

THE RAYMORE CITY COUNCIL MET IN REGULAR SESSION ON MONDAY, NOVEMBER 22, 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 RECORDING SECRETARY BRITTNEY PARKER.

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

Public Works Director Mike Krass reviewed the staff report included in the Council packet.

Assistant City Manager Mike Ekey noted upcoming events: the Mayor's Tree lighting event will be at 7 p.m. on December 3 at T.B. Hanna, the Raymore Art's Commission Holiday Sing Along will be held at St. Paul's Methodist Church at 3:30 p.m. on December 6, and on December 11 there will be a holiday movie night starting at 7 p.m. at the Raymore Activity Center. He noted that due to the Thanksgiving holiday trash pick up times will be delayed by a day.

City Manager Jim Feuerborn noted November 29 is the fifth Monday of the month so there will be no work session. He noted that Council will go into executive session after this meeting.

- 7. Committee Reports.**
- 8. Consent Agenda.**
 - A. City Council minutes, November 8, 2021**
 - B. Resolution 21-41: 2021 Sidewalk Project - Acceptance and Final Payment**

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

DISCUSSION: None

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

9. Unfinished Business.

A. Budget Amendment - Hawk Ridge Park Design Services

BILL 3666: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AMENDING A CONTRACT WITH CFS ENGINEERS FOR HAWK RIDGE PARK IMPROVEMENTS, IN THE AMOUNT OF TWENTY EIGHT THOUSAND TWO HUNDRED NINETY NINE DOLLARS AND AUTHORIZING THE CITY MANAGER TO APPROVE CHANGE ORDERS WITHIN ESTABLISHED BUDGET CONSTRAINTS."

Recording Secretary Brittney Parker conducted the second reading of Bill 3666 by title only.

MOTION: By Councilmember Townsend, second by Councilmember Holman to approve the second reading of Bill 3666 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 3666 as **Raymore City Ordinance 2021-070.**

B. Award of Contract - City Facility Trash & Recycling Services

BILL 3668: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH AMERICAN WASTE SERVICES LLC FOR THE CITY FACILITY TRASH AND RECYCLING SERVICES."

Recording Secretary Brittney Parker conducted the second reading of Bill 3668 by title only.

MOTION: By Councilmember Townsend, second by Councilmember Holman to approve the second reading of Bill 3668 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 3668 as **Raymore City Ordinance 2021-071**.

10. New Business.

A. LeMor Estates Lots 7 & 10 Rezoning (public hearing)

BILL 3669: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AMENDING THE ZONING MAP FROM "R-1P" SINGLE-FAMILY RESIDENTIAL PLANNED DISTRICT TO "R-2P" SINGLE AND TWO-FAMILY RESIDENTIAL PLANNED DISTRICT, LEMOR ESTATES LOT 7 AND LOT 10."

Recording Secretary Brittney Parker conducted the first reading of Bill 3669 by title only.

Mayor Turnbow opened the public hearing at 7:06 p.m. and called for a staff report.

Development Services Director Jim Cadoret provided a review of the staff report included in the Council packet. Keith Wehmeir, representing Harper Building LLC, is requesting to reclassify the zoning of LeMor Estates Lot 7 and Lot 10, located at the intersection of Old Paint Road and Kreisel Drive, from R-1P Single-Family Residential Planned District to R-2P Single and Two-Family Residential Planned District. The two lots were originally zoned R-2P when the subdivision was planned. In 2007, the lots were rezoned to R-1P. The rezoning to the R-2P district will allow for a two-family structure that is compatible with the adjacent two-family structures. This public hearing was properly advertised in *The Journal* and he asked for the mailed notices to adjoining property owners, notice of publication, Unified Development Code, application, Growth Management Plan, and staff report to be entered into the record. At its November 16, 2021 meeting, the Planning and Zoning Commission voted 9-0 to accept the staff proposed findings of fact and forward to Council with a recommendation of approval.

Mayor Turnbow opened the public hearing for public comment, and hearing none closed the public hearing at 7:09 p.m.

MOTION: By Councilmember Townsend, second by Councilmember Holman to approve the first reading of Bill 3669 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

B. 34th Amendment to the Unified Development Code (public hearing)

BILL 3670: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AMENDING THE UNIFIED DEVELOPMENT CODE."

Recording Secretary Brittney Parker conducted the first reading of Bill 3670 by title only.

Mayor Turnbow opened the public hearing at 7:10 p.m. and called for a staff report.

Development Services Director Jim Cadoret provided a review of the staff report included in the Council packet. In September, the Planning & Zoning Commission completed the annual review of the Unified Development Code and directed staff to prepare the 34th amendment to the UDC, incorporating the code changes as recommended by staff. Four sections of the UDC are proposed to be amended in order to provide clarity in the code language and to provide consistency of language within the UDC. The amendment also provides a simplified process for the review of minor subdivision plats. This public hearing was properly advertised in *The Journal* and he asked for the notice of publication, Unified Development Code, Growth Management Plan, and staff report to be entered into the record. At its November 16, 2021 meeting, the Planning and Zoning Commission voted 9-0 to accept the staff proposed findings of fact and forward to Council with a recommendation of approval. He answered questions from Council.

Councilmember Berendzen asked the appeals process if an applicant was denied. Mr. Cadoret explained that an applicant can appeal through the Board of Adjustment, the minor plat application would then go through the Planning Commission approval process.

Councilmember Abdelgawad asked if this process follows other communities the same size. Mr. Cadoret explained that other communities may have different procedures depending on their preference and whether it meets their code requirements.

Mayor Turnbow opened the public hearing for public comment, and hearing none closed the public hearing at 7:14 p.m.

MOTION: By Councilmember Townsend, second by Councilmember Holman to approve the first reading of Bill 3670 by title only.

DISCUSSION: Councilmember Holman thanked staff for moving these types of administrative functions to staff instead of bringing them before Council.

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. Watermark Rezoning - Correction of Legal Description

BILL 3671: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, CORRECTING THE LEGAL DESCRIPTION FOR THE WATERMARK APARTMENT COMMUNITY REZONING APPLICATION."

Recording Secretary Brittney Parker conducted the first reading of Bill 3670 by title only.

Development Services Director Jim Cadoret provided a review of the staff report included in the Council packet. At its August 23, 2021 meeting, Council approved Bill 3643, now identified as Ordinance 2021-048, reclassifying the zoning of property for the proposed Watermark Apartment Community. The intent of Bill 3643 was to rezone 21-acres located on the east side of Dean Avenue, south of Sam's Club, from C-3 Regional Commercial District to R-3B Apartment Community Residential District, to allow for the apartment community. The legal description contained in Bill 3643 only included 17.83 acres of the 21.03 acre site. Two previously platted tracts of land at the southwest corner of the site were omitted from the legal description. All of the published zoning maps, the notice of the proposed rezoning sent to adjacent property owners, the legal notice published in The Journal newspaper, and the staff report described the proposed rezoning area as 21.03 acres. Bill 3671 proposes to correct the legal description included in Bill 3643 to properly reflect all 21.03 acres intended to be rezoned to the R-3B zoning classification.

MOTION: By Councilmember Townsend, second by Councilmember Holman to approve the first reading of Bill 3671 by title only.

DISCUSSION: None

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

11. Public Comment.

12. Mayor/Council Communication.

Mayor Turnbow and Councilmembers wished all a happy Thanksgiving holiday.

Councilmember Townsend thanked staff for the work and efforts done for the community.

MOTION: By Councilmember Townsend, second by Councilmember Holman to adjourn to Executive Session to discuss real estate acquisition matters as authorized by §610.021 (2) and personnel matters as authorized by §610.021 (3).

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 regular meeting of the Raymore City Council adjourned to Executive Session at 7:23 p.m.

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 7:34 p.m.

Respectfully submitted,

Brittney Parker
Administrative Assistant