

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 12, 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