

THE RAYMORE CITY COUNCIL MET IN REGULAR SESSION ON MONDAY, APRIL 25, 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 7:00 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

Public Works Director Mike Krass provided a review of the staff report included in the Council packet. He noted that four employees attended the Public Works Institute to earn credit towards an 18-month leadership program.

Communications Manager Melissa Harmer stated she visited Foxwood Springs TV today and will visit with Silverlake HOA tomorrow. She provided information on upcoming Arts Commission activities.

City Planner Dylan Eppert provided an update on the Comprehensive Plan. He noted a meeting with the Planning and Zoning Commission to hear their feedback on the future land use plan. An interactive map to obtain comments from the community is being planned. He answered questions from Council.

Parks and Recreation Director Nathan Musteen provided a review of the staff report included in the Council packet. He announced that TB Hanna Station Park won the American Public Works Association's Public Works Project of the Year Structure Small Cities/Rural Communities for 2022. He answered questions from Council.

City Manager Jim Feuerborn announced items for the May 2 work session. He stated the developer for the Johnston Drive Reimbursement Agreement (Unfinished Business Item C) has asked for the agreement to be tabled pending the completion of the engineering study.

7. Committee Reports

8. Consent Agenda

- A. City Council Regular Meeting minutes, April 11, 2022
- B. City Council Special Meeting minutes, April 11, 2022
- C. Resolution 22-13: Disposal of Surplus Property

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 Forster	Aye
	Councilmember Holman	Aye
	Councilmember Townsend	Aye
	Councilmember Wills	Aye

9. Unfinished Business

A. Oak Ridge Farms 4th Phase Rezoning C-2 to R-3A

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 second reading of Bill 3708 by title only.

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

Mayor Turnbow announced the motion carried and declared Bill 3708 as **Raymore**

City Ordinance 2022-031.

B. Allera PUD Rezoning and Preliminary Development Plan

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 second reading of Bill 3709 by title only.

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

DISCUSSION: Councilmember Holman noted that the nay vote on this item at the last meeting is not appropriate for a rezoning application.

Councilmember Berendzen stated he feels we don't have to allow developers to put as many homes as possible in a development and can't see what we are getting in exchange for allowing the rezoning.

Councilmember Townsend stated the current plan for this land included none of the amenities that are included in this proposed development. He feels it is a much better product than the previous plan.

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

Mayor Turnbow announced the motion carried and declared Bill 3709 as **Raymore City Ordinance 2022-032.**

C. Johnston Drive Reimbursement Agreement

MOTION: By Councilmember Townsend, second by Councilmember Holman to table Bill 3710 until a date set by staff.

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 3705: "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 second reading of Bill 3705 by title only.

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

Mayor Turnbow announced the motion carried and declared Bill 3705 as **Raymore City Ordinance 2022-033**.

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

BILL 3706: "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 second reading of Bill 3706 by title only.

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

Mayor Turnbow announced the motion carried and declared Bill 3706 as **Raymore City Ordinance 2022-034.**

F. Budget Amendment: HVAC Replacement

BILL 3707: "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 second reading of Bill 3707 by title only.

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

Mayor Turnbow announced the motion carried and declared Bill 3707 as **Raymore City Ordinance 2022-035.**

10. New Business

A. Selection of Mayor Pro Tempore

Section 3.4 of the City Charter, Mayor Pro Tempore, provides that the Council shall elect annually from among its members a Mayor Pro Tempore. The Mayor Pro Tempore shall assume the powers and duties of the Mayor during the absence or disability of the Mayor or if a vacancy occurs. While assuming the powers and duties of the Mayor during the physical absence in person or disability of the Mayor (until and if the seat is declared vacant), the Mayor Pro Tempore shall retain his/her vote as a Councilmember, but shall not possess the additional mayoral voting power provided by Section 4.4(a), and shall not possess the mayoral veto power provided

by Section 4.4(c). While assuming the powers and duties of the Mayor following a vacancy, the Mayor Pro Tempore shall possess the Mayoral veto power provided by Section 4.4(c) and the Mayoral voting power provided by Section 4.4(a), but shall not retain his/her vote as a Councilmember.

Mayor Turnbow asked for nominations for Mayor Pro Tempore.

Councilmember Berendzen nominated Councilmember Abdelgawad.

Councilmember Holman nominated Councilmember Townsend

Councilmembers Abdelgawad and Townsend accepted the nominations.

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

Mayor Turnbow announced Councilmember Townsend has been selected to serve as Mayor Pro Tempore.

B. Governing Body Members on Planning and Zoning Commission

Section 465.020 (B) (4) of the Unified Development Code of the City Code provides that the Council shall designate whether or not it shall have a member serve on the Planning & Zoning Commission and the Mayor shall designate if they choose to be a member of the Commission and any such member shall serve for a one year term. Councilmember Holman recommended continuing with Mayor Turnbow on the Planning & Zoning Commission. Mayor Turnbow stated he would continue to serve on the Planning and Zoning Commission. He asked the Council if they wished to designate a member to serve on the Planning and Zoning Commission. Consensus was received that a member of the Council would not serve on the Planning and Zoning Commission.

C. Intergovernmental Agreement with Department of Social Services (LIHWAP)

BILL 3717: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT WITH THE MISSOURI DEPARTMENT OF SOCIAL SERVICES FAMILY SUPPORT DIVISION."

City Clerk Erica Hill conducted the first reading of Bill 3717 by title only.

Finance Director Elisa Williams provided a review of the staff report included in the Council packet. The Low-Income Household Water Assistance Program (LIHWAP), provides low-income households a one-time payment of up to \$750 to pay water and/or wastewater (sewer) bills, past due bills, disconnection fees and reconnection fees. Payments are made directly to the participating utility company. The household water benefit is a temporary program created by the Federal Government as part of a COVID-19 pandemic support package. The Department of Social Services began accepting LIHWAP applications on February 28, 2022.

City Manager Jim Feuerborn stated this has been brought forward due to a customer that applied for the program. The City of Raymore is required to approve the agreement in order for customers to be eligible. He answered questions from Council.

MOTION: By Councilmember Townsend, second by Councilmember Holman to approve the first reading of Bill 3717 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 Liddle Sports Shop - Screen Printing and Embroidery

BILL 3715: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, APPROVING AND AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH LIDDLE SPORTS SHOP TO PROVIDE SCREEN-PRINTING AND EMBROIDERY SERVICES."

City Clerk Erica Hill conducted the first reading of Bill 3715 by title only.

Parks and Recreation Director Nathan Musteen provided a review of the staff report included in the Council packet. This contract provides uniform t-shirts and City-branded apparel for the Public Works and the Parks & Recreation departments. The current contract expires at the end of April 2022. In January, staff sent out a request for proposal for these services. This RFP also included league/activity uniforms. Staff received two proposals. The two bidders were Liddle Sport Shop and Monkey Printing. Both proposals qualified as complete bids in the required areas. Using the pricing on a basket of goods to evaluate each bid, The Liddle Sport Shop of Lee's Summit is found to be the lowest, best, most responsive bid.

MOTION: By Councilmember Townsend, second by Councilmember Holman to approve the first reading of Bill 3715 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 Pepsi Beverages Company - Beverage Vending and Supply Services

BILL 3716: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH PEPSI BEVERAGES COMPANY TO PROVIDE BEVERAGE VENDING AND SUPPLY SERVICES."

City Clerk Erica Hill conducted the first reading of Bill 3716 by title only.

Parks and Recreation Director Nathan Musteen provided a review of the staff report included in the Council packet. This contract provides vending services for the Parks & Recreation Department concessions operations, special events and the Employee Relations Committee vending machines. The current contract expires at the end of April 2022. In January, staff sent out a request for proposal for these services. Staff received two proposals. One proposal was from Pepsi Beverages Company and the other was from Heartland Coca-Cola. Both proposals qualified as complete bids in the required areas. Using the pricing on a basket of goods to evaluate each bid, Pepsi Beverages Company is found to be the lowest, best, most responsive bid.

MOTION: By Councilmember Townsend, second by Councilmember Holman to approve the first reading of Bill 3716 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. Contract for Real Estate Purchase - Firing Range Property

BILL 3720: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, APPROVING AND AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT TO PURCHASE 40 ACRES OF UNDEVELOPED PROPERTY LOCATED WEST OF MO-291 HIGHWAY, AND SOUTH OF 225TH STREET IN CASS COUNTY, MISSOURI, IN THE AMOUNT OF \$350,000."

City Clerk Erica Hill conducted the first reading of Bill 3720 by title only.

City Attorney Jonathan Zerr provided a review of the staff report included in the Council packet. For approximately six years, the City of Raymore has leased 40+/- acres of land located near MO-291 Highway and 225th Street from Pesek Family Land LLC for the Police Department to use as a firing range. The tract of land includes 40+/- acres of undeveloped land, in addition to various temporary buildings that offer storage and classroom instruction space. In an effort to permanently secure the property as the City's firing range, staff has negotiated a real estate purchase price of \$350,000, with a tentative closing date of May 25, 2022. Previous actions of the Council placed adequate funding in the restricted revenue account to allow for the land purchase.

MOTION: By Councilmember Townsend, second by Councilmember Holman to approve the first reading of Bill 3720 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

G. Watermark at Raymore Chapter 100 Bond Issuance & Development Agreement

BILL 3711: "AN ORDINANCE AUTHORIZING THE TAXABLE INDUSTRIAL REVENUE BONDS (WATERMARK PROJECT), SERIES 2022 RELATED TO A COMMERCIAL 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 3711 by title only.

Development Services Director David Gress provided a review of the staff report included in the Council packet. Watermark Residential (dba TTRES MO Raymore

Dean Ave, LLC) is requesting the issuance of taxable revenue bonds by the City of Raymore not to exceed \$48,134,000 to assist in the financing of the construction of the Watermark at Raymore Apartment Community. The company will purchase the bonds and make the required PILOT payments over a 23-year period. In April 2021, the Raymore City Council approved Bill 3647, which provided real property tax abatement through the use of Chapter 100 Bonds for the proposed 300-unit, Class-A Apartment Community as a means of attracting and providing diverse, high-quality housing options to meet the growing demand within the community. The final step in the process is the approval of the documents formally authorizing the issuance of the bonds from the City, and the purchase of the bonds by the company. Additionally, the Performance Agreement outlines the expectations of both the City and the Developer during the duration of the project.

Special Council Sid Douglas reviewed the process of Chapter 100 bonds. The developer purchases the bonds so there is no public bond sale. The City has no financial exposure to the project.

MOTION: By Councilmember Townsend, second by Councilmember Holman to approve the first reading of Bill 3711 by title only.

DISCUSSION: Councilmember Holman asked if this process has previously been agreed to and if there have been any significant changes. Mr. Zerr stated it has been previously agreed to and there have been no changes.

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

H. MARC Regional Preventative Maintenance Program

RESOLUTION 22-14: "A RESOLUTION OF THE CITY OF RAYMORE, MISSOURI APPROVING PARTICIPATION IN THE THE MID-AMERICA REGIONAL COUNCIL (MARC) REGIONAL ROADWAY PREVENTATIVE MAINTENANCE PROGRAM."

City Clerk Erica Hill conducted the reading of Resolution 22-14 by title only.

Public Works Director Mike Krass provided a review of the staff report included in the Council packet. Mid-America Regional Council is administering the Missouri Regional Preventative Maintenance (RPM) program using Missouri Coronavirus Response and Relief Supplemental Appropriations Act funds. These funds are 100% federally funded and require no local match. Raymore will receive \$128,017 to be used on mill and overlay or micro-surfacing projects. Staff will be presenting the

proposed FY 2022 Street Preservation program at the May 2 work session along with a recommendation for use of these funds.

City Manager Jim Feuerborn stated Council has budgeted in this current cycle \$600,000 for curb repair, \$800,000 for street preservation, and \$200,000 for maintenance of thoroughfare routes street preservation. Accepting these funds will bring the total amount for street maintenance and repair to over \$1,700,000.

MOTION: By Councilmember Townsend, second by Councilmember Holman to approve the reading of Resolution 22-14 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 congratulated the Parks & Recreation Department on their awards and the success of their programs, congratulated Councilmember Townsend on being chosen as Mayor Pro Tem, and thanked staff for the work they do for the City.

Councilmember Wills thanked Ms. Harmer for keeping lines of communication open with the community.

Councilmember Burke noted his participation at Ray-Pec Senior presentation night.

Councilmember Barber thanked Animal Control for their assistance and thanked Mr. Gress for his interactions with citizens regarding development projects.

Councilmember Berendzen explained his nay votes. He feels these projects are not what his constituents want for the City.

Councilmember Townsend thanked Council for choosing him as Mayor Pro Tempore and noted ways council members can be available to their Wards.

Councilmember Forster is eager to see the comprehensive plan online map.

Mayor Turnbow thanked staff for their presentation to the Planning & Zoning Commission on the Comprehensive Plan.

MOTION: By Councilmember Townsend, second by Councilmember Holman to adjourn to Executive Session to discuss real estate acquisition matters and personnel matters as authorized by §610.021 (2) and (3).

ROLL CALL 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 regular meeting of the Raymore City Council adjourned to Executive Session at 8:01 p.m.

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 regular meeting of the Raymore Council adjourned at 8:49 p.m.

Respectfully submitted,

Erica Hill
City Clerk