

**THE RAYMORE CITY COUNCIL MET IN REGULAR SESSION ON MONDAY, FEBRUARY 28, 2022 IN COUNCIL CHAMBERS AT 100 MUNICIPAL CIRCLE, RAYMORE, MISSOURI. MEMBERS PRESENT: MAYOR TURNBOW, COUNCILMEMBERS ABDELGAWAD, 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. Councilmember Barber was absent.
- 3. Pledge of Allegiance.**
- 4. Presentation/Awards.**
- 5. Personal Appearances.**
- 6. Staff Reports.**

Public Works Director Mike Krass provided a review of the staff report included in the Council packet. He announced that the City has achieved APWA Full Accreditation for the second time, expiring in July 2025.

Parks and Recreation Director Nathan Musteen provided a review of the staff report included in the Council packet. He announced that the City has received an award from APWA for a small city award for small historical structures for TB Hannah Station and will automatically be nominated for the national award.

Communications Manager Melissa Harmer announced that the TextMyGov text line is now operational.

City Planner Dylan Eppert reviewed the status of the Comprehensive Plan and the next steps in the process.

City Manager Jim Feuerborn announced the March 7 meeting will be a special meeting that will move directly into Executive Session. He requested that Item F be removed from the agenda. He announced that Moody's has reassigned an AA2 rating to the City for the upcoming Bond issuance. He also announced the City has once again received the Certificate of Achievement for Excellence in Financial Reporting.

- 7. Committee Reports.**
- 8. Consent Agenda.**
- A. City Council Meeting minutes, February 14, 2022**

**B. Resolution 22-09: Harold Estates Gravity Sewer Project - Acceptance and Final Payment**

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

**DISCUSSION:** None

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

**9. Unfinished Business.**

**A. Reclassification of Zoning - Grube Property M-1 to R-3A**

**BILL 3684: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AMENDING THE ZONING MAP FROM M-1 'LIGHT INDUSTRIAL DISTRICT' TO R-3A 'MULTIPLE-FAMILY RESIDENTIAL DISTRICT,' A 9.94-ACRE TRACT OF LAND LOCATED SOUTH OF DAWN STREET, EAST OF SUNRISE DRIVE, IN RAYMORE, CASS COUNTY, MISSOURI."**

City Clerk Erica Hill conducted the second reading of Bill 3684 by title only.

**MOTION:** By Councilmember Townsend, second by Councilmember Holman to approve the second reading of Bill 3684 by title only.

**DISCUSSION:** None

<b>VOTE:</b>	Councilmember Abdelgawad	Aye
	Councilmember Barber	Absent
	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 3684 as **Raymore City Ordinance 2022-010.**

**B. Sendera First Plat**

**BILL 3685: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, APPROVING THE SENDERA FIRST PLAT."**

City Clerk Erica Hill conducted the second reading of Bill 3685 by title only.

**MOTION:** By Councilmember Townsend, second by Councilmember Holman to approve the second reading of Bill 3685 by title only.

**DISCUSSION:** None

<b>VOTE:</b>	Councilmember Abdelgawad	Aye
	Councilmember Barber	Absent
	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 3685 as **Raymore City Ordinance 2022-011.**

**C. Sendera Second Plat**

**BILL 3686: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, APPROVING THE SENDERA SECOND PLAT."**

City Clerk Erica Hill conducted the second reading of Bill 3686 by title only.

**MOTION:** By Councilmember Townsend, second by Councilmember Holman to approve the second reading of Bill 3686 by title only.

**DISCUSSION:** None

<b>VOTE:</b>	Councilmember Abdelgawad	Aye
	Councilmember Barber	Absent
	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 3686 as **Raymore City Ordinance 2022-012.**

**D. Amending City Code Chapter 605.010 - Annual License Required**

**BILL 3687: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AMENDING SECTION 605.010 OF THE RAYMORE CITY CODE OF ORDINANCES."**

City Clerk Erica Hill conducted the second reading of Bill 3687 by title only.

**MOTION:** By Councilmember Townsend, second by Councilmember Holman to approve the second reading of Bill 3687 by title only.

**DISCUSSION:** None

<b>VOTE:</b>	Councilmember Abdelgawad	Aye
	Councilmember Barber	Absent
	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 3687 as **Raymore City Ordinance 2022-013**.

**E. PlayPower Contract Award - Hawk's Nest All-Inclusive Playground**

**BILL 3690: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH PLAYPOWER LT FARMINGTON, INC. FOR CONSTRUCTION OF THE HAWK'S NEST, AN ALL INCLUSIVE PLAYGROUND AT HAWK RIDGE PARK."**

City Clerk Erica Hill conducted the second reading of Bill 3690 by title only.

**MOTION:** By Councilmember Townsend, second by Councilmember Holman to approve the second reading of Bill 3690 by title only.

**DISCUSSION:** None

<b>VOTE:</b>	Councilmember Abdelgawad	Aye
	Councilmember Barber	Absent
	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 3690 as **Raymore City Ordinance 2022-014.**

**F. Budget Amendment - Hawk’s Nest All-Inclusive Playground**

**BILL 3691: “AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AUTHORIZING AN AMENDMENT TO PARK FUND 25 FOR THE HAWK’S NEST ALL INCLUSIVE PLAYGROUND.”**

City Clerk Erica Hill conducted the second reading of Bill 3691 by title only.

**MOTION:** By Councilmember Townsend, second by Councilmember Holman to approve the second reading of Bill 3691 by title only.

**DISCUSSION:** None

<b>VOTE:</b>	Councilmember Abdelgawad	Aye
	Councilmember Barber	Absent
	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 3691 as **Raymore City Ordinance 2022-015.**

**G. Award of Contract - Blue Cedar Landscape Inc.**

**BILL 3692: “AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH BLUE CEDAR LANDSCAPE FOR LANDSCAPING SERVICES AT CENTERVIEW.”**

City Clerk Erica Hill conducted the second reading of Bill 3692 by title only.

**MOTION:** By Councilmember Townsend, second by Councilmember Holman to approve the second reading of Bill 3692 by title only.

**DISCUSSION:** None

<b>VOTE:</b>	Councilmember Abdelgawad	Aye
	Councilmember Barber	Absent
	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 3692 as **Raymore City Ordinance 2022-016.**

**H. Award of Contract - City Attorney**

**BILL 3688: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, APPOINTING KAPKE & WILLERTH, LLC AS THE CITY ATTORNEY AND SPECIAL PROSECUTOR AND AUTHORIZING THE EXECUTION OF A CONTRACT FOR SERVICES."**

City Clerk Erica Hill conducted the second reading of Bill 3688 by title only.

**MOTION:** By Councilmember Townsend, second by Councilmember Holman to approve the second reading of Bill 3688 by title only.

**DISCUSSION:** None

<b>VOTE:</b>	Councilmember Abdelgawad	Aye
	Councilmember Barber	Absent
	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 3688 as **Raymore City Ordinance 2022-017.**

**I. Award of Contract - City Prosecutor**

**BILL 3689: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, APPOINTING WILLIAM N. MARSHALL III AS THE CITY PROSECUTOR AND AUTHORIZING THE EXECUTION OF A CONTRACT FOR SERVICES."**

City Clerk Erica Hill conducted the second reading of Bill 3689 by title only.

**MOTION:** By Councilmember Townsend, second by Councilmember Holman to approve the second reading of Bill 3689 by title only.

**DISCUSSION:** None

<b>VOTE:</b>	Councilmember Abdelgawad	Aye
	Councilmember Barber	Absent
	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 3689 as **Raymore City Ordinance 2022-018.**

**10. New Business.**

**A. On-call Materials Testing Services**

**BILL 3693: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH GEOTECHNOLOGY INC TO PROVIDE ON-CALL MATERIALS TESTING SERVICES."**

City Clerk Erica Hill conducted the first reading of Bill 3693 by title only.

Public Works Director Mike Krass provided a review of the staff report included in the Council packet. The City's Public Works Department has an occasional need for professional materials testing and geo-technical services such as soil borings and asphalt and concrete testing associated with CIP projects. Staff has reviewed the statement of qualifications submitted and recommends the City retain the services of Geotechnology, Inc to provide On Call Materials Testing Services for a three year period. He answered questions from Council.

**MOTION:** By Councilmember Townsend, second by Councilmember Holman to approve the first reading of Bill 3693 by title only.

**DISCUSSION:** None

**VOTE:**

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

**B. Dean Ave/N Cass Intersection Improvements**

**BILL 3694: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH WILSON & COMPANY FOR THE DEAN AVE/N CASS PARKWAY TRAFFIC SIGNAL DESIGN INTERSECTION IMPROVEMENTS PROJECT, CITY PROJECT NUMBER 22-389-301, IN THE AMOUNT OF \$109,830.50 AND AUTHORIZING**

**THE CITY MANAGER TO APPROVE CHANGE ORDERS WITHIN ESTABLISHED BUDGET CONSTRAINTS.”**

City Clerk Erica Hill conducted the first reading of Bill 3694 by title only.

Public Works Director Mike Krass provided a review of the staff report included in the Council packet. The Dean Avenue/North Cass Parkway Intersection Improvement project is included in the FY 2022 Capital Improvement Program. The proposed improvements to the intersection include a traffic signal, southbound right turn lane on Dean Avenue, other modifications to the intersection to accommodate truck traffic entering and leaving the Raymore Commerce Center. The traffic signal design will include interconnecting the proposed signal with the existing signals on the I-49 ramps. Staff reviewed the statement of qualifications submitted and recommends the City retain the services of Wilson & Company to provide design services for the Dean Ave/N Cass Pkwy Traffic Signal Design Intersection Improvements Project.

**MOTION:** By Councilmember Townsend, second by Councilmember Holman to approve the first reading of Bill 3694 by title only.

**DISCUSSION:** None

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

**C. Brookside Tenth Final Plat - Replat of Tract Y**

**BILL 3695: “AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, APPROVING THE BROOKSIDE TENTH FINAL PLAT - REPLAT OF TRACT Y.”**

City Clerk Erica Hill conducted the first reading of Bill 3695 by title only.

Development Services Director Jim Cadoret provided a review of the staff report included in the Council packet that explains Items C, D, and E. On July 29, 2020 City Council approved the 1st amendment to the Brookside Tenth Plat Development Agreement. The agreement stipulated requirements of Brookside Builders regarding the construction of a trailside parking lot and improvements. In return, the City was to transfer ownership of Tract Y in Brookside Tenth Plat to Brookside Builders and the Brookside Homes Association. Staff is now requesting final plat approval for Brookside Tenth - Replat of Tract Y. The replat creates a new Tract AA that can be transferred to the Brookside Homes Association for use as a common area tract. The remaining portion of Tract Y will be transferred to Brookside Builders LLC for



use as a common area tract. If approved, Bills 3696 and 3697 authorize the transfers of ownership.

Councilmember Burke asked if the surrounding homes are part of Cedar Ridge or Brookside. Mr. Cadoret stated they are part of the Brookside subdivision.

**MOTION:** By Councilmember Townsend, second by Councilmember Holman to approve the first reading of Bill 3695 by title only.

**DISCUSSION:** None

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

**D. Transfer of Lot 422 in Brookside Tenth Plat to Brookside Builders LLC**

**BILL 3696: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AUTHORIZING THE MAYOR TO EXECUTE A QUITCLAIM DEED TO BROOKSIDE BUILDERS LLC FOR LOT 422, BROOKSIDE TENTH FINAL PLAT, A REPLAT OF TRACT X AND TRACT Y."**

City Clerk Erica Hill conducted the first reading of Bill 3696 by title only.

**MOTION:** By Councilmember Townsend, second by Councilmember Holman to approve the first reading of Bill 3696 by title only.

**DISCUSSION:** None

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

**E. Transfer of Tract Y to Brookside Builders LLC**

**BILL 3697: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AUTHORIZING THE MAYOR TO EXECUTE A QUITCLAIM DEED TO**

**BROOKSIDE BUILDERS LLC FOR TRACT Y, BROOKSIDE TENTH FINAL PLAT, REPLAT OF TRACT Y.”**

City Clerk Erica Hill conducted the first reading of Bill 3697 by title only.

**MOTION:** By Councilmember Townsend, second by Councilmember Holman to approve the first reading of Bill 3697 by title only.

**DISCUSSION:** None

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

**F. Item F was removed from the agenda to be considered at a later date.**

**G. General Obligation Refunding Bonds, Series 2022**

**BILL 3699: “AN ORDINANCE AUTHORIZING THE ISSUANCE OF THE CITY OF RAYMORE, MISSOURI, GENERAL OBLIGATION REFUNDING BONDS, SERIES 2022 AND AUTHORIZING CERTAIN OTHER DOCUMENTS AND ACTIONS BY THE CITY.”**

City Clerk Erica Hill conducted the first reading of Bill 3699 by title only.

Special Bond Counsel Todd Goffoy provided a review of the staff report included in the Council packet. The 2012 GO Bond Issue becomes callable on March 1, 2022. The GO Bond Refunding Series 2022 Issue will be a net present value benefit to the City of approximately \$233,000 or 3.2% of the \$7,280,000 that is callable. Piper, Sandler & Co. considers anything over 3% to be beneficial. This issue will be bank-qualified. Bank-qualification is available to all issuers who intend to issue \$10 million or less of tax-exempt securities in any one calendar year. The amount of the 2022 bonds has been set to an amount so that the City qualifies for bank-qualification. The 2022 General Obligation Refunding Bonds are expected to be sold via an electronic competitive sale method the morning of March 14 and Piper, Sandler & Co. will be serving as the City’s financial advisor.

Councilmember Townsend asked if the bond sale doesn’t bring an acceptable amount, does the City have to sell. Mr. Goffoy stated that it can be canceled prior to the sale or postponed.

**MOTION:** By Councilmember Townsend, second by Councilmember Holman to approve the first reading of Bill 3699 by title only.

**DISCUSSION:** None

**VOTE:**

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

Councilmember Holman recused himself from the dais for Item H as Honeywell FM&T is his current employer.

**H. Memorandum of Understanding - Honeywell FM&T Use of Gun Range (Emergency Reading)**

**BILL 3700: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AUTHORIZING THE MAYOR TO ENTER INTO A MEMORANDUM OF UNDERSTANDING WITH HONEYWELL FM&T FOR THE USE OF THE RAYMORE FIRING RANGE AND DECLARING THIS AS AN EMERGENCY READING."**

City Clerk Erica Hill conducted the first reading of Bill 3700 by title only.

City Attorney Jonathan Zerr provided a review of the staff report included in the Council packet. Bill 3700 establishes a Memorandum of Understanding (MOU) between the City and Honeywell FM&T Protective Force for the use of the Raymore gun range. Due to the sudden non-availability of the range that Honeywell had access to, they requested that this be done as an emergency reading to allow them to keep their qualifications in place for their protective force.

**MOTION:** By Councilmember Townsend, second by Councilmember Burke to approve the first reading of Bill 3700 by title only.

**DISCUSSION:** None

**VOTE:**

Councilmember Abdelgawad	Aye
Councilmember Barber	Absent
Councilmember Berendzen	Aye
Councilmember Burke, III	Aye
Councilmember Circo	Aye
Councilmember Holman	Abstain
Councilmember Townsend	Aye
Councilmember Wills-Scherzer	Aye

Mayor Turnbow declared Bill 3700 as an emergency and called for the second reading in its entirety.

City Clerk Erica Hill conducted the second reading of Bill 3700 in its entirety.

**MOTION:** By Councilmember Townsend, second by Councilmember Burke to approve the second reading of Bill 3700 in its entirety.

**DISCUSSION:** None

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

Mayor Turnbow announced the motion carried and declared Bill 3700 as **Raymore City Ordinance 2022-019**.

Councilmember Holman returned to the dais.

### **11. Public Comment.**

### **12. Mayor/Council Communication.**

Mayor Turnbow and Councilmembers congratulated staff on the numerous awards and accolades recently achieved and wished Development Services Director Jim Cadoret success in his future endeavors.

Councilmember Abdelgawad noted that Officer Hornbeck was named CIT Officer of the Year.

Councilmember Holman noted the passing of former Circuit Court Judge Carl Gum.

### **13. Adjournment.**

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

**DISCUSSION:** None

<b>VOTE:</b>	Councilmember Abdelgawad	Aye
	Councilmember Barber	Absent
	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 7:55 p.m.

Respectfully submitted,

Erica Hill  
City Clerk