

THE RAYMORE CITY COUNCIL MET IN REGULAR SESSION ON MONDAY, DECEMBER 13, 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.**

Mayor Turnbow presented a proclamation to Cherie Turney recognizing her service as the Raymore Chamber of Commerce Executive Director.

Arts Commission Chair Loren Jones provided an update on projects and events of the Arts Commission.

- 5. Personal Appearances.**
- 6. Staff Reports.**

Development Services Director Jim Cadoret reviewed the staff report included in the Council packet and reviewed items coming before the Board of Adjustment.

City Clerk Erica Hill provided information regarding candidate filing for the April 5, 2022 General Municipal Election.

Chief of Police Jan Zimmerman announced three officers were sworn in today and will begin field training immediately. She also reviewed safety tips for the holiday season.

City Manager Jim Feuerborn announced that the December 20 work session will be a special meeting for regular business as City Hall will be closed December 27 and he announced the executive session scheduled for this evening has been postponed.

- 7. Committee Reports.**
- 8. Consent Agenda.**
 - A. City Council minutes, November 22, 2021**
 - B. Resolution 21-45: Planning and Zoning Commission Reappointment of Kelly Fizer**

- C. Resolution 21-46: Planning and Zoning Commission Reappointment of Mario Urquilla**
- D. Resolution 21-47: Board of Adjustment Reappointment of Terri Woods**
- E. Resolution 21-48: Board of Adjustment Reappointment of Ben Bailey**
- F. Resolution 21-49: Board of Adjustment Reappointment of Aaron Harrison**
- G. Resolution 21-50: Arts Commission Appointment of Randee Krumwiede**
- H. Resolution 21-51: Park Board Appointment of Daniel Mapes**

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. LeMor Estates Lots 7 & 10 Rezoning

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."

City Clerk Erica Hill conducted the second reading of Bill 3669 by title only.

MOTION: By Councilmember Townsend, second by Councilmember Holman to approve the second 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

Mayor Turnbow announced the motion carried and declared Bill 3669 as **Raymore City Ordinance 2021-072.**

B. 34th Amendment to the Unified Development Code

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

City Clerk Erica Hill conducted the second reading of Bill 3670 by title only.

MOTION: By Councilmember Townsend, second by Councilmember Holman to approve the second reading of Bill 3670 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 3670 as **Raymore City Ordinance 2021-073.**

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."

City Clerk Erica Hill conducted the second reading of Bill 3670 by title only.

MOTION: By Councilmember Townsend, second by Councilmember Holman to approve the second 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

Mayor Turnbow announced the motion carried and declared Bill 3671 as **Raymore City Ordinance 2021-074.**

10. New Business.

A. The Estates at Knoll Creek Preliminary Plat (public hearing)

RESOLUTION 21-43: "A RESOLUTION OF THE RAYMORE CITY COUNCIL APPROVING THE ESTATES AT KNOLL CREEK PRELIMINARY PLAT."

City Clerk Erica Hill conducted the reading of Resolution 21-43 by title only.

Mayor Turnbow opened the public hearing at 7:25 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. Tyler Sallee, representing Sallee Real Estate Investments LLC, filed a request for preliminary plat approval for The Estates at Knoll Creek, a 76-lot single-family subdivision proposed for 36 acres zoned R-1, Single-Family Residential District, located west of the existing Knoll Creek subdivision. A Memorandum of Understanding has been prepared detailing the requirements of the City and the Developer regarding the development. This public hearing was properly advertised in *The Journal* and he asked for the notices mailed to adjoining property owners, notice of publication, Unified Development Code, application, Growth Management Plan, staff report, and preliminary plat to be entered into the record. A Good Neighbor meeting was held on October 27, 2021, with 15 people in attendance. 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 subject to a condition regarding the use of the detention basin located upon Tract C of the first plat.

Tyler Sallee, P.O. Box 4437, Lee's Summit, MO, introduced himself to the Council and made himself available to answer questions.

Mayor Turnbow opened the public hearing for public comment, and hearing none closed the public hearing at 7:31 p.m.

MOTION: By Councilmember Townsend, second by Councilmember Holman to approve the reading of Resolution 21-43 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. Calling for April 5, 2022 Municipal Election

BILL 3672: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, CALLING FOR AND ESTABLISHING THE DATE OF THE GENERAL MUNICIPAL ELECTION TO BE HELD ON APRIL 5, 2022."

City Clerk Erica Hill conducted the first reading of Bill 3672 by title only.

City Clerk Erica Hill provided a review of the staff report included in the Council packet. City Charter, Section 9.1, calls for the regular municipal election to be held on the first Tuesday after the first Monday in April. The general municipal election will be held on Tuesday, April 5, 2022, for the seats listed below. Candidate filing begins Tuesday, December 21, and ends Tuesday, January 18, 2022.

Mayor, three year term: currently held by Kristofer Turnbow
Councilmember Ward 1, two year term: currently held by Reginald Townsend
Councilmember Ward 1, one year term: currently held by Victoria Wills-Scherzer
Councilmember Ward 2, two year term: currently held by Tom Circo
Councilmember Ward 3, two year term: currently held by Jay Holman
Councilmember Ward 4, two year term: currently held by Sonja Abdelgawad

MOTION: By Councilmember Townsend, second by Councilmember Holman to approve the first reading of Bill 3672 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. Contract for Real Estate Purchase

BILL 3673: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, APPROVING AND AUTHORIZING THE MAYOR TO ENTER INTO A CONTRACT TO PURCHASE 10.85 ACRES OF UNDEVELOPED PROPERTY LOCATED EAST OF NORTH MADISON STREET AND NORTH OF PINE STREET IN THE AMOUNT OF \$675,000."

City Clerk Erica Hill conducted the first reading of Bill 3673 by title only.

Development Services Director Jim Cadoret provided a review of the staff report included in the Council packet. For the past year City staff have actively searched for land to construct a Justice Center for the Police Department and Municipal Court. The selected two tracts of land currently owned by Hawthorn Bank is located on the east side of North Madison Street and north of Pine Street and is centrally located along two arterial roadways in the center of the City. The land consists of 10.85 acres and would provide adequate area for a Justice Center and associated parking lot while reserving land for additional City facilities if needed. City staff negotiated a real estate purchase price of \$675,000 with a tentative closing date of December 28, 2021. Previous actions of the City Council placed funding in the restricted revenue account to allow for the land purchase.

Councilmember Abdelgawad asked about the timeframe for the construction project to begin. Mr. Feuerborn stated it could be 4 to 5 years before construction may begin.

Staff answered questions from Council.

MOTION: By Councilmember Townsend, second by Councilmember Holman to approve the first reading of Bill 3673 by title only.

DISCUSSION: None

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

11. Public Comment.

12. Mayor/Council Communication.

Mayor Turnbow and Councilmembers thanked Cherie Turney for her service through the Chamber of Commerce, welcomed the newly sworn in officers, thanked the Arts Commission for their work, recognized the reappointed and newly appointed volunteers to the City's Boards and Commissions, and thanked staff for their foresight into the growth and needs of the community.

Councilmember Townsend noted the need for expansion of the roads leading into Raymore.

Councilmember Holman recognized recently deceased former Senator Bob Dole.

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 7:59 p.m.

Respectfully submitted,

Erica Hill
City Clerk