

THE RAYMORE CITY COUNCIL MET IN SPECIAL SESSION ON MONDAY, APRIL 11, 2022 IN COUNCIL CHAMBERS AT 100 MUNICIPAL CIRCLE, RAYMORE, MISSOURI. MEMBERS PRESENT: MAYOR TURNBOW, COUNCILMEMBERS ABDELGAWAD, BARBER, BERENDZEN, BURKE III, FORSTER, HOLMAN, TOWNSEND, AND WILLS. 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 7:28 p.m.

2. Roll Call

City Clerk Erica Hill called roll; quorum present to conduct business.

3. Pledge of Allegiance

4. Presentation/Awards

Stephen Rew, Ray-Pec Choir Director thanked the Raymore Arts Commission for arranging a piece of music that was performed at the Missouri Music Educators Conference. He presented a plaque with a picture of the choir.

5. Personal Appearances

City Auditor Kim Pearson, Dana F. Cole & Co., presented the FY 2021 Financial Statements. He noted the City of Raymore received the Certificate of Achievement in Financial Reporting.

6. Staff Reports

Development Services Director David Gress provided a review of the staff report included in the Council packet. He answered questions from Council.

Chief of Police Jan Zimmerman highlighted the duties and responsibilities of dispatchers in honor of National Public Safety Telecommunicators Week. She answered questions from Council.

City Manager Jim Feuerborn announced items for the April 18 work session. He noted necessary amendments to New Business Items D, E, and F to correct the bill numbers from 3605, 3606, and 3607 to 3705, 3706, and 3707.

7. Committee Reports

8. Consent Agenda

A. City Council Meeting minutes, March 28, 2022

B. Resolution 22-12: 2021 Curb Project - Acceptance and Final Payment

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

DISCUSSION: Councilmember Forster announced she prepared to vote on the Consent Agenda.

VOTE:

Councilmember Abdelgawad	Aye
Councilmember Barber	Aye
Councilmember Berendzen	Aye
Councilmember Burke, III	Aye
Councilmember Forster	Aye
Councilmember Holman	Aye
Councilmember Townsend	Aye
Councilmember Wills	Aye

9. Unfinished Business

A. Budget Amendment - J&M Displays

BILL 3702: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AUTHORIZING AN AMENDMENT TO PARK FUND 25 FOR THE 2022 SPIRIT OF AMERICA CELEBRATION."

City Clerk Erica Hill conducted the second reading of Bill 3702 by title only.

MOTION: By Councilmember Townsend, second by Councilmember Holman to approve the second reading of Bill 3702 by title only.

DISCUSSION: None

VOTE:

Councilmember Abdelgawad	Aye
Councilmember Barber	Aye
Councilmember Berendzen	Aye
Councilmember Burke, III	Aye
Councilmember Forster	Aye
Councilmember Holman	Aye
Councilmember Townsend	Aye
Councilmember Wills	Aye

Mayor Turnbow announced the motion carried and declared Bill 3702 as **Raymore City Ordinance 2022-028.**

B. Award of Contract - American Ramp Company

BILL 3703: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AUTHORIZING AN AGREEMENT WITH AMERICAN RAMP COMPANY TO CONSTRUCT A NEW SKATEPARK IN THE AMOUNT OF \$225,000."

City Clerk Erica Hill conducted the second reading of Bill 3703 by title only.

MOTION: By Councilmember Townsend, second by Councilmember Holman to approve the second reading of Bill 3703 by title only.

DISCUSSION: None

VOTE:	Councilmember Abdelgawad	Aye
	Councilmember Barber	Aye
	Councilmember Berendzen	Aye
	Councilmember Burke, III	Aye
	Councilmember Forster	Aye
	Councilmember Holman	Aye
	Councilmember Townsend	Aye
	Councilmember Wills	Aye

Mayor Turnbow announced the motion carried and declared Bill 3703 as **Raymore City Ordinance 2022-029**.

C. Award of Contract - TruGreen Limited Partnership

BILL 3704: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH TRUGREEN LIMITED PARTNERSHIP TO PROVIDE FERTILIZATION SERVICES AT MUNICIPAL FACILITIES IN THE AMOUNT OF \$5,182.59."

City Clerk Erica Hill conducted the second reading of Bill 3704 by title only.

MOTION: By Councilmember Townsend, second by Councilmember Holman to approve the second reading of Bill 3704 by title only.

DISCUSSION: None

VOTE:	Councilmember Abdelgawad	Aye
	Councilmember Barber	Aye
	Councilmember Berendzen	Aye
	Councilmember Burke, III	Aye
	Councilmember Forster	Aye
	Councilmember Holman	Aye
	Councilmember Townsend	Aye
	Councilmember Wills	Aye

Mayor Turnbow announced the motion carried and declared Bill 3704 as **Raymore City Ordinance 2022-030**.

10. New Business

A. Oak Ridge Farms 4th Phase Rezoning C-2 to R-3A (public hearing)

BILL 3708: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AMENDING THE ZONING MAP FROM "C-2" GENERAL COMMERCIAL DISTRICT TO "R-3A" MULTIPLE FAMILY RESIDENTIAL DISTRICT, A 9.45 ACRE TRACT OF LAND LOCATED SOUTH OF W. PINE STREET, EAST OF N. MADISON STREET, IN RAYMORE, CASS COUNTY, MISSOURI."

City Clerk Erica Hill conducted the first reading of Bill 3708 by title only.

Mayor Turnbow opened the public hearing at 7:53 p.m. and called for a staff report.

Development Services Director David Gress provided a review of the staff report included in the Council packet. Sean Seibert, representing CT Midland, is requesting to reclassify the zoning of approximately 9.45 acres located south of W. Pine Street, east of N. Madison Street from "C-2" General Commercial District to "R-3A Multiple Family Residential District". The proposed rezoning would support an expansion of the existing Oak Ridge Farms subdivision. 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, staff report, applicant's conceptual plan, and the Memorandum of Understanding (MOU) to be entered into the record. He reviewed the history of the lots involved in the project. The MOU and Conceptual Plan identifies the lot sizes and development standards, and specifies the requirements and process to proceed with further review with City staff. A Good Neighbor meeting was held on March 23 with 7 residents and business owners in attendance; questions and answers are summarized in the staff report. This request is for the rezoning of the property, and the next steps would be site plan and final plat approval, which would be considered by the Planning and Zoning Commission and the City Council. At its April 5, 2022 meeting the Planning and Zoning Commission voted 8-0 to recommend approval of the rezoning request.

Public Works Director Mike Krass provided detailed traffic information for 58 Highway near the area. The Federal Highway Administration considers free flow traffic capacity on a 4-lane, signalized road, such as 58 Highway, to be 49,000 vehicles per day. From the Westgate traffic study, the current traffic count on 58 Highway is 29,000 vehicles per day. He reviewed in detail the growth of the infrastructure network in Raymore since 2004.

Councilmember Forster asked if the information provided regarding traffic can be made available. Mr. Krass stated yes.

Councilmember Berendzen asked if there has been any interest for commercial development in this area. Mr. Gress stated that he's seen very little interest in this property due to the narrow frontage on 58 Highway and the depth of the lots.

Councilmember Barber asked if the MOU would follow the title to the property. City Attorney Jonathan Zerr answered affirmatively.

Sean Siebert, 33 I Street, Lake Lotawana, MO, reviewed the project. He stated the proposal maintains the commercial lots on Madison Street and the remaining to be rezoned to multi-family to allow for units similar to their development to the east of the property.

Councilmember Burke asked what would happen to the trees during construction. Mr. Seibert stated that as many trees will be saved as possible to maintain the integrity of the property.

Councilmember Forster asked if any of the grading to the site will affect Sonic.

Matt Schlicht, 50 SE 3rd Street, Lee's Summit, MO, stated they build up the pad site and will control the runoff towards the east into the channel and the parking lot design will assist in draining away from Sonic.

Mayor Turnbow opened the public hearing for public comment, and hearing none closed the public hearing at 8:16 p.m.

MOTION: By Councilmember Townsend, second by Councilmember Holman to approve the first reading of Bill 3708 by title only.

DISCUSSION: None

VOTE:	Councilmember Abdelgawad	Aye
	Councilmember Barber	Aye
	Councilmember Berendzen	Aye
	Councilmember Burke, III	Aye
	Councilmember Forster	Aye
	Councilmember Holman	Aye
	Councilmember Townsend	Aye
	Councilmember Wills	Aye

B. Allera PUD Rezoning and Preliminary Development Plan (public hearing)

BILL 3709: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AMENDING THE ZONING MAP FROM "R-1P" SINGLE FAMILY RESIDENTIAL PLANNED DISTRICT TO "PUD" PLANNED UNIT DEVELOPMENT DISTRICT, A 52 ACRE TRACT OF LAND LOCATED SOUTH OF JOHNSTON DRIVE, WEST OF DEAN AVENUE, IN RAYMORE, CASS COUNTY, MISSOURI."

City Clerk Erica Hill conducted the first reading of Bill 3709 by title only.

Mayor Turnbow opened the public hearing at 8:18 p.m. and called for a staff report.

Development Services Director David Gress provided a review of the staff report included in the Council packet. Brad Kempf, representing Clayton Properties Group Inc. and current property owner Hunt Midwest Real Estate LLC, is requesting to reclassify the zoning of 52.05 acres located on the west side of Dean Avenue, south of Johnston Drive from "R-1P" Single-Family Residential Planned District to "PUD" Planned Unit Development District. 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, staff report, preliminary plan, and Memorandum of Understanding (MOU) to be entered into the record. He reviewed the history of the property. A reclassification of zoning to PUD includes a preliminary plan for the Allera subdivision, a proposed 171-lot single-family residential community. A Good Neighbor meeting was held on March 16 with 3 residents in attendance; questions and answers are summarized in the staff report. This tract of land originally was platted for 164 single family lots. The proposed development would include 170 single family lots and a live/work component. The PUD allows flexibility with the type of product the developer would like to build. The live/work component would be dwelling units located above the ground floor; there are 9 of these proposed units. The ground floor could be office or commercial spaces; prohibited uses for the commercial spaces are included in staff reports. Screening would be required between the single family lots and the live/work component. At its April 5, 2022 meeting the Planning and Zoning Commission voted 8-0 to recommend approval of the rezoning request.

Public Works Director Mike Krass reviewed the traffic information for this area. Dean Avenue was designed to allow for development of the surrounding area. A concept plan has been submitted to property owners for adjustments to Dean Avenue as there is a bottleneck at 59 Highway and Dean Avenue. This includes possible changes in access points or potential traffic signals, among other options.

Councilmember Townsend asked if the single family lots in the project will be for sale or lease and that the walking trail included in the MOU doesn't appear in the conceptual plan. He also asked if there will be additional street lights that would be installed along the outer road and Dean Avenue. Mr. Gress stated the applicant would review the characteristics of the single family lots, and the trail location would be determined during phasing. Mr. Krass stated installation of street lights will be evaluated during the capital improvement project discussions next year.

Councilmember Townsend noted there are no sidewalks on the eastside of Dean Avenue. Mr. Gress stated that there is a trail through the trees in lieu of a sidewalk.

Councilmember Abdelgawad asked the order of construction. Mr. Gress stated the application will have 2 phases of development, but there is a specific list of amenities in MOU that have to be under construction during phase 1.

Councilmember Barber asked if the live/work component isn't successful, what would have to happen to change the zoning back to single family residential. Mr. Gress stated the application would have to go through the same process as they are doing now, coming back through the review process.

Councilmember Berendzen asked about park land dedication and noted the 5 foot side yard setback. Mr. Gress stated it is being dedicated down Johnston Drive at some point in the future.

Councilmember Townsend asked if the units are built to suit. Mr. Gress stated he would let the application expand on that process. He stated a site plan process would occur with the live/work component.

Councilmember Berendzen stated a PUD allows the smaller side yard setbacks and asked what the city getting back for approving the PUD. Mr. Gress stated the property currently has preliminary plat approval for Timber Trails development. With this proposal, the city isn't given anything up with this project, it is allowing the applicant the flexibility to provide different home styles. The city gains a new concept with the live/work component and the MOU solidifies that the amenities promised in the development will be built.

Councilmember Berendzen stated that the city is giving up the 10 foot side yard setback as is required in an R-1 zoning. Mr. Gress stated that the 5 foot side yard setback is the minimum setback, however some of the home styles will be larger with more traditional setbacks. The PUD allows the flexibility to have different products coexist in the same development.

Developer representative Dan Foster, Schlagle, 14920 W. 107th Street, Lenexa, KS, reviewed the project. The 4 types of single family homes will have a range of lot sizes, from 4,725 to 6,500+ square feet. The larger lots are along Dean Avenue and the existing single family developments and the smaller lots will be along the outer road. There are 9 live/work units in 3 buildings, to be built at the same time. Amenities such as a swimming pool, clubhouse, playground, and recreation spaces will be located in the center of the project. Throughout the site there will be 2 green space areas, landscape perimeter buffers, and lakes with decorative fountains. Home prices will range from \$250,000 to \$450,000 and will have basements and garages. The live/work component will have a single garage, driveway space, and open parking dedicated to the live/work units. He stated the plan complies with the comprehensive plan, has a similar number of single family lots as the currently approved plat, it's in compliance with the code requirements for PUD, and the property has been vacant since annexation many years ago. He stated the city is gaining variety in housing choices, amenities, an additional attractive neighborhood, preserving natural drainage features, and an additional open space and trails.

Councilmember Berendzen asked why 5 foot instead of 10 foot side yard setbacks. Mr. Foster stated some of the older neighborhoods in the metro area, such as

Brookside or Waldo, are closer together. The target demographic may not desire the maintenance of larger yards.

Mayor Turnbow opened the public hearing for public comment, and hearing none closed the public hearing at 8:52 p.m.

MOTION: By Councilmember Townsend, second by Councilmember Holman to approve the first reading of Bill 3709 by title only.

DISCUSSION: Councilmembers Abdelgawad, Townsend, and Burke stated they like this concept with the live/work component and the variety of home sizes incorporated in the same development and the amenities it would bring to the area.

VOTE:	Councilmember Abdelgawad	Aye
	Councilmember Barber	Aye
	Councilmember Berendzen	Nay
	Councilmember Burke, III	Aye
	Councilmember Forster	Aye
	Councilmember Holman	Aye
	Councilmember Townsend	Aye
	Councilmember Wills	Aye

C. Johnston Drive Reimbursement Agreement

BILL 3710: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AUTHORIZING THE CITY MANAGER TO ENTER INTO A STREET IMPROVEMENT REIMBURSEMENT AGREEMENT WITH CLAYTON PROPERTIES GROUP, INC TO CONSTRUCT THE EXTENSION OF JOHNSTON DRIVE."

City Clerk Erica Hill conducted the first reading of Bill 3710 by title only.

Development Services Director David Gress provided a review of the staff report included in the Council packet. The 2020 General Obligation Bond Issue included funding for the extension of Johnston Drive from its current terminus east to its intersection with Dean Avenue. This road segment is directly adjacent to the north property line of the proposed Allera Subdivision, and will provide future access to the subdivision, and between Dean Avenue and the Outer Road. Brad Kempf, representing the developer of the Allera subdivision, desires to commence development of the first phase of the subdivision. To provide access to the first phase, Mr. Kempf desires to advance the construction of the Johnston Drive extension as part of the development process for other public improvements for the subdivision.

Councilmember Holman asked if this advanced the timeline of the project. City Manager Jim Feuerborn answered yes.

MOTION: By Councilmember Townsend, second by Councilmember Holman to approve the first reading of Bill 3710 by title only.

DISCUSSION: None

VOTE: Councilmember Abdelgawad Aye
Councilmember Barber Aye
Councilmember Berendzen Aye
Councilmember Burke, III Aye
Councilmember Forster Aye
Councilmember Holman Aye
Councilmember Townsend Aye
Councilmember Wills Aye

D. Award of Contract to Holiday FX for Holiday Lighting

BILL 3605: "AN ORDINANCE OF THE CITY OF RAYMORE, AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH HOLIDAY FX FOR INSTALLATION, MAINTENANCE AND STORAGE OF THE CITY'S HOLIDAY DISPLAYS."

City Clerk Erica Hill conducted the first reading of Bill 3605 by title only.

Assistant City Manager Mike Ekey provided a review of the staff report included in the Council packet. The current contract with Holiday FX for holiday lighting services at City Hall and Centerview is set to expire. Staff publicly bid the project and Holiday FX was the only vendor to submit a completed bid. Staff provided documentation of the bid as requested to five firms, but Holiday FX was the only firm to respond with a complete bid proposal. Per the City's policy when a single bidder responds to a project, the company was vetted and interviewed to ensure compliance with comparable costs and services. Additionally, Holiday FX has been providing holiday display services for the City for the past three years with exceptional results. In addition to the building lighting, this contract also includes the purchase of a replacement for the Mayor's Christmas Tree. He answered questions of clarification from Council.

MOTION: By Councilmember Townsend, second by Councilmember Holman to amend Bill 3605 to read Bill 3705 and approve as amended the first reading of Bill 3705 by title only.

DISCUSSION: None

VOTE: Councilmember Abdelgawad Aye
Councilmember Barber Aye
Councilmember Berendzen Aye
Councilmember Burke, III Aye
Councilmember Forster Aye
Councilmember Holman Aye
Councilmember Townsend Aye
Councilmember Wills Aye

E. Award of Contract to Hoefler Welker to Lead the Space Analysis Project

BILL 3606: "AN ORDINANCE OF THE CITY OF RAYMORE, AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH HOEFER WELKER FOR A SPACE ANALYSIS AND DESIGN SERVICE FOR THE PROPOSED JUSTICE CENTER."

City Clerk Erica Hill conducted the first reading of Bill 3606 by title only.

Assistant City Manager Mike Ekey provided a review of the staff report included in the Council packet. As part of the FY 2022 Capital Improvement Plan, Council approved a space analysis study to look specifically at anticipated space needs for a future Justice Center. Staff advertised the RFQ for this project and Hoefler Welker proved to be the most qualified. As part of the project, Hoefler Welker will be seeking input from staff in the Police Department and looking at future growth and staffing needs.

Councilmember Townsend asked how many requests for qualifications were received. Mr. Ekey stated four qualified responses were received.

MOTION: By Councilmember Townsend, second by Councilmember Holman to amend Bill 3606 to read Bill 3706 and approve as amended the first reading of Bill 3706 by title only.

DISCUSSION: None

VOTE:	Councilmember Abdelgawad	Aye
	Councilmember Barber	Aye
	Councilmember Berendzen	Aye
	Councilmember Burke, III	Aye
	Councilmember Forster	Aye
	Councilmember Holman	Aye
	Councilmember Townsend	Aye
	Councilmember Wills	Aye

F. Budget Amendment: HVAC Replacement

BILL 3607: "AN ORDINANCE OF THE CITY OF RAYMORE, AMENDING THE FY 2022 BUDGET AND AUTHORIZING THE CITY MANAGER TO ADVANCE THE HVAC REPLACEMENT PROJECT IN THE BUILDINGS & EQUIPMENT REPLACEMENT FUND."

City Clerk Erica Hill conducted the first reading of Bill 3607 by title only.

Assistant City Manager Mike Ekey provided a review of the staff report included in the Council packet. Staff had originally planned to replace City Hall's 20-year-old

HVAC system as part of the FY 2023 budget. Because of logistics and shipping delays, staff is asking for Council approval on a budget amendment to order the new HVAC equipment during this fiscal year so it has adequate time to be delivered and installed as originally planned.

MOTION: By Councilmember Townsend, second by Councilmember Holman to amend Bill 3607 to read Bill 3707 and approve as amended the first reading of Bill 3707 by title only.

DISCUSSION: None

VOTE:	Councilmember Abdelgawad	Aye
	Councilmember Barber	Aye
	Councilmember Berendzen	Aye
	Councilmember Burke, III	Aye
	Councilmember Forster	Aye
	Councilmember Holman	Aye
	Councilmember Townsend	Aye
	Councilmember Wills	Aye

11. Public Comment

12. Mayor/Council Communication

Mayor Turnbow and Councilmembers thanked Mr. Circo for his service to the City, welcomed Councilmember Forster, thanked Mr. Krass for the traffic reports, and thanked the voters.

Councilmember Barber stated he appreciates the out-of-the-box projects such as the Allera project presented this evening.

Councilmember Berendzen stated that his no vote on the Allera rezoning and preliminary plan was because he feels we could have a nice neighborhood with the current zoning in place.

Councilmember Forster thanked the voters for electing her and is eager to learn, and urged the preservation of trees.

Councilmember Abdelgawad congratulated the Finance staff for their 11th year in a row receiving the Certificate of Excellence in Financial Reporting and thanked the dispatchers for their work.

Councilmember Burke noted an increase of solicitors in Ward 2.

Mayor Turnbow noted that staff brings forward well thought out and planned proposals. He also reflected on indications of the low voter turnout in the recent municipal election.

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 Forster	Aye
	Councilmember Holman	Aye
	Councilmember Townsend	Aye
	Councilmember Wills	Aye

The special meeting of the Raymore Council adjourned at 9:24 p.m.

Respectfully submitted,

Erica Hill
City Clerk