

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