

**THE RAYMORE CITY COUNCIL MET IN SPECIAL SESSION ON MONDAY, DECEMBER 20, 2021 IN COUNCIL CHAMBERS AT 100 MUNICIPAL CIRCLE, RAYMORE, MISSOURI. MEMBERS PRESENT: MAYOR TURNBOW, COUNCILMEMBERS ABDELGAWAD, BARBER, BERENDZEN, BURKE, III, 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. Councilmember Circo was absent.
- 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 and provided an update on the Ward Road project.

Parks and Recreation Director Nathan Musteen reviewed the staff report included in the Council packet.

Communications Manager Melissa Harmer announced the winter issue of The Review should be delivered in mid-January and will be online in early January.

City Manager Jim Feuerborn announced that City Hall will be closed December 24 and 27. The next meeting of the Council will be a work session on January 3, 2022.

- 7. Committee Reports.**
- 8. Consent Agenda.**
  - A. City Council minutes, December 13, 2021**
  - B. Resolution 21-42: Acceptance of Public Improvements - Oak Ridge Farms**
  - C. Resolution 21-44: Acceptance of Public Improvements - Eastbrooke 2nd**
  - D. Resolution 21-52: Acceptance of Public Improvements - Edgewater 7th**

**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 Absent  
 Councilmember Holman Aye  
 Councilmember Townsend Aye  
 Councilmember Wills-Scherzer Aye

**9. Unfinished Business.**

**A. Madison Valley Phase 2 Preliminary Plat**

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

**MOTION:** by Councilmember Townsend, second by Councilmember Holman to take Resolution 21-35 from the table for consideration.

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

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

Development Services Director Jim Cadoret provided a review of the staff report included in the Council packet. Tony Ward, representing Blue Springs Storage South, LLC, filed a request for preliminary plat approval for Madison Valley Phase 2, a 154-lot single-family subdivision proposed for 46 acres located west of the existing Madison Valley subdivision. A public hearing was opened and closed on September 27, 2021 and the Council continued the request to the October 11 meeting. On October 11, 2021 Council tabled the request until such time that details could be worked out between the City and the developer. A Memorandum of Understanding that is acceptable to both City staff and the developer is included in the Council packet. Phase 1 of the development will be limited to the land area west of the stream, with Sunset Lane being the designated construction entrance. Phase 2 will be east of the stream and north of Heritage Drive. The final phase is east of the stream and south of Heritage Drive and will include the connection to Park Drive.

**MOTION:** By Councilmember Townsend, second by Councilmember Holman to withdraw the motion made on October 11, 2021 on Resolution 21-35.

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

**MOTION:** By Councilmember Townsend, second by Councilmember Holman to approve the reading of Resolution 21-35 by title only.

**DISCUSSION:** None

**VOTE:** Councilmember Abdelgawad Aye  
 Councilmember Barber Aye  
 Councilmember Berendzen Aye  
 Councilmember Burke, III Aye  
 Councilmember Circo Absent  
 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 second reading of Bill 3672 by title only.

**MOTION:** By Councilmember Townsend, second by Councilmember Holman to approve the second 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 Absent  
 Councilmember Holman Aye  
 Councilmember Townsend Aye  
 Councilmember Wills-Scherzer Aye

Mayor Turnbow announced the motion carried and declared Bill 3672 as **Raymore City Ordinance 2021-075.**

**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 second reading of Bill 3673 by title only.

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

**DISCUSSION:** None

<b>VOTE:</b>	Councilmember Abdelgawad	Aye
	Councilmember Barber	Aye
	Councilmember Berendzen	Aye
	Councilmember Burke, III	Aye
	Councilmember Circo	Absent
	Councilmember Holman	Aye
	Councilmember Townsend	Aye
	Councilmember Wills-Scherzer	Aye

Mayor Turnbow announced the motion carried and declared Bill 3673 as **Raymore City Ordinance 2021-076.**

**10. New Business.**

**A. Brown Event Space Conditional Use Permit (public hearing)**

**BILL 3675: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, APPROVING A CONDITIONAL USE PERMIT FOR THE BROWN EVENT SPACE."**

City Clerk Erica Hill conducted the first reading of Bill 3675 by title only.

Mayor Turnbow opened the public hearing at 7:14 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. Steven Brown filed a request for a Conditional Use Permit to operate an event center in an existing barn on his property located at 16119 Kentucky Road. Mr. Brown intends to renovate the barn and provide additional structures for kitchen and restroom facilities. A new driveway to provide access to the barn and associated parking area will be installed along the north property line. 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

site plan to be entered into the record. The conceptual plan illustrates the general location of the event space. A formal site plan is required to be submitted and approved by the Planning and Zoning Commission. The site plan will provide the specific details on access, parking, landscaping, screening, utilities and architectural renderings of the buildings to be utilized. The Planning and Zoning Commission recommendation of approval includes six conditions for operation of the event space, including a time limit of six years with the opportunity to renew the permit. At its December 7, 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 several conditions as noted in the staff report. He answered questions from Council.

Councilmember Townsend asked if a business license will be required. Mr. Cadoret stated the event center will be required to obtain a license.

Councilmember Holman asked if the permit is transferable from person to person. Mr. Cadoret stated the conditional use permit is attached to the property, not to the applicant.

Councilmember Berendzen asked if the proposed use of trailers is approved by code. Mr. Cadoret stated Mr. Brown intends to use modular units attached via hallway to the event center and will have to abide by building codes.

Steven Brown, 16119 Kentucky Road, Raymore, MO, introduced himself to the Council and made himself available for questions.

Mayor Turnbow opened the public hearing for public comment, and hearing none closed the public hearing at 7:23 p.m.

**MOTION:** By Councilmember Townsend, second by Councilmember Holman to approve the first reading of Bill 3675 by title only.

**DISCUSSION:** None

<b>VOTE:</b>	Councilmember Abdelgawad	Aye
	Councilmember Barber	Aye
	Councilmember Berendzen	Aye
	Councilmember Burke, III	Aye
	Councilmember Circo	Absent
	Councilmember Holman	Aye
	Councilmember Townsend	Aye
	Councilmember Wills-Scherzer	Aye

**B. Raymore Commerce Center Chapter 100 Bond Issuance (emergency reading)**

**BILL 3674: "AN ORDINANCE AUTHORIZING THE TAXABLE INDUSTRIAL REVENUE BONDS (KANSAS CITY PROPERTY PARTNERS, LLC PROJECT),**

**SERIES 2021 RELATED TO AN INDUSTRIAL DEVELOPMENT PROJECT IN THE CITY AND AUTHORIZING THE CITY TO ENTER INTO CERTAIN AGREEMENTS AND TAKE CERTAIN OTHER ACTIONS.”**

City Clerk Erica Hill conducted the first reading of Bill 3674 by title only.

Economic Development Director David Gress provided a review of the staff report included in the Council packet. Southern Glazers Wine & Spirits dba Kansas City Property Partners, LLC (the "Company") is requesting the issuance of taxable industrial revenue bonds by the City of Raymore not to exceed \$44 million to assist in the financing of Building I within the Raymore Commerce Center.

Sid Douglas, Gilmore and Bell, special bond counsel for the City of Raymore, stated the Company will purchase the bonds and make the required PILOT payments over a 20-year period. In 2019, the Raymore City Council approved Bill 3501, which provided real property tax abatement for property within the Raymore Commerce Center to the Developer of Record, VanTrust Real Estate, as a means of attracting new businesses and primary employers to the community. In August of 2021, Southern Glazers Wine & Spirits purchased Building I (567,495 square feet) with the intention of utilizing the facility as their main point of distribution within the State of Missouri. Bill 3674 formally authorizes the City to issue Chapter 100 Bonds for Building I.

Richard Ade, Senior Director of Operation of the Kansas City location of Southern Glazers, introduced himself to the Council and provided an overview of the company. He expects around 170 employees at the Raymore facility and foresees the facility to be operational in Spring 2023. He answered questions from Council.

**MOTION:** By Councilmember Townsend, second by Councilmember Holman to approve the first reading of Bill 3674 by title only.

**DISCUSSION:** None

<b>VOTE:</b>	Councilmember Abdelgawad	Aye
	Councilmember Barber	Aye
	Councilmember Berendzen	Aye
	Councilmember Burke, III	Aye
	Councilmember Circo	Absent
	Councilmember Holman	Aye
	Councilmember Townsend	Aye
	Councilmember Wills-Scherzer	Aye

Mayor Turnbow declared Bill 3674 as an emergency and called for the second reading in its entirety.

City Clerk Erica Hill conducted the second reading of Bill 3674 in its entirety.

**MOTION:** By Councilmember Townsend, second by Councilmember Holman to approve the second reading of Bill 3674 in its entirety.

**DISCUSSION:** None

<b>VOTE:</b>	Councilmember Abdelgawad	Aye
	Councilmember Barber	Aye
	Councilmember Berendzen	Aye
	Councilmember Burke, III	Aye
	Councilmember Circo	Absent
	Councilmember Holman	Aye
	Councilmember Townsend	Aye
	Councilmember Wills-Scherzer	Aye

Mayor Turnbow announced the motion carried and declared Bill 3674 as **Raymore City Ordinance 2021-077**.

**11. Public Comment.**

**12. Mayor/Council Communication.**

Mayor Turnbow and Councilmembers noted their excitement of the progress of the Southern Glazers project, noted the cooperation between staff, the applicant, and the nearby property owners on the Madison Valley project, thanked staff on the progress of the Ward Road project, and wished everyone Happy Holidays, Merry Christmas, and Happy New Year.

Councilmember Burke noted the passing of Raymore-Peculiar School District softball coach Lauren Way.

Councilmember Holman noted the opening of candidate filing on Tuesday, December 21 at 8:00 a.m.

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

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

The regular meeting of the Raymore City Council adjourned to Executive Session at 7:50 p.m.

**13. Adjournment.**

**MOTION:** By Councilmember Townsend, second by Councilmember Holman to adjourn.

**DISCUSSION:** None

<b>VOTE:</b>	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 9:20 p.m.

Respectfully submitted,

Erica Hill  
City Clerk