

**THE RAYMORE CITY COUNCIL MET IN REGULAR SESSION ON MONDAY, JULY 11, 2022 IN COUNCIL CHAMBERS AT 100 MUNICIPAL CIRCLE, RAYMORE, MISSOURI. MEMBERS PRESENT: MAYOR TURNBOW, COUNCILMEMBERS ABDELGAWAD, BARBER, BERENDZEN, BURKE III, FORSTER, HOLMAN, AND TOWNSEND. 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 Wills was absent.

**3. Pledge of Allegiance**

**4. Presentation/Awards**

**5. Personal Appearances**

**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.

Communications Manager Melissa Harmer provided an overview of the next step for the Use Tax ballot question informational campaign.

City Manager Jim Feuerborn announced items for the July 18 work session.

**7. Committee Reports**

**8. Consent Agenda**

**A. City Council Regular Meeting minutes, June 27, 2022**

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

**DISCUSSION:** None

<b>VOTE:</b>	Councilmember Abdelgawad	Abstain
	Councilmember Barber	Aye
	Councilmember Berendzen	Aye
	Councilmember Burke III	Abstain

Councilmember Forster	Aye
Councilmember Holman	Aye
Councilmember Townsend	Aye
Councilmember Wills	Absent

**9. Unfinished Business**

**A. Agreement with Raymore-Peculiar School District for SRO Services**

**BILL 3729: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, ESTABLISHING AN INTERGOVERNMENTAL AGREEMENT WITH THE RAYMORE-PECULIAR SCHOOL DISTRICT TO PROVIDE SCHOOL RESOURCE OFFICER SERVICES FOR SCHOOLS IN RAYMORE AND AS REQUESTED AT THE EAST MIDDLE SCHOOL."**

City Clerk Erica Hill conducted the second reading of Bill 3729 by title only.

**MOTION:** By Councilmember Townsend, second by Councilmember Holman to approve the second reading of Bill 3729 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	Absent

Mayor Turnbow announced the motion carried and declared Bill 3729 as **Raymore City Ordinance 2022-051.**

**B. Budget Amendment: Schedule of Fees: Trash, Recycling, and Yard Waste**

**BILL 3731: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AMENDING THE FY 2022 BUDGET AND TO UPDATE THE SCHEDULE OF FEES FOR RESIDENTIAL TRASH AND RECYCLING SERVICES."**

City Clerk Erica Hill conducted the second reading of Bill 3731 by title only.

**MOTION:** By Councilmember Townsend, second by Councilmember Holman to approve the second reading of Bill 3731 by title only.

**DISCUSSION:** None

<b>VOTE:</b>	Councilmember Abdelgawad	Aye
	Councilmember Barber	Aye
	Councilmember Berendzen	Aye
	Councilmember Burke III	Aye
	Councilmember Forster	Aye
	Councilmember Holman	Aye
	Councilmember Townsend	Aye
	Councilmember Wills	Absent

Mayor Turnbow announced the motion carried and declared Bill 3731 as **Raymore City Ordinance 2022-052.**

**10. New Business**

**A. Raymore Commerce Center South PUD and Preliminary Plan (public hearing)**

**BILL 3725: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AMENDING THE ZONING MAP FROM 'BP' BUSINESS PARK DISTRICT TO 'PUD' PLANNED UNIT DEVELOPMENT DISTRICT, AND APPROVING THE PRELIMINARY DEVELOPMENT PLAN FOR RAYMORE COMMERCE CENTER SOUTH, A 262.09 ACRE TRACT OF LAND LOCATED SOUTH OF 195TH STREET, EAST OF INTERSTATE 49, IN RAYMORE, CASS COUNTY, MISSOURI."**

City Clerk Erica Hill conducted the first reading of Bill 3725 by title only.

**MOTION:** By Councilmember Townsend, second by Councilmember Holman to bring Bill 3725 off the table for consideration.

<b>VOTE:</b>	Councilmember Abdelgawad	Aye
	Councilmember Barber	Aye
	Councilmember Berendzen	Aye
	Councilmember Burke III	Aye
	Councilmember Forster	Aye
	Councilmember Holman	Aye
	Councilmember Townsend	Aye
	Councilmember Wills	Absent

Mayor Turnbow opened the public hearing at 7:10 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. Grant Harrison, representing VanTrust Real Estate LLC and property owner Double G Properties, LP, is requesting to reclassify the zoning of 262.09 acres located south of 195th Street and east of Interstate 49, from BP "Business Park District" to PUD "Planned Unit Development District." This item was before Council on May 23, when the Council tabled the item for further review to address concerns brought up at that meeting. Those concerns included

traffic concerns on 195th Street and berming and screening on the east side of the property. Dean Avenue has always been planned to extend south, however, was originally aligned to curve east then south directly into this site. As the land that would be necessary to allow this is currently inhabited. In 2010, two parcels were zoned "BP" and the plan for Dean Avenue in that plan was to move it west. The proposed alignment stays as close to I-49 as possible. He added that Commercial Drive will be a private road instead of a public road as there were issues with addressing. All roads within the development will be private roads and the responsibility of the developer. The access points from the development to 195th Street are designed to make right hand turns very difficult or impossible. This will direct traffic west out of the site. The other concern was the visual impact of properties to the east of the development. The original plan exceeded the requirements of the UDC. Conceptual changes to the plan include additional screening, such as a 4' berm on the west side of the existing tree line in addition to a 10' fence on top of the berm. 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 preliminary development plan, and the draft Memorandum of Understanding (MOU) to be entered into the record.

Councilmember Forster asked if the City would be designating 195th Street as a no truck route. Mr. Feuerborn stated that the City could put up no right turn signs exiting the complex, however, after turning right 195th Street is out of Raymore's jurisdiction.

Grant Harrison, Van Trust Real Estate, 4900 Main Street, Kansas City, MO, reviewed the project, noting the changes to the plan as a result of conversations with staff. He presented views from some of the adjoining properties and aerial views of the concept.

Councilmember Townsend thanked Mr. Harrison for promptly meeting with staff and reaching a compromise on the berming and fencing as requested by the residential development to the east.

Councilmember Forster asked in what phase will the fencing and berming be constructed. Mr. Harrison stated that would be completed as the buildings on the east are constructed.

Mayor Turnbow opened the floor for public comment.

Gary Stupp, 918 Kodiak, spoke to traffic patterns, timeline of completion of Dean Avenue, and school bus routes near the project.

Mayor Turnbow closed the public hearing at 7:31 p.m.

Mr. Gress stated that the outer road could provide access while the Dean Avenue extension is under construction, as outlined in the MOU. He stated that the

alignment of the road is part of an alignment study that isn't attached to the rezoning request.

**MOTION:** By Councilmember Townsend, second by Councilmember Holman to approve the first reading of Bill 3725 by title only.

**DISCUSSION:** None

<b>VOTE:</b>	Councilmember Abdelgawad	Aye
	Councilmember Barber	Aye
	Councilmember Berendzen	Aye
	Councilmember Burke III	Aye
	Councilmember Forster	Aye
	Councilmember Holman	Aye
	Councilmember Townsend	Aye
	Councilmember Wills	Absent

**B. Award of Contract - 2022 Street Preservation**

**BILL 3733: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH JM FAHEY CONSTRUCTION COMPANY FOR THE 2022 STREET PRESERVATION PROJECT, CITY PROJECT NUMBER 22-405-201, IN THE AMOUNT OF \$1,306,175.50 AND AUTHORIZING THE CITY MANAGER TO APPROVE CHANGE ORDERS WITHIN ESTABLISHED BUDGET CONSTRAINTS."**

City Clerk Erica Hill conducted the first reading of Bill 3733 by title only.

Assistant City Manager Ryan Murdock provided a review of the staff report included in the Council packet. The 2022 Street Preservation Project involves the mill and overlay of City streets originally presented to Council at a recent work session as shown on the map included in the Council packet. The City received two bids for the project. JM Fahey Construction Company was determined to be the lowest and best bidder. Staff recommends awarding the 2022 Street Preservation Project contract to JM Fahey Construction Company.

**MOTION:** By Councilmember Townsend, second by Councilmember Holman to approve the first reading of Bill 3733 by title only.

**DISCUSSION:** None

<b>VOTE:</b>	Councilmember Abdelgawad	Aye
	Councilmember Barber	Aye
	Councilmember Berendzen	Aye
	Councilmember Burke III	Aye
	Councilmember Forster	Aye
	Councilmember Holman	Aye

Councilmember Townsend	Aye
Councilmember Wills	Absent

**C. Budget Amendment - 2022 Street Preservation**

**BILL 3736: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AUTHORIZING AN AMENDMENT TO THE FISCAL YEAR 2022 CAPITAL BUDGET."**

City Clerk Erica Hill conducted the first reading of Bill 3736 by title only.

Finance Director Elisa Williams provided a review of the staff report included in the Council packet. The 2022 Capital budget includes the annual Street Preservation project; this is budgeted in the Transportation Fund (36) at \$800,000. The contract for construction services came in over the budget of \$800,000. Staff is requesting a budget amendment of \$170,000 to fully fund the project and proceed with construction with an allowance for contingency. This amendment is requested to be a transfer from the Capital Improvement Sales Tax Fund (45), to the Transportation Fund (36) where the project is currently budgeted.

Mr. Feuerborn noted that the Capital Improvement Fund Balance is currently projected to close this fiscal year (2022) with an available fund balance of \$1,492,927. This amendment would reduce that balance to \$1,322,927.

**MOTION:** By Councilmember Townsend, second by Councilmember Holman to approve the first reading of Bill 3736 by title only.

**DISCUSSION:** Councilmember Holman noted the continuation of maintaining infrastructure.

<b>VOTE:</b>	Councilmember Abdelgawad	Aye
	Councilmember Barber	Aye
	Councilmember Berendzen	Aye
	Councilmember Burke III	Aye
	Councilmember Forster	Aye
	Councilmember Holman	Aye
	Councilmember Townsend	Aye
	Councilmember Wills	Absent

**D. Award of Contract - 2022 Curb Project**

**BILL 3734: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH TERRY SNELLING CONSTRUCTION INC. FOR THE 2022 CURB REPLACEMENT PROJECT, CITY PROJECT NUMBER 22-409-201, IN THE AMOUNT OF \$588,705 AND AUTHORIZING THE CITY MANAGER TO APPROVE CHANGE ORDERS WITHIN ESTABLISHED BUDGET CONSTRAINTS."**

City Clerk Erica Hill conducted the first reading of Bill 3734 by title only.

Assistant City Manager Ryan Murdock provided a review of the staff report included in the Council packet. The 2022 Curb Project will include work in the neighborhoods as shown on the map included in the Council packet. Three bids were received for the project. Terry Snelling Construction Inc. is the lowest and best bidder. Staff recommends the contract for the 2022 Curb Project to be awarded to Terry Snelling Construction Inc.

**MOTION:** By Councilmember Townsend, second by Councilmember Holman to approve the first reading of Bill 3734 by title only.

**DISCUSSION:** None

<b>VOTE:</b>	Councilmember Abdelgawad	Aye
	Councilmember Barber	Aye
	Councilmember Berendzen	Aye
	Councilmember Burke III	Aye
	Councilmember Forster	Aye
	Councilmember Holman	Aye
	Councilmember Townsend	Aye
	Councilmember Wills	Absent

**E. Award of Contract - 2022 Stormwater Improvements**

**BILL 3735: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH J RICHARDSON CONSTRUCTION FOR THE 2022 STORM SEWER IMPROVEMENTS PROJECT, CITY PROJECT NUMBER 22-406-202, IN THE AMOUNT OF \$246,582.50 AND AUTHORIZING THE CITY MANAGER TO APPROVE CHANGE ORDERS WITHIN ESTABLISHED BUDGET CONSTRAINTS."**

City Clerk Erica Hill conducted the first reading of Bill 3735 by title only.

Assistant City Manager Ryan Murdock provided a review of the staff report included in the Council packet. This project involves replacement of deteriorated inlet boxes and culverts on Heritage Drive and Calico Drive in conjunction with the FY22 Street Preservation Project. Six bids were received. J Richardson Construction was determined to be the lowest and best bidder. Staff recommends awarding the project to J Richardson Construction.

**MOTION:** By Councilmember Townsend, second by Councilmember Holman to approve the first reading of Bill 3735 by title only.

**DISCUSSION:** None

<b>VOTE:</b>	Councilmember Abdelgawad	Aye
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Councilmember Barber	Aye
Councilmember Berendzen	Aye
Councilmember Burke III	Aye
Councilmember Forster	Aye
Councilmember Holman	Aye
Councilmember Townsend	Aye
Councilmember Wills	Absent

**11. Public Comment**

**12. Mayor/Council Communication**

Mayor Turnbow and Councilmembers thanked the Parks and Recreation Department for the Spirit of America Celebration and congratulated staff on the announcement of the widening of I-49 project.

Councilmember Holman read a letter regarding the widening of I-49 by MoDOT, thanking staff for their extensive work in helping to bring this project to fruition.

Councilmember Abdelgawad urged citizens and the press in attendance to participate in the Community Conversation on July 27.

Councilmember Townsend thanked Raymore Public Works Director Mike Krass and Belton Public Works Director Greg Rokos for their work on the I-49 project.

Mayor Turnbow noted the importance of the Community Conversation event. He urged citizens to contact their elected officials or city staff with questions about the Use Tax ballot initiative.

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

**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	Absent

The regular meeting of the Raymore City Council adjourned to Executive Session at 7:59 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 Forster	Aye
	Councilmember Holman	Aye
	Councilmember Townsend	Aye
	Councilmember Wills	Absent

The regular meeting of the Raymore Council adjourned at 8:33 p.m.

Respectfully submitted,

Erica Hill  
City Clerk