

AGENDA

Raymore City Council Regular Meeting
City Hall – 100 Municipal Circle
Monday, October 10, 2022
7:00 p.m.

- 1. Call to Order**
- 2. Roll Call**
- 3. Pledge of Allegiance**
- 4. Presentations/Awards**
- 5. Personal Appearances**
- 6. Staff Reports**

- A. Development Services (pg 7)
- B. Monthly Court Report (pg 13)
- C. Police/Emergency Management (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 Minutes, September 26, 2022 (pg 19)
- B. Appointment of Anne Hoover to the Park Board

Reference: - Resolution 22-27 (pg 25)

Mayor Turnbow has appointed Anne Hoover, a Ward 3 representative, to the Parks and Recreation Board to fill the unexpired term of Rich Bartow. The appointment is now before the City Council for approval.

- C. Reappointment of Daniel Mapes to the Park Board

Reference: - Resolution 22-28 (pg 27)

Mayor Turnbow has reappointed Daniel Mapes, a Ward 1 representative, to the Parks and Recreation Board. The reappointment is now before the City Council for approval.

D. Reappointment of William Manson to the Park Board

Reference: - Resolution 22-29 (pg 29)

Mayor Turnbow has reappointed William Manson, a Ward 2 representative, to the Parks and Recreation Board. The reappointment is now before the City Council for approval.

E. Reappointment of Patrick Clark to the Park Board

Reference: - Resolution 22-30 (pg 31)

Mayor Turnbow has reappointed Patrick Clark, a Ward 4 representative, to the Parks and Recreation Board. The reappointment is now before the City Council for approval.

9. Unfinished Business - Second Reading

10. New Business - First Reading

A. Adoption of the FY 2023 City Budget (public hearing)

Reference: - Agenda Item Information Sheet (pg 37)
- Bill 3750 (pg 39)

The proposed Fiscal Year 2023 Budget was presented to the City Council on Aug. 15. The Council discussed the budget at several work sessions since it was presented by the City Manager. The FY 2023 begins Nov. 1, 2022. Staff is requesting the public hearing be opened and continued to the Oct. 24 meeting to allow public input. The proposed budget can be viewed at www.raymore.com/budget.

B. 35th Amendment to the Unified Development Code (public hearing)

Reference: - Agenda Item Memo (pg 43)
- Bill 3749 (pg 45)
- Staff Report (pg 49)

As part of the Annual Review of the Unified Development Code (UDC), staff proposed four changes related to various development requirements, including requirements for utility box screening, swimming pool gates, and yard-tree requirements, in addition to proposed language regarding the keeping of bees on residential properties.

Following the Annual Review in September 2022, the Planning and Zoning Commission directed staff to proceed with the 35th amendment to the UDC.

- Planning and Zoning Commission, 9/20/2022: Approved 8-0

C. Rezoning 1296-1298 W. Foxwood Drive: PO to C-2 (public hearing)
(emergency reading)

Reference: - Agenda Item Memo (pg 53)
- Bill 3753 (pg 55)
- Staff Report (pg 57)

Willowind LLC, property owner of the Willowind Shopping Center, as well as City staff, have requested the rezoning of approximately 0.86 acres of land at the northwest corner of the Willowind Shopping Center from its current "PO" Professional Office designation to a "C-2" General Commercial designation, which would bring consistency to the shopping center, and allow for limited retail operations to occur with the existing building on the property.

- Planning and Zoning Commission, 10/4/2022: Approved 7-1

D. Budget Amendment: FY 2022 Operating Adjustments

Reference: - Agenda Item Information Sheet (pg 69)
- Bill 3752 (pg 71)

During Fiscal Year 2022 the following line-item expenditures exceeded the adopted budget. A budget adjustment is necessary to account for those items as they are expensed to FY 2022.

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, 10/3/2022 (pg 77)
 - Planning and Zoning Commission minutes, 9/20/2022 (pg 79)
-

EXECUTIVE SESSION (CLOSED MEETING)

The Raymore City Council is scheduled to enter into executive session to discuss real estate acquisition as authorized by RSMo 610.021 (2).

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



MONTHLY REPORT September 2022

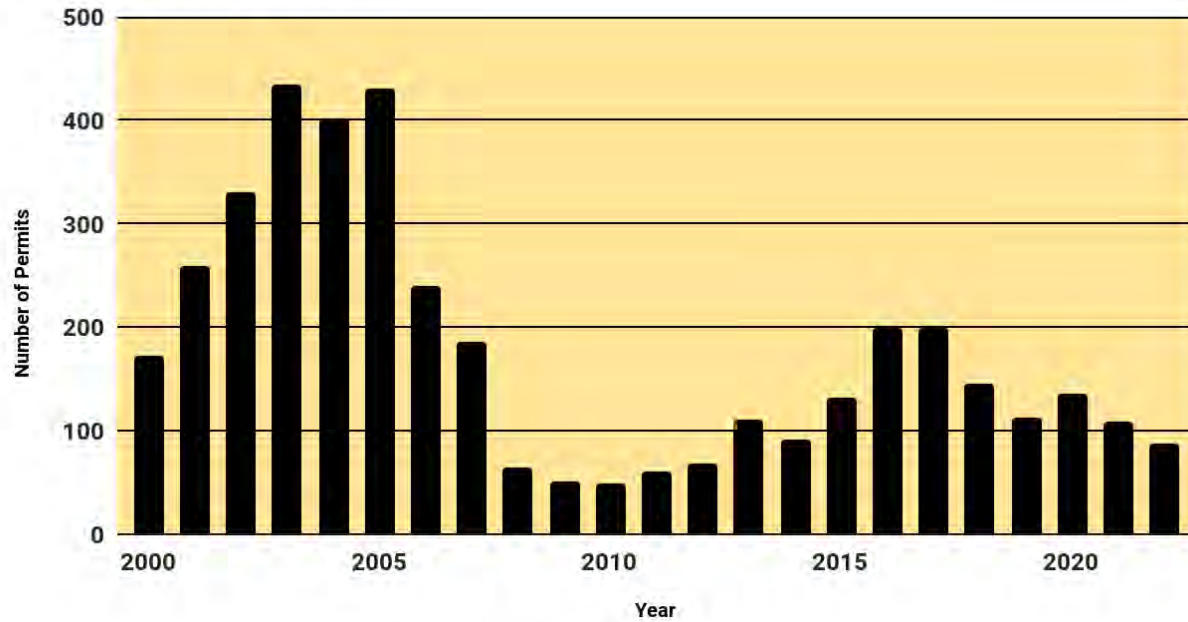
Building Permit Activity

Type of Permit	SEPT 2022	2022 YTD	2021 YTD	2021 Total
Detached Single-Family Residential	3	85	93	108
Attached Single-Family Residential	0	178	31	166
Multi-Family Residential	15	15	0	0
Miscellaneous Residential (deck; roof)	54	517	499	574
Commercial - New, Additions, Alterations	5	14	29	38
Sign Permits	3	32	24	37
Inspections	SEPT 2022	2022 YTD	2021 YTD	2021 Total
Total # of Inspections	543	4,900	3,072	3,882
Valuation	SEPT 2022	2022 YTD	2021 YTD	2021 Total
Total Residential Permit Valuation	\$1,263,200	\$59,086,750	\$30,314,600	\$57,700,900
Total Commercial Permit Valuation	\$61,549,800	\$93,221,500	\$38,308,180	\$39,600,680

Additional Building Activity:

- Site work continues at the Depot Apartment Community (Watermark)
- Site work continues for Alexander Creek Third Plat. Public improvements are nearing completion
- Site work is nearing completion for the Eastbrooke at Creekmoor 3rd Plat.
- Site work is nearing completion for the Timber Trails 3rd Plat. Paving and curbs were completed at the end of September
- Building 3 within the Raymore Commerce Center is nearing substantial completion.
- Substantial progress was made on Building 2 (500,000 SF) within the Raymore Commerce Center during the month of September
- The Johnny's Tavern development made extensive progress on vertical construction during the month of September. Glazing, and major exterior improvements were completed.

Single Family Building Permits



Code Enforcement Activity

Code Activity	SEPT 2022	2022 YTD	2021 YTD	2021 Total
Code Enforcement Cases Opened	61	594	345	575
<i>Notices Mailed</i>		-		-
-Tall Grass/Weeds	25	143	84	85
- Inoperable Vehicles	15	179	135	191
- Junk/Trash/Debris in Yard	15	93	67	94
- Object placed in right-of-way	0	10	4	5
- Parking of vehicles in front yard	2	32	30	45
- Exterior home maintenance	0	64	37	63
- Other (trash at curb early; signs; etc)	0	0	4	6
Properties mowed by City Contractor	12	49	39	42
Abatement of violations (silt fence repaired; trees removed; stagnant pools emptied; debris removed)	0	0	1	2
Signs in right-of-way removed	103	801	356	524
Violations abated by Code Officer	3	63	57	86

Development Activity

Current Projects

- Edgewater at Creekmoor 8th Final Plat
- Edgewater at Creekmoor 9th Final Plat
- Comprehensive Plan
- 35th Amendment to the Unified Development Code
- Willowind Rezoning (1296-1298 W Foxwood Drive) PO to C-2
- Proposed Starbucks Coffee - located west of Culver's in the Foxwood Village Shops.

Actions of Boards, Commission, and City Council

September 6, 2022 Planning and Zoning Commission

- Presentation of the proposed 2023-2027 Capital Improvement Plan by City Manager Jim Feuerborn.
- Recommendation of approval of the Timber Trails 3rd Final Plat.
- Annual Review of the Unified Development Code.

September 12, 2022 City Council

- 1st reading approval for the Timber Trails 3rd Final Plat.

September 20, 2022 Planning and Zoning Commission

- Recommendation of approval for the 35th Amendment to the Unified Development Code.
- Recommended the change in procedures for Planning Commission meetings. Meeting will begin at 6:00pm, effective October 18, 2022.

September 26, 2022 City Council

- 2nd reading approval of Timber Trails 3rd Final Plat.
- Approved a Resolution 22-26: Support for the MHDC application for the Grant Park Villas project, located north of 58 Highway, east of Adams Street.

Upcoming Meetings – September - October

October 4, 2022 Planning and Zoning Commission

- Rezoning 1296-1298 W. Foxwood Drive (Willowind) PO to C-2 (public hearing)

October 10, 2022 City Council

- 1st Reading - Rezoning 1296-1298 W. Foxwood Drive (Willowind) PO to C-2 (public hearing)
- 1st Reading - 35th Amendment to the Unified Development Code (public hearing)

October 18, 2022 Planning and Zoning Commission

- No items currently scheduled

October 24, 2022 City Council

- 2nd Reading - Rezoning 1296-1298 W. Foxwood Drive (Willowind) PO to C-2 (public hearing)
- 2nd Reading - 35th Amendment to the Unified Development Code (public hearing)

Department Activities

- Imagery services for RaymoreGIS were updated by Nearmap.
- GIS Coordinator Heather Eisenbarth participated in ESRI's Massive Open Online Course (MOOC) which overviewed mapping location services supporting; base mapping, geocoding, routing, data enrichment, spatial analysis, geometry, elevation, hydrology and offline packaging. MOOCs serve to improve the collective understanding of the platform for users.
- Economic Development Director Brandon Keller participated in The Governor's Cost Share Training webinar.
- Economic Development Director Brandon Keller participated in a webinar hosted by the Missouri Department of Economic Development to provide an update regarding the ARPA program.
- City Planner Dylan Eppert attended a ribbon cutting event for Thrive Hydration and Wellness.
- Development Services Director David Gress and City Planner Dylan Eppert conducted a final walk through site plan inspection for Whataburger, located at 1921 W. Foxwood Dr.
- Economic Development Director Brandon Keller attended the Q3 Investor Access Networking Event hosted by the Kansas City Area Development Council (KCADC).
- Economic Development Director Brandon Keller attended the Council of Supply Chain Management Professionals (CSCMP) Port Panel Discussion hosted by KC SmartPort.
- A Good Neighbor meeting was held on September 21, 2022 for the proposed rezoning of 1296-1298 W. Foxwood Drive within the Willowind Shopping Center, from its current PO Professional Office designation to a C-2 General Commercial designation.
- Development Services Director David Gress attended the monthly Board meeting of the Raymore Chamber of Commerce.
- Building Official Jon Woerner attended the Board meeting of the Missouri Association of Building Officials. Mr. Woerner currently serves as the 2nd Vice President of the Association.
- Development Services staff attended the dedication of the LEAD Center by the Raymore-Peculiar School District.

- Economic Development Director Brandon Keller attended the MEDC District 3 quarterly meeting.
- Economic Development Director Brandon Keller and Development Services Director David Gress attended the Monthly Membership Meeting of the Raymore Chamber of Commerce, hosted by Foxwood Springs. Director Keller participated in a speed-networking program facilitated by the Chamber of Commerce.
- Development Services staff attended the monthly joint meeting with the City of Belton and the Raymore-Peculiar School District to provide updates on current projects.
- An application was filed for a proposed Starbucks to be located within the Foxwood Village Shops development, located to the west of Culver's.

GIS Activities

- Update of Autodesk products
- Update of Nearmap services (WMS) for (CAD) clients
- Drafting of concept for Timber Trails TR D as requested
- Delineation of tributary area for stormwater modeling
- Sync operations for ArcGIS Online and Pubworks
- SQL Database server and Cloud architecture research
- Computational report item use & storage for maintenance of licensing
- Snow plan maps for operations
- Repair of Portal for ArcGIS installation after unexpected operations
- Autodesk University 2022

MUNICIPAL DIVISION SUMMARY REPORTING FORM

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

<u>I. COURT INFORMATION</u>		Municipality: RAYMORE	Reporting Period: Sep 1, 2022 - Sep 30, 2022	
Mailing Address: 100 MUNICIPAL CIRCLE, RAYMORE, MO 64083				
Physical Address: 100 MUNICIPAL CIRCLE, RAYMORE, MO 64083			County: Cass County	Circuit: 17
Telephone Number: (816)3311712		Fax Number:		
Prepared by: ANGIE R DAVIS		E-mail Address:		
Municipal Judge:				
<u>II. MONTHLY CASELOAD INFORMATION</u>		Alcohol & Drug Related Traffic	Other Traffic	Non-Traffic Ordinance
A. Cases (citations/informations) pending at start of month		60	1,240	648
B. Cases (citations/informations) filed		10	121	45
C. Cases (citations/informations) disposed				
1. jury trial (Springfield, Jefferson County, and St. Louis County only)		0	0	0
2. court/bench trial - GUILTY		0	0	0
3. court/bench trial - NOT GUILTY		0	0	0
4. plea of GUILTY in court		3	82	30
5. Violations Bureau Citations (i.e. written plea of guilty) and bond forfeiture by court order (as payment of fines/costs)		0	34	0
6. dismissed by court		0	4	0
7. <i>nolle prosequi</i>		0	7	8
8. certified for jury trial (not heard in Municipal Division)		0	0	0
9. TOTAL CASE DISPOSITIONS		3	127	38
D. Cases (citations/informations) pending at end of month [pending caseload = (A+B)-C9]		67	1,234	655
E. Trial de Novo and/or appeal applications filed		0	0	0
<u>III. WARRANT INFORMATION (pre- & post-disposition)</u>		<u>IV. PARKING TICKETS</u>		
1. # Issued during reporting period	96	1. # Issued during reporting period	0	
2. # Served/withdrawn during reporting period	80	<input checked="" type="checkbox"/> Court staff does not process parking tickets		
3. # Outstanding at end of reporting period	1,694			

MUNICIPAL DIVISION SUMMARY REPORTING FORM

<u>COURT INFORMATION</u>	Municipality: RAYMORE	Reporting Period: Sep 1, 2022 - Sep 30, 2022
---------------------------------	-----------------------	--

<u>V. DISBURSEMENTS</u>			
Excess Revenue (minor traffic and municipal ordinance violations, subject to the excess revenue percentage limitation)		Other Disbursements: Enter below additional surcharges and/or fees not listed above. Designate if subject to the excess revenue percentage limitation. Examples include, but are not limited to, arrest costs and witness fees.	
Fines - Excess Revenue	\$11,481.50	Court Automation	\$879.45
Clerk Fee - Excess Revenue	\$1,092.00	Law Enf Arrest-Local	\$200.00
Crime Victims Compensation (CVC) Fund surcharge - Paid to City/Excess Revenue	\$33.67	Overpayments Detail Code	\$0.50
Bond forfeitures (paid to city) - Excess Revenue	\$400.50	Total Other Disbursements	\$1,079.95
Total Excess Revenue	\$13,007.67	Total Disbursements of Costs, Fees, Surcharges and Bonds Forfeited	\$23,334.50
Other Revenue (non-minor traffic and ordinance violations, not subject to the excess revenue percentage limitation)		Bond Refunds	(\$25.00)
Fines - Other		Total Disbursements	\$23,309.50
Clerk Fee - Other	\$6,618.00		
Judicial Education Fund (JEF) <input checked="" type="checkbox"/> Court does not retain funds for JEF	\$439.64		
Peace Officer Standards and Training (POST) Commission surcharge	\$0.00		
Crime Victims Compensation (CVC) Fund surcharge - Paid to State	\$127.64		
Crime Victims Compensation (CVC) Fund surcharge - Paid to City/Other	\$910.05		
Law Enforcement Training (LET) Fund surcharge	\$13.55		
Domestic Violence Shelter surcharge	\$256.00		
Inmate Prisoner Detainee Security Fund surcharge	\$504.00		
Restitution	\$253.00		
Parking ticket revenue (including penalties)	\$0.00		
Bond forfeitures (paid to city) - Other	\$0.00		
Total Other Revenue	\$9,246.88		

Police/Emergency Management Report

Emergency Management Staff Report for Monday, October 10, 2022

- Various meetings, trainings, and webinars attended, including (among others):
 - Mitigation for Emergency Managers (3-day course at Centerview)
 - Emergency Preparedness Planning for Schools webinar
 - Continuity of Operations Planning webinar
 - Department of Mental Health Behavioral Strike Teams webinar
 - Various Independent Study courses through FEMA, over 50 hours
 - SEMA Region A Quarterly meetings
 - Cass County Emergency Managers meetings
 - Metropolitan Emergency Managers Committee meetings
- Met with staff at East Middle School, reviewed their emergency plans and discussed security measures
- Met with staff at Foxwood Springs, reviewed their emergency plans and discussed security measures
- Met with staff at National Weather Service in Pleasant Hill
- I am in the middle of updating our Local Emergency Operations Plan. I have someone from SEMA visiting next week, and her and I will go over everything and make sure all necessary updates are made
- The 2022 Emergency Management Performance Grant was submitted and approved, for a dollar amount of \$83,356, half of which is a local match.
- I will soon be working on getting our CERT program up and running again, holding meetings and recruiting new volunteers, revitalizing that program post-COVID
- I'll be attending the International Association of Emergency Managers conference in Georgia in November
- Finally, in these early months, I've been doing a lot of outreach and networking locally, introducing myself and building relationships (with schools, churches, other Emergency Managers in the region, etc.)

Consent Agenda

THE RAYMORE CITY COUNCIL MET IN REGULAR SESSION ON MONDAY, SEPTEMBER 26, 2022 IN COUNCIL CHAMBERS AT 100 MUNICIPAL CIRCLE, RAYMORE, MISSOURI. MEMBERS PRESENT: MAYOR TURNBOW, COUNCILMEMBERS ABDELGAWAD, BARBER, BERENDZEN, BURKE III, FORSTER, AND WILLS. ALSO PRESENT: CITY MANAGER JIM FEUERBORN AND CITY CLERK ERICA HILL. PRESENT VIA ZOOM: CITY ATTORNEY JONATHAN ZERR.

1. Call to Order

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

2. Roll Call

City Clerk Erica Hill called roll; quorum present to conduct business. Councilmembers Holman and Townsend were absent.

3. Pledge of Allegiance

4. Presentation/Awards

5. Personal Appearances

6. Staff Reports

Public Works Director Mike Krass reviewed the staff report included in the packet. He noted the upcoming installation of a large box culvert at 163rd Street and Sunset Lane, causing a slight increase in traffic on Creekmoor Drive.

Parks and Recreation Director Nathan Musteen reviewed the staff report included in the packet. He reviewed construction projects currently in progress at the parks. He answered questions from Council.

Communications Manager Melissa Harmer provided information about the art installation in the Council Chambers by Sheila Musteen, mother of Nathan Musteen, and the temporary art installation at Memorial Park. She reviewed upcoming events of the Arts Commission.

City Manager Jim Feuerborn announced the Whataburger opening is delayed until October 17, Johnny's Tavern is making quick progress, and announced items for the October 3 work session.

7. Committee Reports

8. Consent Agenda

A. City Council Regular Meeting minutes, September 26, 2022

MOTION: By Councilmember Barber, second by Councilmember Abdelgawad to approve the Consent Agenda as presented.

DISCUSSION: None

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

9. Unfinished Business

A. 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."

City Clerk Erica Hill conducted the second reading of Bill 3748 by title only.

MOTION: By Councilmember Barber, second by Councilmember Abdelgawad to approve the second reading of Bill 3748 by title only.

DISCUSSION: None

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

Mayor Turnbow announced the motion carried and declared Bill 3748 as **Raymore City Ordinance 2022-071**.

B. 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.”

City Clerk Erica Hill conducted the second reading of Bill 3723 by title only.

MOTION: By Councilmember Barber, second by Councilmember Abdelgawad to approve the second reading of Bill 3723 by title only.

DISCUSSION: None

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

Mayor Turnbow announced the motion carried and declared Bill 3723 as **Raymore City Ordinance 2022-072.**

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.”

City Clerk Erica Hill conducted the reading of Resolution 22-25 by title only.

Mayor Turnbow opened the public hearing at 7:12 p.m. and called for a staff report.

Finance Director Elisa Williams provided a review of the staff report included in the packet. Building inspection permits were reviewed and adjusted for electrical, mechanical, plumbing, deck and roofing. The license tax review committee met in July and is recommending increasing the Excise Tax per trip by the rate of the Construction Cost Index as of January 2022. That rate is 7.99%. The Water & Sewer Section includes increases to the tap fees also related to the construction cost index of 7.99% as well as increasing the meter supply fee to the cost of purchase. Staff met with council at a work session this month regarding the cost of service water & sewer rate model. The adjustments to the water and sewer rates are before you in our fee schedule. Business license was updated to Occupational License and removed the home occupation business license fee. The Parks and Recreation section includes increases to various rental fees approved by the Park Board.

Mayor Turnbow opened the floor for public comment. Hearing none, he closed the public hearing at 7:14 p.m.

MOTION: By Councilmember Barber, second by Councilmember Abdelgawad to approve the reading of Resolution 22-25 by title only.

DISCUSSION: Councilmember Abdelgawad stated she appreciates the well thought out changes to the schedule of fees.

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

B. Support for Grant Park Villas MHDC 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."

City Clerk Erica Hill conducted the reading of Resolution 22-26 by title only.

Development Services Director David Gress provided a review of the staff report included in the packet. Jeff Beckler, representing Zimmerman Properties, and Chris Thompson, representing West Central Missouri Community Action Agency, are 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. Should this project receive funding, the final steps would be final plat and site plan approval through the Planning and Zoning Commission and final plat approval by the Council.

Councilmember Abdelgawad asked the ratio of single-family homes to multi-family homes. Mr. Gress stated we are at roughly 75% single-family to 25% multi-family.

Councilmember Berendzen asked if the City was trying to stay at a certain ratio. Mr. Gress stated 80/20 has been the goal through the last few years.

Councilmember Forster asked for the breakdown of median income numbers of units available. Jeff Beckler stated there are 48 units: 8 total units at 30% average median income (AMI), 8 total units 50% AMI, 26 total units 60% AMI, and 6 market rate units. The 8 units at 30% AMI are held for 60 days for veterans.

MOTION: By Councilmember Barber, second by Councilmember Abdelgawad to approve the reading Resolution 22-26 by title only.

DISCUSSION: Councilmember Forster stated she appreciates the opportunity to help the community with projects such as this.

Councilmember Abdelgawad stated the AMI for Cass County is \$82,000, so 30% AMI would be around \$24,620 and 60% AMI would be \$49,000.

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

11. Public Comment

Chris Thompson, President and CEO of West Central Missouri Community Action Agency, thanked the Council for their support.

12. Mayor/Council Communication

Mayor Turnbow and Councilmembers thanked those involved in the Festival in the Park.

Councilmember Forster expressed thanks for the possibility of housing options for veterans.

Councilmember Barber stated that the options of housing opportunities in Raymore are expanding and opening up new opportunities for our residents.

Councilmember Berendzen thanked the artist's family for allowing their art to be displayed.

13. Adjournment

MOTION: By Councilmember Barber, second by Councilmember Abdelgawad to adjourn.

DISCUSSION: None

VOTE:	Councilmember Abdelgawad	Aye
	Councilmember Barber	Aye
	Councilmember Berendzen	Aye
	Councilmember Burke III	Aye

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

The regular meeting of the Raymore Council adjourned at 7:33 p.m.

Respectfully submitted,

Erica Hill
City Clerk

RESOLUTION 22-27

"A RESOLUTION OF THE CITY OF RAYMORE, MISSOURI, APPROVING AN APPOINTMENT TO THE PARKS AND RECREATION BOARD."

WHEREAS, Section 8.1 of the Raymore Home Rule Charter authorizes the Mayor to appoint members to the Parks and Recreation Board with the advice and consent of a majority of the Council; and,

WHEREAS, the Parks and Recreation Board shall act in accordance with, shall have such authority as conferred by, and shall in general carry out the spirit and intent of Sections 90.500 through 90.570 of the Revised Statutes of Missouri (RSMo).

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

Section 1. The Council consents to the Mayor's appointment of the following person to the Parks and Recreation Board as a Ward 3 representative to fill the unexpired term of Rich Bartow, for the term as indicated and until a successor is appointed.

<u>NAME</u>	<u>EFFECTIVE</u>	<u>TERM EXPIRES</u>
Anne Hoover	October 10, 2022	June 1, 2023

DULY READ AND PASSED THIS 10TH DAY OF OCTOBER, 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



Erica Hill <ehill@raymore.com>

Online Volunteer Application

1 message

webmaster@raymore.com <webmaster@raymore.com>
To: Mekey@raymore.com, EHill@raymore.com

Mon, Jun 14, 2021 at 3:31 PM

A new entry to a form/survey has been submitted.

Form Name: City Volunteer Form
Date & Time: 06/14/2021 3:31 PM
Response #: 54
Submitter ID: 1899
IP address: 161.38.138.158
Time to complete: 5 min. , 45 sec.

Survey Details

Page 1

1. Contact Information

Full Name: Anne Hoover
Address: 1228 Kettering Lane
Phone Number: (816) 304-4454
Email: abhooover3694@gmail.com

2. Select your Ward (If you don't know your Ward, call 816-331-3324)

Not answered

3. I am interested in:

License Tax Review Committee
 City Tree Board
 Parks & Recreation Board
 Board of Appeals
 Arts Commission

4. Why are you interested in serving on a City board or commission?

We have just moved to the Raymore area and I want to get more involved with the community. I am looking forward to meeting new people and offering my assistance to the community. Since moving to our new home, I apologize but I do not know what ward we are in.

What other community or civic activities do you participate in?

In the past I have worked with Special Olympics and The Ronald McDonald House.

Thank you,
City of Raymore, MO

This is an automated message generated by Granicus. Please do not reply directly to this email.

RESOLUTION 22-28

"A RESOLUTION OF THE CITY OF RAYMORE, MISSOURI, APPROVING A REAPPOINTMENT TO THE PARKS AND RECREATION BOARD."

WHEREAS, Section 8.1 of the Raymore Home Rule Charter authorizes the Mayor to appoint members to the Parks and Recreation Board with the advice and consent of a majority of the Council; and,

WHEREAS, the Parks and Recreation Board shall act in accordance with, shall have such authority as conferred by, and shall in general carry out the spirit and intent of Sections 90.500 through 90.570 of the Revised Statutes of Missouri (RSMo).

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

Section 1. The Council consents to the Mayor's reappointment of the following person to the Parks and Recreation Board, as a Ward 1 representative, for the term as indicated and until a successor is appointed.

<u>NAME</u>	<u>EFFECTIVE</u>	<u>TERM EXPIRES</u>
Daniel Mapes	October 10, 2022	June 1, 2025

DULY READ AND PASSED THIS 10TH DAY OF OCTOBER, 2022, BY THE FOLLOWING VOTE:

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

ATTEST:

APPROVE:

Erica Hill, City Clerk

Kristofer P. Turnbow, Mayor

Date of Signature

RESOLUTION 22-29

"A RESOLUTION OF THE CITY OF RAYMORE, MISSOURI, APPROVING A REAPPOINTMENT TO THE PARKS AND RECREATION BOARD."

WHEREAS, Section 8.1 of the Raymore Home Rule Charter authorizes the Mayor to appoint members to the Parks and Recreation Board with the advice and consent of a majority of the Council; and,

WHEREAS, the Parks and Recreation Board shall act in accordance with, shall have such authority as conferred by, and shall in general carry out the spirit and intent of Sections 90.500 through 90.570 of the Revised Statutes of Missouri (RSMo).

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

Section 1. The Council consents to the Mayor's reappointment of the following person to the Parks and Recreation Board, as a Ward 2 representative, for the term as indicated and until a successor is appointed.

<u>NAME</u>	<u>EFFECTIVE</u>	<u>TERM EXPIRES</u>
William Manson	October 10, 2022	June 1, 2025

DULY READ AND PASSED THIS 10TH DAY OF OCTOBER, 2022, BY THE FOLLOWING VOTE:

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

ATTEST:

APPROVE:

Erica Hill, City Clerk

Kristofer P. Turnbow, Mayor

Date of Signature

RESOLUTION 22-30

"A RESOLUTION OF THE CITY OF RAYMORE, MISSOURI, APPROVING A REAPPOINTMENT TO THE PARKS AND RECREATION BOARD."

WHEREAS, Section 8.1 of the Raymore Home Rule Charter authorizes the Mayor to appoint members to the Parks and Recreation Board with the advice and consent of a majority of the Council; and,

WHEREAS, the Parks and Recreation Board shall act in accordance with, shall have such authority as conferred by, and shall in general carry out the spirit and intent of Sections 90.500 through 90.570 of the Revised Statutes of Missouri (RSMo).

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

Section 1. The Council consents to the Mayor's reappointment of the following person to the Parks and Recreation Board, as a Ward 4 representative, for the term as indicated and until a successor is appointed.

<u>NAME</u>	<u>EFFECTIVE</u>	<u>TERM EXPIRES</u>
Patrick Clark	October 10, 2022	June 1, 2025

DULY READ AND PASSED THIS 10TH DAY OF OCTOBER, 2022, BY THE FOLLOWING VOTE:

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

ATTEST:

APPROVE:

Erica Hill, City Clerk

Kristofer P. Turnbow, Mayor

Date of Signature

Unfinished Business

New Business



CITY OF RAYMORE
AGENDA ITEM INFORMATION FORM

DATE: October 10, 2022

SUBMITTED BY: Elisa Williams

DEPARTMENT: Finance

<input checked="" type="checkbox"/> Ordinance	<input 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

Bill 3750: Approving the Fiscal Year 2023 Budget

STRATEGIC PLAN GOAL/STRATEGY

4.3.2: Establish a strong connection between the budget and strategic plan

FINANCIAL IMPACT

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

PROJECT TIMELINE

Estimated Start Date	Estimated End Date
Nov. 1, 2022	Oct. 31, 2023

STAFF RECOMMENDATION

Approval

OTHER BOARDS & COMMISSIONS ASSIGNED

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

LIST OF REFERENCE DOCUMENTS ATTACHED

REVIEWED BY:

Jim Feuerborn

BACKGROUND / JUSTIFICATION

The City Manager transmitted the proposed Budget and Capital Improvement Program (CIP) to the City Council on Aug. 15, 2022. The Council had the opportunity to discuss the FY 2023 Budget and CIP at each Council work session following the presentation.

Bill 3750 is presented as the City Manager's Proposed Budget.

BILL 3750

ORDINANCE

“AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, APPROVING THE FISCAL YEAR 2023 BUDGET.”

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

Section 1. The annual budget of the City of Raymore, Missouri, for the Fiscal Year beginning on November 1, 2022, and ending October 31, 2023, is finally approved, adopted and appropriated by fund and the maximum amounts to be expended are as follows:

FY 2022-2023

General Fund (01)	
Administration	1,450,179
Information Technology	799,844
Economic Development	156,102
Development Services	783,785
Engineering	488,249
Streets	897,577
Stormwater	346,652
Buildings & Grounds	381,246
Municipal Court	141,289
Finance	837,024
Communications	223,207
Prosecuting Attorney	24,400
Police	4,663,706
Emergency Management	134,046
Total Expenditures	\$11,327,307
Transfer to Park Fund	150,000
Transfer to Restricted Revenue Fund	125,000
Total General Fund	\$11,602,307
Park Fund (25)	\$1,703,975
General Obligation Debt (40)	\$3,345,868
Vehicle Replacement (03)	\$538,786
Restricted Revenue (04)	\$150,370
Enterprise Fund (50)	
Water & Sewer Departments	6,512,386
Solid Waste	1,992,431
Total Expenditures	\$8,504,817

Transfer to General Fund	1,123,664
Transfer to VERP Fund	109,554
Transfer to Ent. Cap Maint Fund	600,000
Total Transfers	\$1,833,218
Total Enterprise Fund	\$10,338,035
Capital Funds	
<i>(includes projects, debt service, and other operating expenditures)</i>	
05 Building Equipment Replacement	49,032
27 Park Fee In Lieu	103,200
36 Transportation	2,230,200
36.38 GO Bond Transportation	5,205,000
37 Excise Tax	562,000
45 Capital Sales Tax	1,245,528
46 Stormwater Sales Tax	1,025,304
47 Parks Sales Tax	801,000
52 Water Connection	88,485
53 Sewer Connection	88,485
54 Enterprise Capital Maintenance	484,397
Total Capital Funds	\$11,882,631

Section 2. The funds necessary for expenditure in the budget of the City of Raymore for the Fiscal Year beginning November 1, 2022, as summarized in Section 1, are hereby appropriated and set aside for the maintenance and operation of the various departments of the government of the City of Raymore, Missouri, together with the various activities and improvements set forth in said budget.

Section 3. The amount apportioned for each department as shown in the budget shall not be increased except by motion of the City Council duly made and adopted, but the objects of the expense comprising the total appropriation for any department may be increased or decreased at the discretion of the City Manager, providing that said adjustment shall not increase the total appropriation for the department.

Section 4. All portions of the final Fiscal Year 2022-23 budget book document prepared and submitted to the Mayor and City Council for consideration, as amended by the City Council prior to the adoption of this ordinance, are hereby adopted by reference, including all organizational charts, salary range charts, policies and procedures, and are made a part of this ordinance.

Section 5. All revenue of the City of Raymore not appropriated by this Ordinance and any amount appropriated by this Ordinance and not disbursed shall be expended or kept as directed by the City Council.

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 10TH DAY OF OCTOBER 2022.

BE IT REMEMBERED THAT THE ABOVE ORDINANCE WAS APPROVED AND ADOPTED THIS 24TH DAY OF OCTOBER, 2022, BY THE FOLLOWING VOTE:

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

ATTEST:

APPROVE:

Erica Hill, City Clerk

Kristofer P. Turnbow, Mayor

Date of Signature



CITY OF RAYMORE
AGENDA ITEM INFORMATION FORM

DATE: October 10, 2022

SUBMITTED BY: David Gress

DEPARTMENT: Development Services

<input checked="" type="checkbox"/> Ordinance	<input 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

Bill 3749: 35th Amendment to the Unified Development Code

STRATEGIC PLAN GOAL/STRATEGY

2.1.4: Review and expand strategies that promote and enforce code requirements

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: Planning and Zoning Commission
Date: September 20, 2022
Action/Vote: Approval 8-0

LIST OF REFERENCE DOCUMENTS ATTACHED

Staff Report

REVIEWED BY:

Jim Feuerbron

BACKGROUND / JUSTIFICATION

In September, the Planning and Zoning Commission completed the annual review of the Unified Development Code and directed staff to prepare the 35th amendment to the UDC, incorporating the code changes as recommended by staff.

Four sections of the UDC are proposed to be amended in order to provide clarity in the code language and to provide consistency of language within the UDC, including requirements for utility box screening, swimming pool gates, and yard-tree requirements, in addition to proposed language regarding the keeping of bees on residential properties.

At its September 20, 2022 meeting, the Planning and Zoning Commission voted 8-0 to recommend approval of the 35th amendment to the Unified Development Code.

BILL 3749

ORDINANCE

“AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AMENDING THE UNIFIED DEVELOPMENT CODE.”

WHEREAS, the City Council of the City of Raymore, Missouri adopted the Unified Development Code as Ordinance 28117 on December 8, 2008; and,

WHEREAS, the Planning and Zoning Commission held a public hearing on the proposed 35th Amendment to the Unified Development Code on September 20, 2022, and is forwarding the amendment to the Council with a recommendation of approval; and,

WHEREAS, the Council held a public hearing on the proposed 35th Amendment to the Unified Development Code on October 10, 2022, and accepted the recommendation of the Planning and Zoning Commission.

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

Section 1. Section 420.040(d)3(a) is repealed in part, and re-enacted as follows:

3. Above Ground Facility Requirements

Accessory utility facilities may be installed above ground upon compliance with the following requirements:

- a.** In commercial or residential multi-family zoning districts, above ground accessory utility facilities with a height of three and one-half (3.5) feet or greater or covering an area eight (8) square feet or greater must be screened. Such screen shall be required to sufficiently conceal the facility from the public right-of-way.

Section 2. Section 420.050(B)6 is repealed in part, and re-enacted as follows:

- 6.** Gates in a barrier shall comply with Section 420.050B.5a-e above. Gates shall may open inward towards the pool, or outward, away from the pool and shall be self-closing and have a self-latching device. The self-latching device shall be on the pool side of the barrier and the release mechanism shall be located at least six inches below the top of the gate and the gate and barrier shall have no opening greater than one-half (1/2) inch within eighteen (18) inches of the

release mechanism.

Section 3. Section 430.060 is amended as follows:

Section 430.060 Site Trees

- A.** One tree must be planted along street frontages between the front building line and the front lot line of each lot in a subdivision, **and shall not be located within the right-of-way.** Said tree shall be of a size in accordance with Section 430.130B1 and be of a species type listed in Section 430.090A. On lots with two street frontages one site tree is required on each frontage. Once planted, the maintenance of these trees is the responsibility of the property owner. Required site trees must be installed on an individual lot prior to issuance of a certificate of occupancy.
- B.** To reduce the risk of disease and/or insect infestation, no more than 50 percent of the site trees in a subdivision may be of one species.

Section 4. Section 405.040(D) is amended as follows:

D. Keeping of Animals *(Amendment 26 – Ordinance 2018-008 1.22.18)*

- 1.** Cattle, cows, horses, sheep, goats and similar animals are permitted in the A and RE districts only.
- 2.** Chickens and similar fowl are permitted in the A and RE districts, and in the R-1 district upon properties of at least three acres in size.
- 3.** In the RE and R-1 (3-acre minimum lot size) district, maximum number of animals permitted per grazing acre, excluding building coverage, ponds and yard area around the principal dwelling, are:
 - a.** 1 head of cattle; or
 - b.** 2 sheep; or
 - c.** 2 goats; or
 - d.** 2 horses.
- 4.** **Keeping of bees shall be permitted within the City limits on all properties zoned for residential use pursuant to the following limitations:**
 - a.** **No more than two (2) hives, as described below, shall be located on a property unless such property is zoned as A, RE, or at least 3 acres in size.**
 - b.** **A flyway barrier of at least six feet (6') in height shall surround the hive(s), and be located at least six feet (6') from any hive(s) on the**

property. The flyway barrier shall consist of a wall, fence, dense vegetation or a combination thereof.

- c.** Hives shall be located a minimum of five (5) feet from any adjacent property line(s), and twenty-five (25) feet from any adjacent residential structures
- d.** Permanent posting of ownership or individuals responsible for the maintenance of hives, including name, address and phone number shall be posted in a conspicuous location on the residential structure, fence or flyway barrier.
- e.** Hives are limited in size to no more than six (6) square feet of ground coverage area and six (6) feet in height, and shall not extend above the height of the required flyway barrier.

Limits for other animals not enumerated herein shall be determined based upon type or size of animal.

Section 5. This Ordinance shall be known as the 35th Amendment to the Unified Development Code.

Section 6. 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 7. 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 10TH DAY OF OCTOBER, 2022.

BE IT REMEMBERED THAT THE ABOVE ORDINANCE WAS APPROVED AND ADOPTED THIS 24TH DAY OF OCTOBER, 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: City Council
From: Planning and Zoning Commission
Date: October 10, 2022
Re: **Case #22025: 35th Amendment to the UDC – Misc. Items**

GENERAL INFORMATION

Applicant: City of Raymore

Requested Action: 35th Amendment to the Unified Development Code – Misc. Items from Annual Review of the UDC

Advertisement: September 1, 2022 **Journal** Newspaper
September 22, 2022 **Times and Tribunes** Newspaper

Public Hearing: September 20, 2022 Planning and Zoning Commission
October 10, 2022 City Council

Items of Record:

Exhibit 1.	Growth Management Plan
Exhibit 2.	Unified Development Code
Exhibit 3.	Notice of Publication
Exhibit 4.	Staff Report

TEXT AMENDMENT REQUIREMENTS

Chapter 470: Development Review Procedures outlines the applicable requirements for amending the text of the Unified Development Code.

Section 470.020 (B) states:

“...text amendments may be initiated by the City Council or the Planning and Zoning Commission”.

Section 470.020 (F) requires that a public hearing be held by the Planning and Zoning Commission and the City Council.

Section 470.020 (G) (2) states:

“In its deliberation of a request, the Planning and Zoning Commission and City Council must make findings of fact taking into consideration the following:”

1. whether such change is consistent with the intent and purpose of the Unified Development Code and plans adopted by the City of Raymore.
2. whether the proposed text amendment corrects an error or inconsistency in the code;
3. the areas which are most likely to be directly affected by such change and in what way they will be affected;
4. whether the proposed amendment is made necessary because of changed or changing conditions in the areas and/or zoning districts affected by it; and
5. whether the proposed text amendment is in the best interests of the City as a whole.

STAFF COMMENTS

1. The 35th Amendment to the Unified Development Code (UDC) is the result of discussions held by the Planning and Zoning Commission after completing its 2022 annual review of the UDC. At its September 6, 2022 meeting the Commission discussed the results of research completed by City staff on several topics and directed staff to submit the UDC revisions proposed in the 35th amendment.
2. The 35th amendment consists of four (4) separate revisions proposed to the UDC. The amendments are listed in the proposed ordinance as follows:

Section 1. Provides clarification on the requirements for screening related to above-ground utilities. Specifically, it clarifies a distinction between multi-family residential districts, and general residential districts overall.

Section 2. Provides flexibility to the provisions related to requirements for pool gates. Particularly the direction(s) in which the gate may swing.

Section 3. Modifies the provisions for site trees (yard trees) that are required in new residential developments by clarifying the permitted and prohibited locations within the required yard(s).

Section 4. Adds provisions related to the keeping of bees on residential properties.

PLANNING COMMISSION PROPOSED FINDINGS OF FACT

Under Section 470.020 of the Unified Development Code, the Planning and Zoning Commission is directed concerning its actions in dealing with a request to amend the text of the Unified Development Code. Under 470.020 (G) (2) the Planning and Zoning Commission is directed to make findings of fact taking into consideration the following:

- 1. whether such change is consistent with the intent and purpose of the Unified Development Code and plans adopted by the City of Raymore;**

Each of the proposed amendments are consistent with the identified purpose and intent of Section 400.040 of the Unified Development Code and with the Growth Management Plan.

- 2. whether the proposed text amendment corrects an error or inconsistency in the code;**

The proposed sections of the ordinance do not correct an error or inconsistency. The proposed amendments provide clarity to existing code language.

- 3. the areas which are most likely to be directly affected by such change and in what way they will be affected;**

The changes would affect properties throughout the City, primarily residentially zoned properties.

- 4. whether the proposed amendment is made necessary because of changed or changing conditions in the areas and/or zoning districts affected by it; and**

The proposed amendments are generally not made necessary because of changed or changing conditions in the zoning districts. The amendments are proposed to clarify existing language in the code.

- 5. whether the proposed text amendment is in the best interests of the City as a whole.**

The proposed amendments are intended to better clarify language in the code which would be in the best interests of the City as a whole.

REVIEW OF INFORMATION AND SCHEDULE

<u>Action</u>	<u>Planning Commission</u>	<u>City Council 1st</u>	<u>City Council 2nd</u>
Public Hearing	September 20, 2022	October 10, 2022	October 24, 2022

STAFF RECOMMENDATION

Staff recommends the Planning and Zoning Commission accept the staff proposed findings of fact and forward Case #22025, 35th amendment to the UDC, to the City Council with a recommendation of approval.

PLANNING COMMISSION RECOMMENDATION 9/20/2022

The Planning and Zoning Commission, at its September 20, 2022 meeting voted 8-0 to accept the staff proposed findings of fact and forward Case # 22025 to the City Council with a recommendation of approval.



**CITY OF RAYMORE
AGENDA ITEM INFORMATION FORM**

DATE: October 10, 2022

SUBMITTED BY: David Gress

DEPARTMENT: Development Services

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

TITLE / ISSUE / REQUEST

Bill 3753: Willowind Rezoning PO to C-2 (emergency reading)

STRATEGIC PLAN GOAL/STRATEGY

Goal 3.3.2: Provide support to existing local businesses

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: Planning and Zoning Commission
Date: October 4, 2022
Action/Vote: 7-1 Recommended for Approval

LIST OF REFERENCE DOCUMENTS ATTACHED

Staff Report

REVIEWED BY:

Jim Feuerborn

BACKGROUND / JUSTIFICATION

Willowind LLC, property owner of the Willowind Shopping Center, as well as City staff, have requested the rezoning of approximately 0.86 acres of land at the northwest corner of the Willowind Shopping Center from its current "PO" Professional Office designation to a "C-2" General Commercial designation.

In September 2022, staff was approached by a local boutique owner who had been looking to secure a tenant space within the Willowind Shopping Center, located within the existing building at 1296-1298 W. Foxwood Drive. The property is currently zoned as "PO" Professional Office, thus retail sales are not permitted, and staff indicated that a business license could not be issued by the City until the property was appropriately zoned.

The requested rezoning would bring consistency to the shopping center, and allow for limited retail operations to occur with the existing building on the property.

The Planning and Zoning Commission, at its October 4, 2022 meeting, voted 7-1 to recommend approval of the request.

BILL 3753

ORDINANCE

“AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AMENDING THE ZONING MAP FROM “PO” PROFESSIONAL OFFICE DISTRICT TO “C-2” GENERAL COMMERCIAL DISTRICT, A 0.86 ACRE TRACT OF LAND LOCATED IN THE WILLOWIND SHOPPING CENTER, IN RAYMORE, CASS COUNTY, MISSOURI.”

WHEREAS, after a public hearing was held on October 4, 2022, the Planning and Zoning Commission submitted its recommendation of approval on the application to the City Council; and,

WHEREAS, the City Council held a public hearing on October 10, 2022, after notice of said hearing was published in a newspaper of general circulation in Raymore, Missouri, at least fifteen (15) days prior to said hearing.

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 on the application and accepts the recommendation of the Planning and Zoning Commission.

Section 2. The Zoning Map of the City of Raymore, Missouri is amended by rezoning from “PO” Professional Office District to “C-2” General Commercial District, for the following property:

The west 205 feet of Lot 1-A of the Replat of Lot 1-A, Lot 1-B, Lot 2 and Lot 3 Willowind Square.

Section 3. 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 4. Emergency Reading. This Bill is declared and authorized as an emergency, and will be read in its entirety, to promote the economic vitality of the city.

Section 5. 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 10TH DAY OF OCTOBER, 2022.

BE IT REMEMBERED THAT THE ABOVE ORDINANCE WAS APPROVED AND ADOPTED THIS 10TH DAY OF OCTOBER, 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: City Council
From: Planning and Zoning Commission
Date: October 10, 2022
Re: **Case #22024 Willowind Rezoning - 1296-1298 W. Foxwood Drive**
PO - Professional Office to C-2 General Commercial

GENERAL INFORMATION

Applicant: Willowind, LLC City of Raymore, MO
804 N. Meadowbrook Dr, Ste 104 100 Municipal Circle
Olathe, KS 66062 Raymore, MO 64083

Requested Action: Request to modify the zoning designation of approximately 0.86 acres located in the northwest corner of the Willowind Shopping Center from a "PO" Professional Office to "C-2" General Commercial designation

Property Location: Generally located east of Peace Drive, North of 58 Highway



Existing Zoning: "PO" Professional Office District



North: **R-2** Single and Two-Family Residential District
East: **C-2** General Commercial District
South: **C-2** General Commercial District
West: **PUD** Planned Unit Development (Foxwood Springs)

Growth Management Plan: The Future Land Use Map of the current Growth Management Plan designates this property as appropriate for Commercial

Major Street Plan: The Major Thoroughfare Plan Map classifies W. Foxwood Drive (MO-58) as a Major Arterial and Peace Drive as a local road.

Legal Description: The west 205 feet of Lot 1-A of the Replat of Lot 1-A, Lot 1-B, Lot 2 and Lot 3 Willowind Square.

Advertisement: September 15, 2022 **Times and Tribunes** newspaper
September 22, 2022 **Times and Tribunes** newspaper

Public Hearing: October 4, 2022 Planning and Zoning Commission
October 10, 2022 City Council

Items of Record: Exhibit 1. Mailed Notices to Adjoining Property Owners
Exhibit 2. Notice of Publication in Newspaper
Exhibit 3. Unified Development Code
Exhibit 4. Application
Exhibit 5. Growth Management Plan
Exhibit 6. Staff Report
Exhibit 7. Letter of Support from Property Owner
Exhibit 8. Attachment A - Minutes from June 2, 2009
Planning and Zoning meeting
Additional exhibits as presented during hearing

REQUEST

Applicant is requesting to modify the zoning designation of approximately 0.86 acres of land located at the northwest corner of the Willowind Shopping Center from its current "PO" Professional Office District designation to a "C-2" General Commercial District designation. The request would allow for a mixture of retail businesses to occupy subject building within the shopping center

REZONING REQUIREMENTS

Chapter 470: Development Review Procedures outlines the applicable requirements for Zoning Map amendments.

Section 470.020 (B) states:

"Zoning Map amendments may be initiated by the City Council, the Planning and Zoning Commission or upon application by the owner(s) of a property proposed to be affected."

Section 470.010 (E) requires that an informational notice be mailed and "good neighbor" meeting be held.

Section 470.020 (F) requires that a public hearing be held by the Planning and Zoning Commission and the City Council. The Planning and Zoning Commission will submit a recommendation to the City Council upon conclusion of the public hearing.

Section 470.020 (G) outlines eleven findings of fact that the Planning and Zoning Commission and City Council must take into consideration in its deliberation of the request.

PREVIOUS PLANNING ACTIONS ON OR NEAR THE PROPERTY

- In 1987 the western 205+/- feet of the proposed Willowind Shopping Center, including the subject property, were rezoned from "A" Agricultural to "C-O" Non-Retail Business District. The remainder of the land for the proposed Willowind Shopping Center was rezoned to "C-B" Controlled Business District.
- The original plat for the Willowind Shopping Center, which includes the subject property, was approved by the City Council on July 10, 1989. It included Lots 1-3, the subject property being identified as Lot 1.

- In 1993, Lot 1 of Willowind Square was re-platted, creating Lot 1A (the subject property) and Lot 1B, which is now the Community America Credit Union.
- In 1993, Lot 1B (now Community America) was rezoned from "C-O" Non-Retail Business District, to "C-2" General Commercial.
- A building permit for the subject property was issued for a 7,740 square-foot building (current building) in 1993. The building permit indicated a zoning designation of C-O at the time. The building on the subject property was constructed as a commercial building similar to the other buildings in the Willowind Shopping Center.
- In 2008, with the adoption of the Unified Development Code, the zoning of the subject property was converted from "C-O" Non-Retail Business District to "PO" Professional Office District.
- In 2009, the City embarked on a number of City-initiated rezonings in order to correct discrepancies and inconsistencies regarding zoning designations of certain properties. The City identified 28 properties overall as part of this project. The subject property was identified as **Property 16**.
- At the time of the City-initiated rezonings, staff proposed to rezone the subject property from its current "PO" Professional Office District to a "C-2" General Commercial District. At their June 2, 2009 meeting, the Planning Commission voted 6-2 to recommend denial of the application.
 - The minutes from the June 2, 2009 meeting have been attached to this staff report as **Attachment A**
- On November 17, 2020, the Planning Commission voted to approve the site plan for the Community America Credit Union, located directly south of the subject property. A building permit was issued for the project on September 23, 2021.

GOOD NEIGHBOR INFORMATIONAL MEETING COMMENTS

A Good Neighbor meeting was held on Wednesday, September 21, 2022 in the Council Chamber of City Hall. Present at the meeting was Development Services Director David Gress, City Planner Dylan Eppert, Jenny Solar (Business Owner) Josh Solar and two members from the public.

Jenny Solar (Business Owner) opened the meeting with a brief presentation regarding the business that is looking to fill 1296 W. Foxwood Dr. Suite B and C (between the T&T nails and Healing Oriental Massage). This space is nearly 3,000 square feet that would have a retail presence of approximately 800 to 1,000 square feet while using the remaining square footage to be able to make the items she sells. The business originally started as an online retail business but Jenny stated she wants to expand her business into a brick-and-mortar location to better serve

her customers and the community of Raymore. The hours of operation would be 8am to 6 pm or 8 am to 8pm. Jenny also brought some of the products along that she would be trying to sell at her store for the people in attendance to view.

Questions/Comments:

1. Would this impact or negatively affect the businesses that are already in the shopping center if the property were rezoned from "PO" Professional Office District to "C-2" General Commercial District?

- City Staff: This would not impact any of the businesses already located in the shopping center if the rezoning were to be approved. Even if there was an existing business that wasn't allowed in the new zoning district they would still be able to operate as a legal non-confirming use. This would only affect a new business that would be looking to go in a location where a legal non-confirming use had been previously.

STAFF COMMENTS

1. The subject property has been zoned as "PO" Professional Office, or a similar historical designation, since the property was initially built. The PO zoning district does prohibit certain commercial uses, primarily retail sales.
2. With the exception of the subject property, all of the remaining land in the Willowind Shopping Center is zoned C-2, and includes a mixture of non-retail and retail businesses.
3. The Future Land Use Plan Map of the Growth Management Plan designates Commercial as the appropriate land use for the property.
4. Though zoned C-2 General Commercial, various uses classified as professional office uses do exist within the commercially zoned area of the shopping center as permitted uses.
5. In September 2022, staff was contacted by a business owner that was working with the property owner to lease a tenant space to operate a small retail boutique/gift shop within the building on the subject property. Staff indicated the property would need to be rezoned to accommodate a retail use. The proposed rezoning to C-2 would allow the proposed retail boutique/gift shop to operate as a permitted business.
6. Currently located in the same building, Country View Florist offers limited retail sales, in addition professional or personal services. The use has been determined to be non-conforming under the existing zoning district. The proposed rezoning would cure any discrepancies that exist related to this use.

7. The Bulk and Dimensional Standards for the existing and proposed zoning districts is provided below. The existing building does comply with the standards for both districts.

	PO (existing)	C-2 (proposed)
Minimum Lot Area		
per lot	-	-
per dwelling unit	-	2,000 sq.ft.
Minimum Lot Width (feet)	100	100
Minimum Lot Depth (feet)	100	100
Yards, Minimum (feet)		
front	30	30
rear	20	20
side	10	10
side, abutting residential district	20	20
Maximum Building Height (feet)	35	80
Maximum Building Coverage (%)	30	40

8. The Use Table included in Chapter 410 of the UDC is provided below, and outlines the permitted uses for both the existing and proposed zoning districts.

Use	PO	C-2	Use Standard
RESIDENTIAL USES			
Household Living			
Single-family Dwelling, Attached	-	-	Section 420.010A
Multi-family Dwelling (3+ units)	-	-	Section 420.010A
Cluster Residential Development	-	-	Section 420.010B
Manufactured Home Park	-	-	Section 420.010C
Dwelling Units Located Above the Ground Floor	-	P	
Group Living			
Assisted Living	-	P	
Group Home	-	-	Section 420.010E
Nursing Care Facility	-	P	
Transitional Living	-	C	
PUBLIC AND CIVIC USES			
College or University	C	C	
Cultural Exhibit or Library	C	C	
Government Buildings and Properties	C	C	
Hospital	P	P	
Place of Public Assembly	P	P	
Public Safety Services	P	P	
Religious Assembly	P	P	
School	P	P	
Social Club or Lodge	P	P	
Utilities			
Major	C	C	
Minor	P	P	

COMMERCIAL USES			
Adult Business	-	S	Section 420.030A Section 420.030B
Animal Services			
Kennel	-	C	Section 420.030E
Veterinary Services	-	P	
Art Gallery	-	P	
Banks and Financial Services			
Banks	-	P	
Payday Loan Store	-	C	Section 420.030D
Consumer Loan Establishment	-	C	Section 420.030D
Pawn Shop	-	C	
Body Art Services	-	C	
Business Support Service	P	P	
Construction Sales and Service	-	-	
Day Care			
Day Care Center	S	S	Section 420.030C
Eating and Drinking Establishment			
Restaurant	-	S	Section 420.030F
Tavern	-	C	
Entertainment and Spectator Sports			
Indoor	-	P	
Outdoor	-	C	

Use	PO	C-2	Use Standard
Funeral and Interment Services			
Cremating	-	C	
Funeral Home	-	P	
Lodging			
Bed and Breakfast	-	S	Section 420.030H
Hotel or Motel	-	P	
Medical or Dental Clinic	P	P	
Medical Marijuana			
Cultivation Facility (Outdoor)	-	-	Section 420.030N
Cultivation Facility (Indoor)	-	-	Section 420.030N
Dispensary Facility	-	P	Section 420.030N
Infused Products Manufacturing Facility	-	-	Section 420.030N
Testing Facility	P	P	Section 420.030N
Transportation Facility	-	-	Section 420.030N
Office	P	P	
Personal and Consumer Service	P	P	
Retail Sales			
Large (100,000+ gfa)	-	-	Section 420.030B G
Small (up to 100,000 gfa)	-	S	Section 420.030B
Self Storage Facility	-	-	
Self Storage Facility, Indoor	-	S	420.030M
Sports and Recreation, Participant			
Outdoor	-	P	
Indoor	-	P	
Vehicle Sales and Service			
Car Wash	-	S	Section 420.030I

Gas Station	-	C	Section 420.030J
Motor Vehicle Repair	-	C	Section 420.030K
Light Equipment and Vehicle Sales or Rental	-	-	
Heavy Equipment Sales or Rental	-	-	
Vehicle, Recreational Vehicle or Boat Storage/Towing	-	-	
INDUSTRIAL USES			
Manufacturing, Production and Industrial Service			
Limited	-	-	
General	-	-	
Intensive	-	-	
Research Laboratory	-	-	
Trucking/Freight Terminal	-	-	
Warehousing and Wholesaling	-	-	
Waste-related Use			
Junkyard	-	-	
Recycling Facility	-	-	
Sanitary Landfill	-	-	
OTHER USES			
Accessory Uses	S	S	Section 420.050
Drive-through Facilities	-	S	Section 420.030L
Parking			
Accessory Parking	P	P	
Non-accessory Parking	C	C	
Wireless Communication Facility			
Freestanding	-	S	Section 420.040C
Co-located	S	S	Section 420.040C
Small Wireless Facility	S	S	Section 420.040C

9. Uses that are identified above as "C" Conditional, would require the approval of a Conditional Use Permit by the Planning Commission and the City Council. Such a request would require public notice to adjacent properties, and a public hearing. The proposed zoning would allow limited retail commercial uses.
10. Other permitted uses under the proposed zoning that would require substantial modifications of the existing building (assisted living, nursing facility, hotel etc...) would require the approval of a new site plan, and would be subject to review by city staff and the Planning Commission.

ENGINEERING DIVISION RECOMMENDATION

Because the subject property is a developed shopping center with existing infrastructure, the Engineering Division has determined that the existing infrastructure can serve the uses allowed under both the existing and proposed zoning district.

No formal memo was provided for this request.

PLANNING COMMISSION PROPOSED FINDINGS OF FACT

Under 470.020 (G) (1) the Planning and Zoning Commission and City Council is directed to make findings of fact taking into consideration the following:

1. **the character of the surrounding neighborhood, including the existing uses and zoning classification of properties near the subject property;**

The character of the surrounding neighborhood is primarily a mix of commercial and limited residential uses. Commercial zoning (C-2) and land uses exist to the east (Willowind Center) and south (Community America Credit Union). The land area to the west is zoned PUD for residential purposes, including attached single family dwellings (two-duplexes and four-plexes within Foxwood Springs). Additionally, Raymore Christian Church exists to the southwest. The land area to the north is zoned R-2, and is predominantly two-family dwellings.

2. **the physical character of the area in which the property is located;**

The physical character of the area in which the property is located is developed property that is used for various commercial and residential purposes. The subject property is physically part of the Willowind Shopping Center, and adjacent to surrounding residential uses.

3. **consistency with the goals and objectives of the Growth Management Plan and other plans, codes and ordinances of the City of Raymore;**

The requested rezoning is consistent with the goals and objectives of the Growth Management Plan. The Future Land Use Plan identifies this property as appropriate for commercial development, consistent with the remainder of the overall property.

4. **suitability of the subject property for the uses permitted under the existing and proposed zoning districts;**

The subject property is suited for the uses permitted under the existing PO zoning classification, as well as the uses permitted under the proposed C-2 zoning classification.

5. **the trend of development near the subject property, including changes that have taken place in the area since the subject property was placed in its current zoning district;**

Since the property obtained its PO designation in 2009, there have been no zoning changes near the subject property. In 2021, Community America Credit Union developed a Raymore location immediately south of the subject property.

6. the extent to which the zoning amendment may detrimentally affect nearby property;

The proposed zoning map amendment would not detrimentally affect the surrounding properties. The subject property was initially developed as part of the Willowind Shopping Center, with commercial uses surrounding the property since its inception. The proposed zoning change would allow limited retail commercial uses within the subject property, while still providing code restrictions on potentially detrimental uses, such as pawn shops, payday-loan stores, bars and taverns, and auto-related uses, which would require further approvals by the City through the issuance of a Conditional Use Permit (CUP).

7. whether public facilities (infrastructure) and services will be adequate to serve development allowed by the requested zoning map amendment;

The subject property is part of the developed shopping center, therefore adequate public infrastructure is available to serve the site for uses that are permitted under existing and proposed zoning districts.

8. the suitability of the property for the uses to which it has been restricted under the existing zoning regulations;

The property is suited to the uses to which it has been restricted under the existing zoning regulations. The property was developed commercially and the building is designed for uses allowed under the existing zoning district.

9. the length of time (if any) the property has remained vacant as zoned;

The subject property was initially developed in 1993, and has remained the same since its initial construction.

10. whether the proposed zoning map amendment is in the public interest and is not solely in the interests of the applicant; and

The proposed zoning map amendment is in the public interest as it brings consistency to the shopping center, and will allow limited retail users access to leasable space, which is limited within the City.

11. the gain, if any, to the public health, safety and welfare due to the denial of the application, as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application.

There is no gain to the public health, safety and welfare to deny the application. The current land use will not change due to a denial. If the application is denied, the zoning will remain PO and certain office and personal service businesses will be permitted

REVIEW OF INFORMATION AND SCHEDULE

Planning Commission
October 4, 2022 (PH)

City Council 1st
October 10, 2022 (PH)

City Council 2nd
October 24, 2022

STAFF RECOMMENDATION

The subject property was initially developed as a cohesive shopping center with leasable tenant spaces. Based upon staff research, the western 205+/- feet of the center were zoned as "C-O" Non-Retail Business District as a means of providing a buffer between the shopping center and the residential and institutional uses to the west. A portion of the property was rezoned to C-2 in 1993, and was recently developed as a commercial use (Community America).

The proposed rezoning would allow limited retail uses within the building's tenant spaces, for which there is a need in the community. The uses that would be permitted out-right would be consistent with the remainder of the shopping center, and uses that would potentially have adverse impacts on the adjacent properties, including pawn shops, payday-loan stores, bars and taverns, and auto-related uses would be subject to other required approvals, or be governed by other sections of the City Code (distances from school, churches etc... for business with liquor licenses, medical marijuana facilities).

City staff recommends the Planning and Zoning Commission accept the staff proposed findings of fact and forward Case #22024 Willowind Rezoning - 1296-1298 W. Foxwood Drive PO - Professional Office to C-2 General Commercial to the City Council with a recommendation of approval.

PLANNING COMMISSION RECOMMENDATION 10/4/2022

The Planning and Zoning Commission, at its October 4, 2022 meeting, voted 7-1 to accept the staff proposed findings of fact, and forward Case #22024 Willowind Rezoning - 1296-1298 W. Foxwood Drive PO - Professional Office to C-2 General Commercial to the City Council with a recommendation of approval.



CITY OF RAYMORE
AGENDA ITEM INFORMATION FORM

DATE: October 10, 2022

SUBMITTED BY: Elisa Williams

DEPARTMENT: Finance

<input checked="" type="checkbox"/> Ordinance	<input 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

Bill 3752: Budget Amendment FY2022 Operating Adjustments

STRATEGIC PLAN GOAL/STRATEGY

4.3.2: Establish a strong connections between the budget and the strategic plan

FINANCIAL IMPACT

Award To:
Amount of Request/Contract:
Amount Budgeted:
Funding Source/Account#: 01, 04, 37, 50, 25

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

REVIEWED BY:

Jim Feuerborn

BACKGROUND / JUSTIFICATION

During Fiscal Year 2022, the following operating transactions occurred that require budget amendments. Finance staff has accumulated these items to be addressed as a single budget amendment.

1. The Administration Department had additional expenditures associated with the Use tax election and worker's compensation insurance. \$13,415
2. The Development Services Department had additional expenditures associated with code enforcement and legal services. \$7,000
3. The Street Department had additional expenditures associated with the purchase of salt. \$30,000
4. The Buildings & Grounds Department had additional expenditures related to natural gas utility. \$3,000
5. The Court Department had additional expenditures related to the Show-Me Court conversion required by the State of Missouri. \$2,658
6. The Finance Department had additional expenditures related to credit card fees for utility payments. \$37,000
7. The Communications Department had additional expenditures related to the Question P USE Tax election as well as additional personnel expenses, and is moving capital outlay for amphitheater sound system to the Restricted Fund. \$6,810
8. During 2021, the American Rescue Plan Act was passed by the Fed Govt to provide additional funding to local governments. The remaining funds were received in FY22 and deposited to the Restricted Revenue Fund (04). \$2,282,369
9. During 2022, Restricted Revenue Funds were transferred to General Fund for Show-Me Court conversion, citizen survey, balances in the restricted fund for court interest, staffing study, body and dash cameras, employee in-service day, and development priming initiative; and to the Excise Tax Fund (37) for the completion of a comprehensive traffic study. \$155,442
10. During 2022 Enterprise Funds were transferred to the General Fund for credit card fees for utility payments. \$37,000
11. During 2022, the Recreation Department of the Park Fund had additional expenditures associated with credit card processing and additional fees associated with programs due to increased participation. \$30,305

BILL 3752

ORDINANCE

“AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI AMENDING THE FISCAL YEAR 2022 OPERATING BUDGET.”

WHEREAS, the Fiscal Year 2022 budget was adopted by the Raymore City Council; and,

WHEREAS, during 2021-2022 the Administration Department of the General Fund had additional expenditures associated with elections and worker’s compensation insurance; and,

WHEREAS, during 2021-2022 the Development Services Department of the General Fund had additional expenditures associated with code enforcement and legal services; and,

WHEREAS, during 2021-2022 the Street Department of the General Fund had additional expenditures associated with the purchase of salt; and,

WHEREAS, during 2021-2022 the Buildings & Grounds Department of the General Fund had additional expenditures for natural gas utilities; and,

WHEREAS, during 2021-2022 the Court Department of the General Fund had additional expenditures to transition to the Show-Me Court system required by the State of Missouri; and,

WHEREAS, during 2021-2022 the Finance Department of the General Fund had additional expenditures associated with credit card fees for utility payments that should be reimbursed by the Enterprise Fund; and,

WHEREAS, during 2021-2022 the Communications Department of the General Fund had additional expenditures associated with the Question P Use Tax Election, additional personnel expenditures related to group insurance, and is moving capital outlay budget for amphitheater sound system to the restricted fund; and,

WHEREAS, during 2021-2022 Funds were received and deposited to the Restricted Revenue Fund for the American Rescue Plan Act (ARPA) that was passed by the Federal Government on March 11, 2021, to provide additional funding to state and local governments; and,

WHEREAS, during 2021-2022 Restricted Revenue Funds were transferred to General Fund for Show-Me Court conversion, citizen survey, balances in the restricted fund for court interest, staffing study, body and dash cameras, employee in-service day, and development priming initiative; and to the Excise Tax Fund (37) for the completion of a comprehensive traffic study; and,

WHEREAS, during 2021-2022 the Recreation Department of the Park Fund had additional expenditures associated with credit card processing, and additional fees associated with programs due to increased participation; and,

WHEREAS, staff recommends amending FY 2022 Operating Budget.

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

Section 1. That the City of Raymore Fiscal Year 2022 Operating Budget is amended as follows:

<u>Revenue</u>	<u>Budgeted</u>	<u>Amended Budget</u>	<u>Change</u>
Restricted Revenue Fund (04)	\$0.00	\$2,282,369	\$2,282,369
Park Fund (25-26)	\$227,250	\$249,555	\$22,305

<u>Interfund Transfers</u>	<u>Budgeted</u>	<u>Amended Budget</u>	<u>Change</u>
In:			
Restricted Revenue Fund (04)	\$0.00	\$15,000	\$15,000
Park Sales Tax Fund (37)	\$0.00	\$50,000	\$50,000
General Fund (01)	\$0.00	\$142,442	\$142,442
Out:			
Restricted Revenue Fund (04)	\$0.00	\$105,442	\$105,442
Restricted Revenue Fund (04)	\$0.00	\$50,000	\$50,000
General Fund (01)	\$0.00	\$15,000	\$15,000
Enterprise Fund (50)	\$0.00	\$37,000	\$37,000

<u>Expenditures</u>	<u>Budgeted</u>	<u>Amended Budget</u>	<u>Change</u>
----------------------------	------------------------	------------------------------	----------------------

General Fund - Admin (01-01)	\$1,427,231	\$1,440,646	\$13,415
General Fund - Dev Svcs (01-04)	\$777,974	\$784,974	\$ 7,000
General Fund - Streets (01-06)	\$844,408	\$874,408	\$30,000
General Fund - B&G (01-07)	\$361,933	\$364,933	\$ 3,000
General Fund - Court (01-10)	\$133,000	\$135,658	\$2,658
General Fund - Finance (01-11)	\$729,538	\$766,538	\$37,000
General Fund - Comm (01-12)	\$218,219	\$225,029	\$6,810
Park Fund - Recreation (25-26)	\$346,114	\$376,419	\$30,305

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

Section 3. 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 4. 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 10TH DAY OF OCTOBER, 2022

BE IT REMEMBERED THAT THE ABOVE ORDINANCE WAS APPROVED AND ADOPTED THIS 24TH DAY OF OCTOBER, 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, OCTOBER 3, 2022, AT 7:00 P.M., AT RAYMORE CITY HALL, 100 MUNICIPAL CIRCLE. PRESENT: COUNCILMEMBERS ABDELGAWAD, BARBER, BURKE III, HOLMAN, TOWNSEND, AND WILLS. ALSO PRESENT: CITY MANAGER JIM FEUERBORN, ASSISTANT CITY MANAGER RYAN MURDOCK, CITY ATTORNEY JONATHAN ZERR, AND CITY STAFF.

A. Review of the New Digital City Code and Charter

City Clerk Erica Hill provided an overview of the new software and platform housing the City Code and Charter.

B. FY 2023 Budget Discussion

The City Council was given an opportunity to discuss the FY 2023 Proposed Budget. City Manager Jim Feuerborn presented information regarding completing fencing and electrical service at the firing range. A public hearing before the City Council is scheduled for October 10, 2022.

C. Appointments to Boards and Commissions

Appointments to the Park Board were presented on behalf of Mayor Turnbow. Staff was instructed to bring the appointments forward for consideration at the next regular meeting.

D. Other

MOTION: By Councilmember Holman, second by Councilmember Barber to enter into executive session to discuss real estate acquisition matters as authorized by § 610.021 (2).

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

The work session of the Raymore City Council adjourned to Executive Session at 7:20 p.m.

THE **PLANNING AND ZONING COMMISSION** OF THE CITY OF RAYMORE, MISSOURI, MET IN REGULAR SESSION **TUESDAY, SEPTEMBER 20, 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, JEREMY MANSUR, MARIO URQUILLA, ERIC BOWIE, AND MATTHEW WIGGINS. ABSENT WAS MAYOR KRIS TURNBOW. ALSO PRESENT WAS CITY PLANNER DYLAN EPERT, DIRECTOR OF DEVELOPMENT SERVICES DAVID GRESS, 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 September 6, 2022 meeting**

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

Vote on Motion:

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

Motion passed 7-0-1.

6. **Unfinished Business - none**

7. **New Business -**

- a. **Case #22025: UDC 35th Amendment (*public hearing*)**

Chairman Wiggins opened the public hearing at 7:01pm.

City Planner Dylan Epert gave the Staff Report. Mr. Epert stated that the 35th Amendment to the UDC is the result of discussions held by the Planning & Zoning Commission after completing its 2022 annual review of the UDC. There are four separate revisions proposed to the UDC. Section 1 will provide clarification on the requirements for screening related to the above-ground utilities. Specifically, it clarifies a distinction between multi-family residential districts, and general residential districts overall. Mr. Epert noted that the UDC section number was previously wrong and has since been corrected. Section 2 provides flexibility to

the provisions related to requirements for pool gates, particularly the directions in which the gate may swing. Section 3 modifies the provisions for site trees that are required in new residential developments by clarifying the permitted and prohibited locations within the required yard(s). Site trees are no longer allowed in the right-of-way. Section 4 adds provisions related to the keeping of bees on residential properties. While bees are not necessarily animals, Staff felt the best section to add this provision would be under the Keeping of Animals, Section 405.040(D). City Staff recommends the Planning & Zoning Commission accept the proposed findings of fact and forward Case #22025, 35th amendment to the UDC, to the City Council with a recommendation of approval.

Commissioner Faulkner raised a concern about the title of the section of Code regarding the keeping of animals, and suggested that bees be included in the title of the section, renaming it to Keeping of Animals and Bees.

Commissioner Urquilla asked City Attorney Jonathan Zerr if there would be legal repercussions if the name of the section was not changed to reflect the inclusion of bees.

Mr. Zerr stated that it would not create a legal issue.

Chairman Wiggins closed the public hearing at 7:07pm.

Motion by Commissioner Urquilla, Seconded by Commissioner Bowie, to accept staff proposed findings of fact and forward Case #22025, 35th Amendment to the UDC, to the City Council with a recommendation of approval.

Vote on Motion:

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

Motion passed 8-0-0.

b. Update to the 2022 Rules of Procedure

Mr. Eppert noted that in a previous Planning Commission meeting, the Commission discussed changing the start time of the meetings from 7pm to 6pm. Staff has made a change to the Rules of Procedure for the Planning Commission and will leave the decision of the time change to the Commission members. The proposed time change can be found in Article VI, Meetings and Public Hearings, Section 2. The time change will not go into effect until October 18, 2022 should the Commission approve the change.

Commissioner Urquilla asked if the time change will be in line with the City Council's change of start time.

Mr. Zerr stated that the City Council did vote to change the start time of their meetings, but the change will not take effect until April 2023. Mr. Gress stated that other Boards have changed start times as well.

Chairman Wiggins was absent for the last meeting when the time change was discussed, so Commissioner Urquilla gave him a quick overview of the conversation that was held during that meeting.

Commissioner Mansur noted that he was unsure of why the time change was originally brought up by the City Council, and questioned how it related to the Proposition P question that was on the ballot at the time. Commissioner Mansur stated that he felt as though the change in time pitted City Staff against the applicants and residents, and that changing the start time to 6pm, while beneficial to Staff, won't allow enough time for applicants and residents to be able to attend the meetings.

Commissioner Faulkner mentioned that he feels like keeping the meetings at 7pm would be more beneficial for the residents and applicants, although consistency with the City Council is always best.

Mr. Gress noted that the reason for the delay in the time change for the City Council is that some of the Councilmembers that were recently elected for their position were running under the pretense that the meetings were going to start at 7pm.

Motion by Commissioner Bowie, Seconded by Commissioner Petermann, to update the Rules of Procedures and change the start time of the Planning & Zoning meetings to 6pm beginning October 18, 2022.

Vote on Motion:

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

Motion passed 7-1-0.

8. City Council Report

City Attorney Jonathan Zerr gave an overview of the one City Council meeting that has taken place since the Planning & Zoning Commission last met.

9. Staff Report

City Planner Dylan Eppert gave the Staff Report, including future meetings and an update to the Code books. Mr. Gress covered the department report for Development Services, highlighting the number of inspections that have been completed over the past month. Commissioner Bowie asked about an upcoming project, and Mr. Gress stated it was too early in the process to be able to bring that project up with the Commissioners. Though an

informational meeting was scheduled by the developer of the proposed development, no formal applications had been filed with the City, therefore staff was not at liberty to share information at this time.

10. Public Comment

No public comment.

11. Commission Member Comment

Commissioner Mansur thanked Staff and hoped he didn't offend anyone with the reasoning for his nay vote.

Commissioner Petermann thanked Staff.

Commissioner Faulkner thanked Staff and commented that he felt like this was a very informative meeting.

Commissioner Fizer thanked Staff.

Commissioner Engert thanked Staff.

Commissioner Urquilla thanked Staff and stated that everything that's going on is very exciting.

Commissioner Bowie thanked Staff.

Chairman Wiggins thanked Staff and mentioned that the Raymore Festival will be held this weekend.

12. Adjournment

Motion by Commissioner Urquilla, Seconded by Commissioner Mansur, to adjourn the September 20, 2022 Planning and Zoning Commission meeting.

Vote on Motion:

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

Motion passed 8-0-0.

The September 20, 2022 meeting adjourned at 7:38 p.m.

Respectfully submitted,

Emily Jordan