector road. Hampstead Drive is classified as a minor collector road.

Advertisement: City Ordinance does not require advertisement for Final Plats.

Public Hearing: City Ordinance does not require a public hearing for Final Plats

PROPOSAL

Outline of Requested Action: The applicant seeks to obtain Final Plat approval for *Eastbrooke at Creekmoor, Third Final Plat - Lots 76-119 and Tracts G and H*

City Ordinance Requirements: In order for the applicant to accomplish the aforementioned action they must meet the provisions of the Unified Development Code. Chapter 470 of the Unified Development Code outlines the requirements and actions that need to be taken in order to final plat property, specifically, Section 470.130.

PREVIOUS ACTIONS ON OR NEAR THE PROPERTY

1. The property was rezoned to PUD Planned Unit Development District in January 2004. The rezoning to PUD included approval of the preliminary plan and a signed Memorandum of Understanding (MOU).
2. The Eastbrooke at Creekmoor - First Final Plat to the east was recorded August, 18, 2020.
3. The Eastbrooke at Creekmoor- Second Final Plat to the northeast was approved on May 24, 2021.

ENGINEERING DIVISION COMMENTS

The Engineering Division indicated the proposed final plat complies with the design standards of the City of Raymore and recommends approval of the final plat.

STAFF COMMENTS

1. The current bulk and dimensional standards for this phase of the “PUD” Planned Unit Development zoning district, was established by the 3rd amendment to the Creekmoor MOU, approved on July 23, 2007, are as follows:

Minimum Lot Area	
per lot	Interior: 5,500 sq. ft Exterior: 6,050 sq. ft
per dwelling unit	Interior: 5,500 sq.ft Exterior: 6,050 sq. ft
Minimum Lot Width (feet)	Interior Lot: 50 ft Exterior Lot: 55 ft
Minimum Lot Depth (feet)	100
Yards, Minimum (feet)	
front	25
rear	25
side corner	15

side	7.5
Maximum Building Height (feet)	35
Maximum Building Coverage (%)	40

2. The lot sizes within Eastbrooke Third are increased over the existing lots within the First and Second phase of Eastbrooke. The lot sizes in Eastbrooke Third are comparable to the lot sizes within the seven phases of Edgewater at Creekmoor..
3. An amendment to the Creekmoor Memorandum of Understanding has been filed coincident with the Eastbrooke Third Final Plat. The proposed Third plat is compliant with or without the MOU amendment approval.

PLANNING COMMISSION PROPOSED FINDINGS OF FACT

Section 470.130 of the Unified Development Code states that the Planning and Zoning Commission will recommend approval and the City Council will approve the final plat if it finds the final plat:

1. is substantially the same as the approved preliminary plat;

The proposed final plat is substantially the same as the approved preliminary plan.

2. complies with all conditions, restrictions and requirements of this Code and of all other applicable ordinances and design standards of the City; and;

The proposed final plat does comply with all conditions, restrictions and requirements of the Unified Development Code and all other applicable ordinances and design standards for the City.

3. complies with any condition that may have been attached to the approval of the preliminary plat.

The proposed plat complies with the conditions of the Memorandum of Understanding that was attached to the approval of the preliminary plat.

REVIEW OF INFORMATION AND SCHEDULE

<u>Action</u>	<u>Planning Commission</u>	<u>City Council 1st</u>	<u>City Council 2nd</u>
	October 19, 2021	October 25, 2021	November 8, 2021

STAFF RECOMMENDATION

Staff recommends that the Planning and Zoning Commission accept the staff proposed findings of fact and forward Case #21034 Eastbrooke at Creekmoor - Third Final Plat to the City Council with a recommendation of approval subject to the following condition:

1. Prior to submitting the final plat drawing for City signatures for recording purposes, Camden Court shall be renamed as this street name already exists in the City limits.
2. The final public Infrastructure plans for the subdivision shall reflect a relocation of the fire hydrant to be on Lot 115.

PLANNING AND ZONING COMMISSION RECOMMENDATION

The Planning and Zoning Commission, at its October 19, 2021 meeting, voted 8-0 to accept staff proposed findings of fact and forward case #21034 Eastbrook at Creekmoor - Third Plat to the City Council with a recommendation of approval.



Development Agreement

For

***Eastbrooke at Creekmoor Third Final Plat
Lots 76 thru 119
and Tracts G & H***

Legal Description Contained on Page 2 & 3

**Between Cooper Land Development, Inc., Grantor
and**

**City of Raymore, Grantee
100 Municipal Circle
Raymore, MO 64083**

November 8, 2021

DEVELOPMENT AGREEMENT

THIS AGREEMENT MADE THIS 8th day of November, 2021, by and between, **Cooper Land Development, Inc.** hereinafter referred to as "Sub-divider" and the City of Raymore, Missouri, a Municipal Corporation, hereinafter referred to as "City".

WHEREAS, Sub-divider seeks to obtain approval from the City for a subdivision to be known as **Eastbrooke at Creekmoor Third Final Plat Lots 76 thru 119 and Tracts G & H** which is located in the City of Raymore, Cass County, Missouri, and;

WHEREAS, the Sub-divider, herein defined, agrees to assume all subdivision development obligations of the City as described in this agreement, and;

WHEREAS, the City desires to ensure that the Sub-divider will accomplish certain things in order to protect the public health, safety and welfare.

NOW, THEREFORE, in consideration of the promises and covenants herein set forth, and receipt by the City of fees and costs as stated herein, the parties agree as follows:

GEOGRAPHIC LOCATION:

1. The terms of this agreement apply to the following property and all portions thereof: **Eastbrooke at Creekmoor Third Final Plat Lots 76 thru 119 and Tracts G & H**

ALL THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 46 NORTH, RANGE 32 WEST, IN RAYMORE, CASS COUNTY, MISSOURI BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 2°29'43" WEST, ALONG THE EAST LINE OF SAID QUARTER, A DISTANCE OF 1,327.58 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SOUTHEAST QUARTER AND THE SOUTHEAST CORNER OF EASTBROOKE AT CREEKMOOR 1ST PLAT, A SUBDIVISION IN SAID CITY, COUNTY AND STATE; THENCE NORTH 88°02'53" WEST, ALONG THE SOUTH LINE OF SAID QUARTER AND OF SAID 1ST PLAT AND OF EASTBROOKE AT CREEKMOOR 2ND PLAT, A SUBDIVISION IN SAID CITY, COUNTY AND STATE, A DISTANCE OF 1257.60' TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SOUTHEAST QUARTER AND THE POINT OF BEGINNING OF THE PART TO BE DESCRIBED HEREIN; THENCE SOUTH 2°29'14" WEST, ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1,069.56 FEET; THENCE NORTH 88°05'17" WEST, A DISTANCE OF 389.02 FEET; THENCE SOUTH 1°54'43" WEST, A DISTANCE OF 30.18 FEET; THENCE SOUTH 87°26'19" WEST, A DISTANCE OF 187.12 FEET TO A POINT ON THE WESTERLY LINE OF A 20 FOOT WIDE SEWER EASEMENT RECORDED IN BOOK 1226 AT PAGE 9; THENCE NORTH 31°09'45" WEST, THIS AND THE FOLLOWING COURSE ALONG SAID WESTERLY EASEMENT LINE, A DISTANCE OF 65.32 FEET; THENCE NORTH 8°42'59" WEST, A DISTANCE OF 595.55 FEET; THENCE NORTH 47°12'16" EAST, A DISTANCE OF 404.35 FEET; THENCE NORTH 11°10'17" EAST, A DISTANCE OF 372.86 FEET; THENCE NORTH 2°36'35" EAST, A DISTANCE OF 176.20 FEET; THENCE NORTH 40°28'00" EAST, A DISTANCE OF 51.33 FEET; THENCE NORTH 12°48'51" EAST, A DISTANCE OF 33.07 FEET; THENCE SOUTH 42°51'01" EAST, A DISTANCE OF 72.71 FEET; THENCE NORTH 42°12'42" EAST, A DISTANCE OF 99.42 FEET; THENCE NORTH 47°47'18" WEST, A DISTANCE OF 93.18 FEET; THENCE NORTHWESTERLY ALONG A CURVE TO THE LEFT TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 450.25 FEET, A CENTRAL ANGLE OF 44°13'41" AND AN

ARC DISTANCE OF 347.56 FEET; THENCE SOUTH 87°59'01" WEST, A DISTANCE OF 155.70 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF HAMPSTEAD DRIVE AS ESTABLISHED BY THE PLAT OF EDGEWATER AT CREEKMOOR, SEVENTH PLAT, A SUBDIVISION IN SAID CITY, COUNTY AND STATE; THENCE NORTH 2°00'59" WEST, ALONG THE EASTERLY LINE OF LAST SAID SUBDIVISION, A DISTANCE OF 50.00 FEET; THENCE NORTH 87°59'01" EAST, A DISTANCE OF 155.70 FEET; THENCE SOUTHEASTERLY ALONG A CURVE TO THE RIGHT TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 500.25 FEET, A CENTRAL ANGLE OF 44°13'41" AND AN ARC DISTANCE OF 386.16 FEET; THENCE SOUTH 47°47'18" EAST, A DISTANCE OF 159.07 FEET; THENCE NORTHEASTERLY ALONG A CURVE TO THE LEFT TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 14.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND AN ARC DISTANCE OF 21.99 FEET; THENCE SOUTH 47°47'18" EAST, A DISTANCE OF 50.00 FEET; THENCE SOUTHEASTERLY, ALONG A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF SOUTH 42°12'42" WEST, A RADIUS OF 14.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND AN ARC DISTANCE OF 21.99 FEET; THENCE SOUTH 47°47'18" EAST, A DISTANCE OF 196.22 FEET TO A POINT ON THE WESTERLY BOUNDARY OF SAID EASTBROOKE 2ND PLAT; THENCE SOUTH 42°12'42" WEST, THIS AND SUBSEQUENT COURSES FOLLOWING THE EXTERIOR BOUNDARY OF SAID 2ND PLAT, A DISTANCE OF 141.28 FEET; THENCE SOUTH 11°17'43" WEST, A DISTANCE OF 36.09 FEET; THENCE SOUTH 51°19'07" EAST, A DISTANCE OF 77.27 FEET; THENCE SOUTH 23°14'40" WEST, A DISTANCE OF 85.65 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER QUARTER AND THE MOST SOUTHWESTERLY CORNER OF SAID 2ND PLAT; THENCE SOUTH 88°02'53" EAST, ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER QUARTER AND THE NORTH LINE OF SAID SOUTHWEST QUARTER QUARTER, A DISTANCE OF 3.34 FEET TO THE POINT OF BEGINNING. CONTAINING 847,564 SQUARE FEET OR 19.457 ACRES, MORE OR LESS.

REQUIRED IMPROVEMENTS:

1. In accordance with the policies and ordinances of the City, the public improvements described herein shall be constructed and installed on the terms and conditions hereinafter contained. Public improvements within the Subdivision will be installed in accordance with the City of Raymore Standard Contract Documents and Technical Specifications & Design Criteria for Utility and Street Construction dated December 2017.
2. The public improvements are to be designed and installed at the Sub-divider's expense by the Sub-divider and are hereinafter referred to as "Improvements".
3. It shall be the obligation of the Sub-divider to furnish to the City plans and specifications for construction of the Improvements. Before any construction is commenced, the City Public Works Director shall approve plans and specifications for the Improvements. Once the City Public Works Director has approved the plans, any changes to the plans must be submitted to the City Public Works Director for approval.
4. The Sub-divider shall submit the appropriate grading/site/erosion control plan including appropriate sidewalk, meter elevations, and manhole elevations to the City Public Works Director for approval for development of the project. Before any construction is commenced within that phase, the City Public Works Director must approve plans for all required Improvements. It shall be the Sub-divider's responsibility to assure compliance with grading plans.

5. The Sub-divider shall provide a copy of all required State and Federal permits to the City Public Works Director prior to issuance of any City permits.
6. The Sub-divider shall provide and pay for all engineering and surveying necessary to design and construct the Improvements. The Sub-divider shall pay for all other engineering and surveying necessary to design and construct other improvements to the property.
7. The Sub-divider shall install stormwater quality features in the island of the cul-de-sac in accordance with plans approved by the Public Works Director. Said features shall be installed as part of the installation of the public Improvements. The Creekmoor POA will be responsible for the maintenance of these features.
8. The Sub-divider agrees to submit a street light plan for City approval and pay the cost of providing and installing the streetlights in accordance with the approved street light plan. The required street lights shall be installed and shall be operational prior to the acceptance of the Improvements for the subdivision.
9. The Sub-divider, in the interest of the general health, welfare and safety of the Citizens of Raymore, agrees to have installed, at their cost, any traffic control devices determined to be necessary by City Staff (410.340). The technical specifications and design criteria are set forth in Public Works Department Policies 120 thru 122 and 129, Street Signage and Traffic Control Devices. The improvement must be installed prior to the City releasing any building permits.
10. The Sub-divider, in the interest of the general health, welfare and safety of the Citizens of Raymore, agree to have installed, at their cost, all required street name signage determined to be necessary by City Staff (410.340). The technical specifications and design criteria are set forth in Public Works Department Policies 120 thru 122 and 129, Street Signage and Traffic Control Devices. The improvement must be installed prior to the City releasing any building permits.

INSTALLATION AND MAINTENANCE

1. Prior to the issuance of building permits, the Sub-divider shall install all Improvements as shown on approved engineering plans of said subdivision and the City Council shall have accepted by Resolution all Improvements.
2. The Sub-divider shall be responsible for the maintenance of the Improvements for a period of two years after acceptance thereof by the City, in accordance with the City specifications and policies.
3. The Sub-divider agrees to provide the City of Raymore “as-built” plans for all Improvements as indicated on the aforementioned plans. Said plans shall be considered a part of the Improvements, for the purpose of acceptance by the City.

4. Prior to acceptance of the Improvements a waiver of mechanic's lien shall be submitted to the City. The Sub-divider will indemnify and save the City harmless from all claims growing out of the lawful demands of subcontractors, laborers, workers, mechanics, and furnishers of machinery and parts thereof, equipment, tools, and all suppliers, incurred in the furtherance of the performance of the work. The Sub-divider shall, at the City's request, furnish satisfactory evidence that all obligations of the nature designated above have been paid, discharged or waived.

FEES, BONDS & INSURANCE

1. The Sub-divider agrees to pay to the City a 1% Plan Review Fee and 5% Construction Inspection Fee based on the project engineer's estimate or contract development costs of all Improvements as shown on approved engineering plans of said subdivision. The City Public Works Director shall review and determine that the costs, as presented, are reasonable. A list of these fees is provided in Attachment A.

2. The Sub-divider agrees to indemnify the City with a Certificate of Insurance as required in the Unified Development Code of the City of Raymore.

3. The Sub-divider agrees to furnish performance bonds as required in the Unified Development Code of the City of Raymore.

4. Prior to acceptance of Improvements within said subdivision, Sub-divider will provide a guarantee in the form of a Maintenance Bond that is satisfactory to the City Public Works Director. This guarantee shall be based on 50% of the cost of all Improvements shown on approved engineering plans and shall be for a period of two years after acceptance by the City.

5. The Sub-divider agrees to pay to the City a \$9 per acre fee for the placement and maintenance of outdoor warning sirens. The cost of these fees is provided in Attachment A.

6. Fees in lieu of parkland dedication will be paid by the home builder at the time a building permit is issued. The total fee due for **Eastbrooke at Creekmoor Third Final Plat Lots 76 thru 119 and Tracts G & H is \$6,324.12 (Six Thousand Three Hundred and Twenty-Four dollars and Twelve Cents)**. Fees paid at the time building permit applications are to be made at a rate of **One Hundred Forty-Three dollars and seventy-three cents (\$143.73) per dwelling unit**.

7. Per Ordinance #20004, the license (excise) tax for building contractors will be charged at the time of building permits at the applicable rate at the time each building permit application is approved.

ADDITIONAL REQUIREMENTS

1. The Sub-divider agrees to comply with the regulations and policies of the utility companies having facilities within the City limits.
2. All sidewalks shall be five-feet (5') in width and shall be installed on each lot prior to the issuance of a Certificate of Occupancy on the lot.
3. The Sub-divider agrees to establish a homeowners association or other similar mechanism approved by the City to perpetually maintain all common area tracts within ***Eastbrooke at Creekmoor Third Plat Lots 76 through 119, and Tracts G & H.***

GENERAL PROVISIONS

1. The parties agree that execution of this agreement in no way constitutes a waiver of any requirements of applicable City ordinances with which the Sub-divider must comply and does not in any way constitute prior approval of any future proposal for development.
2. The covenants herein shall run with the land described in this agreement and shall be binding and ensure to the benefit of the parties hereto and their successors or assigns and on any future and subsequent purchasers.
3. This agreement shall constitute the entire agreement between the parties and any modification hereof shall be in writing, subject to the approval of the parties.
4. If, at any time, any part hereof has been breached by Sub-divider, the City may withhold approval of any or all building permits applied for in the subdivision, until breach or breaches has or have been cured.
5. This agreement shall be recorded by the Sub-divider and its covenants shall run with the land and shall bind the parties, their assigns and successors in interest and title.
6. Any provision of this agreement which is not enforceable according to law will be severed herefrom and the remaining provisions shall be enforced to the fullest extent permitted by law.
7. The undersigned represent that they each have the authority and capacity from the respective parties to execute this Agreement. This Agreement shall not be effective until approved by ordinance duly enacted by the City Council of the City of Raymore, Missouri.

8. The Sub-divider hereby warrants and represents to the City as inducement to the City's entering into this Agreement, that the Sub-divider's interest in the Subdivision is as a fee owner.

9. The Sub-divider and City acknowledge the Memorandum of Understanding for Creekmoor Subdivision, executed by both parties and approved by City Council on January 26, 2004, June 26, 2006, July 24, 2006, July 23, 2007, July 27, 2015, and November 25, 2019 remains in effect.

10. The Sub-divider and the City acknowledge that if the 7th amendment to the Memorandum of Understanding is approved by the City Council and properly executed that all provisions of the 7th amendment shall be complied with.

11. Whenever in this agreement it shall be required or permitted that Notice or demand be given or served by either party to this agreement to or on the other party, such notice or demand shall be delivered personally or mailed by certified United States mail (return receipt requested) to the addresses hereinafter set forth. Such notice or demand shall be deemed timely given when delivered personally or when deposited in the mail in accordance with the above.

If to the City, at:

City Manager
100 Municipal Circle
Raymore, MO 64083

If to the Sub-divider, at:

William H. Kennedy, III, Esq.
903 North 47th Street.
Rogers, AR 72756

12. The Sub-divider acknowledges that this plat will expire within one year of the date the Raymore City Council approves an ordinance approving **Eastbrooke at Creekmoor Third Final Plat Lots 76 thru 119 and Tracts G & H**; and that failure for any reason to record the plat does not obligate the City to re-approve the plat no matter what improvements may have been completed in furtherance of the current plat known as **Eastbrooke at Creekmoor Third Final Plat Lots 76 thru 119 and Tracts G & H**.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the date first written above.

(SEAL)

THE CITY OF RAYMORE, MISSOURI

Jim Feuerborn, City Manager

Attest:

Erica Hill, City Clerk

Sub-divider – Signature

Printed Name

Sub-divider – Signature

Printed Name

Subscribed and sworn to me on this
the _____ day of _____ 20__
in the County of _____,
State of _____.

Stamp:

Notary Public: _____ My Commission Expires: _____

Attachment A

FEE CALCULATION FOR EASTBROOKE AT CREEKMOOR THIRD PLAT

Total Cost for 'New' Public Improvements: \$xxxxx

All fees and deposits shall be paid prior to recording the final plat. The land disturbance permit fee and erosion control financial security deposit shall be paid prior to commencement of any land disturbance activity (site grading), or if no land disturbance activity started prior to recording of final plat, paid at time of recording final plat.

1	Land Disturbance Permit Fee. [455.010B] 01-00-4170-0000 If fee paid prior to recording of plat, receipt # _____ <i>*must be paid prior to issuance of a land disturbance permit</i>	\$500.00
2	Erosion Control Financial Security Deposit: Developer shall provide financial security for erosion control in the amount of \$1,000 per acre. The first \$5,000 of the financial security must be by cash deposit to the City. [455.010F] 60-00-2811-0000 If deposit paid prior to recording of plat, receipt# _____ <i>*must be paid prior to issuance of a land disturbance permit</i>	\$
	Additional erosion control financial security (The remaining deposit above the first \$5,000 due can be paid in cash) [455.010F]: (ac. total disturbed) If deposit paid prior to recording of plat, receipt# _____ If letter of credit submitted: financial institution: _____ renewal date of letter of credit: _____ <i>*must be paid prior to issuance of a land disturbance permit</i>	\$
3	Infrastructure Construction Plan Review Fee: An amount equal to one percent (1%) of the estimated public improvement costs performed by the developer. [445.020H1] 01-00-4182-0000 <i>*must be paid prior to issuance of a construction permit</i>	\$
4	Infrastructure Construction Inspection Fee: An amount equal to five percent (5%) of the estimated public improvement costs performed by the developer. [445.020H2] 01-00-4165-0000 <i>*must be paid prior to issuance of a construction permit</i>	\$
5	Emergency Outdoor Warning Siren Fee: \$9.00 per acre (19.457 acres) [Schedule of Fees and Charges] 01-00-4185-0000	\$175.12

TOTAL FEES TO BE PAID PRIOR TO RECORDING PLAT.....\$
TOTAL FEES TO BE PAID PRIOR TO ISSUANCE OF A LAND
DISTURBANCE PERMIT..... \$
TOTAL FEES TO BE PAID PRIOR TO ISSUANCE OF A
CONSTRUCTION PERMIT FOR PUBLIC IMPROVEMENTS.....\$175.12



CITY OF RAYMORE
AGENDA ITEM INFORMATION FORM

DATE: Oct. 25, 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 3664: Replat of Stegmaier Acres Lot 2

STRATEGIC PLAN GOAL/STRATEGY

3.2.4: Provide quality, diverse housing options that meet the needs of our community.

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:	Planning and Zoning Commission
Date:	Oct. 19, 2021
Action/Vote:	Approval, 8-0

LIST OF REFERENCE DOCUMENTS ATTACHED

Staff Report Final Plat Drawing

REVIEWED BY:

Jim Feuerborn

BACKGROUND / JUSTIFICATION

Pam Hatcher filed a request for final plat approval for the Replat of Lot 2 of Stegmaier Acres, located at 1403 N. Madison Street. The replat creates a total of 4 lots with access off N. Madison Street. The Hatcher residence exists on Lot 3, with proposed homes to be built on Lots 4 and 5. Lot 2, being the east 1/2 of the tract, will remain as undeveloped land.

BILL 3664

ORDINANCE

"AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, APPROVING THE STEGMAIER ACRES LOTS 3-5 FINAL PLAT."

WHEREAS, the Planning and Zoning Commission met and reviewed this request and submits a recommendation of approval on the application to the City Council of the City of Raymore, Missouri; and

WHEREAS, the City Council of the City of Raymore, Missouri, in accordance with the provisions of the Raymore Unified Development Code, held a meeting to approve the dedication to the public use of any street or ground shown upon the plat; and

WHEREAS, the City Council of the City of Raymore, Missouri, finds and declares that the provisions contained and enacted are for the purposes of securing and promoting the public safety, health, and general welfare of persons in the City of Raymore in their use of public rights-of-ways.

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

Section 1. The City Council makes its findings of fact as contained in the staff report and accepts the recommendation of the Planning and Zoning Commission.

Section 2. That the subdivision known as Stegmaier Acres Lots 3-5 is approved for the tract of land described below:

ALL OF LOT 2, STEGMAIER ACRES, A SUBDIVISION, IN RAYMORE, CASS COUNTY, MISSOURI.

Section 3. 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 4. 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 OCTOBER, 2021.

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

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

ATTEST:

APPROVE:

Erica Hill, City Clerk

Kristofer P. Turnbow, Mayor

Date of Signature



To: City Council
From: Planning and Zoning Commission
Date: October 25, 2021
Re: Case #21033 - Stegmaier Acres Replat Lot 2 - Minor Plat

GENERAL INFORMATION

Applicant: William and Pam Hatcher

Property Owner: 1403 N. Madison Street, Raymore, MO 64083

Property Location: 1403 N. Madison Street - Stegmaier Acres Lot 2

2021 Aerial Photograph:



Site Photographs:



View looking east from Madison at proposed driveway location



View looking east - proposed driveway location south of house



View looking east at proposed driveway south of existing solar panels



View looking north at proposed easement area for driveway to front of lots



View looking northwest at area for proposed lots

Existing Zoning: “RE” Rural Estate District

Existing Surrounding Uses: **North:** Residential
 South: Residential/Agricultural
 East: Agricultural
 West: Residential

Total Tract Size: 32 acres

Total Number of Lots: 3

Growth Management Plan: The Future Land Use Plan Map contained within the 2013 Growth Management Plan designates this property as appropriate for low-density residential development.

Major Street Plan: The Major Thoroughfare Plan has Madison Street classified as a Major Collector.

Advertisement: City Ordinance does not require a public hearing for Minor Plats.

Public Hearing: City Ordinance does not require a public hearing for Minor Plats.

PROPOSAL

Outline of Requested Action: The applicant seeks to obtain final plat approval for Stegmaier Acres Lots 3-5.

City Ordinance Requirements: In order for the applicant to accomplish the aforementioned action they must meet the provisions of this Unified Development Code. Chapter 470 of the Unified Development Code outlines the requirements and actions that need to be taken in order to final plat property, specifically, Section 470.130.

ENGINEERING DIVISION COMMENTS

The Engineering Department has reviewed the application and recommends approval of the proposed plat.

PREVIOUS ACTIONS ON OR NEAR THE PROPERTY

1. The property is legally described as Lot 2 of Stegmaier Acres, a subdivision that was approved on October 28, 1985.
2. The zoning of the property was reclassified from "A" Agricultural District to "RE" Rural Estate District on October 27, 2009.
3. A variance was approved by the Board of Adjustments on August 17th, 2021 regarding the lot frontage requirements on a public street. Approval of the variance allows the two proposed 3-acre lots to have access provided by an easement located on the southern property line and allows for single family homes to be constructed.

STAFF COMMENTS

1. The proposed final plat application would be an eligible candidate for the 34th amendment regarding minor platting. This replat would be a candidate for an administrative review if the 34th amendment is approved.
2. The proposed lots comply with the development standards of the existing "RE" Rural Estate zoning designation of the property.

PLANNING COMMISSION PROPOSED FINDINGS OF FACT

Section 470.130 of the Unified Development Code states that the Planning and Zoning Commission will recommend approval, and the City Council will approve a final plat if it finds that the Final Plat:

1. Is substantially the same as the approved preliminary plat

A Minor Plat does not require a preliminary plat.

2. Complies with all conditions, restrictions and requirements of this code and of all other applicable ordinances and design standards of the city; and

The proposed final plat does comply with all conditions, restrictions and requirements of the Unified Development Code and all other applicable ordinances and design standards for the City.

3. Complies with any condition that may have been attached to the approval of the preliminary plat.

There is no preliminary plat on file for this subject property.

REVIEW OF INFORMATION AND SCHEDULE

<u>Action</u>	<u>Planning Commission</u>	<u>City Council 1st</u>	<u>City Council 2nd</u>
Review	October 19th, 2021	October 25th, 2021	November 8th, 2021

STAFF RECOMMENDATION

City Staff recommends the Planning and Zoning Commission accept the staff proposed findings of fact and forward case #21033 to the City Council with a recommendation of approval.

PLANNING AND ZONING COMMISSION RECOMMENDATION

The Planning and Zoning Commission, at its October 19, 2021 meeting, voted 8-0 to accept the staff proposed findings of fact and forward case #21033 to the City Council with a recommendation of approval.

MINOR SUBDIVISION
STEGMAIER ACRES
 LOTS 3 - 5

THIS IS A RE-PLAT OF ALL OF LOT 2, STEGMAIER ACRES, CONTAINING 1.394337 SQUARE FEET OR 0.00089 ACRES, IN THE SW 1/4 OF SECTION 3, RANGE 32, TOWNSHIP 35N, RANGE 32, RAYMORE, CASS COUNTY, MISSOURI.

PROPERTY DESCRIPTION:
 CONTAINING 1.394337 SQUARE FEET OR 0.00089 ACRES, ALL OF LOT 2, STEGMAIER ACRES, A SUBDIVISION, IN RAYMORE, CASS COUNTY, MISSOURI.

DEDICATION:
 THE BEARINGS AND DISTANCES OF THE TRACT OF LAND DESCRIBED IN THIS PLAT HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN HEREON WHICH SHALL HEREAFTER BE KNOWN AS:

STREETS: ALL THOROUGHFARES SHOWN ON THIS PLAT AND NOT HERETOFORE DEDICATED TO PUBLIC USE ARE HEREBY SO DEDICATED.

RIGHTS OF WAY: ALL RIGHTS OF WAY ARE HEREBY ESTABLISHED AS SHOWN AND DESIGNATED ON THIS PLAT AS "R/W," NO BUILDING OR PORTION THEREOF SHALL BE CONSTRUCTED BETWEEN THIS LINE AND THE STREET RIGHT-OF-WAY LINE.

IN TESTIMONY WHEREOF: WILLIAM AND PAMELA HATCHER FAMILY TRUST DATED JANUARY 15, 2001, HAS CAUSED THESE PRESENTS TO BE SIGNED THIS _____ DAY OF _____, 2021.

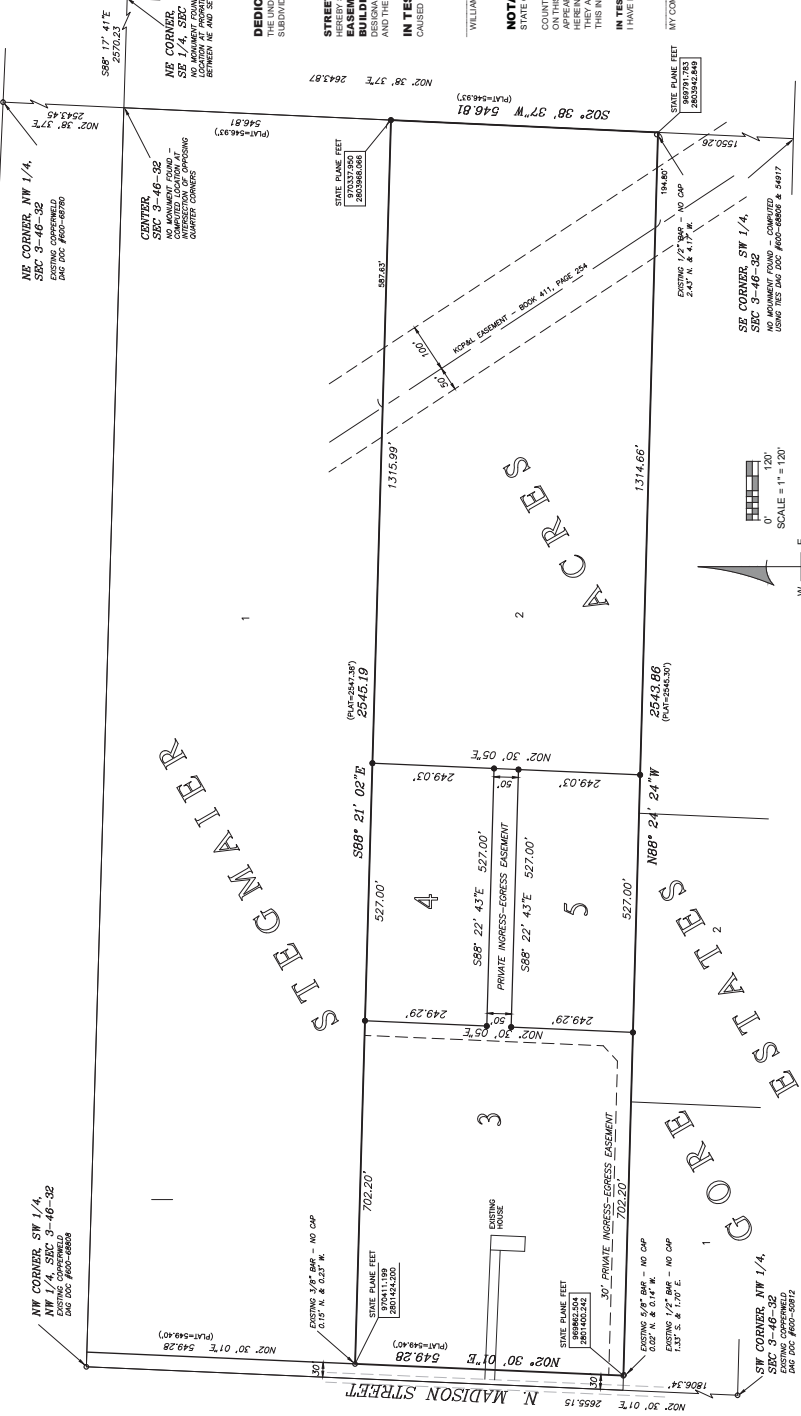
WILLIAM HATCHER, TRUSTEE _____ PAMELA HATCHER, TRUSTEE _____

NOTARY CERTIFICATION:

STATE OF MISSOURI,)
 COUNTY OF JACKSON,)
 I, _____, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED WILLIAM HATCHER AND PAMELA HATCHER BOTH BEING KNOWN BY ME TO BE THE PERSONS DESCRIBED HEREIN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND BEING DULY SHOWN BY ME TO BE DULY KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT DATED JANUARY 15, 2001, AND THAT THIS INSTRUMENT WAS EXECUTED AS THE FREE ACT AND DEED OF SAID TRUST.

IN TESTIMONY WHEREOF: I HAVE HEREIN SET MY HAND AND AFFIRMED MY SEAL, THE DAY AND YEAR LAST WRITTEN ABOVE.

MY COMMISSION EXPIRES _____, NOTARY PUBLIC



SURVEYORS CERTIFICATION:

I HEREBY CERTIFY THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THE BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE, BY GPS OBSERVATIONS USING THE MGOOT GPS NETWORK GRID FACTOR EQUALS 0.999999.

3. THE SOURCE OF THE DESCRIPTION USED FOR THIS PLAT WAS DERIVED FROM THE PLATS OF STEGMAIER ACRES.

4. THE EASEMENT SHOWN HEREON IS FROM THE PLAT AND A TITLE REPORT WAS NOT PROVIDED BY THE CLIENT TO DISCLOSE OTHER EASEMENTS THAT MAY AFFECT THE SUBJECT PROPERTY. THIS SURVEYOR ACCEPTS NO LIABILITY SHOULD THERE BE ANY EASEMENTS UPON THE SUBJECT PROPERTY THAT AFFECT THE USABILITY OF THIS PROPERTY.

5. THIS SURVEY AND PLAT MEETS OR EXCEEDS THE STANDARDS FOR URBAN CLASS PROPERTY AS DEFINED BY THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEY.

6. THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 23027 C 0029 F HAVING AN EFFECTIVE DATE OF JANUARY 02, 2013. LANDS LOCATED IN ZONE "X" ARE THOSE AREAS DETERMINED TO BE SUBJECT TO MINIMAL FLOODING.

7. THE "CERTIFICATION" STATEMENT USED BY HERON MEANS AN EXPRESSION OF PROFESSIONAL BELIEF REGARDING THE DATA SHOWN ON THIS PLAT AND DOES NOT REPRESENT A WARRANTY OR GUARANTEE EXPRESSED OR IMPLIED.

CITY OF CASS:

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 2021.

DEPUTY COUNTY RECORDER OF DEEDS

CITY OF RAYMORE APPROVALS:

THIS PLAT OF STEGMAIER ACRES, LOTS 3-5, IS A RE-PLAT OF LOT 2 STEGMAIER ACRES INCLUDING EASEMENTS AND RIGHTS OF WAY ACCEPTED BY THE CITY COUNCIL. HAS BEEN SUBMITTED AND APPROVED BY THE RAYMORE PLANNING AND ZONING COMMISSION THE _____ DAY OF _____, 2021.

SECRETARY _____ DATE _____

MAYOR _____ DATE _____

CITY CLERK _____

CITY ENGINEER _____

SURVEY NOTES:

1. SEMI-PERMANENT MONUMENTATION: SET 1/2" BARI WITH CAP STAMPED "E" ON GARD PL 5-1487 AT CORNERS MARKED "R".
2. THE BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE, BY GPS OBSERVATIONS USING THE MGOOT GPS NETWORK GRID FACTOR EQUALS 0.999999.
3. THE SOURCE OF THE DESCRIPTION USED FOR THIS PLAT WAS DERIVED FROM THE PLATS OF STEGMAIER ACRES.
4. THE EASEMENT SHOWN HEREON IS FROM THE PLAT AND A TITLE REPORT WAS NOT PROVIDED BY THE CLIENT TO DISCLOSE OTHER EASEMENTS THAT MAY AFFECT THE SUBJECT PROPERTY. THIS SURVEYOR ACCEPTS NO LIABILITY SHOULD THERE BE ANY EASEMENTS UPON THE SUBJECT PROPERTY THAT AFFECT THE USABILITY OF THIS PROPERTY.
5. THIS SURVEY AND PLAT MEETS OR EXCEEDS THE STANDARDS FOR URBAN CLASS PROPERTY AS DEFINED BY THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEY.
6. THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 23027 C 0029 F HAVING AN EFFECTIVE DATE OF JANUARY 02, 2013. LANDS LOCATED IN ZONE "X" ARE THOSE AREAS DETERMINED TO BE SUBJECT TO MINIMAL FLOODING.
7. THE "CERTIFICATION" STATEMENT USED BY HERON MEANS AN EXPRESSION OF PROFESSIONAL BELIEF REGARDING THE DATA SHOWN ON THIS PLAT AND DOES NOT REPRESENT A WARRANTY OR GUARANTEE EXPRESSED OR IMPLIED.

9/27/21 DATE



GARD HORIZON LLC
 1403 N MADISON STREET
 RAYMORE, MISSOURI 64083
 (417) 335-1011 FAX (417) 335-1012
 www.gardhorizon.com
 E-GARD

WILLIAM AND PAMELA HATCHER FAMILY TRUST DATED JANUARY 15, 2001

SHEET	1
OF	1



CITY OF RAYMORE
AGENDA ITEM INFORMATION FORM

DATE: Oct. 25, 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 3665: New Ward Boundaries

STRATEGIC PLAN GOAL/STRATEGY

4.1.3: Continuously improve the City's governance processes

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

Ward Boundary Map

REVIEWED BY:

Jim Feuerborn

BACKGROUND / JUSTIFICATION

Section 9.4 of the City Charter states that ward boundaries shall be established by ordinance following each decennial census and shall comprise compact and contiguous territory and shall contain, as nearly as possible, an equal number of inhabitants.

Section 105.010 of City Code states “The City ward boundaries shall be, and are hereby amended to provide the boundary lines of the wards as described on the map which is hereby adopted and incorporated as the legal description of said boundaries.”

At its October 18, 2021, work session Council discussed several options regarding redistricting of ward boundaries, using 2020 Census data. The staff recommended option was drawn to provide compact and contiguous territory for each ward while anticipating future growth opportunities within each ward. At the work session Council agreed by consensus to proceed with the staff recommended option #4.

The new ward boundary map is attached as Exhibit A.

BILL 3665

ORDINANCE

**"AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, ESTABLISHING
NEW WARD BOUNDARIES"**

WHEREAS, Section 9.4 of the City Charter requires that ward boundaries be established by ordinance following each decennial census; and,

WHEREAS, Section 105.010 of the City Code states that the ward boundaries shall be described on a map that is adopted and incorporated as the legal description of said boundaries; and,

WHEREAS, the City Council at a work session held on October 18, 2021, considered several options regarding redistricting of ward boundaries, using 2020 Census data.

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

Section 1. Exhibit A is adopted and incorporated as the Ward Boundary Map for the City in accordance with Section 105.010 of the City Code.

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 OCTOBER, 2021.

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

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

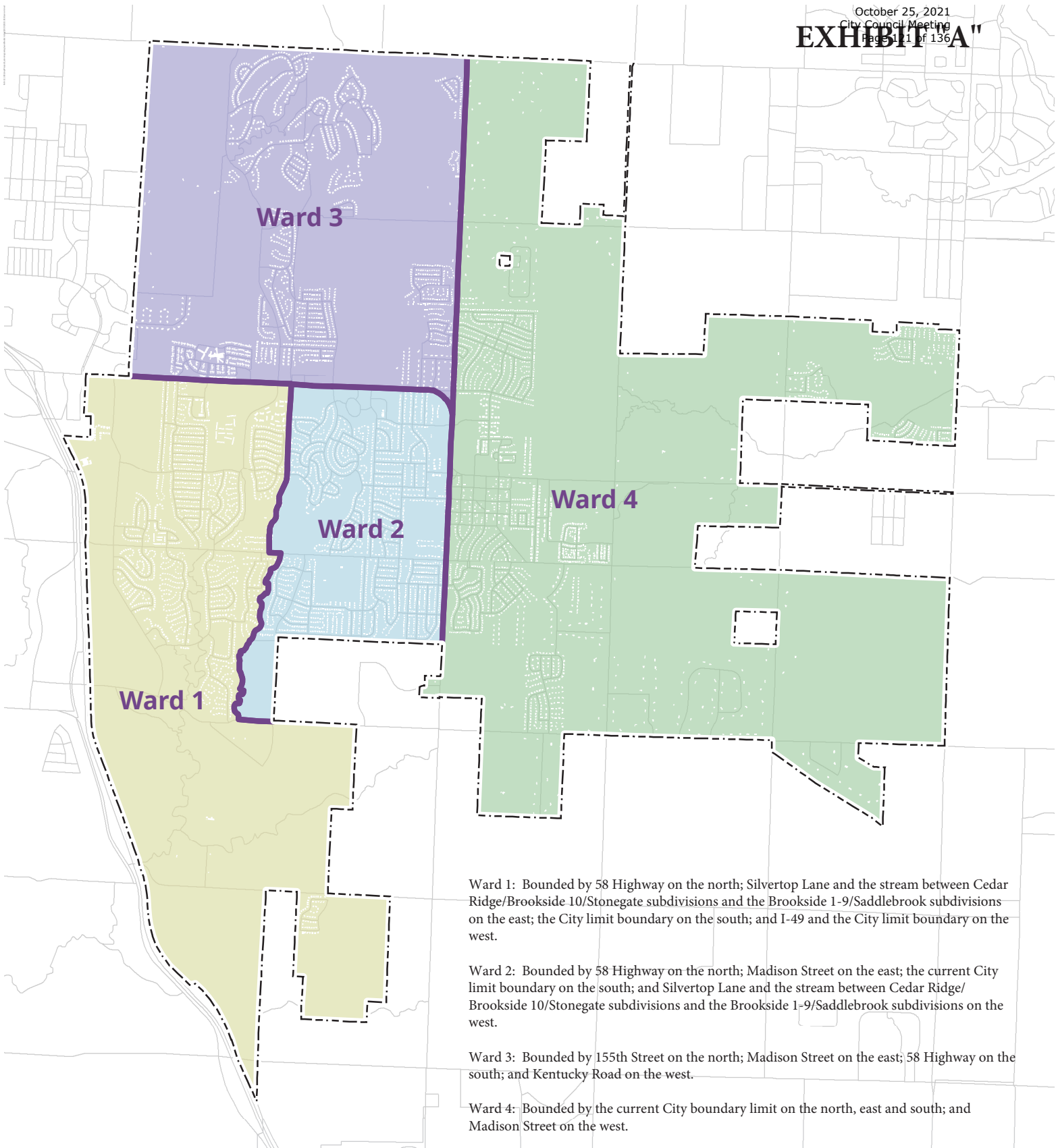
ATTEST:

APPROVE:

Erica Hill, City Clerk

Kristofer P. Turnbow, Mayor

Date of Signature



Ward 1: Bounded by 58 Highway on the north; Silvertop Lane and the stream between Cedar Ridge/Brookside 10/Stonegate subdivisions and the Brookside 1-9/Saddlebrook subdivisions on the east; the City limit boundary on the south; and I-49 and the City limit boundary on the west.

Ward 2: Bounded by 58 Highway on the north; Madison Street on the east; the current City limit boundary on the south; and Silvertop Lane and the stream between Cedar Ridge/Brookside 10/Stonegate subdivisions and the Brookside 1-9/Saddlebrook subdivisions on the west.

Ward 3: Bounded by 155th Street on the north; Madison Street on the east; 58 Highway on the south; and Kentucky Road on the west.

Ward 4: Bounded by the current City boundary limit on the north, east and south; and Madison Street on the west.

■ 1	Population 6,088
■ 2	Population 5,173
■ 3	Population 4,891
■ 4	Population 6,789

Count: 04
Minimum: 04,891
Maximum: 06,789
Sum: 022,941
Mean: 05,735.25
Standard Deviation: 0749.23 (13%)



CITY OF RAYMORE
AGENDA ITEM INFORMATION FORM

DATE: October 25, 2021

SUBMITTED BY: Elisa Williams

DEPARTMENT: Finance

<input type="checkbox"/> Ordinance	<input checked="" 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

Resolution 21-39 Approving the 2022-26 Capital Improvement Program

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: Planning & Zoning Commission
Date: Oct. 5, 2021
Action/Vote: Recommend Approval: 9-0

LIST OF REFERENCE DOCUMENTS ATTACHED

Capital Improvement Program: 2021-2026

REVIEWED BY:

Jim Feuerborn

BACKGROUND / JUSTIFICATION

When the fiscal year budget is submitted to the Council for approval, a 5-year capital improvement program (CIP) is also submitted. The capital improvement program for the next fiscal year is part of the Council's approval of the operating budget. The CIP for the following four years serves as a planning guide for the City.

The City Manager transmitted the budget and proposed CIP to the City Council on Aug. 16, 2021. The Council continued to discuss the FY 2022 Budget and CIP at each meeting of the Council following the presentation. The CIP was also reviewed and was the subject of a public hearing by the Planning & Zoning Commission on Oct. 5, 2021 where it received a unanimous recommendation for approval.

RESOLUTION 21-39

“A RESOLUTION OF THE CITY OF RAYMORE MISSOURI, APPROVING THE 2022-2026 RAYMORE CAPITAL IMPROVEMENTS PROGRAM.”

WHEREAS, as required by City Charter Section 11.4, the City Manager prepared the 2022-2026 Capital Improvements Program and submitted it to the Raymore City Council; and

WHEREAS, the City Council held meetings to discuss the Capital Improvements Program; and

WHEREAS, after proper notice, the Planning and Zoning Commission conducted a Public Hearing and recommended approval of the proposed Capital Improvements Program on October 5, 2021; and

WHEREAS, a copy of the Program has been submitted to the City Clerk and, following approval by the City Council, a copy will be delivered to the Cass County Recorder of Deeds.

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

Section 1. The 2022-2026 Capital Improvement Plan, as shown on the attached Exhibit A, is hereby approved.

Section 2. This Resolution shall become effective on and after the date of passage and approval.

Section 3. Any Resolution or part thereof which conflicts with this Resolution shall be null and void

DULY READ AND PASSED THIS 25TH DAY OF OCTOBER 2021 BY THE FOLLOWING VOTE:

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

ATTEST:

APPROVE:

Erica Hill, City Clerk

Kristofer P. Turnbow, Mayor

Date of Signature

Miscellaneous

THE RAYMORE CITY COUNCIL HELD A WORK SESSION ON MONDAY, OCTOBER 18, 2021, AT 7:00 P.M., AT RAYMORE CITY HALL, 100 MUNICIPAL CIRCLE. PRESENT: MAYOR TURNBOW, COUNCILMEMBERS ABDELGAWAD, BARBER, BERENDZEN, BURKE, III, CIRCO, HOLMAN, TOWNSEND, AND WILLS-SCHERZER. ALSO PRESENT: CITY MANAGER JIM FEUERBORN, ASSISTANT CITY MANAGER MIKE EKEY, CITY ATTORNEY JONATHAN ZERR, AND CITY STAFF.

A. Redistricting for Census

City Manager Jim Feuerborn and Development Services Director Jim Cadoret presented recommendations on new Ward boundaries in consideration of the city population changes and information from the 2020 Census. Council directed staff to bring the item forward for formal consideration.

City Manager Jim Feuerborn and City Attorney Jonathan Zerr also reviewed changes to state statutes regarding filing dates for municipal elections. The Council has discretion to change the filing dates to follow statute or to leave the filing dates as they are per City Code. Council directed staff to conduct research of surrounding cities and bring the item back to the next work session.

B. Covid Funds Sources and Uses

City Manager Jim Feuerborn discussed the funding from the Federal government for Covid and possible uses for that funding in the future.

C. Fiscal Year 2021-2022 Budget

City Manager Jim Feuerborn opened discussion with the Council for the Proposed Fiscal Year 2022 Budget and Proposed 2022-2026 CIP. No comments were heard.

D. Joint Meeting Dates - 2022

City Manager Jim Feuerborn presented recommendations for the Joint Meeting dates the Council traditionally has for the next calendar year.

E. Other

MOTION: By Councilmember Townsend, second by Councilmember Holman to enter into executive session to discuss real estate acquisition matters as authorized by § 610.021 (2).

DISCUSSION: None

ROLL CALL 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 work session of the Raymore City Council adjourned to Executive Session at 7:53 p.m.

THE **PLANNING AND ZONING COMMISSION** OF THE CITY OF RAYMORE, MISSOURI, MET IN REGULAR SESSION **TUESDAY, OCTOBER 5, 2021**, IN THE COUNCIL ROOM AT RAYMORE CITY HALL, 100 MUNICIPAL CIRCLE, RAYMORE, MISSOURI WITH THE FOLLOWING COMMISSION MEMBERS PRESENT: CHAIRMAN MATTHEW WIGGINS, WILLIAM FAULKNER, KELLY FIZER, TOM ENGERT, JEREMY MANSUR, JIM PETERMANN, MAYOR KRIS TURNBOW, ERIC BOWIE, AND MARIO URQUILLA. ALSO PRESENT WAS CITY MANAGER JIM FEUERBORN, ASSISTANT CITY MANAGER MIKE EKEY, CITY ATTORNEY JONATHAN ZERR, CITY PLANNER DYLAN EPPERT, AND ADMINISTRATIVE ASSISTANT EMILY JORDAN.

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 Minutes from September 21, 2021 meeting**

Motion by Commissioner Faulkner, Seconded by Commissioner Bowie, to approve the consent agenda.

Vote on Motion:

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

Motion passed 9-0-0.

6. **Unfinished Business - None**

7. **New Business -**

- a. **Case # 21026: FY 2022-2026 Capital Improvement Program (public hearing)**

Chairman Wiggins opened the public hearing at 7:02pm.

City Manager Jim Feuerborn mentioned that Director of Development Services Jim Cadoret will not be at the meeting due to illness, and asked Assistant City Manager Mike Ekey to give the report for the Capital Improvement Program (CIP) 2022-2026.

Mr. Mike Ekey began the presentation of the FY 2022-2026 Capital Improvement Program (CIP). Mr. Ekey highlighted that there are 27 recommended projects in the project fund to be completed, totalling approximately \$9,226,000.00, which will be divided among the building and grounds department, parks and recreation, sewer, stormwater, transportation, as well as

funding for the Transportation GO Bond and water projects. Mr. Ekey thanked City Staff for helping gather the information for the presentation. Starting in Buildings and Grounds departments, the first project will be a facility use and space analysis when looking at the expansion of the Police Department. There are possible plans to build a separate Police Department building, and there is a need to hire more Public Works and Parks & Recreation employees. The facility analysis will take into account the staffing study to ensure there will be enough space for the new employees that will be hired over the next 5-10 years. If the Police Department were to move out of the basement of City Hall, the goal would be to use the space in the best way possible. The Public Works lobby security enhancement is the second project, which does not have secure doors to keep the employees there safe. This would allow the Public Works department to get two secure doors, as well as security enhancements for the safety of the employees that work in that building. Garage door repair and replacement is also recommended for the Public Works department, as well as the salt dome and two garage doors at Raymore City Hall. Approval of this would allow maintenance or replacement of all garage doors, and added security measures. The last project in the Building & Equipment Replacement Fund is the south parking lot lighting at Raymore City Hall, which could use an enhancement since the plaza area has been recently redeveloped. Mr. Ekey highlighted that in the Transportation Fund, there are several projects that are being recommended, including the Annual Curb Replacement Project and Annual Street Preservation Program. These are key programs for the infrastructure of the City. The Curb Replacement Program comes out of two funds, \$400,000 from the Transportation fund and \$200,000 from the Stormwater Sales Tax fund, for a \$600,000 total investment. The Annual Street Preservation Project is represented out of the Transportation Fund at \$800,000, and in the Excise Tax fund is the Maintenance of Thoroughfare Routes. Both of these projects focus on building and overlay of current roadways in the city. This represents a \$1 million investment for the City of Raymore. Also in the Transportation fund is the Right of Way Infrastructure Repairs Program, which prioritizes repair of sidewalks, curbs, and culverts as the repairs become necessary, as well as the Roadside Trail Maintenance project.

Commissioner Faulkner commented that in the Planning & Zoning portion of the CIP, it states Commissioner Faulkner is the Chair, when it should be Chairman Wiggins.

Mr. Feuerborn commented that it has been noted along with some other small changes, and those changes will be made.

Commissioner Urquilla noted that on page 10 under the Transportation GO Bond Fund, the interstate is incorrectly stated as I-39.

Mr. Ekey confirmed that this was in his notes to update as well.

Mr. Ekey highlighted that the GO Bond projects approved by voters are Kurzweil Road and I-49/58 Highway expansion project, as well as the GO Bond streetlight projects. The I-49 Expansion project is a Federal Department of Transportation grant project. This will be the second time the grant is being applied for and results should be coming shortly. In the Excise fund, recommendations are for the maintenance of thoroughfare routes as well as the North Cass Parkway and South Dean Avenue street signal improvement. This is a major intersection and will be growing with the Van Trust project, and will need traffic signals installed and new turn lanes. The Capital Improvement Fund includes the curb/ramp repair and replacement has been investigated and documented by the interns and Assistant City Engineer over the summer of 2021. This has allowed the City to be able to determine which ramps are in need of immediate, secondary, or minor attention and repair. This is budgeted at \$50,000 and will be rolled over into a yearly maintenance project. Operation Green Light Traffic Signal Upgrade will replace 6 new controllers to the Operation, as well as 3 cameras to the signaled intersections on 58 Highway. The Sidewalk Gap program is designed to fill in gaps in sidewalks where there is a section of missing sidewalk. A Lucy Webb Lighted Pedestrian

Beacon is proposed at the north side of the park and the trail on the south side of Lucy Webb Road. The last project in the Capital Improvement Fund is the Centerview Video Equipment upgrade. This is a Parks program, but is in response to a security issue with the equipment. The Stormwater Sales Tax fund is where the Country Lane stormwater sewer repair is budgeted to come from. The stormwater sewer pipe has become disconnected and would be a simple repair. The Bridge Culvert Cleaning and Repair is designed to clean five bridges and culverts, which will include minor repair items. The Park Sales Tax Fund is recommended to include the Recreation Park Playground replacement. The playground is 20 years old and is planned to be replaced by sensory friendly, as well as new matting to replace the wood chips. The Park Sales Tax Fund will also be replacing the skate park. The park is 16 years old and should be replaced with metal decking and framing which would extend the life of the park and be safer. The Sewer Connection Fund is budgeted to fund the Creekmoor Odor & Corrosion Control project. This project is designed to install an activated charcoal scrubber in the area of Bridgeshire and Creekmoor Drive. The need for this installation is due to a low flow area in the sewer system, in which not all of the sewer contents leave the pipe, creating odor and pipe corrosion. The Enterprise Capital Maintenance Fund is recommending three projects, the first being Sanitary Sewer Inflow and Infiltration Reduction project. This project includes the lining of pipes and repairing of manhole covers to make sure stormwater does not flow into the sewer system. The Hydrant Replacement program is also under the Enterprise Capital Maintenance Fund. This project is needed to replace 15 hydrants in need of repairs throughout the City. The final project is the Mazuma Force Main Replacement, which is to replace 350 feet of 24" sewer pipe at Mazuma. During a regular pipe screening, it was found that the pipe was in need of repair and replacement.

Commissioner Bowie asked how the priorities were assigned within the GMP? One is higher priority and 5 is lower priority?

Mr. Ekey responded that yes, and the first thing taken into consideration is whether or not it is required by the State or Federal Government. Safety is also taken into account, as well as the Strategic Plan and Community Conversation.

Commissioner Faulkner asked for clarification on page 41 if a playground or a pavilion is being built?

Mr. Ekey responded that with the expansion of the Raymore Activity Center, they will be both built.

Commissioner Faulkner asked if the amount of traffic on Kurzweil is known? Is it heavily traveled, and it is listed as the highest level of priority? This was specifically listed as an item in the GO Bond?

Mr. Ekey responded that as a north/south route, it is heavily traveled. It was a proposed GO Bond approved by voters. Mr. Feuerborn responded that yes, it was actually listed in the ballot language. Unless the City cannot afford the repairs, it is mandatory.

Commissioner Faulkner asked about what are missing street lights? Why are they missing?

Mr. Feuerborn replied that the City is behind on the number of street lights that are required. It will take years to get up to the current standard of street lights that are necessary. When the builders and developers built the neighborhoods, they did not follow the standards that we have then or today.

Commissioner Faulkner asked if the Van Trust development could have funded the improvements to the Dean Avenue and North Cass Parkway intersection, or are they not the only ones generating more traffic to the area?

Mr. Ekey replied that the improvements to be made to the intersection are coming out of the Excise Tax fund. This is because of the fees the builders paid for the building permits. As other developments come to the area, they will be paying for the improvements needed to the road infrastructure.

Commissioner Faulkner responded that it makes sense that way, so as not to have the city residents pay for traffic and a new intersection that is being developed by one development.

Commissioner Faulkner said that he would like to ask more questions in regards to development funded improvements, but the projects are categorized as unfunded.

Mr. Ekey stated that the unfunded projects act as bookmarks for the future. The projects remain a priority, but they don't have a spot as a funded project just yet.

Mr. Feuerborn mentioned that the reason the unfunded projects are still listed is because there is anticipation that in some manner, development will have to pay for the improvements required. They are unfunded because there is no intention for the financial burden to be on the taxpayers.

Commissioner Urquilla asked if there is a way to track the street light and sidewalk projects online? Has the City looked at the areas where there are no sidewalks at all?

Mr. Ekey replied that yes, the GO Bond has a page for updates on those projects, street lights and sidewalks are posted after they have been bid out. The areas where there are no sidewalks are a part of the sidewalk project as well.

Commissioner Bowie asked about the new starts for residential, and whether the pandemic has affected that in any way. Are there any new starts anticipated on the commercial side that will affect the revenue?

Mr. Ekey responded that there has not been any slow down in the construction of new homes, and future building has not slowed down either. Mr. Feuerborn replied that there has been a little bit of a lag since the city is so built out already. In the next 10 years, a 10-20% increase in single-family lots is anticipated. If new commercial buildings are not currently being built out, conservative budgeting does not allow the permit revenue to be included for the City. For instance, the new Van Trust building cannot be budgeted for this year because it has not been started and no permits have been pulled for it yet. It also cannot be included in next year, because something may happen that stops the project from being built next year. It is also not a recurring revenue. It is a one-time revenue, and the City Council uses it as such.

Chairman Wiggins closed the public hearing at 7:38pm.

Motion by Commissioner Urquilla, Seconded by Commissioner Bowie, to forward the FY 2022-2026 Capital Improvement Program to the City Council with a recommendation of approval with corrections as stated.

Vote on Motion:

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

Motion passed to approve the case 9-0-0.

b. Case #21028: Hawk Ridge Park West Site Plan

Mr. Feuerborn requested Case B be moved to a future meeting, as the applicant is unable to be at the meeting due to illness.

Commissioner Wiggins agreed, and is planning on hearing Case B on October 19, 2021 unless otherwise noted.

8. City Council Report

City Attorney Jonathan Zerr gave an overview of the City Council meeting that took place since the Planning & Zoning Commission last met.

9. Staff Report

City Planner Dylan Eppert stated that due to his illness, Mr. Cadoret was unable to compile the Staff Report for this meeting. The information will be given at the next Planning & Zoning Commission meeting on October 19.

10. Public Comment

No public comment.

11. Commission Member Comment

Commissioner Faulkner thanked Staff and wished everyone good health.

Commissioner Mansur thanked Staff.

Commissioner Fizer thanked Staff and wished everyone stayed in good health, and mentioned that it's nice to see what is coming to the City.

Commissioner Petermann thanked Staff, Mr. Ekey, and is sending thoughts and prayers to Mr. Cadoret.

Commissioner Engert thanked Staff.

Commissioner Bowie thanked Staff.

Commissioner Urquilla wished Mr. Cadoret a speedy recovery, and thanked Mr. Feuerborn and Mr. Ekey.

Mayor Turnbow had no comment for the evening.

Chairman Wiggins thanked Staff, and wished everyone keeps well, and hoped Mr. Cadoret gets well soon.

12. Adjournment

Motion by Commissioner Urquilla, Seconded by Commissioner Mansur, to adjourn the September 21, 2021 Planning and Zoning Commission meeting.

Vote on Motion:

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

Motion passed 9-0-0.

The October 5, 2021 meeting adjourned at 7:47 p.m.

Respectfully submitted,

Emily Jordan