

AGENDA

Raymore City Council Regular Meeting
City Hall – 100 Municipal Circle
Monday, September 26, 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. Public Works (pg 7)
 - B. Parks and Recreation (pg 11)
 - C. Communications Report
 - D. Monthly Financial Report (pg 15)

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 Meeting Minutes, September 12, 2022 (pg 25)

9. Unfinished Business - Second Reading

- A. Prisoner Housing Intergovernmental Contract

Reference: - Agenda Item Memo (pg 33)
- Bill 3748 (pg 35)
- Contract (pg 37)

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.

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| <ul style="list-style-type: none">• City Council, 9/12/2022: Approved 8-0 |
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B. Timber Trails 3rd Final Plat

- Reference: - Agenda Item Memo (pg 41)
- Bill 3723 (pg 43)
- Staff Report (pg 46)
- Development Agreement (pg 50)
- Final Plat (pg 58)

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.

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| <ul style="list-style-type: none">• City Council, 9/12/2022: Approved 8-0• Planning & Zoning Commission, 09/06/2022: Approved 7-1 |
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10. New Business - First Reading

A. Amending the Schedule of Fees (public hearing)

- Reference: - Agenda Item Memo (pg 63)
- Resolution 22-25 (pg 65)
- Proposed Schedule of Fees (pg 67)

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.

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| <ul style="list-style-type: none">• City Council, 9/12/2022: postponed to 9/26/2022 8-0 |
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B. Support of Application to MHDC for Grant Park Villas

- Reference: - Agenda Item Memo (pg 73)
- Resolution 22-26 (pg 75)

Jeff Beckler, representing Zimmerman Properties, LLC, has requested a resolution in support of the application he intends to file with the Missouri Housing Development Commission (MHDC) for tax credits for a proposed 48-unit affordable housing rental development to be located on a 3.83 acre property on the east side of Adams Street, north of 58 Highway.

11. Public Comments

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

12. Mayor/Council Communication

13. Adjournment

Items provided under "Miscellaneous" in the Council Packet:

- City Council Work Session notes, 9/19/2022 (pg 79)
 - Planning & Zoning Commission Minutes, 9/06/2022 (pg 81)
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EXECUTIVE SESSION (CLOSED MEETING)

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



PUBLIC WORKS MONTHLY REPORT

September 2022

ENGINEERING DIVISION

Projects Under Construction

FY 2022 Street Preservation
FY 2022 Curb Replacement
FY 2022 Stormwater Improvement

Projects Under Design

2021 Inflow and Infiltration correction project
Sunset Lane and Hawkridge Park GO Improvements
FY 2022 ADA Ramp replacement
Signal at North Cass Parkway and Dean Avenue
5 year Street and Curb Plan

Development Under Construction

- Eastbrook at Creekmoor 3rd Plat
- Edgewater 8th and 9th Plats
- Oakridge Farms 4th
- Timber Trails 3rd
- Parkside 1st Plat
- Alexander Creek 3rd Plat

Developments Under Review

- Madison Valley 2nd Plat
- Ridgeview Estates
- The Depot
- Ascend
- The Prairie at Carroll Farms
- Eastbrooke 4th Plat
- Cunningham 3rd Plat
- Saddlebrook 1st Plat
- Parkside 1st & 2nd Plat
- The Estates at Knoll Creek 2nd Plat

OPERATIONS & MAINTENANCE DIVISION

- 57 City Hall Work Orders
- 24 Driveway Inspections
- 9 Final ROW Inspections
- 402 Locates
- 95 Service Requests
- 17 Sewer Inspection
- 7 Water Inspections
- 25 Sidewalk Inspection
- 12 Water Taps
- 2 Curb Inspection
- Water turns ons from shut off list
- Cleaned Whitetail Lift Station sewer wet well
- Corrected drainage at W Lucy Webb Rd and Canter St
- Paint striped the following on 58 Hwy
 - Arrows
 - STOP bars
 - Crosswalks
- Mowed Hawk Ridge memorial park, Memorial Park and the Eagle Glen walking trail
- Asphalt pothole patched Aspen and Elm
- Miscellaneous concrete inspections
- Completed 16 concrete service requests
- Mowed and weedeated stations and public works
- Roadside mowing
- Completed 13 mudjacking service requests
- Mudjacked sidewalk on the following streets
 - Old Paint Rd
 - Trevor Ct
 - E Heritage Dr
 - W Heritage Dr
 - N Darrowby Dr
 - S Foxridge Dr
 - Colt Cir
 - S Pelham Path
 - S Eastglen
 - Stasi Dr
- Fleet maintenance
- Pulled Bi-monthly water samples
- Completed water service requests
- Uploaded and entered annual backflow reports
- Hydrant flushing
- Hydro excavation
- Water meter repairs
- Generator maintenance
- Hung banners in Old Town
- Sewer backup at Madison and E Pine St
- Tear down and clean mudjacker
- Repaired sidewalk at 1102 Bristol Dr
- Made and installed decals on Engineerings trucks
- Poured sidewalk at W Lucy Webb Rd and Canter St due to water leak

- Finished paint striping program
- Picked up trash on side of road
- Patched curbs on the following streets
 - Longhorn Ln
 - Rolling Rock Rd
 - S Pelham Path
- Dropped off and picked up trucks for oil changes
- Picked up clay for mudjacking
- Got mudjacking equipment ready
- Picked up another pallet of concrete

MONTHLY REPORT

September 2022

Monthly Highlights

- Staff confirmed food truck vendors and entertainment for the upcoming Trucktoberfest on Friday, October 7th at Recreation Park.
- Athletic Coordinator Todd Brennon participated in a South Metro Soccer Scheduling Meeting. Brennon also hosted a Flag Football Coaches meeting at the RAC and a Volleyball Coaches Meeting at RAC.
- Park Maintenance crews dismantled the Mini Mud Run course, filled in all the mud pits and did some catch-up on mowing that was delayed due to the Mini Mud Run event.
- Parks maintenance crews assisted the Police Department at the Firing Range with mowing, weed-eating and general clean-up.
- Parks and Recreation Director Nathan Musteen and Parks Superintendent Steve Rulo met with consultants from McClure Engineering on the design of the stormwater areas behind Centerview by the new boardwalk trail.
- Park Superintendent Steve Rulo updated progress on the repairs to the fountain pump at Recreation Park. The pump has been removed and sent in for repairs.
- Park crews painted soccer and flag football fields and made final preparations for practices and games to begin soon.
- Parks and Recreation Director Nathan Musteen and Park Superintendent Steve Rulo met with American Ramp Co. to review and walk through the construction at the new skate park at Recreation Park.
- Hawk Ridge West park improvements are progressing. The new parking lot, loop track and connecting trail are finished.
- Athletic Coordinator Todd Brennon held soccer referee meetings at Centerview.



- Volleyball practices began at several local elementary schools.
- Athletic Coordinator Todd Brennon met with concessions supervisors to discuss the upcoming fall sports calendar.
- Adult softball registration deadline concluded Friday, Sept. 2.
- Centerview hosted a new program – Square Dance Lessons provided by The Live Wire Square Dance Club. More than 25 participants registered for the program. The Live Wire Square Dance Club also had their first dance of the season at Centerview.
- Centerview hosted a memorial service and a birthday party.
- Tiny soccer and recreational soccer games begin on Saturday, Sept. 10.
- Athletic Coordinator Todd Brennon passed out soccer and baseball/softball uniforms to teams.
- Recreation Superintendent Jimmy Gibbs created vendor application forms for the 2022 Holiday Craft Fair and the Raymore Christmas Tree Trail. Applications will be made available soon and announced online at www.raymore.com/parks
- Parks and Recreation Director Nathan Musteen, Superintendents Jimmy Gibbs and Steve Rulo, Athletic Coordinator Todd Brennon, and Public Works Director Mike Krass met via conference call with SFS Architecture to discuss continuing steps in the design process of the RAC Phase II project.
- Park Maintenance crews trimmed trees at Memorial Park, repaired volleyball nets and prepared and painted fields for soccer, flag football and baseball/softball games.
- Park crews poured a concrete pad for a new art installation at Memorial Park.
- Park crews have begun preparations for the annual [Raymore Festival in the Park](#) at Memorial Park.
- Earth work defining the new [Hawk's Nest](#) playground (near the fishing dock) is ongoing and taking shape. Some playground equipment is onsite and the project is on schedule.
- A big **THANK YOU!** to Public Works crews for their help and specialized equipment to mow around Johnston Lake and the watershed areas in Memorial Park.
- Fall baseball has started and Park crews continue to prep fields daily for the practices and games.





- The Raymore Garden Club held their monthly meeting with a program on flower bulbs and when to plant them.
- Athletic Coordinator Todd Brennon noted that youth baseball and softball games began this past week and that youth volleyball and flag football start on Saturday. Football coaches have received new uniforms and equipment for their players.
- Concession Supervisor Abby Bertz and Recreation Attendant Lora Schoenneman met with Athletic Coordinator Todd Brennon to organize concessions and upcoming games this fall season.
- Athletic Coordinator Todd Brennon received sponsorship equipment from McCarthy Chevrolet of Lee's Summit. Along with a \$500 donation to our program, the department received baseball safety equipment, field equipment and new sponsorship banners!
- Final preparations were completed for the Annual [Walter Buck Memorial Fishing Derby](#) on Saturday, Sept. 17, 8:30 a.m.

Now Hiring Awesome People!

Raymore Parks and Recreation is now hiring for all part-time positions including camp counselors, park maintenance workers, concessions, sports officials and all types of instructors! For more information or to complete an application, check us out online at:

www.raymore.com/joinparks



Parks and Recreation Board

- August 23 - The Parks and Recreation Board met in regular session this week. Topics of discussion included an amendment to the by-laws and approval of the Fiscal Year 2023 Schedule of Fees.
- September 13 - The Parks and Recreation Board met in a work session this week. Topics of discussion included ribbon cutting events for upcoming project completions at Hawk Ridge Park, the Hawk's Nest All-Inclusive Playground and the Skate Park. Review of the Park Maintenance Management Plan and Centerview Rental policy began and will continue through the fall. CIP project updates were provided by staff.

Staff accepts National Award for T.B. Hanna Station

T.B. Hanna Station earned the American Public Works Association's (APWA) 2022 Project of the Year Award for its universal design.



Raymore Parks and Recreation Director Nathan Musteen, Communications Manager Melissa Harmer and Todd Polk of [CFS Engineers](#) accepted the award at the APWA 2022 annual conference in Charlotte, North Carolina on Aug. 29, 2022.

These awards recognize the alliance between the managing agency, the contractor, the consultant and their cooperative achievements.

T.B. Hanna Station - Universal Design earned the award in the Structures Category for projects under \$5 million in the Small Cities/Rural Communities division.

"The Project of the Year Awards highlight the amazing collaborative efforts to build and rebuild America's infrastructure," APWA Chief Executive Officer Scott D. Grayson said. "Every year, I am always amazed at the innovation and vision the award recipients share to improve the quality of life for the public."

The American Public Works Association (www.apwa.net) is a not-for-profit, international organization of more than 30,000 members involved in the field of public works. APWA serves its members by promoting professional excellence and public awareness through education, advocacy, and the exchange of knowledge. APWA is headquartered in Kansas City, MO, with an office in Washington, D.C., 63 chapters, and 97 branches throughout North America.





FINANCE MONTHLY REPORT

This report, consisting of a Financial Summary, Investment Summary and Grant Summary, has been prepared for the fiscal period August 1, 2022 to August 31, 2022.

August Financial Summary

Some notes regarding this month's summary operating report:

General Fund

Revenue:

83.33% of the way through the fiscal year, General Fund revenues are generally tracking as expected with total collected revenue of 95.03% of budget. Inter-fund transfers are being completed on a monthly basis with the exception of the Capital Funds Transfer. The Capital Funds Transfers will occur throughout the year after the capital project has been accepted by the Council and final payments have been made.

- Property tax revenues collected are tracking as expected at 101.04%.
- Franchise Tax revenues as a whole are tracking above straight line at 87.38%. This revenue source varies depending on the weather, staff will continue to monitor this closely throughout the year. Spire Franchise is tracking ahead of the prior year by \$147,360. This is primarily due to their rate increases to the consumer.
- Sales tax revenues as a whole are tracking above straight line budget at 87.64%. City sales taxes are at 87.78% while state shared gasoline and vehicle taxes are at 85.12%.
- Fees and Permit revenues collected are tracking above straight line budget at 255.5%. There are 94 detached single family and 312 attached single family residential building permits issued out of the 150 budgeted starts. In addition, we have issued 15 commercial building permits.
- License revenues collected are tracking as expected at 98.66% of straight line budget. Occupational license revenues collected are tracking ahead of expectation and this is attributed to the ability to complete forms and pay for the license online. Nearly all of the revenue is received in January when the licenses are due and staff anticipates a small amount throughout the fall for new builders to the area. Liquor licenses were processed in June after the public hearing.
- Municipal Court revenues collected are below straight line budget at 47.02%. The court has transitioned to the Show-Me Court software required by the State of Missouri. Staff will continue to monitor this revenue source closely throughout the year.

Expenditures:

Departmental spending is tracking normally. Most of the departments are right at straight line expectation or slightly below.

- The Street Department is currently at 81.92% of straight line budget primarily due to the purchase of salt as well as the annual Household Hazardous Waste event that was paid for in February. This event occurred in June.
- The Finance Department is currently at 84.72% of straight line budget primarily due to the completion of the annual audit as well as credit card fees associated with payments by credit card .

Parks & Recreation Fund

Revenue:

Revenues are at 85.68% of budget 83.33% of the way through the year. Recreation revenues will continue to increase in September with the start of fall sports including soccer, baseball and flag football. Rental revenues are anticipated to increase throughout the fall. Staff will monitor all revenue sources closely. Raymore Activity Center revenue continued to increase in August due to Summer Camp enrollments and will continue to increase in the fall with volleyball and basketball enrollments.

Expenditures:

The Parks department is showing the same operational expenditure pattern as in years past. Recreation department expenses reciprocate recreation revenue. Expenditures are expected to increase as the number of programs offered goes up.

Enterprise Fund

Revenue:

Utility revenues as a whole are tracking at 86.4% of straight line budget. Staff will continue to monitor all utility revenue closely throughout the year.

Expenditures:

Enterprise Fund expenditures tracking below straight line budget but at expectations.

01 -GENERAL FUND
 FINANCIAL SUMMARY

	PRIOR YEAR ENDING PO BAL.	PRIOR YEAR PO ADJUST.	REMAINING PRIOR YEAR PO BALANCE	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
<u>REVENUE SUMMARY</u>									
<u>NON-DEPARTMENTAL</u>									
PROPERTY TAXES	0.00	0.00	0.00	1,693,079.00	4,205.21	1,710,648.89	0.00	(17,569.89)	101.04
FRANCHISE TAXES	0.00	0.00	0.00	2,109,554.00	223,577.48	1,843,263.34	0.00	266,290.66	87.38
SALES TAXES	0.00	0.00	0.00	3,849,653.00	362,882.63	3,373,727.88	0.00	475,925.12	87.64
FEES AND PERMITS	0.00	0.00	0.00	363,432.00	286,728.98	928,601.95	(20.00)	(565,149.95)	255.50
LICENSES	0.00	0.00	0.00	122,312.00	1,828.75	120,679.00	0.00	1,633.00	98.66
MUNICIPAL COURT	0.00	0.00	0.00	343,276.00	23,679.43	161,924.15	0.00	181,351.85	47.17
MISCELLANEOUS	0.00	0.00	0.00	522,151.00	18,412.19	507,520.54	0.00	14,630.46	97.20
TRANSFERS - INTERFUND	0.00	0.00	0.00	1,631,504.00	135,458.67	1,460,028.46	0.00	171,475.54	89.49
TOTAL NON-DEPARTMENTAL	0.00	0.00	0.00	10,634,961.00	1,056,773.34	10,106,394.21	(20.00)	528,586.79	95.03
<u>COVID-19</u>									
TOTAL REVENUES	0.00	0.00	0.00	10,634,961.00	1,056,773.34	10,106,394.21	(20.00)	528,586.79	95.03
<u>EXPENDITURE SUMMARY</u>									
NON-DEPARTMENTAL	0.00	0.00	0.00	476,000.00	8,333.33	459,333.30	0.00	16,666.70	96.50
ADMINISTRATION	0.00	0.00	0.00	1,427,231.00	125,651.32	1,151,749.48	15,805.57	259,675.95	81.81
INFORMATION TECHNOLOGY	1,561.05	1,561.05	0.00	660,828.00	28,194.61	508,484.89	6,364.24	145,978.87	77.91
ECONOMIC DEVELOPMENT	0.00	0.00	0.00	158,219.00	7,107.46	101,662.14	120.00	56,436.86	64.33
COMMUNITY DEVELOPMENT	0.00	0.00	0.00	777,974.00	58,087.75	596,591.82	2,021.82	179,360.36	76.95
ENGINEERING	0.00	0.00	0.00	451,616.00	31,942.12	351,271.98	2,297.18	98,046.84	78.29
STREETS	0.01	0.00	0.01	844,407.52	52,254.09	689,400.12	2,380.24	152,627.16	81.92
BUILDING & GROUNDS	401.79	401.79	0.00	361,933.00	20,954.40	258,643.38	10,512.90	92,776.72	74.37
STORMWATER	0.00	0.00	0.00	310,493.00	21,166.30	217,582.85	329.93	92,580.22	70.18
COURT	0.00	0.00	0.00	132,999.73	9,057.34	92,901.44	33.84	40,064.45	69.88
FINANCE	0.00	0.00	0.00	729,538.00	50,575.78	613,695.27	4,390.05	111,452.68	84.72
COMMUNICATIONS	0.00	0.00	0.00	218,219.00	20,138.36	161,566.16	7,790.00	48,862.84	77.61
PROSECUTING ATTORNEY	0.00	0.00	0.00	24,400.00	2,000.00	20,000.00	0.00	4,400.00	81.97
POLICE	0.00	0.00	0.00	4,337,192.00	303,551.69	3,330,930.56	19,350.30	986,911.14	77.25
EMERGENCY MANAGEMENT	0.00	0.00	0.00	136,295.00	7,671.12	82,924.96	670.47	52,699.57	61.33
TOTAL EXPENDITURES	1,962.85	1,962.84	0.01	11,047,345.25	746,685.67	8,636,738.35	72,066.54	2,338,540.36	78.83
REVENUES OVER/(UNDER) EXPENDITURES	(1,962.85)	1,962.84	(0.01)	(412,384.25)	310,087.67	1,469,655.86	(72,086.54)	(1,809,953.57)	338.90-

25 -PARK FUND
 FINANCIAL SUMMARY

	PRIOR YEAR ENDING PO BAL.	PRIOR YEAR PO ADJUST.	REMAINING PRIOR YEAR PO BALANCE	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET	
<u>REVENUE SUMMARY</u>										
<u>NON-DEPARTMENTAL</u>										
<u>PARKS DIVISION</u>										
PROPERTY TAXES	0.00	0.00	0.00	453,391.00	1,131.70	459,589.38	0.00 (	6,198.38)	101.37
MISCELLANEOUS	0.00	0.00	0.00	12,679.00	1,876.86	12,671.44	0.00	7.56	99.94	
FACILITY RENTAL REVENUE	0.00	0.00	0.00	12,275.00	1,030.00	11,677.50	0.00	597.50	95.13	
TRANSFERS - INTERFUND	0.00	0.00	0.00	450,000.00	37,500.00	375,000.00	0.00	75,000.00	83.33	
TOTAL PARKS DIVISION	0.00	0.00	0.00	928,345.00	41,538.56	858,938.32	0.00	69,406.68	92.52	
<u>RECREATION DIVISION</u>										
CONCESSION REVENUE	0.00	0.00	0.00	60,000.00	407.00	31,215.75	0.00	28,784.25	52.03	
FACILITY RENTAL REVENUE	0.00	0.00	0.00	51,850.00	2,407.50	6,381.25	0.00	45,468.75	12.31	
PROGRAM REVENUE	0.00	0.00	0.00	227,250.00	31,777.50	215,923.50 (	75.00)	11,401.50	94.98
TOTAL RECREATION DIVISION	0.00	0.00	0.00	339,100.00	34,592.00	253,520.50 (	75.00)	85,654.50	74.74
<u>CENTERVIEW</u>										
FACILITY RENTAL REVENUE	0.00	0.00	0.00	63,875.00	3,945.00	43,378.14	0.00	20,496.86	67.91	
PROGRAM REVENUE	0.00	0.00	0.00	9,600.00	1,750.00	7,599.99	0.00	2,000.01	79.17	
TOTAL CENTERVIEW	0.00	0.00	0.00	73,475.00	5,695.00	50,978.13	0.00	22,496.87	69.38	
<u>RAYMORE ACTIVITY CENTER</u>										
MISCELLANEOUS	0.00	0.00	0.00	1,500.00	6.00	1,800.00	0.00 (	300.00)	120.00
CONCESSION REVENUE	0.00	0.00	0.00	4,000.00	0.00	255.00	0.00	3,745.00	6.38	
FACILITY RENTAL REVENUE	0.00	0.00	0.00	24,825.00	275.00	7,920.00	0.00	16,905.00	31.90	
PROGRAM REVENUE	0.00	0.00	0.00	197,590.00	8,065.00	171,080.00 (	275.00)	26,785.00	86.44
TOTAL RAYMORE ACTIVITY CENTER	0.00	0.00	0.00	227,915.00	8,346.00	181,055.00 (	275.00)	47,135.00	79.32
TOTAL REVENUES	0.00	0.00	0.00	1,568,835.00	90,171.56	1,344,491.95 (	350.00)	224,693.05	85.68
<u>EXPENDITURE SUMMARY</u>										
PARKS DIVISION	0.00	0.00	0.00	892,337.50	71,839.46	705,258.70	11,998.91	175,079.89	80.38	
RECREATION DIVISION	0.00	0.00	0.00	346,113.50	42,205.23	337,969.79	11,557.51 (	3,413.80)	100.99
CENTERVIEW	125.00	125.00	0.00	96,106.00	3,619.08	46,259.26	2,810.88	47,035.86	51.06	
RAYMORE ACTIVITY CENTER	699.75	699.75	0.00	233,382.50	44,094.33	231,792.80	6,950.13 (	5,360.43)	102.30
TOTAL EXPENDITURES	824.75	824.75	0.00	1,567,939.50	161,758.10	1,321,280.55	33,317.43	213,341.52	86.39	
REVENUES OVER/(UNDER) EXPENDITURES	(824.75)	824.75	0.00	895.50 (71,586.54)	23,211.40 (33,667.43)	11,351.53	1,167.62-

50 -ENTERPRISE FUND
 FINANCIAL SUMMARY

	PRIOR YEAR ENDING PO BAL.	PRIOR YEAR PO ADJUST.	REMAINING PRIOR YEAR PO BALANCE	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
<u>REVENUE SUMMARY</u>									
<u>NON-DEPARTMENTAL</u>									
MISCELLANEOUS	0.00	0.00	0.00	25,839.00	10,852.57	44,365.16	0.00	(18,526.16)	171.70
UTILITY REVENUE	0.00	0.00	0.00	9,353,114.00	1,131,578.29	8,059,416.35	0.00	1,293,697.65	86.17
TOTAL NON-DEPARTMENTAL	0.00	0.00	0.00	9,378,953.00	1,142,430.86	8,103,781.51	0.00	1,275,171.49	86.40
<u>COVID-19</u>									
<u>SRF SEWER BONDS</u>									
TOTAL REVENUES	0.00	0.00	0.00	9,378,953.00	1,142,430.86	8,103,781.51	0.00	1,275,171.49	86.40
<u>EXPENDITURE SUMMARY</u>									
NON-DEPARTMENTAL	0.00	0.00	0.00	600,000.00	50,000.00	499,899.28	0.00	100,100.72	83.32
WATER	37,093.11	37,093.11	0.00	3,441,890.52	436,959.22	2,763,051.84	28,906.49	649,932.19	81.12
SEWER	6,980.00	0.00	6,980.00	3,658,172.97	169,708.16	2,742,417.27	43,174.64	872,581.06	76.15
SOLID WASTE	0.00	0.00	0.00	1,880,296.00	150,552.12	1,289,182.12	0.00	591,113.88	68.56
TOTAL EXPENDITURES	44,073.11	37,093.11	6,980.00	9,580,359.49	807,219.50	7,294,550.51	72,081.13	2,213,727.85	76.89
REVENUES OVER/(UNDER) EXPENDITURES	(44,073.11)	37,093.11	(6,980.00)	(201,406.49)	335,211.36	809,231.00	(72,081.13)	(938,556.36)	366.00-

Investment Monthly Report

Investments Held at 08/31/22

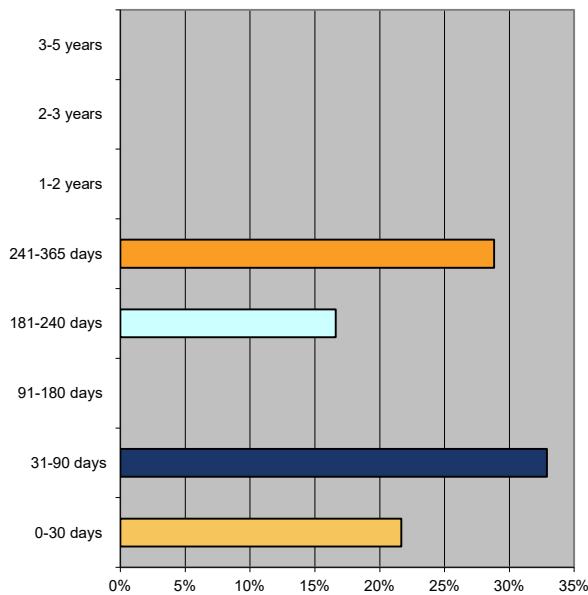
Purchase Date	Receipt #	Institution	Description	Restricted	Maturity Date	Principal	Par **	Yield	Market*
12/17/21	1936	CBR	CD		12/20/22	2,000,000.00	2,000,000.00	0.4300	2,000,000.00
12/17/21	1944	CBR	CD		12/20/22	2,500,000.00	2,500,000.00	0.4300	2,500,000.00
10/18/12		MOSIP	MOSIP POOLE- GENERAL FUND		NA	2,129,709.80	2,129,709.80	0.0600	2,129,709.80
06/03/16		MOSIP	MOSIP POOLE - GENERAL FUND		NA	1,018,473.45	1,018,473.45	0.0600	1,018,473.45
09/01/16		MOSIP	MOSIP POOLE - GENERAL FUND		NA	1,105,082.93	1,105,082.93	0.0600	1,105,082.93
08/26/22	296021143	COMMERCE	CD		08/10/23	2,062,000.00	2,062,000.00	3.2580	2,062,000.00
08/14/19	901472	CBR	CD	Fund 50	08/25/23	699,769.30	699,769.30	0.2000	699,769.30
09/11/20	901488	CBR	CD		09/11/22	2,004,211.52	2,004,211.52	0.2100	2,004,211.52
03/31/22		COMMERCE	US TREASURY		03/31/23	4,800,000.00	4,800,000.00	1.6500	4,800,000.00
10/01/21	1043760	NASB	CD		10/03/22	5,000,000.00	5,000,000.00	0.4400	5,000,000.00
08/31/22	60031560	COMMERCE	US TREASURY		08/10/23	5,567,000.00	5,567,000.00	3.2780	5,567,000.00
Investment Total						28,886,247.00	28,886,247.00		28,886,247.00

*Market value listed above is the value of the investment at month end

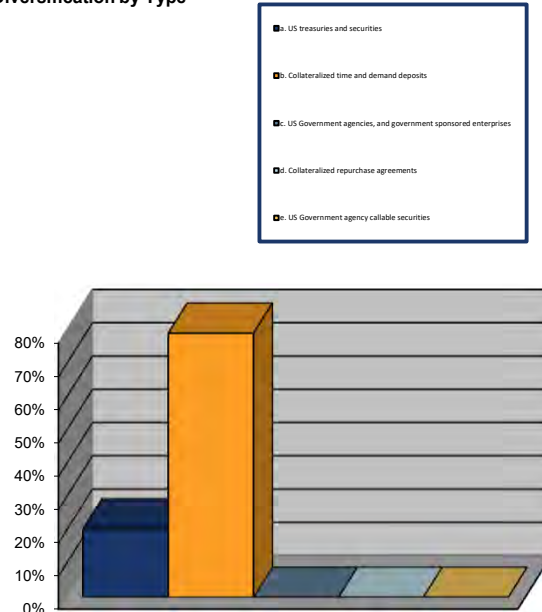
Average Annual Rate of Return: 1.3099

** Par value listed above is the actual amount if less than one year or the calculated annual earnings showing a one-year duration

Investment by Maturity



Diversification by Type



Listing of Investments Matured During the Month

Month	Receipt #	Institution	Description	Restricted	Maturity Date	Principal	Par **	Yield	Days Held
08/26/21	1036781	NASB	CD		08/26/22	2,000,000.00	2,000,000.00	0.4300	365

Average Rate of Return on Maturities: 0.43

August Grant Summary

New Grant Applications	Grantor	Award Amt. Requested / Match Required	Project / Item	Notification Timeline	Awarded / Denied
Emergency Mgmt. Performance Grant - 2023 (July 2022 - June 2023)	FEMA	\$41,678.26 (50% match)	Emer. Mgmt. activities incl: salaries, benef its, equip., sup plies, training & travel	Summer 2022	Pending

Current Grant Awards:	Grantor	Award Amt. / Match Required	Eligible Amount Expended to Date	Awards/ Reimbursements Rec'd. to Date	Grant Deadline
Police:					
State & Community Hwy. Safety Grant - DWI (Oct. 2021 - Sept. 2022)	MoDOT (Traffic & Hwy. Safety Division)	\$7,500 (no match)	\$3,486.89	\$2,602.16	09/30/22
State & Community Hwy. Safety Grant - HMV (Oct. 2021 - Sept. 2022)	MoDOT (Traffic & Hwy. Safety Division)	\$6,000 (no match)	\$3,736.19	\$2,636.30	09/30/22
Bulletproof Vest Partnership (Sept. 2019 - Aug. 2021)	DOJ	\$2,141.76 (50% match)	\$2,553.68	\$2,553.68	08/31/21
Parks:					
Emergency Management:					
Emergency Mgmt. Performance Grant - 2022 (July 2021 - June 2022)	FEMA	\$51,213.99 (50% match)	\$35,249.14	\$35,249.14	06/30/22
Cares Act - COVID19	Cass County		\$1,124,198	\$1,124,198	12/31/20
American Rescue Plan Act (ARPA)	State of MO - Office of Administration	\$4,478,428.98	\$4,502,163.68	\$4,502,163.68	12/31/26
Community Development:					
Community Development	AARP	\$15,000	\$12,349.52	\$15,000.00	11/05/18

August Grant Summary

Past Grant Awards:	Grantor	Award Amount / Match Reqd.	<i>Eligible</i> Amount Expended to Date	Awards/ Reimbursements Rec'd. to Date	Grant Deadline
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Consent Agenda

THE RAYMORE CITY COUNCIL MET IN REGULAR SESSION ON MONDAY, SEPTEMBER 12, 2022 IN COUNCIL CHAMBERS AT 100 MUNICIPAL CIRCLE, RAYMORE, MISSOURI. MEMBERS PRESENT IN PERSON: MAYOR TURNBOW, COUNCILMEMBERS BARBER, BERENDZEN, BURKE III, FORSTER, HOLMAN, TOWNSEND, AND WILLS. MEMBER PRESENT VIA ZOOM: COUNCILMEMBER ABDELGAWAD. ALSO PRESENT IN PERSON: CITY MANAGER JIM FEUERBORN, CITY ATTORNEY JONATHAN ZERR, AND RECORDING SECRETARY EMILY JORDAN.

1. Call to Order

Mayor Turnbow called the meeting to order at 7:00 p.m.

2. Roll Call

Recording Secretary Emily Jordan called roll; quorum present to conduct business.

3. Pledge of Allegiance

Troop 315 led the Pledge of Allegiance.

4. Presentation/Awards

5. Personal Appearances

6. Staff Reports

Development Services Director David Gress distributed his staff report. He reviewed recent construction activity and noted that the most recent number of inspections surpassed last month's high number of inspections. He announced upcoming items coming before the Planning and Zoning Commission.

Chief of Police Jim Wilson reviewed the traffic plan for the opening of the Whataburger restaurant and announced the Community Against Crime event on September 24 at Memorial Park during the Raymore Festival in the Park. He answered questions from Council.

City Manager Jim Feuerborn announced items for the September 19 work session and noted that it was not necessary to hold the executive session tonight.

7. Committee Reports

8. Consent Agenda

A. City Council Regular Meeting minutes, August 22, 2022

B. Resolution 22-23: City Hall Concrete Project - Acceptance and Final Payment

C. Resolution 22-24: 2021 Street Preservation Project - Acceptance and Final Payment

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

DISCUSSION: None

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

9. Unfinished Business

10. New Business

A. Amending the Schedule of Fees (public hearing)

RESOLUTION 22-25: "A RESOLUTION OF THE CITY OF RAYMORE, MISSOURI, AMENDING THE SCHEDULE OF FEES."

Recording Secretary Emily Jordan conducted the reading of Resolution 22-25 by title only.

Mayor Turnbow opened the public hearing at 7:13 p.m. and called for a staff report.

City Manager Jim Feuerborn stated that staff is requesting to continue this item to the September 26 meeting in order to present the information at a work session.

MOTION: By Councilmember Townsend, second by Councilmember Holman to continue the consideration of Resolution 22-25 until the September 26 regular meeting.

DISCUSSION: None

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

B. Prisoner Housing Intergovernmental Contract

BILL 3748: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, ESTABLISHING AN INTERGOVERNMENTAL AGREEMENT WITH THE BELTON MISSOURI POLICE DEPARTMENT MUNICIPAL JAIL TO PROVIDE INMATE HOUSING."

Recording Secretary Emily Jordan conducted the first reading of Bill 3748 by title only.

Chief of Police Jim Wilson provided a review of the staff report included in the Council packet. 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. There has been no increase in the contract cost from the previous year. He answered questions from Council.

MOTION: By Councilmember Townsend, second by Councilmember Holman to approve the first reading of Bill 3748 by title only.

DISCUSSION: None

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

C. Timber Trails 3rd Final Plat

BILL 3723: "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."

Recording Secretary Emily Jordan conducted the first reading of Bill 3723 by title only.

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

Councilmember Townsend asked the reason for the dissenting vote. Mr. Gress stated he believes there was confusion on timelines associated with parkland dedication. Mr. Feuerborn stated the original agreement for this item was approved in 2004. As of late, the City no longer grants multiple preliminary plat extensions, which helps to ease confusion such as this.

Councilmember Townsend asked who will maintain the trail segments in this development. Mr. Gress stated that the Homeowners Association will maintain the trail segments.

Councilmember Berendzen asked what the side yard setbacks were before this plat. Mr. Gress stated that this is part of the Timber Trails subdivision, so the setbacks are the same as the rest of the neighborhood that has already been built. The property is zoned R-1.5 with 6.5' minimum and 10' maximum side yard setbacks.

MOTION: By Councilmember Townsend, second by Councilmember Holman to approve the first reading of Bill 3723 by title only.

DISCUSSION: None

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

11. Public Comment

Michael Hodson, 5036 SW Widgeon Way, Lee's Summit, Troop 315, thanked Council for allowing them to lead the pledge and urged staff to look at the off duty work policy and laws.

12. Mayor/Council Communication

Mayor Turnbow and Councilmembers thanked Troop 315 for attending the meeting, thanked the crews repairing curbs, and thanked staff for allowing Zoom attendance to participate in the meeting.

13. Adjournment

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

DISCUSSION: None

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

The regular meeting of the Raymore Council adjourned at 7:34 p.m.

Respectfully submitted,

Emily Jordan
Recording Secretary

Unfinished Business



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

DEVELOPMENT AGREEMENT

THIS AGREEMENT, MADE THIS 26th 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:

If to Clayton Properties Group, Inc. at:

City Manager
100 Municipal Circle
Raymore, MO 64083

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 *Bradley Kempf*

Printed Name *BRADLEY KEMPF*

Sub-divider – Signature

Printed Name

Subscribed and sworn to me on this
the 20th day of Sept 2022
in the County of Jackson,
State of Missouri.

Stamp:



Notary Public: Hannah Hiatt My Commission Expires: 12-13-2025

Attachment A

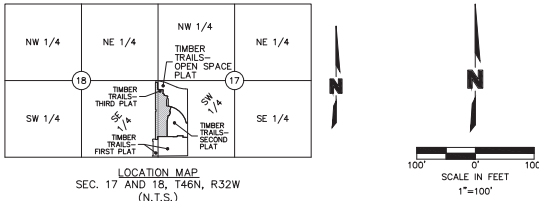
FEE CALCULATION FOR TIMBER TRAILS 3RD PLAT

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] 01-00-4170-0000 If fee paid prior to recording of plat, receipt # __ PAID __ <i>*must be paid prior to issuance of a land disturbance permit</i>	\$500.00 PAID
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] 60-00-2811-0000 If deposit paid prior to recording of plat, receipt# __ PAID __ <i>*must be paid prior to issuance of a land disturbance permit</i>	\$5,000.00 PAID
	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) If deposit paid prior to recording of plat, receipt# __ PAID __ If letter of credit submitted: financial institution: _____ renewal date of letter of credit: _____ <i>*must be paid prior to issuance of a land disturbance permit</i>	\$7,440.00 PAID
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] 01-00-4165-0000 <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] 01-00-4165-0000 <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] 01-00-4185-0000	\$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 - SECOND PLAT, A SUBDIVISION OF LAND IN SAID RAYMORE RECORDED AS FILE NUMBER 33502 IN BOOK 00019 AT PAGE 006 IN SAID CASS COUNTY RECORDER OF DEEDS OFFICE; THENCE SOUTH 03°30'18" 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 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 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 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, 905.81 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 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°00'18" EAST WITH A RADIUS OF 1,170.00 FEET, A CENTRAL ANGLE OF 02°46'59" 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

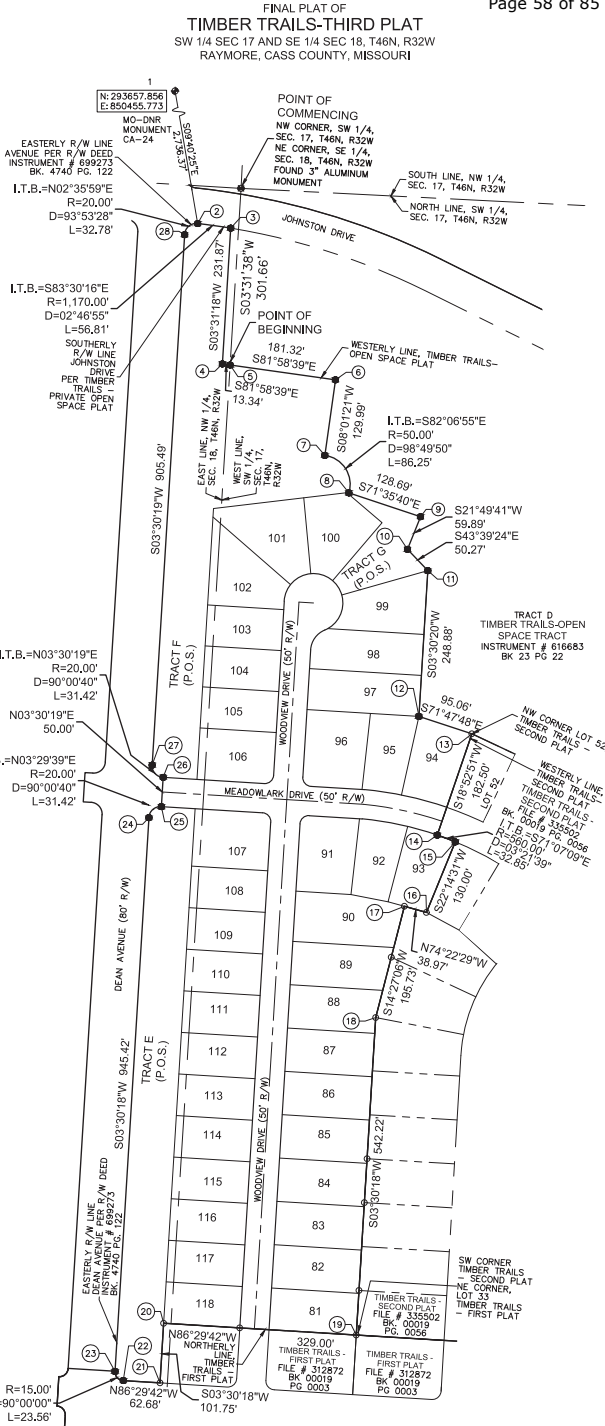
BRADLEY KEMPF, ASSISTANT SECRETARY
STATE OF _____ SS: _____
COUNTY OF _____

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. SAID 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

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

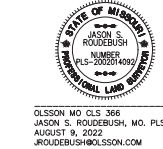


SURVEYORS NOTES:

- PROPERTY INFORMATION REFERENCING THIS SURVEY WAS TAKEN FROM THE COMMITMENT FOR TITLE INSURANCE REPORT, ISSUED BY KANSAS CITY TITLE, FILE NO. KC1-239052, 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 83, 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 33502 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 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.



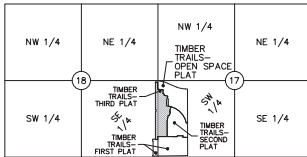
OLSSON MO CLS 366
JASON S. ROUDEBUSH, MO. PLS 202014092
AUGUST 9, 2022
J.ROUDEBUSH@OLSSON.COM

DATE OF SURVEY	
08/27/2022	11:00 AM (Initial)
08/28/2022	1:00 PM (Final)
08/29/2022	2:00 PM (Final)
01/14/2023	9:00 AM (Related to LSA 171 66 & 107)
08/29/2022	2:00 PM (Final)

Olsson - Land Surveying - MO, 366, 483, 145, 145, MO, Center of Authority-001822
1301 Burlington Street, Suite 100, North Kansas City, MO 64116
FAX: 816-381-1188
www.olsson.com

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1 of 3

USER: mellioughy
 DATE: 09/09/2022 8:35am
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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.

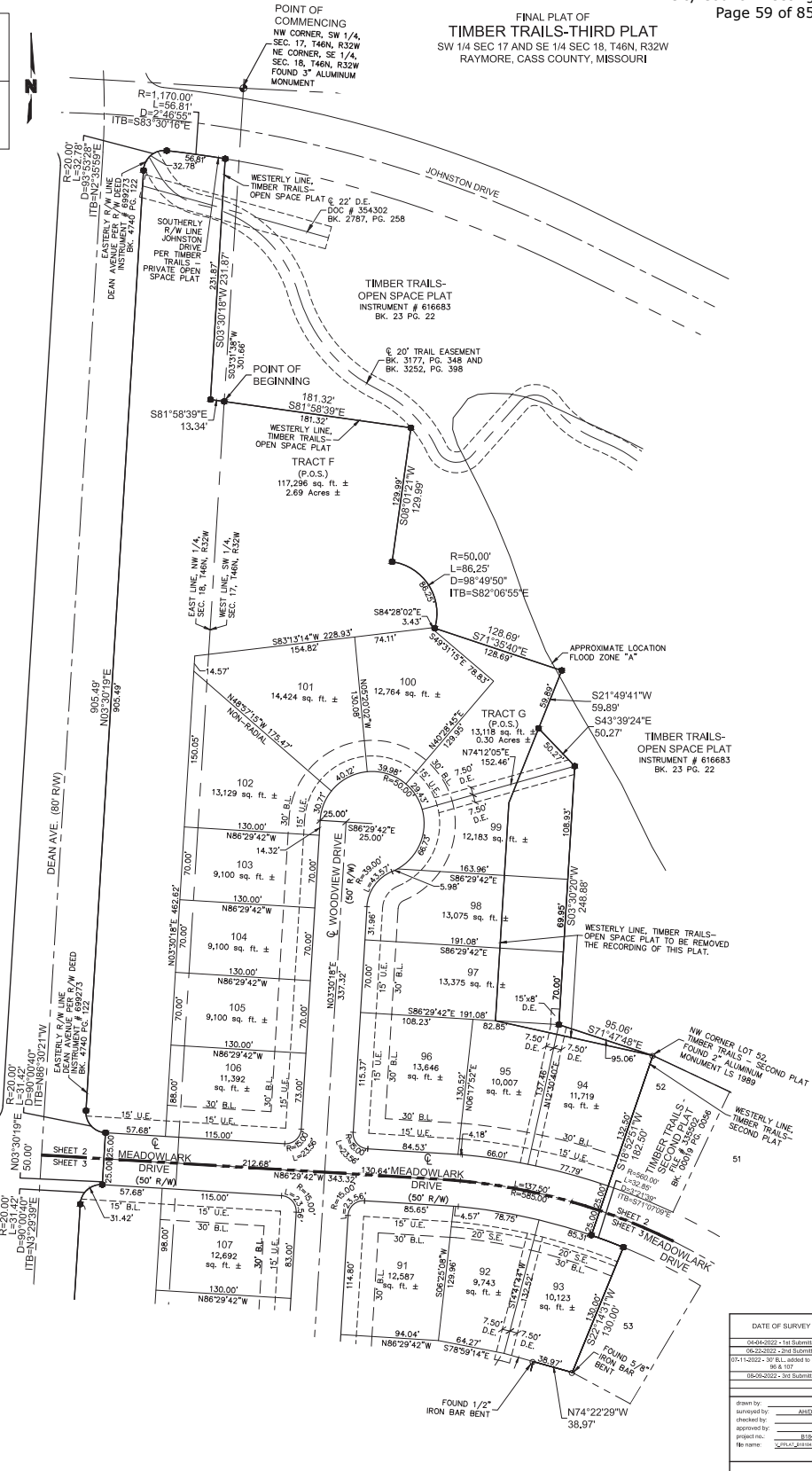
STREET, ALL THROUGHFARES SHOWN ON THIS PLAT AND NOT HEREOF DEDICATED TO PUBLIC USE ARE HEREBY SO DEDICATED.

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, 2015, 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.C.	PAGE
WD	WARRANTY DEED
R/W	RIGHT OF WAY
P.O.S.	PRIVATE OPEN SPACE

SURVEYORS NOTES:

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

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

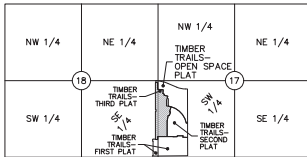
Drawn by:
 Checked by:
 Approved by:
 Project no.:
 File name:

olsson

Olsson, Land Surveying - MO 366, 485 S. Main, MO, City of Authority-001892
 North Kansas City, MO 64116
 FAX: 816-381-1888 www.olsson.com

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2 of 3

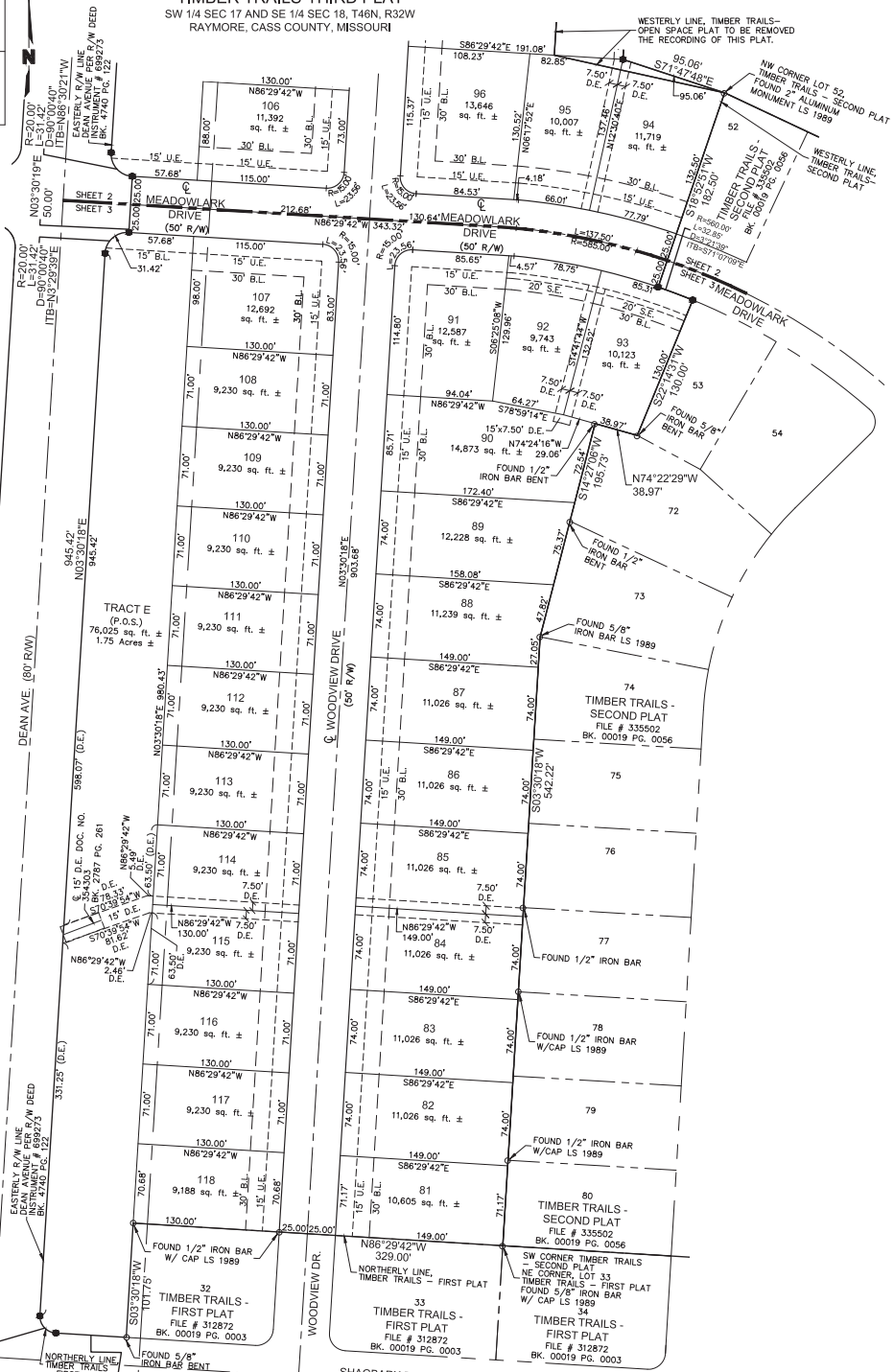
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 DATE: Aug 09, 2022 8:31 am



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

DATE OF SURVEY	
09-26-2022	- 1st Submittal
09-26-2022	- 2nd Submittal
07-11-2022	- 3rd B.L. added to Lots 91, 92 & 107
08-09-2022	- 3rd Submittal

Drawn by: NEW
Approved by: ADOLPH
Checked by: JED
Project no.: 8181862
File name: 202109181862

Olsson - Land Surveying - MO 366, 485, 148, MO Certificate of Authority-001892
1301 Burlington Street, Suite 100
North Kansas City, MO 64116
www.olsson.com

DWG: F:\2018-Drafting\1501-2020\018-1842-B-UG-Design\Survey\SW\Sheet3\Final Plat_V_PLAT_LB18842.dwg
 USER: mallaughy
 DATE: Aug 09, 2022 8:34am

DEVELOPER:
CLAYTON PROPERTIES GROUP, INC.
A TENNESSEE CORPORATION
D.B.A. SUMMIT HOMES
120 SE 30TH ST
LEES SUMMIT, MO 64082

New Business



CITY OF RAYMORE
AGENDA ITEM INFORMATION FORM

DATE: September 26, 2022

SUBMITTED BY: Elisa Williams

DEPARTMENT: Finance

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

TITLE / ISSUE / REQUEST

Resolution 22-25: Schedule of Fees

STRATEGIC PLAN GOAL/STRATEGY

4.3: Ensure Fiscal Discipline and Good Stewardship of Public Resources

FINANCIAL IMPACT

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

PROJECT TIMELINE

Estimated Start Date	Estimated End Date
----------------------	--------------------

STAFF RECOMMENDATION

Approval

OTHER BOARDS & COMMISSIONS ASSIGNED

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

LIST OF REFERENCE DOCUMENTS ATTACHED

Schedule of Fees

REVIEWED BY:

Jim Feuerborn

BACKGROUND / JUSTIFICATION

The Schedule of Fees has been modified to include:

The License Tax Review Committee met on July 20 to review the 2021 Annual Report and voted unanimously to recommend to the City Council that it increase the current license tax rate by the CCI (construction cost index) for Jan 2022 of 7.99%, effective Nov. 1, 2022. The changes are as follows:

Excise Tax Section:

- Residential Development to \$2,353 per trip from \$2,179
- Commercial Development to \$629 per trip from \$582

The City Council met on September 19 and reviewed preliminary water and sewer rate model and directed staff to make the following changes for approval:

Water & Sewer section:

- Tap fees increase by the CCI (7.99%)
- Meter supply fees increase to the cost to purchase
- Sewer Connection fees increase by the CCI (7.99%)
- Increase in water rates to \$6.54 from \$6.46
- Decrease sewer rates to \$8.96 from \$8.48 (actual usage)
- Decrease sewer rates to \$9.41 from \$8.93 (winter average)

Building Inspection section:

-Permit fees have not been adjusted for several years. There are adjustments to: electrical, mechanical and plumbing permits.

Miscellaneous section:

- Business License for Home Occupations was removed

The Parks & Recreation Board met on August 23, 2022 and unanimously voted to make the following changes to the fee schedule:

Rental fees resident/non-resident:

- Adjusted rental fees for the following: The Depot, Hawk Ridge Park shelter, Lions shelter, Soccer Field, Disc Golf Course tournaments, The Rink for private rentals and all Centerview spaces.

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 Parks and Recreation Board met on August 23, 2022, and voted unanimously to increase certain fees and rates for Fiscal Year 2023; and,

WHEREAS, the Schedule of Fees has also 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, and adjustments to Occupational License 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 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

SCHEDULE OF FEES AND CHARGES

11/1/2022

Category	Amount
----------	--------

DEVELOPMENT SERVICES

Annexation	\$0
Rezoning	\$525
	\$1,200 for PUD
Conditional Use Permit	\$250 if request is for a sign or for residential property \$500 for all other requests
Easement/Right-of-Way Vacation	\$150
Preliminary Plat	\$790
Duplex or Townhome Lot Split	\$0
Final Plat	\$320
Minor Plat	\$100
Site Plan	\$860
Amendment to Site Plan	\$150
Temporary Use Permit	\$0
Variance	\$280
Appeal	\$0
Outdoor Warning Siren Fee	\$9/acre paid at the time of final platting
Park Land Dedication Requirement - residential	See Section 445.040 of the Unified Development Code
- commercial / industrial	\$0.017 per square foot of land
Unified Development Code	\$25.00 Printed copy in binder \$5.00 CD
Growth Management Plan	\$5.00 Printed Copy
Maps	Pre-Printed Map (from plotter): \$5.00 per sheet * custom map fees includes 1/2 hour of staff time. If additional time is required to produce map or cd, then time is billed at \$20/hour

BUILDING INSPECTIONS

<u>Residential Activities</u>	
Building Permit (1)	\$4.00/\$1,000 of building valuation; minimum fee of \$30.00 (2)
Plan Review	\$84.00/dwelling unit for single, two-family and tri-plex units
Reinspection	\$55.00/hour, 1 hour minimum
<u>Residential Multi-Family/Commercial/Industrial Activities</u>	
Building Permit	\$4.00/\$1,000 of building valuation; minimum fee of \$30.00 (3)
Plan Review	\$2.00/\$1,000 of building valuation for 1st \$100,000; and \$.50/\$1,000 valuation
Reinspection	\$55.00 /hour, 1 hour minimum
<u>Miscellaneous Activities</u>	
Sign Permit	\$50.00 permanent signs \$15.00 temporary signs \$10.00 replace sign face
Electrical Permits	
200 amp	\$45.00 per box
400 amp	\$65.00 per box \$85.00 per box
800 amp	\$85.00 per box \$105.00 per box
over 800 amp	\$145.00 per box \$135.00 per box
Repair, maintenance, rewire or electrical service changes up to 200 amp	\$35
Mechanical Permits	
Heating and A/C unit	\$35.00 each \$45.00 each
Individual heating unit	\$35.00 each \$45.00 each
Individual A/C unit	\$35.00 each \$45.00 each
Plumbing Permits	
Traps - up to and including 10	\$35
Additional traps over 10	\$2.50 each \$3.00 each
	\$.15 per square foot of deck area; \$30.00- minimum \$.20 per square foot of deck area; \$45.00 minimum
Deck Permits	\$30
Fence Permits	\$30
Roofing Permit	\$30 \$45
Solar Panel Installation	\$35
On-site sewage disposal systems	\$150 for new/renovated systems treating <3,000 gallons/day flow \$250 for new/renovated systems treating 3,000 or more gallons/day flow

Category	Amount
Moving of Buildings	\$500
Demolition of Buildings	\$500
Performance Bond	Performance Bond - \$5,000
Swimming Pool Permits	
Prefabricated above grade, 24" in pool wall depth or greater	\$30
Below grade pools	\$4.00/\$1,000 valuation of the cost of pool; minimum \$30.00
Fire Sprinkler System	\$45
Fire Alarm System	\$45
Commercial Kitchen Hood	\$45
Appeals to Board of Appeals	Appeal applicable to a: \$50 - owner - occupied residential structure \$250 - all other appeals
Mud Deposit (4)	\$500
Temporary Certificate of Occupancy (5)	\$1,000 bond, refundable
Investigation Fee (charged if work commenced without a permit)	3 times the cost of the permit
Refunds	See (6)
South Metropolitan Fire District Building Permit Fee	See (7)

- (1) Building valuation shall be calculated from the most recent table published by ICC.
- (2) Valuation shall be calculated on the living area multiplied by the cost per square foot plus the garage area multiplied by the cost per square foot.
- (3) The cost per square foot will be taken from the appropriate occupancy category from the Building Valuation Data.
- (4) Each builder working in the City must deposit a sum of \$500 at time of issuance of building permit
- (5) Building Official is authorized to issue a temporary certificate of occupancy under certain conditions
- (6) The Building Official may authorize the refunding of not more than 80% of the permit cost when no work has been done
- (7) Plan review fee and inspection fee is separate from City plan review and building permit/inspection fees and must be obtained from the Fire District, located at 611 Foxwood Drive,

Excise Tax	
Residential development	\$2,479 / trip generated - \$2,353 / trip generated
Non-residential development	\$582 / trip generated — \$629 / trip generated

Number of trips generated per use is established by Resolutions 07-42. Actual excise due is calculated in accordance with section 605.090 of the Raymore City Code.

Public Works	
Design and construction manual	\$40
Engineering public infrastructure inspection fee	5% of construction cost for inspection
Engineering public infrastructure plan review fee	1% of construction cost for plan review
<u>Plan copies</u>	
letter	\$0
11x17	\$0
Plan size	\$5
<u>Miscellaneous Permit Fees</u>	
Right of Way (ROW) - Administrative/Management Fee	\$35 per 660 foot section
Small Wireless Facility on existing utility pole	\$150 per pole at installation; \$100 per year per pole thereafter
Small Wireless Facility with installation of a new City utility pole	\$500 per pole at installation; \$100 per year per pole thereafter
Rate for collocation of Small Wireless Facility to City utility pole	\$150 per year per pole
	If 10 + applications are filed concurrently, total installation fee can be reduced by 30%
Small Wireless Facility Consolidated Application Fee	\$1,000 per pole
Small Wireless Facility Performance Bond	\$500
Sewer - toxic pollutant failure to clean (grease) discharge	\$100 per day for the continuation of violation
Sewer - toxic pollutant failure to clean grease trap	\$100 per day for the continuation of violation
Grading (Land Disturbance) Permit	\$500
Finance security	\$1,000 per gross acre

- a. The first (1st) five thousand dollars (\$5,000.00) of the financial security shall be by cash deposit to the City of Raymore. If at any time during the course of the work this amount falls below the original amount of the deposit, the permittee shall deposit the necessary funds to return the cash deposit to a balance of five thousand dollars (\$5,000.00).
- b. The remaining financial security balance may be in the form of cash deposit, letter of credit or bond.

<u>Blasting Permit</u>	
Blasting permit	actual cost for inspection of blasting, testing or readings
Deposit - for inspection	\$500
Delinquent fee	\$25

Category	Amount	
----------	--------	--

Water & Sewer Utility		
-----------------------	--	--

Water Tap Fees

3/4" meter size		
Sensus iPearl 5/8 Meter 4 wheel 100 gallon	\$2,466	\$2,483
Meter supply fee	\$569	\$625
1" meter size		
Sensus iPearl 1" Meter 4 wheel 100 gallon	\$3,837	\$3,878
Meter supply fee	\$628	\$690
1-1/2" meter size		
Sensus iPearl 1 1/2" Meter 6 wheel 100 gallon	\$4,796	\$4,848
Meter supply fee	\$1,375	\$1,710
2" meter size		
Sensus iPearl 2" Meter 6 wheel 100 gallon	\$9,590	\$9,694
Meter supply fee	\$1,606	\$1,675
3" meter size		
Sensus iPearl 3" Meter C2 Compound 6 wheel 100 gallon	\$14,386	\$14,541
Meter supply fee	\$2,023	\$2,120
4" meter size		
Sensus iPearl 4" Meter C2 Compound 6 wheel 100 gallon	\$19,217	\$19,425
Meter supply fee	\$3,235	\$3,582
6" meter size		
Sensus iPearl 6" Meter C2 Compound 6 wheel 100 gallon	\$47,969	\$48,478
Meter supply fee	\$5,448	\$5,820

actual cost of such removal, tests, and replacement by consumer if the meter differs less than 2%

Removal and inspection of water meter charge

Hydrant Meters

Deposit	\$1,250
Backflow prevention device	\$1,250

Sewer Permits and Fees

Private sewage disposal	\$75
Building sewer permit and inspection fee	
Residential or commercial	\$25
Industrial	\$50

Sewer Connection Fee

Residential (single-family and multiple-family)	\$51 per trap / min charge of \$1,412
Commercial and industrial	\$64 per trap / min charge of \$2,398

Service rates - all meters shall be billed each month for no less 2,000 gallons

Water rate	\$6.46 /1,000 gallons- \$6.54 /1,000 gallons
Sewer rate - actual usage	\$8.48 /1,000 gallons— \$8.96 /1,000 gallons
Sewer rate - winter average	\$8.93 /1,000 gallons— \$9.41 /1,000 gallons
Sewer rate - outside City limits	125% of the applicable inside City rate

Reconnection charge

Initial reconnection charge	\$50
2nd reconnection charge failure to pay arrangement for connection	\$75.00 additional charge

Disconnection Deposit Charge

If the deposit(s) on the disconnected utility account are less than the deposit(s) shown below, additional deposit(s) will be assessed to bring the deposit(s) on the account equal to the current combined Water and Sewer deposits listed on the Schedule of fees.

Water/Sewer Service Deposits

	<u>Water Deposit</u>	<u>Sewer Deposit</u>
1" service lines		
One (1) family occupied dwelling	\$50	\$50
Residential New Construction	\$50	\$50
Commercial buildings	\$50	\$50
Office buildings - each meter	\$50	\$50
Manufacturing and industrial buildings	\$50	\$50
2" service lines	\$50	\$50
over 2" service lines	\$50	\$50

Trash Service	
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Residential Trash Service	\$14.28 per month
Residential Recycling Service	\$5.48 per month
Residential Cart Fee	\$1.50 per month
Residential Additional Cart Fee	\$0.75 per month for each additional cart

Category	Amount
Miscellaneous	
Fireworks license	\$250
<u>Alcohol Beverages Permit Fees</u>	
Beer By the Drink License (Beer - Includes Sunday Sales)	\$75
Beer and Light Wine by Drink	\$75
Retail By the Drink License (Spirits, Wine and Beer)	\$450
Retail By the Drink License (Spirits, Wine and Beer) Tax Exempt	\$450
Retail Liquor By the Drink Resort License (Spirits, Wine and Beer)	\$450
Package Liquor (Includes Spirits, Wine and Beer)	\$150
Beer Original Package License (Includes Sunday Sales)	\$75
Picnic License (Not For Profit Organizations - Spirits, Wine and Beer - 7 days)	\$37.50
Retail By Drink Caterer's License (Spirits, Wine and Beer)	\$15 for each calendar day
Beer and Light Wine by Drink Caterer's License	\$15 for each calendar day
Retail by Drink Caterer's Permit (Spirits, Wine and Beer - 50 Days Maximum)	\$750
Retail by Drink Caterer's Permit (Spirits, Wine and Beer - Unlimited Number of Functions)	\$1,500
Consumption of Liquor License (C.O.L.)(Building and Hall Rentals)	\$90
Original Package Tasting License	\$37.50
Sunday License (Spirits, Wine and/or Beer)	\$300
Liquor Wholesale Solicitor (Spirits, Wine and Beer)	\$750
22 Percent Wholesale Solicitor (Wine and Beer)	\$300
5 Percent Wholesale Solicitor (Beer Only)	\$150
Domestic Winery (Light Wine and Brandy)	\$7.50 for each 500 gallons or fraction thereof of wine or brandy produced up to a maximum license fee of \$450.00
Microbrewery License (Beer Only)	\$7.50 for each 100 barrels or fraction thereof, up to a maximum license fee of \$375
Liquor Manufacturer-Solicitor (Spirits, Wine and Beer)	\$675
22 Percent Wine Manufacturer-Solicitor (Wine and Beer)	\$300
5 Percent Beer Manufacturer-Solicitor (Beer Only)	\$375
Liquor Solicitor (Spirits, Wine and Beer)	\$375
22 Percent Solicitor (Wine and Beer)	\$150
5 Percent Beer Solicitor (Beer Only)	\$75
Vintage Wine Solicitor	\$750
Filing penalties for liquor license renewal applications received after May 1	
Applications received May 2 - May 31	\$150
Applications received June 1 - June 30	\$300
Applications received after June 30	\$450
Business License (1) Occupational License	\$100
Business License - Home Occupations (per Section 605.020(A))	\$25
Adult Business License Fees	\$500/establishment; \$100 per each manager; \$50 per each employee
Public Amusement permit	\$100
Public Amusement permit - refundable deposit	\$500
Pawnshop license	\$1,000
Bond (2)	\$1,000
Insufficient check charge	\$20
Photocopies	\$0.10 per page & any applicable access and search fee
Reproduction of Meeting CD's	\$5.00 per copy
Administration fee - associated with violation of code	\$50
Filing fee of candidates	\$20
<u>Farmer's Market</u>	
Booth Space	\$15 per month
(1) license fee for merchant, manufacturer and business, except home-based occupations, as listed in Section 605.020(B)	
Municipal Court	
Clerk fee	\$12
Crime Victims Compensation Fund (CVCF)	\$8
Police Officers Standards and Training Fund (POST)	\$1
Law Enforcement Training Fund (LEFT)	\$2
Domestic violence shelter surcharge	\$4
Inmate Prisoner Detainee Security Fund	\$2
Police	
CD's - video	\$20
Report copies	\$5.00 - for up to ten pages and \$0.10 per page for all additional pages and supplemental reports
Neighborhood Vehicle Permit	\$50/2 years
<u>Peddlers and Solicitors Permit Fees</u>	
Application fee	\$20
Peddlers and solicitors permit	\$5.00 per person
Fingerprinting	Free to Raymore Residents
Letters for Adoption	Free to Raymore Residents

Category	Amount
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Animal Shelter Fees

<u>Impoundment:</u>	
1st offense	\$10
2nd offense	\$50
3rd and subsequent offenses	\$100
Additional maintenance fee	\$10 / day
Anti-rabies vaccination requirement	\$75
<u>Animal Adoption</u>	
Cats	\$65
Dogs	\$90
Dogs over 60 lbs.	\$110

Parks and Recreation

<u>Rental Fees - resident</u>		
Depot reservation - 1/2 shelter - day	\$35	\$45
Depot reservation - day	\$79	\$75
Hawk Ridge Park 1/2 shelter - day	\$35	\$40
Hawk Ridge Park Full Shelter - day	\$79	\$75
Moon Valley shelter reservation - day	\$50	
West shelter reservation - day	\$50	
Optimists shelter reservation - day	\$50	
Lions shelter reservation - day	\$79	\$75
Soccer / Flag Football Field	\$25/hour	\$35/hour
Soccer / Flag Football Field	\$150/day	
Soccer Field Rental per season	\$2,000 for 10 weeks	
Baseball field reservation - lit - day	\$125	
Baseball field reservation - unlit - day	\$100	

<u>Rental Fees - non-resident</u>		
Depot reservation - 1/2 shelter - day	\$79	\$90
Depot reservation - full shelter - day	\$140	\$150
Hawk Ridge Park 1/2 shelter - day	\$79	\$90
Hawk Ridge Park Full Shelter - day	\$140	\$150
Moon Valley Shelter - day	\$100	
Arboretum (West) shelter reservation - day	\$100	
Optimists shelter reservation - day	\$100	
Lions shelter reservation - day	\$140	\$150
Soccer / Flag Football Field	\$75/hour	
Soccer / Flag Football Field	\$225/day	
Soccer Field Rental per season	\$3,000 for 10 weeks	
Baseball field reservation - lit - day	\$200	
Baseball field reservation - unlit - day	\$150	

<u>Specifically permitted rentals</u>		
Disc Golf Course Tournament	\$300 per day	\$320 per day
The Rink (Private Rental)	\$150 (2 hours)	\$175 (2 hours)
The Rink (Skate Rentals)	\$5 per pair per day	
Baseball Field Rental	\$25 per hour per field	
Tournament Baseball/Soccer Complex Rental	\$1200/\$600 deposit required	
Tournament Flag Football Field Rental	\$800/\$400 deposit required	
Ballfield Lights	\$25 per hour per field	
Ballfield Preparation (Chalk/Paint)	\$15 per field	
Ballfield Preparation (Field Drag)	\$15 per field	
Ballfield Preparation (Reset Bases)	\$15 per field	
Soccer field Prep per additional field (Field, Paint, Etc)	\$50 per field	
Additional Preparation during Tournament	\$15 per field	
Tournament Team Fee	\$25 per team	

<u>Services</u>	
Regular hourly rate	\$30
Overtime hourly rate	\$50

Raymore Activity Center

Open Gym Program Fee	\$3 per visit
<u>Rental Fees</u>	
Deposit	\$600
2 Day Tournament Rental	\$1,200
Gym Half Court	\$50 per hour
Gym Full Court (up to 6 hours)	\$85 per hour
Day Full Facility (6-10 hours)	\$750
Afterhours Full Facility (overnight)	\$1,200

Category	Amount
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Hawk Ridge Park - Amphitheater	
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<u>Rental Fees - resident</u>	
Deposit	\$300
1 Day Rental	\$600
Public Safety Officer*	\$40/hour per Officer
Alcohol Permit	\$100 for any event requesting alcohol
Vendor Fee**	\$50
<u>Rental Fees - non-resident</u>	
Deposit	\$400
1 Day Rental	\$800
Public Safety Officer*	\$40/hour per Officer
Alcohol Permit	\$100 for any event requesting alcohol
Vendor Fee**	\$50

*Public Safety Officers are required for any rental.
 Non-Alcohol Event 1 officer required for events with 200 attendees or more, 1 additional officer for every 100+ attendees
 Event with Alcohol 2 officers required, 1 additional officer for every 100+ attendees
 **Vendor Fee Approved vendor selling food, drink, goods, merchandise or services

Centerview	
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- a. Non-Prime Time (2 hour minimum): Monday - Thursday, 8:00 A.M - 10:00 P.M.
Friday, 8:00 A.M. - 4:00 P.M.
- b. Prime Time (4 hour minimum): Friday, 6:00 P.M. - 12:00 A.M.
Saturday - Sunday, 8:00 A.M - 12:00 A.M.
Listed Holidays

	Residential	Non-Residential	Commercial	Holiday ¹
Centerview - Full Facility				
Non-Prime Rate	\$150 / HR	\$200 / HR	\$225 / HR	N/A
Non-Prime Rate	\$250 / HR	\$300 / HR	\$325 / HR	
Prime Rate	\$225 / HR	\$275 / HR	\$300 / HR	\$350 / HR
Prime Rate	\$325 / HR	\$375 / HR	\$400 / HR	\$450 / HR
Harrelson Hall - Capacity: 240 with tables - 400 seating only (includes catering kitchen)				
Non-Prime Rate	\$100 / HR	\$150 / HR	\$175 / HR	N/A
Non-Prime Rate	\$195 / HR	\$245 / HR	\$270 / HR	
Prime Rate	\$175 / HR	\$225 / HR	\$250 / HR	N/A
Prime Rate	\$270 / HR	\$320 / HR	\$345 / HR	
Harrelson Hall A - Capacity: 96 with tables - 154 seating only				
Non-Prime Rate	\$60 / HR	\$95 / HR	\$110 / HR	N/A
Non-Prime Rate	\$70 / HR	\$105 / HR	\$120 / HR	
Prime Rate	\$85 / HR	\$120 / HR	\$135 / HR	N/A
Prime Rate	\$95 / HR	\$130 / HR	\$145 / HR	
Harrelson Hall B - Capacity: 144 with tables - 242 seating only (includes catering kitchen)				
Non-Prime Rate	\$75 / HR	\$110 / HR	\$125 / HR	N/A
Non-Prime Rate	\$130 / HR	\$165 / HR	\$180 / HR	
Prime Rate	\$120 / HR	\$155 / HR	\$170 / HR	N/A
Prime Rate	\$175 / HR	\$210 / HR	\$225 / HR	
Gilmore Room - Capacity: 16 with tables - 18 seating only				
Non-Prime Rate	\$25 / HR	\$50 / HR	\$75 / HR	N/A
Non-Prime Rate	\$35 / HR	\$60 / HR	\$85 / HR	
Prime Rate	\$60 / HR	\$85 / HR	\$110 / HR	N/A
Prime Rate	\$70 / HR	\$95 / HR	\$120 / HR	
The Grove - Outdoor Patio and Lawn				
Non-Prime Rate	\$25 / HR	\$50 / HR	\$75 / HR	N/A
Prime Rate	\$60 / HR	\$85 / HR	\$110 / HR	N/A

Facility Deposit - without serving alcohol	\$150
Facility Deposit - serving alcohol	\$250
Additional Rental Fees	
Lobby *	\$50
Visual	\$50
Audio (soundboard)	\$100
Alcohol Permit	\$100
Public Safety Officer **	\$40 / HR

* Exclusive Use of the Lobby during an event will have an additional fee. If the event is during regular business hours, signage for the general public and Parks and Recreation customers will be displayed. Note: The lobby is included in all full facility rentals and no additional fee will be charged.

** Public Safety Officers are required for any rental during prime time or holiday rentals. Park and Recreation staff will evaluate each rental event to determine if additional security is required.

Non-Alcohol Event 1 officer required for events with 200 attendees or more, 1 additional officer for every 100+ attendees
 Event with Alcohol 2 officers required, 1 additional officer for every 100+ attendees

¹ See the Centerview policy for listed holidays



CITY OF RAYMORE
AGENDA ITEM INFORMATION FORM

DATE: September 26, 2022

SUBMITTED BY: David Gress

DEPARTMENT: Development Services

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

TITLE / ISSUE / REQUEST

Resolution 22-26: Support for Grant Park Villas MHDC application

STRATEGIC PLAN GOAL/STRATEGY

3.2.4: Provide quality, diverse housing options that meet the needs of the 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: Date: Action/Vote:

LIST OF REFERENCE DOCUMENTS ATTACHED

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REVIEWED BY:

Jim Feuerborn

BACKGROUND / JUSTIFICATION

Jeff Beckler, representing Zimmerman Properties, is proposing to develop a 48-unit affordable housing rental development at the southeast corner of Adams Street and Grant Drive. The developer is proposing to use the Low Income Housing Tax Credit (LIHTC) program, which requires approval from the Missouri Housing Development Commission.

Grant Park Villas is a proposed three-story apartment building consisting of two and three-bedroom units. Amenities include a community room on each level, fitness center, picnic area, computer center/library, and a courtyard area. There will be an on-site property manager and full-time maintenance staff.

The proposed project will provide services for at-risk populations including homeless veterans or veterans with disabilities, and families at risk of homelessness who are able to live in an independent environment and who, by the Department of Housing and Urban Development criteria, are considered low-income households

Zimmerman Properties has also partnered with West Central Missouri Community Action Agency (WCMCAA), a local community organization, located immediately adjacent to the proposed project, to own and operate the development and provide lead referral services for potential tenants.

Local support for the development is an important criteria in gaining approval of the application by the Commission. Resolution 22-26 indicates City Council support for the application.

RESOLUTION 22-26

"A RESOLUTION IN SUPPORT OF THE APPLICATION TO THE MISSOURI HOUSING DEVELOPMENT COMMISSION FOR FINANCING THE GRANT PARK VILLAS IN RAYMORE, CASS COUNTY, MISSOURI."

WHEREAS, Zimmerman Properties has indicated an intent to pursue financing from the Missouri Housing Development Commission for the Grant Park Villas development proposed at the southeast corner of Adams Street and Grant Drive; and,

WHEREAS, Zimmerman Properties has indicated its intent to construct a 48-unit affordable housing rental development that will serve at-risk populations including homeless veterans or veterans with disabilities, and families at risk of homelessness who are able to live in an independent environment and who, by the Department of Housing and Urban Development criteria, are considered low- or very low-income households; and,

WHEREAS, Zimmerman Properties has indicated their intent to partner with West Center Missouri Community Action Agency (WCMCAA), a local community workforce agency, to act as the Lead Referral Agency to ensure the project serves the local population in need; and,

WHEREAS, Zimmerman Properties has requested the City of Raymore's support of this application for tax credits and for the project.

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

Section 1. The City Council, by the adoption of this Resolution, indicates its support for the Grant Park Villas development in Raymore and supports the application to the Missouri Housing Development Commission.

Section 2. This Resolution shall become effective on and after the date of passage and approval.

Section 3. Any Resolution or part thereof which conflicts with this Resolution shall be null and void.

DULY READ AND PASSED 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

Miscellaneous

THE RAYMORE CITY COUNCIL HELD A WORK SESSION ON MONDAY, SEPTEMBER 19, 2022, AT 7:00 P.M., AT RAYMORE CITY HALL, 100 MUNICIPAL CIRCLE. PRESENT: MAYOR TURNBOW, COUNCILMEMBERS ABDELGAWAD, BARBER, BERENDZEN, BURKE III, FORSTER, HOLMAN, TOWNSEND, AND WILLS. ALSO PRESENT: CITY MANAGER JIM FEUERBORN, ASSISTANT CITY MANAGER RYAN MURDOCK, CITY ATTORNEY JONATHAN ZERR, AND CITY STAFF.

A. Grant Park Villas Presentation - Zimmerman Properties

Jeff Beckler, representing Zimmerman Properties, and Chris Thompson from West Central Community Action Agency, presented information related to a previously requested project, Grant Park Villas, located on N. Adams Street, north of 58 Highway, including MHDC support for the proposed project. This application will set aside 8 of 48 units for veterans. Applicants and staff answered questions from Council.

B. Schedule of Fees and Charges Review

Finance Director Elisa Williams outlined recommended changes to the water and sewer rates, and excise tax rates on the schedule of fees. Several departments have held various fees and charges in place for a number of years and are recommending increases to keep up with the cost of service for services being provided. City Attorney Jonathan Zerr reviewed recent changes to Missouri State Statutes regarding home-based occupational licenses and the removal of the home-based occupational license fee from the schedule of fees. Staff answered questions from Council.

C. Fiscal Year 2023 Proposed Budget

The City Council discussed items regarding the City Manager's Proposed FY 2023 Budget. City Manager Jim Feuerborn provided information on costs of repairs to Recreation Park trails.

Mr. Feuerborn introduced the conversation regarding Mayor and Council pay as is required annually. Councilmember Holman feels the Mayoral compensation should be raised. Discussion ensued. Council directed staff to bring forward to a regular meeting after the start of the next fiscal year.

D. Other

The work session of the Raymore City Council adjourned at 8:13 p.m.

THE **PLANNING AND ZONING COMMISSION** OF THE CITY OF RAYMORE, MISSOURI, MET IN REGULAR SESSION **TUESDAY, SEPTEMBER 6, 2022**, IN THE COUNCIL ROOM AT RAYMORE CITY HALL, 100 MUNICIPAL CIRCLE, RAYMORE, MISSOURI WITH THE FOLLOWING COMMISSION MEMBERS PRESENT: WILLIAM FAULKNER, KELLY FIZER, JIM PETERMANN, TOM ENGERT, MAYOR KRIS TURNBOW, JEREMY MANSUR, MARIO URQUILLA, AND MATTHEW WIGGINS. ABSENT WAS ERIC BOWIE. ALSO PRESENT WAS CITY PLANNER DYLAN EPERT, CITY MANAGER JIM FEUERBORN, ASSISTANT CITY MANAGER RYAN MURDOCH, DIRECTOR OF PUBLIC WORKS MIKE KRASS, CITY ATTORNEY JONATHAN ZERR, AND ADMINISTRATIVE ASSISTANT EMILY JORDAN.

1. **Call to Order** – Chairman Wiggins called the meeting to order at 7:00 p.m.
2. **Pledge of Allegiance**
3. **Roll Call** – Roll was taken and Chairman Wiggins declared a quorum present to conduct business.
4. **Personal Appearances - none**
5. **Consent Agenda**

a. **Approval of Minutes from the August 2, 2022 meeting**

Motion by Commissioner Faulkner, Seconded by Commissioner Mansur, to approve the Consent Agenda.

Vote on Motion:

Chairman Wiggins	Abstain
Commissioner Faulkner	Aye
Commissioner Bowie	Absent
Commissioner Fizer	Aye
Commissioner Engert	Aye
Commissioner Petermann	Aye
Commissioner Urquilla	Aye
Commissioner Mansur	Aye
Mayor Turnbow	Aye

Motion passed 7-0-1.

6. **Unfinished Business - none**

7. **New Business -**

Motion by Mayor Turnbow, Seconded by Commissioner Urquilla, to move agenda item B up in the schedule and have it become item A.

Vote on Motion:

Chairman Wiggins	Aye
Commissioner Faulkner	Aye
Commissioner Bowie	Absent
Commissioner Fizer	Aye
Commissioner Engert	Aye

Commissioner Petermann	Aye
Commissioner Urquilla	Aye
Commissioner Mansur	Aye
Mayor Turnbow	Aye

Motion passed 8-0-0.

a. Case #18022: Timber Trails 3rd Plat - Final Plat

Brad Kempf, Clayton Property Group, came to the podium to answer any questions the Commissioners might have.

City Planner Dylan Eppert gave the Staff Report. The property is located on the east side of Dean Avenue, south of Johnston Drive. The existing zoning is "R-1P", Single Family Planned Residential, and was zoned as such in 2004. The City Council approved a preliminary plat and the PUD rezoning of the Allera subdivision to the west in April 2022. The original preliminary plat showed 38 proposed lots, and this final plats also shows 38 lots to be developed. The Timber Trails Preliminary Plat was approved by the City of Raymore in 2004, and has developed in phases over time. This represents the third phase of the subdivision, and the proposed final plat is consistent with the originally approved plan for the subdivision. Staff recommends the Commission accept Staff proposed findings of fact and forward the case to City Council with a recommendation of approval.

Commissioner Faulkner asked about the vacant area to the north of the property, and asked about any further development of the area.

Mr. Eppert stated that it is currently under the private ownership of Hunt Midwest. The Raymore Parks Department has a preference to not take over the area of land for parkland use because of past development disturbances, the area is not ideal for parkland.

Commissioner Faulkner asked if the area of the property still owned by Hunt Midwest could be developed as additional homes.

Mr. Eppert stated that theoretically, that is a possibility, but through soil sampling and other tests, it would not likely be a high probability that would happen.

Commissioner Urquilla asked if the land to the north was not being accepted by the Parks Department as parkland, would the developer then have to pay a fee-in-lieu.

City Manager Jim Feuerborn stated that it must be fulfilled either way, by dedicating parkland or paying a fee-in-lieu. There has been a history of accepting undesirable land as parkland, and that is not the goal for this area of land.

Motion by Commissioner Fizer, Seconded by Mayor Turnbow, to accept staff proposed findings of fact and forward Case #18022, Timber Trails 3rd Final Plat to the City Council with a recommendation of approval.

Commissioner Urquilla asked if the area to the north will be maintained.

City Attorney Jonathan Zerr mentioned that the area will eventually be absorbed into the Timber Trails HOA and will be maintained by them. It will not be City maintained property.

Vote on Motion:

Chairman Wiggins	Aye
Commissioner Faulkner	Nay
Commissioner Bowie	Absent
Commissioner Fizer	Aye
Commissioner Engert	Aye
Commissioner Petermann	Aye
Commissioner Urquilla	Aye
Commissioner Mansur	Aye
Mayor Turnbow	Aye

Motion passed 7-1-0.

Commissioner Faulkner stated that he is voting against the case because he feels that the land to the north of the development is a loose end and has concerns about it.

b. Case #22023: FY 2023-2027 Capital Improvement Program (public hearing)

Chairman Wiggins opened the public hearing at 7:12pm.

City Manager Jim Feuerborn gave the presentation for the 2023-2027 Capital Improvement Program. The proposed FY 2023 capital budget includes project funding of \$9,500,000 for 26 recommended projects. The projects are broken down into categories: Buildings & Grounds, Parks, Sanitary Sewer, Stormwater, Transportation, and Water. The Building & Equipment Replacement Program will include a server replacement program and video streaming server updates. The Park Fee-In-Lieu Fund will provide a dog park. The Transportation Fund will include the annual curb replacement program, annual street preservation program, right of way infrastructure repairs, roadside trail maintenance, salt dome pad repairs, and sidewalk replacement program. The Transportation GO Bond Fund will fund the GO Bond Kurzweil Road, GO Bond Bond I 49/58 Highway, GO Bond Street Lights. The Excise Tax Fund consists of maintenance of thoroughfare routes, Dean Avenue Access Management, and a median at Kentucky & 58 Highway. The Capital Improvement Fund contains curb ramp repair and replacement, Centerview sound system upgrades, the Mayor's Christmas tree, and the Dean Avenue access management. The Stormwater Sales Tax Fund will fund the annual curb replacement program, Johnston Lake dam study, and Hunter's Glen storm repairs. Stormwater culvert rehabilitation and Good Parkway Improvements are scheduled for the FY 2023-2027 in the Stormwater Sales Tax Fund as well. The Park Sales Tax Fund will fund a dog park, disc golf course relocation, and T.B. Hanna Station phase 2. FY 2023-2027 will also include Good Parkway improvements, baseball concession stand renovations, recreation park baseball complex scoreboards, baseball shade structure replacement, recreation park parking lot expansion, and RAC playground with the Sales Tax Fund as well. The Enterprise Capital Maintenance Fund will fund sanitary sewer inflow and infiltration reduction, hydrant replacement, Mayberry Court waterline replacement, and Original Town valve installation.

Staff answered various questions from the Commissioners regarding the different projects and overall presentation.

Chairman Wiggins closed the public hearing at 8:04pm.

Motion by Commissioner Urquilla, Seconded by Commissioner Petermann, to accept the Capital Improvement Program as presented and forward Case #22023: FY 2023-2027 to the City Council with a recommendation of approval.

Vote on Motion:

Chairman Wiggins	Aye
Commissioner Faulkner	Aye
Commissioner Bowie	Absent
Commissioner Fizer	Aye
Commissioner Engert	Aye
Commissioner Petermann	Aye
Commissioner Urquilla	Aye
Commissioner Mansur	Aye
Mayor Turnbow	Aye

Motion passed 8-0-0.

c. Annual Review of the Unified Development Code (UDC)

City Planner Dylan Eppert began the presentation for the case. Mr. Eppert noted that there are six topics for consideration and gave a brief presentation for each. The topics included Above Ground Facility Requirements, the direction gates open in a barrier around pools, site trees not being allowed in the right-of-way, the keeping of bees, updates to the sign code, and registration and regulations for short term home rentals such as AirBnBs.

Staff answered various questions from the Commissioners regarding the different topics and overall presentation.

8. City Council Report

City Attorney Jonathan Zerr gave an overview of the two City Council meetings that have taken place since the Planning & Zoning Commission last met.

9. Staff Report

City Planner Dylan Eppert gave the Staff Report, highlighting that the September 20th and October 4th meetings are still planned to go on.

10. Public Comment

No public comment.

11. Commission Member Comment

Commissioner Mansur thanked Staff and commented on the budget presentation.

Commissioner Petermann thanked Staff.

Commissioner Faulkner thanked Staff.

Commissioner Fizer thanked Staff and is looking forward to the improvements.

Commissioner Engert thanked Staff.

Commissioner Urquilla thanked Staff and asked if the page numbers could be added into the CIP presentation for next year.

Mayor Turnbow thanked Staff.

Chairman Wiggins thanked Staff.

12. Adjournment

Motion by Commissioner Urquilla, Seconded by Commissioner Mansur, to adjourn the September 6, 2022 Planning and Zoning Commission meeting.

Vote on Motion:

Chairman Wiggins	Aye
Commissioner Faulkner	Aye
Commissioner Bowie	Absent
Commissioner Fizer	Aye
Commissioner Petermann	Aye
Commissioner Engert	Aye
Commissioner Urquilla	Aye
Commissioner Mansur	Aye
Mayor Turnbow	Aye

Motion passed 8-0-0.

The September 6, 2022 meeting adjourned at 8:40 p.m.

Respectfully submitted,

Emily Jordan