

**THE RAYMORE CITY COUNCIL MET IN REGULAR SESSION ON MONDAY, OCTOBER 24, 2022 IN COUNCIL CHAMBERS AT 100 MUNICIPAL CIRCLE, RAYMORE, MISSOURI. MEMBERS PRESENT: MAYOR TURNBOW, COUNCILMEMBERS ABDELGAWAD, BARBER, BERENDZEN, BURKE III, FORSTER, HOLMAN, TOWNSEND, AND WILLS. ALSO PRESENT: CITY MANAGER JIM FEUERBORN, CITY ATTORNEY JONATHAN ZERR, AND CITY CLERK ERICA HILL.**

**1. Call to Order**

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

**2. Roll Call**

City Clerk Erica Hill called roll; quorum present to conduct business.

**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 several members of the Public Works department are attending the Public Works Leadership Academy, an 18-month program.

Parks and Recreation Director Nathan Musteen reviewed the staff report included in the packet and noted upcoming staff trainings and certifications.

Communications Manager Melissa Harmer noted that the Hallo-clean stream clean-up event is this Saturday and answered questions from Council.

City Manager Jim Feuerborn noted there will be no work session on October 31.

**7. Committee Reports**

**8. Consent Agenda**

**A. City Council Regular Meeting minutes, October 10, 2022**

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

**DISCUSSION:** None

<b>VOTE:</b>	Councilmember Abdelgawad	Aye
	Councilmember Barber	Aye

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

**9. Unfinished Business**

**A. Adoption of the FY 2023 City Budget**

**BILL 3750: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, APPROVING THE FISCAL YEAR 2023 BUDGET."**

City Clerk Erica Hill conducted the second reading of Bill 3750 by title only.

**MOTION:** By Councilmember Holman, second by Councilmember Townsend to approve the second reading of Bill 3750 by title only as amended at the October 10, 2022 regular meeting.

**DISCUSSION:** None

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

Mayor Turnbow announced the motion carried and declared Bill 3750 as **Raymore City Ordinance 2022-075**.

**B. 35th Amendment to the Unified Development Code**

**BILL 3749: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AMENDING THE UNIFIED DEVELOPMENT CODE."**

City Clerk Erica Hill conducted the second reading of Bill 3749 by title only.

**MOTION:** By Councilmember Townsend, second by Councilmember Holman to approve the second reading of Bill 3749 by title only.

**DISCUSSION:** None

<b>VOTE:</b>	Councilmember Abdelgawad	Aye
	Councilmember Barber	Aye
	Councilmember Berendzen	Aye

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

Mayor Turnbow announced the motion carried and declared Bill 3749 as **Raymore City Ordinance 2022-076.**

**C. Budget Amendment: FY 2022 Operating Adjustments**

**BILL 3752: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AMENDING THE FISCAL YEAR 2022 OPERATING BUDGET."**

City Clerk Erica Hill conducted the second reading of Bill 3752 by title only.

**MOTION:** By Councilmember Townsend, second by Councilmember Holman to approve the second reading of Bill 3752 by title only.

**DISCUSSION:** None

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

Mayor Turnbow announced the motion carried and declared Bill 3752 as **Raymore City Ordinance 2022-077.**

**10. New Business**

**A. Award of Contract - Country Lane Storm Inlet Rehab**

**BILL 3751: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH TC FULLER CONSTRUCTION LLC FOR THE COUNTRY LANE STORM INLET REHABILITATION PROJECT, CITY PROJECT NUMBER 22-410-201, IN THE AMOUNT OF \$35,000 AND AUTHORIZING THE CITY MANAGER TO APPROVE CHANGE ORDERS WITHIN ESTABLISHED BUDGET CONSTRAINTS."**

City Clerk Erica Hill conducted the first reading of Bill 3751 by title only.

Public Works Director Mike Krass provided a review of the staff report included in the packet. This project involves the rehabilitation of storm water inlets along Country Lane. Bids were received and opened on September 15, 2022. One bid was

received from TC Fuller Construction LLC for \$35,000.00. The City's Procurement Officer has verified that the conditions for a single bid situation have been met. Staff has checked references for work recently performed for other public agencies. There were no issues or concerns about the work performed. Staff recommends award of the contract to TC Fuller Construction LLC in the negotiated amount of \$35,000.00.

Councilmember Forster asked the time frame for this project. Mr. Krass stated it should start this fall if weather permits.

**MOTION:** By Councilmember Townsend, second by Councilmember Holman to approve the first reading of Bill 3751 by title only.

**DISCUSSION:** None

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

**B. Award of Contract - 2022 Sidewalk Gap**

**BILL 3754: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH TERRY SNELLING CONSTRUCTION FOR THE 2022 SIDEWALK GAP PROJECT, CITY PROJECT NUMBER 22-412-201, IN THE AMOUNT OF \$92,742.50 AND AUTHORIZING THE CITY MANAGER TO APPROVE CHANGE ORDERS WITHIN ESTABLISHED BUDGET CONSTRAINTS."**

City Clerk Erica Hill conducted the first reading of Bill 3754 by title only.

Public Works Director Mike Krass provided a review of the staff report included in the packet. The 2022 Sidewalk Gap will include work on Foxridge Drive, Peace Drive, and Conway Street. Three bids were received for the 2022 Sidewalk Gap Project on October 6, 2022. Terry Snelling Construction Inc. is the lowest and best bidder. Staff recommends the contract for the 2022 Sidewalk Gap Project to be awarded to Terry Snelling Construction Inc. in the amount of \$92,742.50.

**MOTION:** By Councilmember Townsend, second by Councilmember Holman to approve the first reading of Bill 3754 by title only.

**DISCUSSION:** Councilmember Townsend appreciates including the extension of sidewalk on Foxridge Drive on the schedule.

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

**C. Award of Contract - Bridge / Culvert Cleaning and Repairs**

**BILL 3755: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH TC FULLER CONSTRUCTION LLC FOR THE BRIDGE / CULVERT CLEANING & REPAIRS PROJECT, CITY PROJECT NUMBER 22-411-201, IN THE AMOUNT OF \$75,589 AND AUTHORIZING THE CITY MANAGER TO APPROVE CHANGE ORDERS WITHIN ESTABLISHED BUDGET CONSTRAINTS."**

City Clerk Erica Hill conducted the first reading of Bill 3755 by title only.

Public Works Director Mike Krass provided a review of the staff report included in the packet. The Missouri Department of Transportation inspects large culverts and bridges throughout the City. Based on the inspections performed they identified the culverts at the locations shown on the attached map needing repairs ranging from debris removal to foundation stabilization with rip-rap. Two bids were received for the Bridge / Culvert Cleaning & Repairs Project on October 6, 2022. TC Fuller Construction LLC is the lowest and best bidder. Staff recommends the contract for the Bridge / Culvert Cleaning & Repairs Project to be awarded to TC Fuller Construction LLC in the negotiated amount of \$75,589.00. He answered questions from Council.

**MOTION:** By Councilmember Townsend, second by Councilmember Holman to approve the first reading of Bill 3755 by title only.

**DISCUSSION:** None

**VOTE:**

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

**D. Award of Contract - Curb Ramp Repair**

**BILL 3756: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH TERRY SNELLING CONSTRUCTION FOR THE CURB RAMP REPAIR PROJECT,**

**CITY PROJECT NUMBER 22-413-201, IN THE AMOUNT OF \$50,000 AND AUTHORIZING THE CITY MANAGER TO APPROVE CHANGE ORDERS WITHIN ESTABLISHED BUDGET CONSTRAINTS.”**

City Clerk Erica Hill conducted the first reading of Bill 3756 by title only.

Public Works Director Mike Krass provided a review of the staff report included in the packet. In 2021, Engineering staff conducted a comprehensive condition survey of curb ramps throughout the City. This project is part of a continuing program to address these defects. This contract involves placing truncated dome plates and minor repairs at 149 locations throughout the City. Three bids were received for the 2022 Curb Ramp Repair Project on October 5, 2022. Terry Snelling Construction Inc. is the lowest and best bidder. Staff recommends the contract for the 2022 Curb Ramp Repair Project to be awarded to Terry Snelling Construction Inc. in the negotiated amount of \$50,000.00. He answered questions from Council.

**MOTION:** By Councilmember Townsend, second by Councilmember Holman to approve the first reading of Bill 3756 by title only.

**DISCUSSION:** None

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

**E. Budget Amendment and Purchase of 216 S. Adams Street**

**BILL 3757: “AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AMENDING THE FISCAL YEAR 2022 OPERATING BUDGET, APPROVING AND AUTHORIZING THE MAYOR TO ENTER INTO A CONTRACT TO PURCHASE PROPERTY LOCATED AT 216 S. ADAMS IN THE AMOUNT OF \$85,000.00.”**

City Clerk Erica Hill conducted the first reading of Bill 3757 by title only.

City Attorney Jonathan Zerr provided a review of the staff report included in the packet. In October 2022, City staff began discussions with John Patrick Horan and Mary Elaine Horan regarding property currently listed for sale located at 216 S. Adams Street. The property is on the west side of Adams Street and in the southeast quadrant, across the street from the playground at T.B. Hanna Station. The purchase of this property allows for future expansion of the park. The purchase of this property requires a budget amendment to Fund 45 of the FY22 budget. The current fund balance is \$1,463,805, of which \$85,000 will be used to fund the purchase of this property. If approved, the City will maintain the property according to park maintenance standards until updated plans for the area are approved by the

Parks and Recreation Board. City staff requests approval of the real estate sale contract and budget amendment.

**MOTION:** By Councilmember Townsend, second by Councilmember Holman to approve the first reading of Bill 3757 by title only.

**DISCUSSION:** Councilmember Abdelgawad noted that there are no plans to clear the trees from the property. Mr. Feuerborn reiterated that sentiment, stating that a personal promise has been made to Mrs. Horan that the magnolia tree on the property would stay.

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

**F. Sunset Lane Eminent Domain Property Acquisition**

**BILL 3758: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, DIRECTING THE CITY MANAGER TO INITIATE THE PROCEDURES REQUIRED PURSUANT TO CHAPTER 523 OF THE REVISED STATUTES OF MISSOURI FOR THE ACQUISITION OF ALL NECESSARY RIGHTS-OF-WAY, TEMPORARY EASEMENTS AND PERMANENT EASEMENTS TO COMPLETE THE EXTENSION OF SUNSET LANE."**

City Clerk Erica Hill conducted the first reading of Bill 3758 by title only.

City Attorney Jonathan Zerr provided a review of the staff report included in the packet. On August 4, 2020, the citizens of Raymore, Missouri, voted to approve the issuance of general obligation bonds for street and park improvements including the extension of Sunset Lane from its current terminus to 163rd Street. The City has completed the necessary engineering work for the improvements contemplated. These improvements will include construction of the roadway, installation of storm sewer controls, and installation of sidewalks and/or trails. The project will require the acquisition of additional right-of-way, temporary easements, and permanent easements. Most of these have been acquired from property owners through negotiation and/or the development process. One final segment remains to be acquired. Staff has been diligently working on negotiating for the purchase of the same since July of 2022 with limited success. The City has entered into a Memorandum of Understanding (MOU) with Blue Springs Safety Storage South, LLC for the development of the residential subdivision identified by Preliminary Plat as Madison Valley Phase 2, which will be constructed along a portion of the eastern side of Sunset Lane. The City has limited access by the MOU for construction and residence access to Sunset Lane which further necessitates the completion of the roadway. In order to maintain the timely completion of Sunset Lane, and to obtain

the necessary right-of-way and easements in a fiscally responsible manner, City staff is seeking authorization to initiate the eminent domain procedures authorized by Chapter 523 of the Revised Statutes of Missouri for the remaining segment.

**MOTION:** By Councilmember Townsend, second by Councilmember Holman to approve the first reading of Bill 3758 by title only.

**DISCUSSION:** None

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

### 11. Public Comment

### 12. Mayor/Council Communication

Mayor Turnbow and Councilmembers thanked the Horans for selling the property, commended staff on the approval of the budget, reminded citizens to watch for deer, and to watch for children this Halloween.

Councilmember Abdelgawad noted the Raymore Post office celebrated 150 years of service earlier this year.

**MOTION:** By Councilmember Townsend, second by Councilmember Holman to adjourn to Executive Session to discuss litigation matters as authorized by §610.021 (1).

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

The regular meeting of the Raymore City Council adjourned to Executive Session at 7:32 p.m.

### 13. Adjournment

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



**DISCUSSION:** None

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

The regular meeting of the Raymore Council adjourned at 8:18 p.m.

Respectfully submitted,

Erica Hill  
City Clerk