

THE RAYMORE CITY COUNCIL MET IN REGULAR SESSION ON MONDAY, JANUARY 10, 2022 IN COUNCIL CHAMBERS AT 100 MUNICIPAL CIRCLE, RAYMORE, MISSOURI. MEMBERS PRESENT IN PERSON: MAYOR TURNBOW, COUNCILMEMBERS ABDELGAWAD, BERENDZEN, BURKE, III, CIRCO, HOLMAN, TOWNSEND, AND WILLS-SCHERZER. MEMBER PRESENT VIA ZOOM: COUNCILMEMBER BARBER. ALSO PRESENT IN PERSON: 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.**

Development Services Director Jim Cadoret reviewed the staff report included in the Council packet and summarized the 2021 building activity. He reviewed upcoming items coming before the Planning and Zoning Commission and answered questions from Council.

Chief of Police Jan Zimmerman provided a brief overview of the difference between reporting types: Uniform Crime Reporting (UCR) and National Incident Based Reporting System (NIBRS). She answered questions from Council.

City Manager Jim Feuerborn announced that there would be no work session on January 17 as City Hall is closed in observance of Martin Luther King, Jr. Day.

- 7. Committee Reports.**
- 8. Consent Agenda.**
 - A. City Council Special Meeting minutes, December 20, 2021**
 - B. Resolution 22-01: Appointment and Affirmations of Membership to Incentive District Boards**
 - C. Resolution 22-02: 2021 Fire Hydrant Project - Acceptance and Final Payment**

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

DISCUSSION: None

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

9. Unfinished Business.

A. Brown Event Space Conditional Use Permit

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 second reading of Bill 3675 by title only.

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

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

Mayor Turnbow announced the motion carried and declared Bill 3675 as **Raymore City Ordinance 2022-001.**

10. New Business.

A. Tax Increment Financing Plans and Redevelopment Projects - Progress Overview (public hearing)

Mayor Turnbow opened the public hearing at 7:14 p.m. and called for a staff report.

Economic Development Director David Gress provided a review of the staff report included in the Council packet. In accordance with RSMo 99.865, staff prepared a presentation on the progress of the various Tax Increment Financing (TIF) Plans throughout the City to determine if the plans and redevelopment projects associated with such plans are making satisfactory progress under the proposed time schedules outlined within the approved plans. Mr. Gress provided an update of

the progress of the Foxwood Village Shops TIF Plan, Highway 58 West Extended Redevelopment TIF Plan (Galleria), and Highway 58 and Dean Avenue TIF Plan (Raymore Marketplace) for the period of September 2020 to October 2021.

Mayor Turnbow opened the public hearing for public comment, and hearing none closed the public hearing at 7:21 p.m.

B. Agreement with A Graphic Resource for Printing and Mailing Services

BILL 3676: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH A GRAPHIC RESOURCE FOR PRINTING AND MAILING SERVICES FOR THE REVIEW."

City Clerk Erica Hill conducted the first reading of Bill 3676 by title only.

Communications Manager Melissa Harmer provided a review of the staff report included in the Council packet. The Communications Department publishes The Review and Parks & Recreation Program Guide three times a year (January, May, September). This magazine includes community news stories, program updates and a calendar of events from both the City and Raymore Parks & Recreation. The magazine consists of 40 pages and is mailed to every address with a Raymore ZIP code. The Review currently has a circulation of 10,492. The City currently holds a contract with A Graphic Resource for printing and mailing services. That contract expired December 31, 2021. Of the bids received, A Graphic Resource was the lowest and best bidder. Staff recommends awarding the contract to A Graphic Resource.

MOTION: By Councilmember Townsend, second by Councilmember Holman to approve the first reading of Bill 3676 by title only.

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

C. MARC Household Hazardous Waste Agreement

BILL 3677: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, APPROVING AN AGREEMENT WITH THE MID-AMERICA REGIONAL COUNCIL SOLID WASTE MANAGEMENT DISTRICT, RELATING TO THE REGIONAL HOUSEHOLD HAZARDOUS WASTE PROGRAM."

City Clerk Erica Hill conducted the first reading of Bill 3677 by title only.

Public Works Director Mike Krass provided a review of the staff report included in the Council packet. The City participates annually in the Mid-America Regional Council (MARC) Solid Waste Management District Household Hazardous Waste (HHW) program. This program allows Raymore residents to participate in several HHW drop off events held throughout the metropolitan area including an event that alternates between Raymore and Belton. Residents also have access to several permanent HHW drop off locations throughout the metropolitan area that can be used year-round. MARC calculates the annual fee for this service based on a per-capita rate of \$1.09 multiplied by the 2020 Census' estimated population for our community (22,941). Based on this, the fee for 2022 is \$25,005.69.

MOTION: By Councilmember Townsend, second by Councilmember Holman to approve the first reading of Bill 3677 by title only.

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

D. Little Blue Valley Sewer District

RESOLUTION 22-03: "A RESOLUTION OF THE CITY OF RAYMORE, MISSOURI, AFFIRMATIVELY ASSENTING TO THE ISSUANCE OF REVENUE BONDS PAYABLE FROM REVENUES TO BE DERIVED FROM THE OPERATION OF THE LITTLE BLUE VALLEY SEWER SYSTEM IN AN AMOUNT NOT TO EXCEED \$106,000,000 FOR THE PURPOSE OF ACQUIRING, CONSTRUCTING, IMPROVING OR EXTENDING THE MIDDLE BIG CREEK SUBDISTRICT IN ACCORDANCE WITH SECTION 204.569(3), REVISED MISSOURI STATUTES."

City Clerk Erica Hill conducted the reading of Resolution 22-03 by title only.

Public Works Director Mike Krass provided a review of the staff report included in the Council packet. At the January 3 Council work session, Little Blue Valley Sewer District Director Jeff Shook outlined proposed improvements within the Middle Big Creek Sewer Subdistrict that include expansion of the treatment plant, flow metering improvements, and interceptor improvements. Little Blue Valley Sewer District is seeking approval to issue debt to fund these improvements.

Finance Director Elisa Williams stated there are 1,969 connections to the Middle Big Creek subdistrict in Raymore. They currently charge per connection, but will be transitioning to flow-based billing in the future. She stated she anticipates a decrease in fees from Middle Big Creek after the transition.

City Manager Jim Feuerborn noted that using our cost of service model, if we were currently being billed using the flow-based model, customer rates would be lower.

Councilmember Berendzen asked Mr. Shook how many other customers have expressed support. Mr. Shook stated there are 8 customers in the subdistrict, 5 of which have approved a resolution of support and 2 others considering it this evening.

MOTION: By Councilmember Townsend, second by Councilmember Holman to approve the reading of Resolution 22-03 by title only.

DISCUSSION: Councilmember Holman noted that this is a need based project from the Little Blue Valley Sewer District.

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

E. Approval of Amended and Restated Employment Agreement - City Manager

BILL 3678: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AUTHORIZING THE MAYOR TO ENTER INTO AN EMPLOYMENT AGREEMENT WITH JIM FEUERBORN FOR THE SERVICES OF A CITY MANAGER, AUTHORIZING APPROVAL OF THIS ORDINANCE AND EXECUTION OF THE CONTRACT HEREIN FOR THE ORDERLY ADMINISTRATION OF THE LEGAL, ADMINISTRATIVE, AND CONTRACTUAL MATTERS OF THE CITY."

City Clerk Erica Hill conducted the first reading of Bill 3678 by title only.

City Attorney Jonathan Zerr provided a review of the staff report included in the Council packet. If approved, this Bill would extend and amend the current employment contract with Jim Feuerborn, allowing him to continue serving as City Manager. The only significant alterations from the original contract (as amended and extended from last year) include (a) base salary increased by \$7,769.60 to \$163,155.00, (b) all applicable dates for effectiveness and execution have been updated, and (c) the term of the contract has been extended to September 2022. He answered questions from Council.

MOTION: By Councilmember Townsend, second by Councilmember Holman to approve the first reading of Bill 3678 by title only.

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

11. Public Comment.

12. Mayor/Council Communication.

Mayor Turnbow and Councilmembers thanked City Manager Jim Feuerborn for his service to Raymore and the Council, thanked Chief Zimmerman for explaining the difference between crime reporting types, and noted the growth and progress of the City in the past year.

Councilmember Barber thanked the Mayor and Council for allowing him to participate virtually.

Councilmember Circo thanked Chief Zimmerman for leading her staff in keeping the city safe.

Mayor Turnbow thanked the Council for the support of the Middle Big Creek Sewer Subdistrict bond project.

13. Adjournment.

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

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 regular meeting of the Raymore Council adjourned at 7:54 p.m.

Respectfully submitted,

Erica Hill
City Clerk