

## **AGENDA**

Raymore City Council Regular Meeting  
City Hall – 100 Municipal Circle  
Monday, September 12, 2022  
7:00 p.m.

- 1. Call to Order**
- 2. Roll Call**
- 3. Pledge of Allegiance**
- 4. Presentations/Awards**
- 5. Personal Appearances**
- 6. Staff Reports**
  - A. Development Services
  - B. Monthly Court Report (pg 7)
  - C. Police/Emergency Management

- 7. Committee Reports**

- 8. Consent Agenda**

*The items on the Consent Agenda are approved by a single action of the City Council. If any Councilmember would like to have an item removed from the Consent Agenda and considered separately, they may so request.*

- A. City Council Minutes, August 22, 2022 (pg 11)
- B. City Hall Concrete Project - Acceptance and Final Payment

Reference: - Resolution 22-23 (pg 21)

The Director of Public Works has determined that the project has been satisfactorily completed in accordance with the project specifications.

- C. 2021 Street Preservation Project - Acceptance and Final Payment

Reference: - Resolution 22-24 (pg 23)

The Director of Public Works has determined that the project has been satisfactorily completed in accordance with the project specifications.

## 9. Unfinished Business - Second Reading

## 10. New Business - First Reading

### A. Amending the Schedule of Fees (public hearing)

Reference: - Resolution 22-25 (pg 29)

**Staff will be requesting that this item be continued to the September 26 regular meeting.** Staff has completed its annual review of the current Schedule of Fees and has prepared an amendment for fee items that have been added or amended to better address existing programs. Included is the increase in the Excise Tax Fees by the construction cost index (CCI) recommended in July 2022 by the License Tax Review Committee. Also included is the change in water and sewer fees. A Resolution and proposed Schedule of Fees has been prepared and submitted accordingly.

### B. Prisoner Housing Intergovernmental Contract

Reference: - Agenda Item Memo (pg 31)  
- Bill 3748 (pg 33)  
- Contract (pg 35)

This contract calls for the City of Raymore to house inmates at the Belton Police Department's Municipal Jail. This contract will be for the safekeeping of inmates for the Raymore Police Department.

### C. Timber Trails 3rd Final Plat

Reference: - Agenda Item Memo (pg 39)  
- Bill 3723 (pg 41)  
- Staff Report (pg 44)  
- Development Agreement (pg 48)  
- Final Plat (pg 56)

Brad Kempf, representing Clayton Properties, LLC, is requesting final plat approval for the 3rd phase of the Timber Trails subdivision. The proposed plat, located generally at Dean Avenue and Shagbark Drive, will create 38 new single family lots, and will also include the extension of the Dean Avenue asphalt trail.

- |  |
|--|
| <ul style="list-style-type: none"><li>• Planning &amp; Zoning Commission, 09/06/2022: Approved 7-1</li></ul> |
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## 11. Public Comments

Please identify yourself for the record and keep comments to a maximum of five minutes.

## 12. Mayor/Council Communication

## 13. Adjournment

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Items provided under "Miscellaneous" in the Council Packet:

- City Council Work Session notes, 08/29/2022 (pg 61)
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### **EXECUTIVE SESSION (CLOSED MEETING)**

**The Raymore City Council is scheduled to enter into executive session to discuss litigation, real estate acquisition, and personnel matters as authorized by RSMo 610.021 (1)(2)(3).**

The Raymore City Council may enter an executive session before or during this meeting, if such action is approved by a majority of Council present, with a quorum, to discuss:

- Litigation matters as authorized by § 610.021 (1),
- Real Estate acquisition matters as authorized by § 610.021 (2),
- Personnel matters as authorized by § 610.021 (3),
- Other matters as authorized by § 610.021 (4-21) as may be applicable.

*Any person requiring special accommodation (i.e., qualified interpreter, large print, hearing assistance) in order to attend this meeting, please notify this office at (816) 331-3324 no later than forty eight (48) hours prior to the scheduled commencement of the meeting.*

*Hearing aids are available for this meeting for the hearing impaired. Inquire with the City Clerk, who sits immediately left of the podium as one faces the dais.*



# Staff Reports



## MUNICIPAL DIVISION SUMMARY REPORTING FORM

*Refer to instructions for directions and term definitions. Complete a report each month even if there has not been any court activity.*

<b><u>I. COURT INFORMATION</u></b>		Municipality: RAYMORE	Reporting Period: Aug 1, 2022 - Aug 31, 2022	
Mailing Address: 100 MUNICIPAL CIRCLE, RAYMORE, MO 64083				
Physical Address: 100 MUNICIPAL CIRCLE, RAYMORE, MO 64083			County: Cass County	Circuit: 17
Telephone Number: (816)3311712		Fax Number:		
Prepared by: ANGIE R DAVIS		E-mail Address:		
Municipal Judge: ROSS NIGRO				
<b><u>II. MONTHLY CASELOAD INFORMATION</u></b>				
		Alcohol & Drug Related Traffic	Other Traffic	Non-Traffic Ordinance
A. Cases (citations/informations) pending at start of month		59	1,171	654
B. Cases (citations/informations) filed		3	168	60
C. Cases (citations/informations) disposed				
1. jury trial (Springfield, Jefferson County, and St. Louis County only)		0	0	0
2. court/bench trial - GUILTY		0	0	0
3. court/bench trial - NOT GUILTY		0	0	0
4. plea of GUILTY in court		3	65	45
5. Violations Bureau Citations (i.e. written plea of guilty) and bond forfeiture by court order (as payment of fines/costs)		0	24	0
6. dismissed by court		0	5	2
7. <i>nolle prosequi</i>		0	4	10
8. certified for jury trial (not heard in Municipal Division)		0	2	10
<b>9. TOTAL CASE DISPOSITIONS</b>		<b>3</b>	<b>100</b>	<b>67</b>
D. Cases (citations/informations) pending at end of month [pending caseload = (A+B)-C9]		59	1,239	647
E. Trial de Novo and/or appeal applications filed		0	0	0
<b><u>III. WARRANT INFORMATION (pre- &amp; post-disposition)</u></b>		<b><u>IV. PARKING TICKETS</u></b>		
1. # Issued during reporting period	167	1. # Issued during period		0
2. # Served/withdrawn during reporting period	60	<input checked="" type="checkbox"/> Court staff does not process parking tickets		
3. # Outstanding at end of reporting period	1,706			

## MUNICIPAL DIVISION SUMMARY REPORTING FORM

<b>COURT INFORMATION</b>	Municipality: RAYMORE	Reporting Period: Aug 2, 2022 - Aug 31, 2022
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<b>V. DISBURSEMENTS</b>			
<b>Excess Revenue (minor traffic and municipal ordinance violations, subject to the excess revenue percentage limitation)</b>		<b>Other Disbursements:</b> Enter below additional surcharges and/or fees not listed above. Designate if subject to the excess revenue percentage limitation. Examples include, but are not limited to, arrest costs and witness fees.	
Fines - Excess Revenue	\$11,695.50	Court Automation	\$884.54
Clerk Fee - Excess Revenue	\$1,082.76	Law Enf Arrest-Local	\$200.00
Crime Victims Compensation (CVC) Fund surcharge - Paid to City/Excess Revenue	\$33.17	<b>Total Other Disbursements</b>	<b>\$1,084.54</b>
Bond forfeitures (paid to city) - Excess Revenue	\$455.50	<b>Total Disbursements of Costs, Fees, Surcharges and Bonds Forfeited</b>	<b>\$26,354.50</b>
<b>Total Excess Revenue</b>	<b>\$13,266.93</b>	<b>Bond Refunds</b>	<b>\$924.50</b>
<b>Other Revenue (non-minor traffic and ordinance violations, not subject to the excess revenue percentage limitation)</b>		<b>Total Disbursements</b>	<b>\$27,279.00</b>
Fines - Other	\$7,376.50		
Clerk Fee - Other	\$440.73		
Judicial Education Fund (JEF) <input type="checkbox"/> Court does not retain funds for JEF	\$0.00		
Peace Officer Standards and Training (POST) Commission surcharge	\$126.36		
Crime Victims Compensation (CVC) Fund surcharge - Paid to State	\$900.98		
Crime Victims Compensation (CVC) Fund surcharge - Paid to City/Other	\$13.58		
Law Enforcement Training (LET) Fund surcharge	\$253.19		
Domestic Violence Shelter surcharge	\$510.00		
Inmate Prisoner Detainee Security Fund surcharge	\$254.69		
Restitution	\$0.00		
Parking ticket revenue (including penalties)	\$0.00		
Bond forfeitures (paid to city) - Other	\$2,127.00		
<b>Total Other Revenue</b>	<b>\$12,003.03</b>		



# **Consent Agenda**



**THE RAYMORE CITY COUNCIL MET IN REGULAR SESSION ON MONDAY, AUGUST 22, 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 6:00 p.m.

**2. Roll Call**

City Clerk Erica Hill called roll; quorum present to conduct business. Councilmember Abdelgawad joined the meeting at 6:02 p.m.

Mayor Turnbow asked for a moment of silence in honor of Mr. Terry Thornton, part time Parks and Recreation employee, who recently passed away.

**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 the water main repair on Elm Street has been completed and that Belton will be completing road work on 155th Street west of Kentucky Road.

Parks and Recreation Director Nathan Musteen provided a review of the staff report included in the Council packet. He reviewed the Mini Mud Run that was held on Friday, August 19, and reviewed registration numbers for fall sports. He and Communications Manager Melissa Harmer will be traveling to Charlotte, NC to accept the award for T.B. Hanna Station. He answered questions from Council.

Communications Manager Melissa Harmer reviewed upcoming activities of the Arts Commission. The Review should be in mailboxes shortly after Labor Day.

Development Services Director David Gress provided an update on the Comprehensive Plan. He stated staff are awaiting the final report from the Community Conversation event. He noted the interactive map is live on the website.

City Manager Jim Feuerborn announced items for the August 29 work session.

## 7. Committee Reports

## 8. Consent Agenda

### A. City Council Regular Meeting minutes, August 8, 2022

**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	Aye
	Councilmember Berendzen	Aye
	Councilmember Burke III	Aye
	Councilmember Forster	Aye
	Councilmember Holman	Aye
	Councilmember Townsend	Aye
	Councilmember Wills	Aye

## 9. Unfinished Business

### A. Setting the 2022 Tax Levy

**BILL 3739: "AN ORDINANCE PURSUANT TO SECTION 67.110 OF THE REVISED STATUTES OF MISSOURI LEVYING GENERAL AND SPECIAL TAXES IN THE CITY OF RAYMORE, MISSOURI, FOR THE YEAR 2022."**

City Clerk Erica Hill conducted the second reading of Bill 3739 by title only.

**MOTION:** By Councilmember Townsend, second by Councilmember Holman to approve the second reading of Bill 3739 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	Aye

Mayor Turnbow announced the motion carried and declared Bill 3739 as **Raymore City Ordinance 2022-061**.

**B. Raymore Galleria Easement Vacation**

**BILL 3741: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, VACATING ALL EASEMENT RIGHTS, INCLUDING TWO SEWER LINE EASEMENTS AND RELATED SEWER LINE TEMPORARY CONSTRUCTION EASEMENTS LOCATED WITHIN THE RAYMORE GALLERIA DEVELOPMENT, RAYMORE, CASS COUNTY, MISSOURI."**

City Clerk Erica Hill conducted the second reading of Bill 3741 by title only.

**MOTION:** By Councilmember Townsend, second by Councilmember Holman to approve the second reading of Bill 3741 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	Aye

Mayor Turnbow announced the motion carried and declared Bill 3741 as **Raymore City Ordinance 2022-062.**

**C. Raymore Commerce Center Building 2 Chapter 100 Bond Issuance**

**BILL 3743: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AUTHORIZING THE TAXABLE INDUSTRIAL REVENUE BONDS (KCI RAYMORE PHASE 3, LLC PROJECT), SERIES 2022 RELATED TO AN INDUSTRIAL 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 second reading of Bill 3743 by title only.

**MOTION:** By Councilmember Townsend, second by Councilmember Holman to approve the second reading of Bill 3743 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            Aye

Mayor Turnbow announced the motion carried and declared Bill 3743 as **Raymore City Ordinance 2022-063**.

**D. Oak Ridge Farms 4th Final Plat**

**BILL 3740: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, APPROVING THE OAK RIDGE FARMS 4TH FINAL PLAT LOTS 58 THRU 60, LOCATED SOUTH OF WEST PINE STREET, EAST OF NORTH MADISON STREET, IN RAYMORE, CASS COUNTY, MISSOURI."**

City Clerk Erica Hill conducted the second reading of Bill 3740 by title only.

**MOTION:** By Councilmember Townsend, second by Councilmember Holman to approve the second reading of Bill 3740 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 3740 as **Raymore City Ordinance 2022-064**.

**E. Ridgeview Estates Final Plat Lots 1-2**

**BILL 3738: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, APPROVING THE RIDGEVIEW ESTATES 1ST FINAL PLAT, A SUBDIVISION OF LAND LOCATED IN THE EAST HALF OF SECTION 19, TOWNSHIP 46 NORTH, RANGE 32 WEST, RAYMORE, CASS COUNTY, MISSOURI."**

City Clerk Erica Hill conducted the second reading of Bill 3738 by title only.

**MOTION:** By Councilmember Townsend, second by Councilmember Holman to approve the second reading of Bill 3738 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 3738 as **Raymore City Ordinance 2022-065**.

**F. Good Ranch Development Agreement 1st Amendment**

**BILL 3742: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, DIRECTING THE MAYOR TO EXECUTE THE 1ST AMENDMENT TO THE GOOD RANCH MASTER DEVELOPMENT AGREEMENT DATED OCTOBER 14, 2014, INCLUDING THE RANCH LEASE INCORPORATED THEREIN."**

City Clerk Erica Hill conducted the second reading of Bill 3742 by title only.

**MOTION:** By Councilmember Townsend, second by Councilmember Holman to approve the second reading of Bill 3742 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	Aye

Mayor Turnbow announced the motion carried and declared Bill 3742 as **Raymore City Ordinance 2022-066**.

**G. Declaring August 2, 2022 Election Results**

**BILL 3744: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, DECLARING THE RESULTS OF THE AUGUST 2, 2022 ELECTION."**

City Clerk Erica Hill conducted the second reading of Bill 3744 by title only.

**MOTION:** By Councilmember Townsend, second by Councilmember Holman to approve the second reading of Bill 3744 by title only.

**DISCUSSION:** Councilmember Abdelgawad recognized the 2,138 voters that supported this ballot issue.

**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 3744 as **Raymore City Ordinance 2022-067**.

**H. Amending City Code Chapter 341: Operation of Neighborhood Vehicles on Public Streets**

**BILL 3745: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AMENDING SECTION 300.020 AND CHAPTER 341 OF THE RAYMORE CITY CODE OF ORDINANCES."**

City Clerk Erica Hill conducted the second reading of Bill 3745 by title only.

**MOTION:** By Councilmember Townsend, second by Councilmember Holman to approve the second reading of Bill 3745 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 3745 as **Raymore City Ordinance 2022-068**.

**I. Amending City Code Chapter 205: Animal Control**

**BILL 3746: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AMENDING CHAPTER 205 OF THE RAYMORE CITY CODE OF ORDINANCES."**

City Clerk Erica Hill conducted the second reading of Bill 3746 by title only.

**MOTION:** By Councilmember Townsend, second by Councilmember Holman to approve the second reading of Bill 3746 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	Aye

Mayor Turnbow announced the motion carried and declared Bill 3746 as **Raymore City Ordinance 2022-069**.

**J. Amending City Code Section 280.020: Acts Declared as Public Nuisances**

**BILL 3747: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AMENDING SECTION 280.020 OF THE RAYMORE CITY CODE OF ORDINANCES."**

City Clerk Erica Hill conducted the second reading of Bill 3747 by title only.

**MOTION:** By Councilmember Townsend, second by Councilmember Holman to approve the second reading of Bill 3747 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	Aye

Mayor Turnbow announced the motion carried and declared Bill 3747 as **Raymore City Ordinance 2022-070**.

**10. New Business**

**A. Reconsideration of Effective Date of Resolution 22-22**

**MOTION:** By Councilmember Townsend, second by Councilmember Holman to reconsider Resolution 22-22 for amendment of the effective date.

**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

**MOTION:** By Councilmember Townsend, second by Councilmember Holman to reinstate Resolution 22-22 with an effective date of January 1, 2023.

**MOTION TO AMEND:** By Councilmember Wills, second by Councilmember Abdelgawad to amend the effective date to April 10, 2023.

Councilmember Berendzen stated he supports keeping the 7 p.m. meeting time until the 2023 election.

Councilmember Townsend stated that he proposed the January 1, 2023 effective date to allow the current Council members to adjust to the change.

Councilmember Holman stated he mentioned a November 1 effective date at the time the Resolution was passed.

Councilmember Abdelgawad stated she is not in support of the time change at all, but will support changing the effective date to April 2023.

Councilmember Wills stated that had she known the meeting times would change to 6 p.m., she may not have run in the 2022 election.

Councilmember Barber asked if other boards and commissions have changed meeting times. Mr. Feuerborn stated the Planning and Zoning Commission and Park Board will be discussing the matter.

**VOTE:**

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

Mayor Turnbow voted Aye to break the tie.

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

Mayor Turnbow announced the effective date of Resolution 22-22 will be April 10, 2023.

### **11. Public Comment**

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

Mayor Turnbow and Councilmembers thanked the Parks and Recreation Department for their hard work and expressed condolences in the loss of Mr. Thornton.

Councilmember Berendzen thanked City Manager Jim Feuerborn and senior staff for incorporating recruitment and retention bonuses in the 2023 proposed budget.

Councilmember Burke recommended if you have a large vehicle and take kids to school, try to coordinate with neighbors to carpool.

Councilmember Abdelgawad reminded citizens to drive safely as schools are back in session.

Mayor Turnbow congratulated Councilmember Forster on her pregnancy.

**MOTION:** By Councilmember Townsend, second by Councilmember Holman to adjourn to Executive Session to discuss litigation, real estate acquisition, and personnel matters as authorized by §610.021 (1)(2)(3).

<b>ROLL CALL 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	Aye

The regular meeting of the Raymore City Council adjourned to Executive Session at 6:40 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	Aye

The regular meeting of the Raymore Council adjourned at 7:08 p.m.

Respectfully submitted,

Erica Hill  
City Clerk

**RESOLUTION 22-23**

**"A RESOLUTION OF THE CITY OF RAYMORE, MISSOURI, ACCEPTING THE CITY HALL CONCRETE PROJECT."**

**WHEREAS,** the Contract specifies that funds be retained until satisfactory completion of the project; and,

**WHEREAS,** the Director of Public Works determined the project has been satisfactorily completed in accordance with the project specifications.

**NOW THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF RAYMORE, MISSOURI, AS FOLLOWS:**

Section 1. The City Hall Concrete Project is accepted.

Section 2. The final payment in the amount of \$8,042.70 is approved.

Section 3. This Resolution shall become effective on and after the date of approval.

Section 4. Any Resolution or part thereof which conflicts with this Resolution shall be null and void.

**DULY READ AND PASSED THIS 12TH DAY OF SEPTEMBER, 2022, BY THE FOLLOWING VOTE:**

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

ATTEST:

APPROVE:

\_\_\_\_\_  
Erica Hill, City Clerk

\_\_\_\_\_  
Kristofer P. Turnbow, Mayor

\_\_\_\_\_  
Date of Signature



**RESOLUTION 22-24**

**"A RESOLUTION OF THE CITY OF RAYMORE, MISSOURI, ACCEPTING THE 2021 STREET PRESERVATION PROJECT."**

**WHEREAS**, the Contract specifies that funds be retained until satisfactory completion of the project; and,

**WHEREAS**, the Director of Public Works determined the project has been satisfactorily completed in accordance with the project specifications.

**NOW THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF RAYMORE, MISSOURI, AS FOLLOWS:**

Section 1. The 2021 Street Preservation Project is accepted.

Section 2. The final payment in the amount of \$15,313.45 is approved.

Section 3. This Resolution shall become effective on and after the date of approval.

Section 4. Any Resolution or part thereof which conflicts with this Resolution shall be null and void.

**DULY READ AND PASSED THIS 12TH DAY OF SEPTEMBER, 2022, BY THE FOLLOWING VOTE:**

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

ATTEST:

APPROVE:

\_\_\_\_\_  
Erica Hill, City Clerk

\_\_\_\_\_  
Kristofer P. Turnbow, Mayor

\_\_\_\_\_  
Date of Signature





# **Unfinished Business**



# **New Business**



**RESOLUTION 22-25**

**"A RESOLUTION OF THE CITY OF RAYMORE, MISSOURI, AMENDING THE SCHEDULE OF FEES."**

**WHEREAS**, in June of 2009 City Council adopted a comprehensive Schedule of Fees and Charges for the City of Raymore; and,

**WHEREAS**, the License Tax Review Committee met on July 20, 2022, and voted unanimously to increase the excise tax rates for Fiscal Year 2023; and,

**WHEREAS**, the Schedule of Fees has been modified to include: an increase to the Excise Tax fees, changes to the Water and Sewer fees and connection charges, adjustments to the Building Permit fees, adjustments to Occupational License Fees and additions and changes to Parks fees.

**NOW THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF RAYMORE, MISSOURI, AS FOLLOWS:**

Section 1. The Schedule of Fees attached as Exhibit A is hereby approved.

Section 2. Any Resolution or part thereof which conflicts with this Resolution shall be null and void.

**DULY READ AND PASSED THIS 12TH DAY OF SEPTEMBER, 2022, BY THE FOLLOWING VOTE:**

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

ATTEST:

APPROVE:

\_\_\_\_\_  
Erica Hill, City Clerk

\_\_\_\_\_  
Kristofer P. Turnbow, Mayor

\_\_\_\_\_  
Date of Signature





**CITY OF RAYMORE**  
**AGENDA ITEM INFORMATION FORM**

DATE: September 12, 2022

SUBMITTED BY: Jim Wilson

DEPARTMENT: Police

<input checked="" type="checkbox"/> Ordinance	<input type="checkbox"/> Resolution	<input type="checkbox"/> Presentation	<input type="checkbox"/> Public Hearing
<input checked="" type="checkbox"/> Agreement	<input type="checkbox"/> Discussion	<input type="checkbox"/> Other	

**TITLE / ISSUE / REQUEST**

Bill 3748: Contract for Belton Municipal Jail for Housing of Inmates

**STRATEGIC PLAN GOAL/STRATEGY**

2.1: Set the standard for a safe and secure community

**FINANCIAL IMPACT**

Award To:	Belton Missouri Police Department
Amount of Request/Contract:	\$45.00 per day/per inmate
Amount Budgeted:	\$45.00 per day/per inmate
Funding Source/Account#:	01-15-7170-1010

**PROJECT TIMELINE**

Estimated Start Date	Estimated End Date
November 1, 2022	October 31, 2023

**STAFF RECOMMENDATION**

Approval

**OTHER BOARDS & COMMISSIONS ASSIGNED**

Name of Board or Commission:  
Date:  
Action/Vote:

**LIST OF REFERENCE DOCUMENTS ATTACHED**

Contract

**REVIEWED BY:**

Jim Feuerborn

## BACKGROUND / JUSTIFICATION

The City of Raymore has a successful history of utilizing the Belton Missouri Police Department's Municipal Jail. The Belton Municipal Jail continues to provide quality service. The cost will be \$45.00 per inmate per day for a contract period of November 1, 2022 to October 31,2023. We received no increase in the contract cost from the previous year.



**BILL 3748**

**ORDINANCE**

**"AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, ESTABLISHING AN INTERGOVERNMENTAL AGREEMENT WITH THE BELTON MISSOURI POLICE DEPARTMENT MUNICIPAL JAIL TO PROVIDE INMATE HOUSING."**

**WHEREAS**, Article R-VI, Section 16 of the Constitution of Missouri provides that any municipality or political subdivision of the State may cooperate under contract to provide a common service as provided by law; and,

**WHEREAS**, the Raymore City Council desires to continue to utilize the Municipal Jail of the Belton Police Department through a contract and payment for inmate housing.

**NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF RAYMORE, MISSOURI, AS FOLLOWS:**

Section 1. The Mayor is hereby authorized to execute an agreement between the City of Raymore and Belton Police Department for inmate housing services, attached as Exhibit A.

Section 2. Effective date. The effective date of approval of this Ordinance shall be coincidental with the Mayor's signature and attestation of the City Clerk.

Section 3. Severability. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

**DULY READ THE FIRST TIME THIS 12TH DAY OF SEPTEMBER, 2022.**

**BE IT REMEMBERED THAT THE ABOVE ORDINANCE WAS APPROVED AND ADOPTED THIS 26TH DAY OF SEPTEMBER, 2022, BY THE FOLLOWING VOTE:**

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

ATTEST:

APPROVE:

\_\_\_\_\_  
Erica Hill, City Clerk

\_\_\_\_\_  
Kristofer P. Turnbow, Mayor

\_\_\_\_\_  
Date of Signature



## BELTON POLICE DEPARTMENT BELTON MUNICIPAL JAIL HOUSING CONTRACT FOR INMATES

The Belton Police Department will house for safe keeping inmates of the \_\_\_\_\_ Police Department (Housing Agency) at the rate of \$45.00 per day. (A portion of a day constitutes a full day's rate).

The Belton Police Department will provide each inmate with the following:

1. Jail clothing, bedding and hygiene supplies. (Clothing and bedding exchange will take place on a routine schedule).
2. Three meals will be provided each day. A state licensed dietician will oversee the preparation of lunch and dinner meals. Special dietary meals and religious meals will be provided without extra charge.
3. Over the counter medications will be provided for minor medical needs without extra charge. (See medical services for inmates who need medical treatment).
4. All inmates will receive a copy of the rules and regulations and PREA information upon intake. All inmates will abide by the rules and regulations set forth by the Belton Municipal Jail.

The Housing Agency will be responsible for:

1. Providing the Belton Municipal Jail with some type of arrest, booking or incarceration report with bond amounts, court date or release date.
2. Providing contact information of who will be able to answer questions concerning a housed inmate.
3. Prior to bringing an inmate to our facility, **please contact dispatch or the jail to confirm we have space available to house your inmate.** Arriving without proper notification may cause delays or refusal of inmate.
4. The Housing Agency's officer will remain at the scene until the inmate's property is logged, medical questions are asked, and the arrest or incarceration report is accepted.
5. The Housing Agency will provide a copy of the warrant or commitment from the courts within 24 hours of arrest.
6. Should the Housing Agency secure state misdemeanor or felony warrant on an inmate, the Housing Agency will be responsible to transport the inmate to the appropriate county if the inmate does not post bond.



#### Medical Services

1. When an inmate requests non-emergency medical attention, he or she will be required to complete and submit a request for medical attention form. This form will be forwarded to Housing Agency for disposition. It will be the responsibility of the Housing Agency to transport the inmate to receive medical attention. (The Belton Police Department will not be responsible for any financial burden that an inmate may incur).
2. Should an inmate require emergency treatment, the Belton Fire and EMS will be instructed to respond and evaluate the inmate. The Housing Agency will be notified immediately. If an inmate is transported to the hospital for further treatment the Belton Police Department will send an officer to provide guard service until the Housing Agency can have an officer respond. (Reasonable time will be 30-45 minutes). If the Housing Agency's officer does not respond within the 45-minute time, the Housing Agency will be billed at \$75.00 per hour for guard services.
3. The Belton Police Department has the option to refuse any inmate who the jail staff believes needs medical attention, has mental health problems, does not pass COVID protocol or may be a medical danger to staff or other inmates.

When dropping off or picking up inmates, the Housing Agency's officers can expect delays at the following times:

1100-1200 hours (Lunch meals being served)

1600-1700 hours (Dinner meals being served)

1300-1500 hours (Prisoner court-Monday, Tuesday, Wednesday and Friday)

Warrants out of other counties or cities:

1. If an inmate is arrested for warrants out of another county or city and the Housing Agency has no charges or warrants, the Housing Agency will be responsible for housing costs of the inmate until the appropriate agency's picks up the inmate or disposition has been resolved.
2. When the Belton Municipal Jail receives final disposition of the Housing Agency's charges or warrants and the inmate has warrants from another agency, the housing agency will continue to be billed and will be responsible for medical transportation until the inmate posts bond or the agency picks up the inmate.
3. When another agency has warrants and they will not pick up at the Belton Municipal Jail the Housing Agency will be responsible to transport the inmate to that agency.
4. The Belton City Jail will not accept inmates who only have state misdemeanor warrants.

Contacts and Phone Numbers:

Dispatch or immediate contact number \_\_\_\_\_

On duty supervisors cell phone number \_\_\_\_\_

Emergency Contacts and Administration contact numbers

1. \_\_\_\_\_

2. \_\_\_\_\_

3. \_\_\_\_\_

\_\_\_\_\_  
Housing Agency Representative

\_\_\_\_\_  
Date

\_\_\_\_\_  
Belton Police Department Representative

\_\_\_\_\_  
Date

BELTON POLICE DEPARTMENT DISPATCH	816-331-1500
BELTON MUNICIPAL JAIL	816-348-4443
SGT. MOSBY, JAIL SUPERVISOR	816-348-4482
LT. DAVIS, JAIL ADMINISTRATOR	816-348-4497
CHIEF LYONS, CHIEF OF POLICE	816-348-4412





**CITY OF RAYMORE**  
**AGENDA ITEM INFORMATION FORM**

DATE: September 12, 2022

SUBMITTED BY: David Gress

DEPARTMENT: Development Services

<input checked="" type="checkbox"/> Ordinance	<input type="checkbox"/> Resolution	<input type="checkbox"/> Presentation	<input type="checkbox"/> Public Hearing
<input checked="" type="checkbox"/> Agreement	<input type="checkbox"/> Discussion	<input type="checkbox"/> Other	

**TITLE / ISSUE / REQUEST**

Bill 3723: Timber Trails 3rd Final Plat

**STRATEGIC PLAN GOAL/STRATEGY**

3.2.4: Provide quality, diverse housing options that meet the needs of our community

**FINANCIAL IMPACT**

Award To:  
Amount of Request/Contract:  
Amount Budgeted:  
Funding Source/Account#:

**PROJECT TIMELINE**

Estimated Start Date	Estimated End Date
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**STAFF RECOMMENDATION**

Approval

**OTHER BOARDS & COMMISSIONS ASSIGNED**

Name of Board or Commission: Planning and Zoning Commission  
Date: September 6, 2022  
Action/Vote: 7-1

**LIST OF REFERENCE DOCUMENTS ATTACHED**

Staff Report  
Development Agreement  
Final Plat Drawing

**REVIEWED BY:**

Jim Feuerborn

## BACKGROUND / JUSTIFICATION

Brad Kempf, representing Clayton Properties, LLC, is requesting final plat approval of the 3rd phase of Timber Trails.

The request includes 38 proposed single family lots and 3 common area tracts and will be developed as an expansion of the existing Timber Trails subdivision.

The Planning and Zoning Commission, at their September 6, 2022 meeting, voted 7-1 to recommend approval of the request.



**BILL 3723**

**ORDINANCE**

**"AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, APPROVING THE TIMBER TRAILS THIRD FINAL PLAT LOTS 81 THROUGH 118 AND TRACTS E, F AND G, A SUBDIVISION OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 17, AND THE SOUTHEAST QUARTER OF SECTION 18 TOWNSHIP 46N, RANGE 32W, RAYMORE, CASS COUNTY, MISSOURI."**

**WHEREAS**, the Planning and Zoning Commission met and reviewed this request and submits a recommendation of approval on the application to the City Council of the City of Raymore, Missouri; and,

**WHEREAS**, the City Council of the City of Raymore, Missouri, in accordance with the provisions of the Raymore Unified Development Code, has held a meeting to approve the dedication to the public use of any street or ground shown upon the plat; and,

**WHEREAS**, the City Council of the City of Raymore, Missouri, finds and declares that the provisions contained and enacted are in pursuance of and for the purpose of securing and promoting the public safety, health, and general welfare of persons in the City of Raymore in their use of public rights-of-ways.

**NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF RAYMORE, MISSOURI, AS FOLLOWS:**

Section 1. The City Council makes its findings of fact as contained in the staff report and accepts the recommendation of the Planning and Zoning Commission.

Section 2. That the subdivision known as Timber Trails 3rd Final Plat Lots 81 through 118 and Tracts E, F and G is hereby approved for the tract of land described below:

Part of Tract D, TIMBER TRAILS-OPEN SPACE PLAT, a subdivision of land in Raymore, Cass County, Missouri in the Southwest Quarter of Section 17 and the Southeast Quarter of Section 18, Township 46 North, Range 32 West of the 5th Principal Meridian recorded as Instrument Number 616683 in Book 23at Page 22 in Cass County Recorder of Deeds Office and an un-platted tract of land in said Southwest Quarter and said Southeast Quarter being bounded and described by or under the direct supervision of Jason S. Roudebush P.L.S. 2002014092 as follows: Commencing at the Northwest corner of said Southwest Quarter also being the Northeast corner of said Southeast Quarter; thence South 03°31'38" West on the West line of said Southwest Quarter also being the East line of said Southeast Quarter, 301.66 feet to a point on the Westerly line of said Tract D, said point also being the Point of Beginning of the tract of land to be herein described; thence leaving said East line and said West line South 81°58'39" East on said Westerly line, 181.32 feet; thence South 08°01'21" West on said Westerly line, 129.99 feet; thence Southeasterly on said Westerly line along a curve to the right having an initial tangent bearing of South 82°06'55" East with a radius of 50.00 feet, a central angle of 98°49'50" and an arc distance of 86.25 feet; thence South 71°35'40" East on said Westerly line, 128.69 feet; thence South 21°49'41" West on said Westerly line, 59.89 feet; thence leaving said Westerly line South 43°39'24" East, 50.27 feet; thence South 03°30'20" West, 248.88 feet; thence South 71°47'48" East, 95.06 feet to Northwest corner of Lot 52, TIMBER TRAILS - SECOND PLAT, a subdivision of land in said Raymore recorded as File Number 335502 in Book 00019 at Page 0056 in

said Cass County Recorder of Deeds Office; thence South 18°52'51" West on the Westerly line of said TIMBER TRAILS - SECOND PLAT, 182.50 feet; thence Easterly on said existing Westerly line along a curve to the right having an initial tangent bearing of South 71°07'09" East with a radius of 560.00 feet, a central angle of 03°21'39" and an arc distance of 32.85 feet; thence South 22°14'31" West on said Westerly line, 130.00 feet; thence North 74°22'29" West on said Westerly line, 38.97 feet; thence South 14°27'06" West on said Westerly line, 195.73 feet; thence South 03°30'18" West on said Westerly, 542.22 feet to the to the Southwest corner of TIMBER TRAILS – SECOND PLAT, also being the Northeast corner of Lot 33, TIMBER TRAILS - FIRST PLAT, a subdivision of land in said Raymore, recorded as File Number 312872 in Book 00019 at Page 0003 in said Cass County Recorder of Deeds Office; thence North 86°29'42" West on the Northerly line of said TIMBER TRAILS - FIRST PLAT, 329.00 feet; thence South 03°30'18" West on said Northerly line, 101.75 feet; thence North 86°29'42" West on said Northerly line, 62.68 feet; thence Northwesterly, on said Northerly line, along a curve to the right being tangent to the last described course with a radius of 15.00 feet, a central angle of 90°00'00" and an arc distance of 23.56 feet to a point on the existing Easterly right-of-way line of Dean Avenue as established by Right of Way Deed recorded as Instrument Number 699273 in Book 4740 at Page 122 in said Cass County Recorder of Deeds Office; thence North 03°30'18" East on said existing Easterly right-of-way line, 945.42 feet; thence Northeasterly on said existing Easterly right-of-way line along a curve to the right having an initial tangent bearing of North 03°29'39" East with a radius of 20.00 feet, a central angle of 90°00'40" and an arc distance of 31.42 feet; thence North 03°30'19" East on said existing Easterly right-of-way line, 50.00 feet; thence Northwesterly on said existing Easterly right-of-way line along a curve to the right having an initial tangent bearing of North 86°30'21" West with a radius of 20.00 feet, a central angle of 90°00'40" and an arc distance of 31.42 feet; thence North 03°30'19" East on said existing Easterly right-of-way line, 905.64 feet; thence Northeasterly on said existing Easterly right-of-way line along a curve to the right having an initial tangent bearing of North 02°35'59" East, with a radius of 20.00 feet, a central angle of 93°53'28" and an arc distance of 32.78 feet to a point on the existing Southerly right-of-way line of Johnston Drive as established by said TIMBER TRAILS–OPEN SPACE PLAT; thence Easterly on said existing Southerly right-of-way line along a curve to the right having an initial tangent bearing of South 83°30'16" East with a radius of 1,170.00 feet, a central angle of 02°46'55" and an arc distance of 56.81 feet; thence leaving said existing Southerly right-of-way line South 03°30'18" West on said Westerly line of said Tract D, 231.87 feet; thence South 81°58'39" East on said Westerly line, 13.34 feet to the Point of Beginning. Containing 711,008 square feet or 16.32 acres, more or less.

Section 3. The Development Agreement between the City of Raymore, Missouri, and Clayton Properties Group, Inc. is approved and the City Manager is authorized to execute said agreement on behalf of the City of Raymore, Missouri.

Section 4. Traffic Control Signage. The following stop signs shall be established within the City of Raymore:

- Dean Avenue and Meadowlark Drive, at the northeast corner of the intersection
- Meadowlark Drive and Woodview Drive, at the southeast and northwest corners of the intersection
- Meadowlark Driver

Section 5. Effective Date. The effective date of approval of this Ordinance shall be coincidental with the Mayor's signature and attestation by the City Clerk.

Section 6. Severability. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct,

and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

**DULY READ THE FIRST TIME THIS 12TH DAY OF SEPTEMBER, 2022.**

**BE IT REMEMBERED THAT THE ABOVE ORDINANCE WAS APPROVED AND ADOPTED THIS 26TH DAY OF SEPTEMBER, 2022 BY THE FOLLOWING VOTE:**

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

ATTEST:

APPROVE:

\_\_\_\_\_  
Erica Hill, City Clerk

\_\_\_\_\_  
Kristofer P. Turnbow, Mayor

\_\_\_\_\_  
Date of Signature



**To:** Planning and Zoning Commission  
**From:** Dylan M. Eppert, City Planner  
**Date:** September 6, 2022  
**Re:** Case #18022 - Timber Trails 3rd Plat Lots 81 thru 118, and Tracts E, F and G

## GENERAL INFORMATION

**Applicant/Property Owner** Clayton Properties Group, Inc.  
120 S.E. 30th St.  
Lee's Summit, MO 64082

**Property Location:** East side of Dean Avenue, south of Johnston Drive





**Existing Zoning:** "R-1P" Single Family Planned Residential  
**Existing Surrounding Zoning:** **North:** "R-1P" Single Family Planned Residential  
**South:** "R-1P" Single Family Planned Residential  
**East:** "R-1" Single Family Residential  
**West:** "PUD" Planned Unit Development (Allera)

**Existing Surrounding Uses:** **North:** Undeveloped  
**South:** Single Family Residential  
**East:** Single Family Residential  
**West:** Undeveloped

**Total Tract Size:** 16.32 Acres

**Total Number of Lots:** 38 Lots, 3 Common Tracts

**Density – units per Acre:** 2.32

**Growth Management Plan:** The Future Land Use Plan Map contained in the Growth Management Plan identifies this area as appropriate for low-density residential development.

**Major Street Plan:** The Major Thoroughfare Plan Map classifies Dean Avenue as a Minor Arterial and Johnston Dr as a Minor Collector.

**Advertisement:** City Ordinance does not require advertisement for Final Plats.

**Public Hearing:** City Ordinance does not require a public hearing for Final Plats

## **PROPOSAL**

Outline of Requested Action: The applicant seeks to obtain Final Plat approval for *Timber Trails 3rd Plat - Lots 81 thru 118 and Tracts E, F & G*

City Ordinance Requirements: In order for the applicant to accomplish the aforementioned action they must meet the provisions of the Unified Development Code. Chapter 470 of the Unified Development Code outlines the requirements and actions that need to be taken in order to final plat property, specifically, Section 470.130.

## **PREVIOUS ACTIONS ON OR NEAR THE PROPERTY**

1. The Timber Trails Preliminary Plat was approved by the City Council on February 9, 2004.
2. The property's existing R-1P classification was established on February 9, 2004.
3. Timber Trails 2nd Plat was approved by the City Council on February 14, 2005

- The City Council approved a preliminary plat and the PUD rezoning of the Allera subdivision (to the west) April 25, 2022.

**ENGINEERING DIVISION COMMENTS**

In its attached memorandum the Engineering Division indicated the proposed final plat complies with the design standards of the City of Raymore and recommends approval of the final plat.

**STAFF COMMENTS**

- The development standards, approved as part of the R-1P zoning designation, are as follows:

Requirements	
Minimum Lot Area	
per lot	8,400 sq.ft.
per dwelling unit	8,400 sq.ft.
Minimum Lot Width (ft.)	63.4
Minimum Lot Depth (ft.)	100
Yards, Minimum (ft.)	
Front	30
rear	30
side corner	30
side	10% of lot width; 6.5' min; 10' max.
Maximum Building Height (feet)	35
Maximum Building Coverage (%)	30

- A pedestrian trail will be constructed along the east side of Dean Avenue within Tracts E and F. This trail replaces the need for sidewalks along Dean Avenue.
- The Timber Trails Open Space Plat - located to the north of the subject property, satisfies the parkland dedication requirements for the Timber Trail development, thus no additional parkland is required as part of this request.
- This final plat has a Case # of 18022, as the applicant placed the application on hold. City Staff did not feel there was a need to create another case file number for essentially the same application.
- This project will be associated with the current HOA that Timber Trails has formed.
- The original preliminary plat showed 38 proposed lots and this final plat shows 38 lots to be developed.

## STAFF PROPOSED FINDINGS OF FACT

Section 470.130 of the Unified Development Code states that the Planning and Zoning Commission will recommend approval and the City Council will approve the final plat if it finds the final plat:

1. **is substantially the same as the approved preliminary plat;**

The proposed final plat is substantially the same as the preliminary plat.

2. **complies with all conditions, restrictions and requirements of this Code and of all other applicable ordinances and design standards of the City; and;**

The proposed final plat does comply with all conditions, restrictions and requirements of the Unified Development Code and all other applicable ordinances and design standards for the City.

3. **complies with any condition that may have been attached to the approval of the preliminary plat.**

The proposed plat complies with the conditions of the Memorandum of Understanding that was attached to the approval of the preliminary plat.

## REVIEW OF INFORMATION AND SCHEDULE

<u>Action</u>	<u>Planning Commission</u>	<u>City Council 1<sup>st</sup></u>	<u>City Council 2<sup>nd</sup></u>
Review	September 6, 2022	September 12, 2022	September 26, 2022

## STAFF RECOMMENDATION

The Timber Trails Preliminary Plat was approved by the City of Raymore in 2004, and has developed in phases over time. This represents the 3rd phase of the subdivision, and the proposed final plat is consistent with the originally approved plan for the subdivision.

Staff recommends that the Planning and Zoning Commission accept the staff proposed findings of fact and forward Case #18022 Timber Trails 3rd Final Plat to the City Council with a recommendation of approval.

## PLANNING COMMISSION RECCOMENDATION

The Planning and Zoning Commission, at its September 6, 2022 meeting voted 7-1 to accept the staff proposed findings of fact and forward Case # 18022 Timber Trails 3rd Plat to City Council with a recommendation of approval.



## ***Development Agreement***

***For***

***Timber Trails 3rd Plat - Lots 81 thru 118 and  
Tracts E, F & G***

Legal Description Contained on Page 2

**Clayton Properties Group, Inc., Grantor and  
City of Raymore, Grantee**

**100 Municipal Circle  
Raymore, MO 64083**

***September 12, 2022***



## DEVELOPMENT AGREEMENT

THIS AGREEMENT, MADE THIS 12th day of September, 2022 by and between, **Clayton Properties Group Inc.**, hereinafter referred to as "Sub-divider" and the City of Raymore, Missouri, a Municipal Corporation, hereinafter referred to as "City".

WHEREAS, Sub-divider seeks to obtain approval from the City for a subdivision to be known as **Timber Trails 3rd Plat - Lots 81 thru 118 and Tracts E, F & G** which is located in the City of Raymore, Cass County, Missouri, and;

WHEREAS, the Sub-divider, herein defined, agrees to assume all subdivision development obligations of the City as described in this agreement, and;

WHEREAS, the City desires to ensure that the Sub-divider will accomplish certain things in order to protect the public health, safety and welfare.

NOW, THEREFORE, in consideration of the promises and covenants herein set forth, and receipt by the City of fees and costs as stated herein, the parties agree as follows:

### GEOGRAPHIC LOCATION:

1. The terms of this agreement apply to the following property and all portions thereof: **Timber Trails 3rd Plat - Lots 81 thru 118 and Tracts E, F & G**

Part of Tract D, TIMBER TRAILS-OPEN SPACE PLAT, a subdivision of land in Raymore, Cass County, Missouri in the Southwest Quarter of Section 17 and the Southeast Quarter of Section 18, Township 46 North, Range 32 West of the 5th Principal Meridian recorded as Instrument Number 616683 in Book 23at Page 22 in Cass County Recorder of Deeds Office and an un-platted tract of land in said Southwest Quarter and said Southeast Quarter being bounded and described by or under the direct supervision of Jason S. Roudebush P.L.S. 2002014092 as follows: Commencing at the Northwest corner of said Southwest Quarter also being the Northeast corner of said Southeast Quarter; thence South 03°31'38" West on the West line of said Southwest Quarter also being the East line of said Southeast Quarter, 301.66 feet to a point on the Westerly line of said Tract D, said point also being the Point of Beginning of the tract of land to be herein described; thence leaving said East line and said West line South 81°58'39" East on said Westerly line, 181.32 feet; thence South 08°01'21" West on said Westerly line, 129.99 feet; thence Southeasterly on said Westerly line along a curve to the right having an initial tangent bearing of South 82°06'55" East with a radius of 50.00 feet, a central angle of 98°49'50" and an arc distance of 86.25 feet; thence South 71°35'40" East on said Westerly line, 128.69 feet; thence South 21°49'41" West on said Westerly line, 59.89 feet; thence leaving said Westerly line South 43°39'24" East, 50.27 feet; thence South 03°30'20" West, 248.88 feet; thence South 71°47'48" East, 95.06 feet to Northwest corner of Lot 52, TIMBER TRAILS - SECOND PLAT, a subdivision of land in said Raymore recorded as File Number 335502 in Book 00019 at Page 0056 in said Cass County Recorder of Deeds Office; thence South 18°52'51" West on the Westerly line of said TIMBER TRAILS - SECOND PLAT, 182.50 feet; thence Easterly on said existing Westerly line along a curve to the right having an initial tangent bearing of South 71°07'09" East with a radius of 560.00 feet, a central angle of 03°21'39" and an arc distance of 32.85 feet; thence South 22°14'31" West on said Westerly line, 130.00 feet; thence North 74°22'29" West on said Westerly line, 38.97 feet; thence South 14°27'06" West on

said Westerly line, 195.73 feet; thence South 03°30'18" West on said Westerly, 542.22 feet to the to the Southwest corner of TIMBER TRAILS – SECOND PLAT, also being the Northeast corner of Lot 33, TIMBER TRAILS - FIRST PLAT, a subdivision of land in said Raymore, recorded as File Number 312872 in Book 00019 at Page 0003 in said Cass County Recorder of Deeds Office; thence North 86°29'42" West on the Northerly line of said TIMBER TRAILS - FIRST PLAT, 329.00 feet; thence South 03°30'18" West on said Northerly line, 101.75 feet; thence North 86°29'42" West on said Northerly line, 62.68 feet; thence Northwesterly, on said Northerly line, along a curve to the right being tangent to the last described course with a radius of 15.00 feet, a central angle of 90°00'00" and an arc distance of 23.56 feet to a point on the existing Easterly right-of- way line of Dean Avenue as established by Right of Way Deed recorded as Instrument Number 699273 in Book 4740 at Page 122 in said Cass County Recorder of Deeds Office; thence North 03°30'18" East on said existing Easterly right-of-way line, 945.42 feet; thence Northeasterly on said existing Easterly right-of-way line along a curve to the right having an initial tangent bearing of North 03°29'39" East with a radius of 20.00 feet, a central angle of 90°00'40" and an arc distance of 31.42 feet; thence North 03°30'19" East on said existing Easterly right-of-way line, 50.00 feet; thence Northwesterly on said existing Easterly right-of-way line along a curve to the right having an initial tangent bearing of North 86°30'21" West with a radius of 20.00 feet, a central angle of 90°00'40" and an arc distance of 31.42 feet; thence North 03°30'19" East on said existing Easterly right-of-way line, 905.64 feet; thence Northeasterly on said existing Easterly right-of-way line along a curve to the right having an initial tangent bearing of North 02°35'59" East, with a radius of 20.00 feet, a central angle of 93°53'28" and an arc distance of 32.78 feet to a point on the existing Southerly right-of-way line of Johnston Drive as established by said TIMBER TRAILS–OPEN SPACE PLAT; thence Easterly on said existing Southerly right-of-way line along a curve to the right having an initial tangent bearing of South 83°30'16" East with a radius of 1,170.00 feet, a central angle of 02°46'55" and an arc distance of 56.81 feet; thence leaving said existing Southerly right-of-way line South 03°30'18" West on said Westerly line of said Tract D, 231.87 feet; thence South 81°58'39" East on said Westerly line, 13.34 feet to the Point of Beginning. Containing 711,008 square feet or 16.32 acres, more or less.

**REQUIRED IMPROVEMENTS:**

1. In accordance with the policies and ordinances of the City, the public improvements described herein shall be constructed and installed on the terms and conditions hereinafter contained. Public improvements within the Subdivision will be installed in accordance with the City of Raymore Standard Contract Documents and Technical Specifications & Design Criteria for Utility and Street Construction dated May 2016.
2. The public improvements are to be designed and installed at the Sub-divider's expense by the Sub-divider and are hereinafter referred to as "Improvements".
3. It shall be the obligation of the Sub-divider to furnish to the City plans and specifications for construction of the Improvements. Before any construction is commenced, the City Public Works Director shall approve plans and specifications for the Improvements. Once the City Public Works Director has approved the plans, any changes to the plans must be submitted to the City Public Works Director for approval.
4. The Sub-divider shall submit the appropriate grading/site/erosion control plan including appropriate sidewalk, meter elevations, and manhole elevations to

the City Public Works Director for approval for development of the project. Before any construction is commenced within that phase, the City Public Works Director must approve plans for all required Improvements. It shall be the Sub-divider's responsibility to assure compliance with grading plans.

5. The Sub-divider shall provide a copy of all required State and Federal permits to the City Public Works Director prior to issuance of any City permits.

6. The Sub-divider shall provide and pay for all engineering and surveying necessary to design and construct the public improvements. The Sub-divider shall pay for all other engineering and surveying necessary to design and construct other public improvements to the property.

7. The Developer, and or their contractor or designee, shall provide the saddle for connection to the public water main. Saddles shall be brass or bronze with a stainless steel strap. All brass/bronze construction shall also be permitted.

### **FEES, BONDS & INSURANCE**

1. Per Ordinance #20004, the license (excise) tax for building contractors will be charged at the time of building permits at the applicable rate at the time each building permit application is approved.

2. The Sub-divider agrees to pay to the City a 1% Plan Review Fee and 5% Construction Inspection Fee based on the project engineer's estimate or contract development costs of all Improvements as shown on approved engineering plans of said subdivision. The City Engineer shall review and determine that the costs, as presented, are reasonable. A list of these fees is provided in Attachment A.

3. The Sub-divider agrees to indemnify the City with a Certificate of Insurance as required in the Unified Development Code of the City of Raymore.

4. The Sub-divider agrees to furnish performance bonds as required in the Unified Development Code of the City of Raymore.

5. Prior to acceptance of Improvements within said subdivision, Sub-divider will provide a guarantee in the form of a Maintenance Bond that is satisfactory to the City Engineer. This guarantee shall be based on 50% of the cost of all Improvements shown on approved engineering plans and shall be for a period of two years after acceptance by the City.

### **ADDITIONAL REQUIREMENTS**

1. The Sub-divider agrees to comply with the regulations and policies of the utility companies having facilities within the City limits.

2. Sidewalks shall be installed on lots prior to the issuance of a Certificate of Occupancy for a home on lots contained within this plat. Such sidewalks shall be constructed at a width of four feet (4').
3. A four-foot (4') Sidewalk shall be installed by the Sub-divider upon Tract G at the time a home is constructed on Lot 99 and/or Lot 100.
4. The Sub-divider agrees to install a ten-foot (10') wide asphalt trail along Dean Avenue, along the entirety of Tracts E and F at the time of all other public improvements.
5. A four-foot (4') Sidewalk shall be installed on the north side and south side of Meadowlark Drive, within Tracts E and F, connecting the Dean Avenue Trail to Lots 106 and 107. Such sidewalk shall be installed at the time of all other public improvements.
6. The Sub-divider agrees to establish a homeowners association or other similar mechanism approved by the City to perpetually maintain all open space, storm water detention areas, and common area tracts within **Timber Trails 3rd Plat - Lots 81 thru 118 and Tracts E, F & G.**

#### **GENERAL PROVISIONS**

1. The parties agree that execution of this agreement in no way constitutes a waiver of any requirements of applicable City ordinances with which the Sub-divider must comply and does not in any way constitute prior approval of any future proposal for development.
2. The covenants herein shall run with the land described in this agreement and shall be binding and inure to the benefit of the parties hereto and their successors or assigns and on any future and subsequent purchasers.
3. This agreement shall constitute the complete agreement between the parties and any modification hereof shall be in writing, subject to the approval of the parties.
4. If, at any time, any part hereof has been breached by Sub-divider, the City may withhold approval of any or all building permits applied for in the subdivision, until breach or breaches has or have been cured.
5. This agreement shall be recorded by the Sub-divider and its covenants shall run with the land and shall bind the parties, their assign and successors, in interest and title.
6. Any provision of this agreement which is not enforceable according to law will be severed herefrom and the remaining provisions shall be enforced to the fullest extent permitted by law.

7. The undersigned represent that they each have the authority and capacity from the respective parties to execute this Agreement. This Agreement shall not be effective until approved by ordinance duly enacted by the City Council of the City of Raymore, Missouri.

8. The Sub-divider hereby warrants and represents to the City as inducement to the City's entering into this Agreement, that the Sub-divider's interest in the Subdivision is as a fee owner.

9. Whenever in this agreement it shall be required or permitted that Notice or demand be given or served by either party to this agreement to or on the other party, such notice or demand shall be delivered personally or mailed by certified United States mail (return receipt requested) to the addresses hereinafter set forth. Such notice or demand shall be deemed timely given when delivered personally or when deposited in the mail in accordance with the above.

If to the City, at:

City Manager  
100 Municipal Circle  
Raymore, MO 64083

If to Clayton Properties Group, Inc. at:

Brad Kempf  
120 SE 30th Street  
Lee's Summit, MO 64082

11. The Sub-divider acknowledges that this plat will expire within one year of the date the Raymore City Council approves an ordinance approving **Timber Trails 3rd Plat - Lots 81 thru 118 and Tracts E, F & G**; and that failure for any reason to record the plat does not obligate the City to re-approve the plat no matter what improvements may have been completed in furtherance of the current plat known as **Timber Trails 3rd Plat - Lots 81 thru 118 and Tracts E, F & G**

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the date first written above.

(SEAL)

THE CITY OF RAYMORE, MISSOURI

\_\_\_\_\_  
Jim Feuerborn, City Manager

Attest:

\_\_\_\_\_  
Erica Hill, City Clerk

\_\_\_\_\_  
Sub-divider – Signature

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Sub-divider – Signature

\_\_\_\_\_  
Printed Name

Subscribed and sworn to me on this  
the \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_  
in the County of \_\_\_\_\_,  
State of \_\_\_\_\_.

Stamp:

Notary Public: \_\_\_\_\_ My Commission Expires: \_\_\_\_\_



# Attachment A

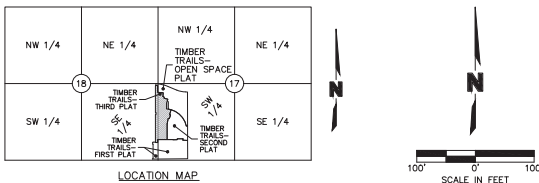
## FEE CALCULATION FOR TIMBER TRAILS 3RD PLAT

Total Cost for 'New' Public Improvements:      \$891,026.66

All fees and deposits shall be paid prior to recording the final plat. The land disturbance permit fee and erosion control financial security deposit shall be paid prior to commencement of any land disturbance activity (site grading), or if no land disturbance activity started prior to recording of final plat, paid at time of recording final plat.

1	Land Disturbance Permit Fee. [455.010B] <b>01-00-4170-0000</b> <b>If fee paid prior to recording of plat, receipt # <u>PAID</u></b> <i>*must be paid prior to issuance of a land disturbance permit</i>	<b>\$500.00 PAID</b>
2	Erosion Control Financial Security Deposit: Developer shall provide financial security for erosion control in the amount of \$1,000 per acre. The first \$5,000 of the financial security must be by cash deposit to the City. [455.010F] <b>60-00-2811-0000</b> <b>If deposit paid prior to recording of plat, receipt# <u>PAID</u></b> <i>*must be paid prior to issuance of a land disturbance permit</i>	<b>\$5,000.00 PAID</b>
	Additional erosion control financial security (The remaining deposit above the first \$5,000 due can be paid in cash) [455.010F]: (12.94 ac. total disturbed) <b>If deposit paid prior to recording of plat, receipt# <u>PAID</u></b>  <b>If letter of credit submitted:</b> <b>financial institution: _____</b> <b>renewal date of letter of credit: _____</b> <i>*must be paid prior to issuance of a land disturbance permit</i>	<b>\$7,440.00 PAID</b>
3	Infrastructure Construction Plan Review Fee: An amount equal to one percent (1%) of the estimated public improvement costs performed by the developer. [445.020H1] <b>01-00-4165-0000</b> <i>*must be paid prior to issuance of a construction permit</i>	\$8,910.26
4	Infrastructure Construction Inspection Fee: An amount equal to five percent (5%) of the estimated public improvement costs performed by the developer. [445.020H2] <b>01-00-4165-0000</b> <i>*must be paid prior to issuance of a construction permit</i>	\$44,551.33
5	Emergency Outdoor Warning Siren Fee: \$9.00 per acre      (16.32 acres) [Schedule of Fees and Charges] <b>01-00-4185-0000</b>	\$146.88

**TOTAL FEES TO BE PAID PRIOR TO RECORDING PLAT.....\$146.88**  
**TOTAL FEES TO BE PAID PRIOR TO ISSUANCE OF A LAND DISTURBANCE PERMIT..... \$12,940.00**  
**TOTAL FEES TO BE PAID PRIOR TO ISSUANCE OF A CONSTRUCTION PERMIT FOR PUBLIC IMPROVEMENTS..... \$53,461.59**



PROPERTY DESCRIPTION

PART OF TRACT D, TIMBER TRAILS-OPEN SPACE PLAT, A SUBDIVISION OF LAND IN RAYMORE, CASS COUNTY, MISSOURI IN THE SOUTHWEST QUARTER OF THE SECTION 17 AND THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 46 NORTH, RANGE 32 WEST OF THE 5TH PRINCIPAL MERIDIAN RECORDED AS INSTRUMENT NUMBER 616683 IN BOOK 23 AT PAGE 22 IN CASS COUNTY RECORDER OF DEEDS OFFICE AND AN UN-PLATTED TRACT OF LAND IN SAID SOUTHWEST QUARTER AND SAID SOUTHEAST QUARTER BEING BOUNDED AND DESCRIBED BY OR UNDER THE DIRECT SUPERVISION OF JASON S. ROUDEBUSH P.L.S. 202014092 AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER ALSO BEING THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 03°31'38" WEST ON THE WEST LINE OF SAID SOUTHWEST QUARTER ALSO BEING THE EAST LINE OF SAID SOUTHEAST QUARTER, 301.66 FEET TO A POINT ON THE WESTERLY LINE OF SAID TRACT D, SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE LEAVING SAID EAST LINE AND SAID WEST LINE SOUTH 81°58'39" EAST ON SAID WESTERLY LINE, 181.32 FEET; THENCE SOUTH 08°10'21" WEST ON SAID WESTERLY LINE, 129.99 FEET; THENCE SOUTHWESTERLY ON SAID WESTERLY LINE ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF SOUTH 82°06'55" EAST WITH A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 98°49'50" AND AN ARC DISTANCE OF 86.25 FEET; THENCE SOUTH 71°35'40" EAST ON SAID WESTERLY LINE, 128.69 FEET; THENCE SOUTH 21°49'41" WEST ON SAID WESTERLY LINE, 59.89 FEET; THENCE LEAVING SAID WESTERLY LINE SOUTH 43°39'24" EAST, 50.27 FEET; THENCE SOUTH 03°30'20" WEST, 248.88 FEET; THENCE SOUTH 71°47'48" EAST, 95.06 FEET TO NORTHWEST CORNER OF LOT 52, TIMBER TRAILS-OPEN SPACE PLAT, A SUBDIVISION OF LAND IN SAID RAYMORE RECORDED AS FILE NUMBER 335502 IN BOOK 00019 AT PAGE 0056 IN SAID CASS COUNTY RECORDER OF DEEDS OFFICE; THENCE SOUTHWESTERLY ON SAID WESTERLY LINE OF SAID TIMBER TRAILS-OPEN SPACE PLAT, 182.50 FEET; THENCE EASTERLY ON SAID EXISTING WESTERLY LINE ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF SOUTH 71°07'09" EAST WITH A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 03°21'39" AND AN ARC DISTANCE OF 32.85 FEET; THENCE SOUTH 22°14'31" WEST ON SAID WESTERLY LINE, 130.00 FEET; THENCE SOUTH 03°30'18" WEST ON SAID WESTERLY LINE, 38.97 FEET; THENCE SOUTH 14°27'06" WEST ON SAID WESTERLY LINE, 195.73 FEET; THENCE SOUTH 03°30'18" WEST ON SAID WESTERLY LINE TO THE SOUTHWEST CORNER OF TIMBER TRAILS-OPEN SPACE PLAT, ALSO BEING THE NORTHEAST CORNER OF LOT 33, TIMBER TRAILS-OPEN SPACE PLAT, A SUBDIVISION OF LAND IN SAID RAYMORE, RECORDED AS FILE NUMBER 312872 IN BOOK 00019 AT PAGE 0003 IN SAID CASS COUNTY RECORDER OF DEEDS OFFICE; THENCE NORTH 80°29'42" WEST ON THE NORTHERLY LINE OF SAID TIMBER TRAILS-OPEN SPACE PLAT, 329.00 FEET; THENCE SOUTH 03°30'18" WEST ON SAID NORTHERLY LINE, 101.75 FEET; THENCE NORTH 86°29'42" WEST ON SAID NORTHERLY LINE, 62.68 FEET; THENCE NORTHWESTERLY ON SAID NORTHERLY LINE ALONG A CURVE TO THE RIGHT BEING TANGENT TO THE LAST DESCRIBED COURSE WITH A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND AN ARC DISTANCE OF 23.56 FEET TO A POINT ON THE EXISTING EASTERLY RIGHT-OF-WAY LINE OF DEAN AVENUE AS ESTABLISHED BY RIGHT-OF-WAY DEED RECORDED AS INSTRUMENT NUMBER 699273 IN BOOK 4740 AT PAGE 122 IN SAID CASS COUNTY RECORDER OF DEEDS OFFICE; THENCE NORTH 03°30'18" EAST ON SAID EXISTING EASTERLY RIGHT-OF-WAY LINE, 945.42 FEET; THENCE NORTHEASTERLY ON SAID EXISTING EASTERLY RIGHT-OF-WAY LINE ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF NORTH 03°29'39" EAST WITH A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'40" AND AN ARC DISTANCE OF 31.42 FEET; THENCE NORTH 03°30'19" EAST ON SAID EXISTING EASTERLY RIGHT-OF-WAY LINE ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF NORTH 86°30'21" WEST WITH A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'40" AND AN ARC DISTANCE OF 31.42 FEET; THENCE NORTH 03°30'19" EAST ON SAID EXISTING EASTERLY RIGHT-OF-WAY LINE, 905.48 FEET; THENCE NORTHEASTERLY ON SAID EXISTING EASTERLY RIGHT-OF-WAY LINE ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF NORTH 02°35'59" EAST, WITH A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 03°33'28" AND AN ARC DISTANCE OF 32.78 FEET; THENCE NORTHEASTERLY ON SAID EXISTING EASTERLY RIGHT-OF-WAY LINE ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF SOUTH 83°00'00" EAST WITH A RADIUS OF 1,170.00 FEET, A CENTRAL ANGLE OF 02°46'50" AND AN ARC DISTANCE OF 56.81 FEET; THENCE LEAVING SAID EXISTING SOUTHERLY RIGHT-OF-WAY LINE SOUTH 03°30'18" WEST ON SAID WESTERLY LINE OF SAID TRACT D, 231.87 FEET; THENCE SOUTH 81°58'39" EAST ON SAID WESTERLY LINE, 13.34 FEET TO THE POINT OF BEGINNING, CONTAINING 711,008 SQUARE FEET OR 16.32 ACRES, MORE OR LESS.

CITY PLANNING COMMISSION:

THIS PLAT OF "TIMBER TRAILS-THIRD PLAT" HAS BEEN SUBMITTED TO AND APPROVED BY THE RAYMORE PLANNING AND ZONING COMMISSION THIS \_\_\_\_\_ DAY OF 20\_\_\_\_.

SECRETARY

CITY OF RAYMORE, MISSOURI  
CITY COUNCIL:

THIS PLAT OF "TIMBER TRAILS-THIRD PLAT" ADDITION, INCLUDING EASEMENTS AND RIGHTS-OF-WAY ACCEPTED BY THE CITY COUNCIL, HAS BEEN SUBMITTED TO AND APPROVED BY THE RAYMORE CITY COUNCIL BY ORDINANCE NO. \_\_\_\_\_ DULY PASSED AND APPROVED BY THE MAYOR OF RAYMORE, MISSOURI, ON THE \_\_\_\_\_ DAY OF 20\_\_\_\_.

KRISTOPER P. TURNBOW, MAYOR

ATTEST

CITY CLERK \_\_\_\_\_ CITY ENGINEER \_\_\_\_\_

CASS COUNTY, MISSOURI

ENTERED ON TRANSFER RECORD THIS \_\_\_\_\_ DAY OF 20\_\_\_\_.

DEPUTY COUNTY RECORDER OF DEEDS

IN WITNESS WHEREOF:

CLAYTON PROPERTIES GROUP, INC., A TENNESSEE CORPORATION, AUTHORIZED TO DO BUSINESS IN THE STATE OF MISSOURI, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS \_\_\_\_\_ DAY OF 20\_\_\_\_.

CLAYTON PROPERTIES GROUP, INC.,  
A TENNESSEE CORPORATION

BRADLEY KEMPF, ASSISTANT SECRETARY

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

BE IT REMEMBERED THAT ON THIS \_\_\_\_\_ DAY OF 20\_\_\_\_ BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, CAME BRADLEY KEMPF TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS ASSISTANT SECRETARY OF CLAYTON PROPERTIES GROUP, INC., THAT THE INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION AND THAT SAID BRADLEY KEMPF ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

IN WITNESS WHEREOF:

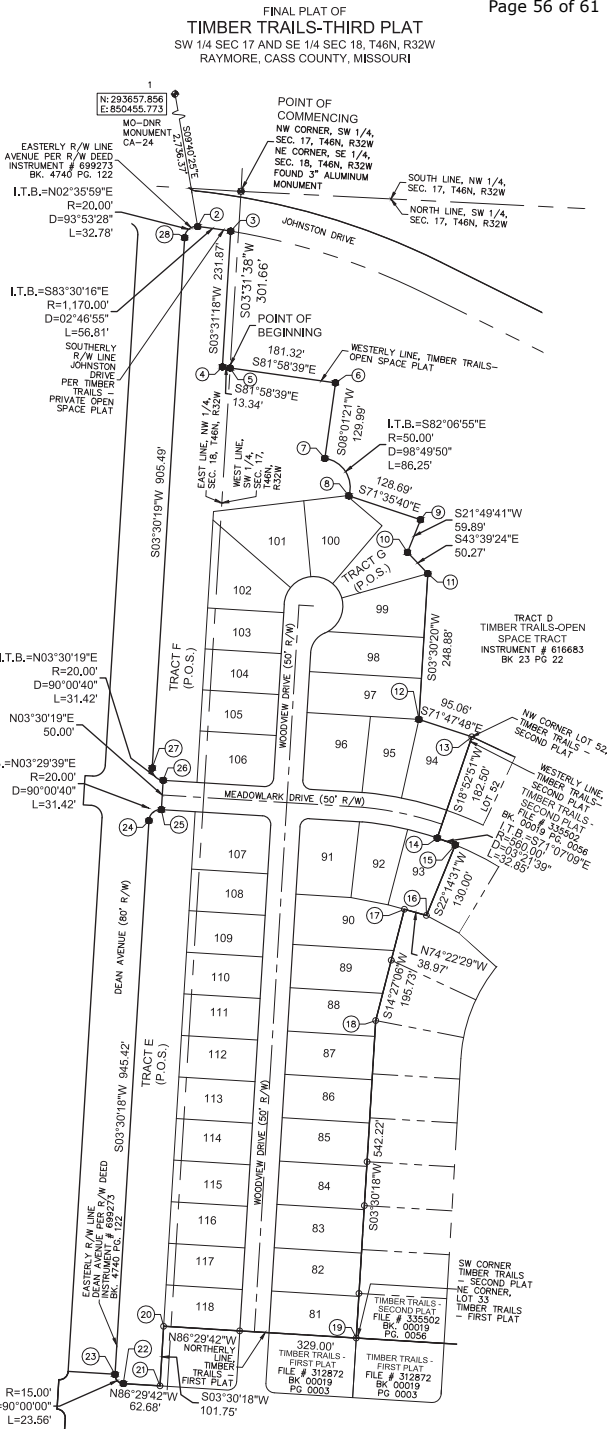
I HAVE HERETO SET MY HAND AND AFFIXED MY NOTARIAL SEAL IN THE DATE HEREIN LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC

STATE PLANE COORDINATE TABLE

Point Number	Grid Northing	Grid Easting
1	293657.856	850455.773
2	292835.718	850595.915
3	292833.342	850613.061
4	292762.804	850608.741
5	292762.237	850612.767
6	292754.524	850667.490
7	292715.293	850661.961
8	292695.815	850674.465
9	292683.431	850711.681
10	292666.487	850704.894
11	292655.401	850715.472
12	292579.687	850710.833
13	292570.637	850738.355
14	292518.009	850720.358
15	292514.492	850729.728
16	292477.819	850714.731
17	292481.018	850703.293
18	292423.243	850688.404
19	292258.299	850678.301
20	292264.429	850578.215
21	292233.476	850576.319
22	292234.644	850557.250
23	292239.396	850552.962
24	292527.095	850570.583
25	292532.808	850577.040
26	292548.108	850577.972
27	292554.475	850572.259
28	292829.937	850589.132



SURVEYORS NOTES:

- PROPERTY INFORMATION REFERENCING THIS SURVEY WAS TAKEN FROM THE COMMITMENT FOR TITLE INSURANCE REPORT, ISSUED BY KANSAS CITY TITLE, FILE NO. KCT-239052, WITH A COMMITMENT DATE OF MARCH 14, 2022 AT 8:00 A.M. AND REVISED DATED OF MARCH 23, 2022.
- BEARINGS USED HEREON ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, NAD 1983, WEST ZONE USING MISSOURI DEPARTMENT OF NATURAL RESOURCES MONUMENT "CA-24" WITH A GRID FACTOR OF 0.9999936. ALL COORDINATES SHOWN ARE IN METERS.
- THE TERM PER PLAT IS IN REFERENCE TO THE RECORDED PLAT OF TIMBER TRAILS-OPEN SPACE PLAT RECORDED AS INSTRUMENT NUMBER 616683 IN BOOK 23 AT PAGE 22, "TIMBER TRAILS-FIRST PLAT" RECORDED AS FILE NUMBER 312872 IN BOOK 00019 AT PAGE 0003, "TIMBER TRAILS-SECOND PLAT" RECORDED AS FILE NUMBER 335502 IN BOOK 00019 AT PAGE 0056, EACH RECORDED IN CASS COUNTY MISSOURI.

THIS PLAT AND SURVEY OF TIMBER TRAILS-THIRD PLAT WERE EXECUTED BY OLSSON, 1301 BURLINGTON STREET #100, NORTH KANSAS CITY, MISSOURI 64116.

I HEREBY CERTIFY THAT THE PLAT OF TIMBER TRAILS-THIRD PLAT SUBDIVISION IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY SURVEYS AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL SURVEYORS AND LANDSCAPE ARCHITECTS AND THE MISSOURI DEPARTMENT OF AGRICULTURE. I FURTHER CERTIFY THAT I HAVE COMPLIED WITH ALL STATUTES, ORDINANCES, AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND PLATTING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.



OLSSON MO CLS 366  
JASON S. ROUDEBUSH, MO. PLS 202014092  
AUGUST 9, 2022  
J.ROUDEBUSH@OLSSON.COM

DATE OF SURVEY

09/12/2022 (This Report Issued)  
09/23/2022 - 2nd Submittal  
09/29/2022 - 3rd Submittal  
10/14/2022 - 5th Submittal (as required by L&M 171.06 & 107)  
09/29/2022 - 3rd Submittal

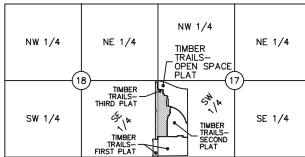
Drawn by: NEW  
 Checked by: ADW/MSJ  
 Approved by: MSJ  
 Project no.: 818-086  
 File no.: 2022-0110-02-00

Olsson - Land Surveying - MO 366, MS 483, IA 548, MO Certificate of Authority-001892  
 1301 Burlington Street, Suite 100, North Kansas City, MO 64116  
 Phone: 816-881-1188  
 Fax: 816-881-1189  
 www.olsson.com

SHEET  
1 of 3

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 USER: mellioughy  
 DATE: Aug 09, 2022 8:35am





LOCATION MAP  
SEC. 17 AND 18, T46N, R32W  
(N.T.S.)



THE OWNER OF ANY UNDEVELOPED LOT WITHIN THE SUBDIVISION OR SUBDIVISION PHASES SHALL BY REQUIRED TO CONSTRUCT A SIDEWALK ON THE LOT WHEN:  
(A) 66% OR MORE OF THE LOTS ON THE SAME SIDE OF THE STREET IN THE SAME BLOCK ALREADY HAVE A SIDEWALK; AND  
(B) IT HAS BEEN 3 YEARS FROM THE DATE OF THE FIRST CERTIFICATE OF OCCUPANCY WAS ISSUED IN THE SUBDIVISION OR SUBDIVISION PHASE THAT CONTAINS THE UNDEVELOPED LOT.

**DEDICATION:**

THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER AS SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION AND PLAT SHALL HEREAFTER BE KNOWN AS:

**TIMBER TRAILS-THIRD PLAT**

EASEMENTS AN EASEMENT IS HEREBY GRANTED TO RAYMORE, MISSOURI, FOR THE PURPOSE OF LOCATING, CONSTRUCTING, OPERATING, AND MAINTAINING FACILITIES FOR WATER, GAS, ELECTRICITY, SEWAGE, TELEPHONE, CABLE TV, AND SURFACE DRAINAGE INCLUDING BUT NOT LIMITED TO, UNDERGROUND PIPES AND CONDUITS, PAD MOUNTED TRANSFORMERS, SERVICE PEDESTALS, ANY OR ALL OF THEM UPON, OVER, UNDER AND ALONG THE STRIPS OF LAND DESIGNATED UTILITY EASEMENT (U.E.), PROVIDE THAT THE EASEMENT GRANTED HEREIN IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, WHERE OTHER EASEMENTS ARE DESIGNATED FOR A PARTICULAR PURPOSE, THE USE THEREOF SHALL BE LIMITED TO THAT PURPOSE ONLY. NO CONFLICTING USE SHALL BE MADE FOR OTHER PURPOSES.

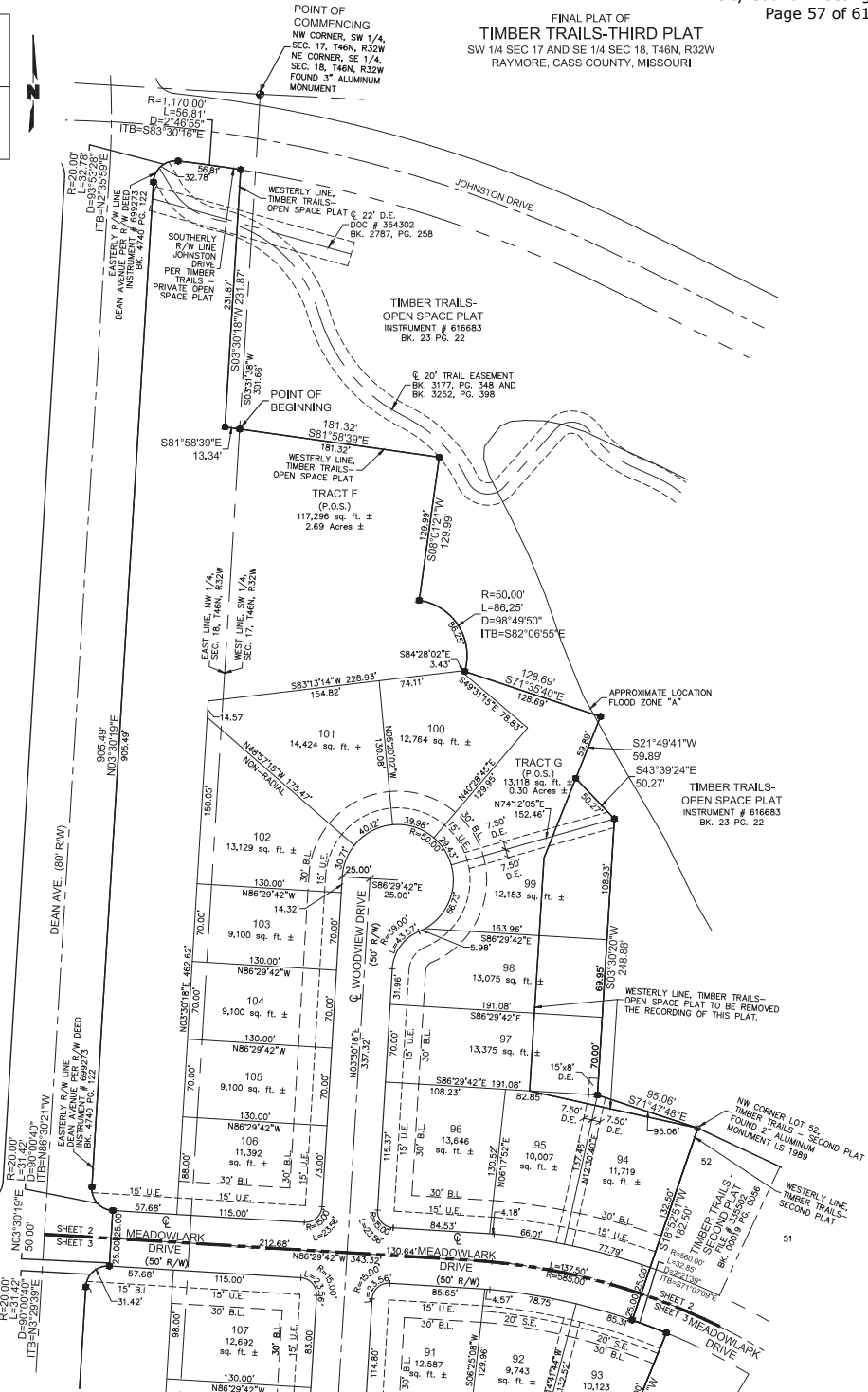
STREET, ALL THROUGHFARES SHOWN ON THIS PLAT AND NOT HEREOF DEDICATED TO PUBLIC USE ARE HEREBY SO DEDICATED.

BUILDING LINES: BUILDING LINES OR SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THE ACCOMPANYING PLAT AND NO BUILDINGS OR PORTIONS THEREOF SHALL BE BUILT BETWEEN THIS LINE AND THE STREET LINE.

PARKLAND DEDICATION: PRIVATE OPEN SPACE WILL BE RESERVED BY THE DEVELOPER FOR THIRTY-EIGHT (38) SINGLE FAMILY UNITS HAS BEEN PREVIOUSLY ESTABLISHED BY TRACT D, PRIVATE OPEN SPACE PLAT.

FLOODPLAIN: ACCORDING TO "FLOOD INSURANCE RATE MAP" COMMUNITY PANEL NO. 29037C0036F, MAP REVISED JANUARY 2, 2013, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THIS PROPERTY PARTIALLY LIES WITHIN FLOOD ZONE "A" SPECIAL FLOOD HAZARD AREAS (SFHA) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, NO BASE FLOOD ELEVATION DETERMINED) AND WITHIN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

TRACTS E AND F (1.75 ACRES) AND TRACT F (2.69 ACRES) ARE HEREBY RESERVED AS PRIVATE OPEN SPACE FOR THE PURPOSE OF A WALKING TRAIL AND SHALL BE MAINTAINED BY THE TIMBER TRAILS HOME'S ASSOCIATION AS DESCRIBED IN THE DECLARATION OF RESTRICTIONS RECORDED WITH THIS PLAT.



LEGEND	
SURVEY MARKERS	
○ FND	FOUND MONUMENT
● SCR	SECTION CORNER
○ SET	SET MONUMENT
BOUNDARIES	
---	SECTION LINE
EASEMENTS & SETBACKS	
B.L.	BUILDING SETBACK
D.E.	STORM DRAINAGE EASEMENT
U.E.	UTILITY EASEMENT
S.E.	SANITARY EASEMENT
GENERAL	
R	RADIUS
L	ARC DISTANCE
D	DELTA / CENTRAL ANGLE
C	CENTERLINE
I.T.B.	INITIAL TANGENT BEARING
BK.	BOOK
P.G.	PAGE
W	WARRANTY DEED
R/W	RIGHT OF WAY
P.O.S.	PRIVATE OPEN SPACE

**SURVEYORS NOTES:**

- PROPERTY INFORMATION REFERENCING THIS SURVEY WAS TAKEN FROM THE COMMITMENT FOR TITLE INSURANCE REPORT, ISSUED BY KANSAS CITY TITLE, FILE NO. KCT-239052, WITH A COMMITMENT DATE OF MARCH 14, 2022 AT 8:00 A.M. AND REVISED DATED OF MARCH 23, 2022.
- BEARINGS USED HEREON ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, NAD 1983, WEST ZONE USING MISSOURI DEPARTMENT OF NATURAL RESOURCES MONUMENT "CA-24" WITH A GRID FACTOR OF 0.9999936. ALL COORDINATES SHOWN ARE IN METERS.
- THE TERM PER PLAT IS IN REFERENCE TO THE RECORDED PLAT OF TIMBER TRAILS-OPEN SPACE PLAT RECORDED AS INSTRUMENT NUMBER 616683 IN BOOK 23 AT PAGE 22, TIMBER TRAILS-FIRST PLAT RECORDED AS FILE NUMBER 312872 IN BOOK 00019 AT PAGE 0003, TIMBER TRAILS - SECOND PLAT RECORDED AS FILE NUMBER 355002 IN BOOK 00019 AT PAGE 0006, EACH RECORDED IN CASS COUNTY MISSOURI.

THIS PLAT AND SURVEY OF TIMBER TRAILS-THIRD PLAT WERE EXECUTED BY OLSSON, 1301 BURLINGTON STREET #100, NORTH KANSAS CITY, MISSOURI 64116.

I HEREBY CERTIFY THAT THE PLAT OF TIMBER TRAILS-THIRD PLAT SUBDIVISION IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL SURVEYORS AND LANDSCAPE ARCHITECTS AND THE MISSOURI DEPARTMENT OF AGRICULTURE. I FURTHER CERTIFY THAT I HAVE COMPLIED WITH ALL STATUTES, ORDINANCES, AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND PLATTING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.



OLSSON MO CLS 366  
JASON S. ROUDERS, MO. PLS 2020214092  
AUGUST 9, 2022  
J.ROUDERS@HOLLISON.COM

DATE OF SURVEY	
08-04-2022	- 1st Submittal
08-23-2022	- 2nd Submittal
07-14-2022	- 3rd Submittal
08-09-2022	- 3rd Submittal

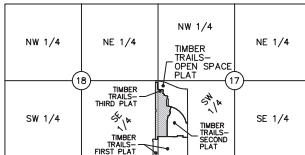
Drawn by:                       
 Checked by:                       
 Approved by:                       
 Project no.:                       
 File no.:                     

**olsson**

Olsson, Land Surveying - MO 366, 485 S. 1st St., North Kansas City, MO 64116  
 Olsson, Land Surveying - MO 366, 485 S. 1st St., North Kansas City, MO 64116  
 FAX: 816-381-1888  
 www.olsson.com

SHEET  
2 of 3

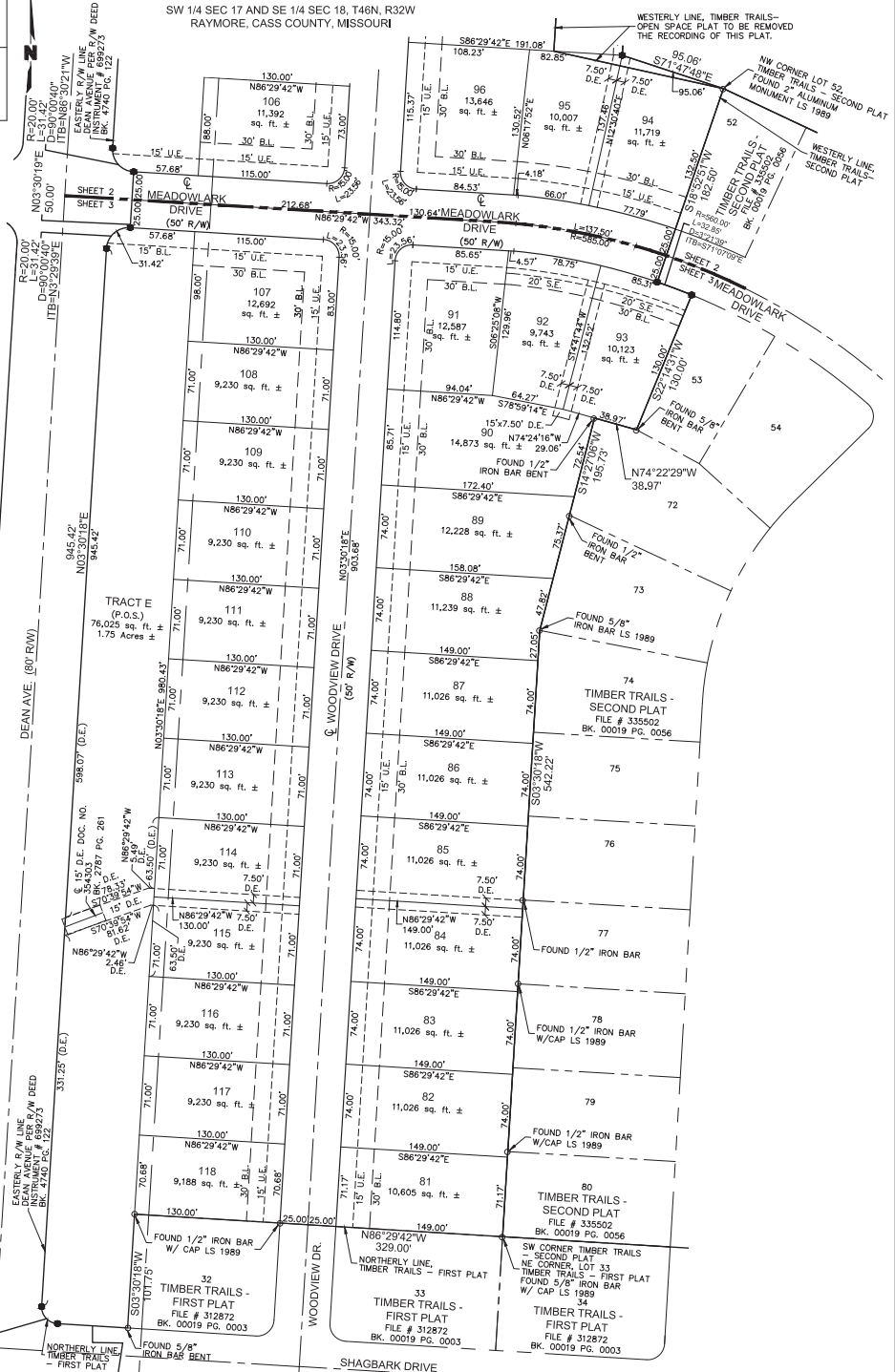
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 DATE: Aug 09, 2022 8:31 am



LOCATION MAP  
SEC. 17 AND 18, T46N, R32W  
(N.T.S.)



FINAL PLAT OF  
**TIMBER TRAILS-THIRD PLAT**  
SW 1/4 SEC 17 AND SE 1/4 SEC 18, T46N, R32W  
RAYMORE, CASS COUNTY, MISSOURI



LEGEND	
<b>SURVEY MARKERS</b>	
○ FND	FOUND MONUMENT
● SCR	SECTION CORNER
⊙ SET	SET MONUMENT
<b>BOUNDARIES</b>	
---	SECTION LINE
<b>EASEMENTS &amp; SETBACKS</b>	
B.L.	BUILDING SETBACK
D.E.	STORM DRAINAGE EASEMENT
U.E.	UTILITY EASEMENT
S.E.	SANITARY SEWER EASEMENT
<b>GENERAL</b>	
R	RADIUS
L	ARC DISTANCE
D	DELTA / CENTRAL ANGLE
C	CENTERLINE
I.T.B.	INTIAL TANGENT BEARING
BK.	BOOK
PG.	PAGE
WD	WARRANTY DEED
R/W	RIGHT OF WAY
P.O.S.	PRIVATE OPEN SPACE

**SURVEYORS NOTES:**

- PROPERTY INFORMATION REFERENCING THIS SURVEY WAS TAKEN FROM THE COMMITMENT FOR TITLE INSURANCE REPORT, ISSUED BY KANSAS CITY TITLE, FILE NO. KCT-239052, WITH A COMMITMENT DATE OF MARCH 14, 2022 AT 8:00 A.M. AND REVISED DATE OF MARCH 13, 2022.
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- THE TERM PER PLAT IS IN REFERENCE TO THE RECORDED PLAT OF TIMBER TRAILS-OPEN SPACE PLAT RECORDED AS INSTRUMENT NUMBER 01685 IN BOOK 23 AT PAGE 22, TIMBER TRAILS-FIRST PLAT RECORDED AS FILE NUMBER 312872 IN BOOK 00019 AT PAGE 0003, TIMBER TRAILS - SECOND PLAT RECORDED AS FILE NUMBER 335502 IN BOOK 00019 AT PAGE 0006, EACH RECORDED IN CASS COUNTY MISSOURI.

THIS PLAT AND SURVEY OF TIMBER TRAILS-THIRD PLAT WERE EXECUTED BY OLSSON, 1301 BURLINGTON STREET #100, NORTH KANSAS CITY, MISSOURI 64116.

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OLSSON MO CLS 366  
JASON S. ROUDESH, MO. PLS 2020011092  
AUGUST 9, 2022  
J.ROUDESH@OLSSON.COM

DATE OF SURVEY	
04-04-2022	- 1st Submittal
06-23-2022	- 2nd Submittal
07-11-2022	- 3rd Submittal
08-09-2022	- 3rd Submittal

Drawn by: NEW  
Approved by: ADRIAN  
Checked by: JESSIE  
Project no.: 818082  
File name: 220111101022



USER: mallaughy  
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 DATE: Aug 09, 2022 8:34am  
 DEVELOPER: CLAYTON PROPERTIES GROUP, INC. A TENNESSEE CORPORATION  
 D.B.A. SUMMIT HOMES  
 120 SE 30TH ST  
 LEE'S SUMMIT, MO 64082

# Miscellaneous



**THE RAYMORE CITY COUNCIL HELD A WORK SESSION ON MONDAY, AUGUST 29, 2022, AT 7:00 P.M., AT RAYMORE CITY HALL, 100 MUNICIPAL CIRCLE. PRESENT: MAYOR TURNBOW, COUNCILMEMBERS BARBER, BERENDZEN, BURKE III, FORSTER, HOLMAN, TOWNSEND, AND WILLS. ALSO PRESENT: CITY MANAGER JIM FEUERBORN, ASSISTANT CITY MANAGER RYAN MURDOCK, CITY ATTORNEY JONATHAN ZERR, CITY STAFF, AND MEMBERS OF THE RAYMORE ARTS COMMISSION.**

**A. Joint Meeting with the Raymore Arts Commission**

The Raymore Arts Commission and City Council discussed items of mutual interest and reviewed past and upcoming events.

**B. Fiscal Year 2023 Proposed Budget**

The City Council discussed items regarding the City Manager's Proposed FY 2023 Budget. City Manager Jim Feuerborn reviewed items to potentially include in the budget using the available fund balance, including additional funds for the annual street preservation and curb replacement projects, trail repairs, and trail maintenance program.

**C. Other**

City Manager Jim Feuerborn stated Google will be installing 183 locations with ground flush vaults in the same neighborhoods they have been working in twice before. Work should begin around September 12.

The work session of the Raymore City Council adjourned at 7:57 p.m.