

THE RAYMORE CITY COUNCIL MET IN REGULAR SESSION ON MONDAY, NOVEMBER 28, 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 and announced that patching could occur on Foxwood Drive as long as the weather cooperated.

Parks and Recreation Director Nathan Musteen reviewed the staff report included in the packet. He noted that Raymore Parks and Recreation has been chosen to participate in the Junior NBA recreation league youth basketball program. He reviewed the agenda for the Mayor's Christmas Tree Lighting event scheduled for Friday, December 2. He answered questions from Council.

Development Services Director David Gress provided an update on the Comprehensive Plan. He answered questions from Council.

City Manager Jim Feuerborn announced items for the December 5 work session.

7. Committee Reports

8. Consent Agenda

A. City Council Regular Meeting minutes, November 14, 2022

B. Resolution 22-33: Reappointment of Matthew Wiggins to the Planning and Zoning Commission

C. Resolution 22-34: Reappointment of Jim Petermann to the Planning and Zoning Commission

D. Resolution 22-35: Reappointment of Jerry Martin to the Board of Adjustment

E. Resolution 22-31: 2021 Centerview Phase II - Acceptance and Final Payment

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

DISCUSSION: Councilmembers Forster and Berendzen noted they reviewed the meeting and minutes.

VOTE:

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

9. Unfinished Business

10. New Business

A. Easement Vacation - Lots 354-355, Westbrook at Creekmoor 12th Plat (public hearing)

Mayor Turnbow opened the public hearing at 7:14 p.m.

Development Services Director David Gress announced that an application was filed by Cooper Land Development requesting the vacation of a side-yard utility easement for two adjoining lots within this subdivision which would have permitted the construction of a single family home spanning two residential lots. The applicant has modified the plans that no longer require the need to vacate the easement. However, because the public hearing was published in the paper, the public hearing shall still be held.

Mayor Turnbow opened the floor for comments. Hearing none, he closed the public hearing at 7:15 p.m.

B. Easement Vacation - 1109 Hillswick Lane (public hearing)

BILL 3762: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, VACATING A PORTION OF A 25 FOOT UTILITY EASEMENT LOCATED ON LOT 417 IN WESTBROOK AT CREEKMOOR FIFTEENTH PLAT, A SUBDIVISION IN THE CITY OF RAYMORE, CASS COUNTY, MISSOURI."

City Clerk Erica Hill conducted the first reading of Bill 3762 by title only.

Mayor Turnbow opened the public hearing at 7:16 p.m. and called for a staff report.

Development Services Director David Gress provided a review of the staff report included in the Council packet. Kyle Tripp, representing Tripp Construction, has filed a request to vacate 17 feet of an existing 25 foot rear yard utility easement located on Lot 417 in the Westbrook at Creekmoor 15th Plat, commonly known as 1109 Hillswick Lane. This public hearing was properly advertised in the *Times and Tribune* and he asked for the notice of publication, Unified Development Code, application, Growth Management Plan, staff report, and the easement exhibit to be entered into the record. Utility companies including Spire, Evergy, AT&T, Comcast and others had no objections upon notice of the request. The requested vacation would leave approximately 8 feet remaining within the utility easement for use by utility companies, which is a standard dimension for utility easements on residential properties.

Mayor Turnbow opened the floor for public comment. Hearing none, he closed the public hearing at 7:18 p.m.

MOTION: By Councilmember Townsend, second by Councilmember Holman to approve the first reading of Bill 3762 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

C. Elite Fence Final Plat, Lot 1

BILL 3761: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, APPROVING THE FINAL PLAT OF ELITE FENCE, LOT 1, A TRACT OF LAND LOCATED IN SECTION 15, TOWNSHIP 46 NORTH, RANGE 32 WEST IN RAYMORE, CASS COUNTY, MISSOURI."

City Clerk Erica Hill conducted the first reading of Bill 3761 by title only.

Development Services Director David Gress provided a review of the staff report included in the Council packet. Matt Schlicht, representing Engineering Solutions, and the applicant Elite Fence and Deck are requesting final plat approval of the Lot 1, Elite Fence First Plat, a replat of Johnston Industrial Park. The request would create a new lot for the property located at 611 E. Walnut. The applicant is proposing to redevelop the existing building on site in accordance with the site plan

that was approved by the Planning and Zoning Commission at their November 15, 2022 meeting. The Planning and Zoning Commission approved this final plat request by a vote of 7-0 at their November 15, 2022 meeting. He answered questions of clarification from Council.

MOTION: By Councilmember Townsend, second by Councilmember Holman to approve the first reading of Bill 3761 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. Starbucks Final Plat - Foxwood Plaza Lots 1 and 2

BILL 3760: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, APPROVING THE FINAL PLAT OF FOXWOOD PLAZA LOTS 1 AND 2, A REPLAT OF FOXWOOD PLAZA LOT 2, RAYMORE, CASS COUNTY, MISSOURI."

City Clerk Erica Hill conducted the first reading of Bill 3760 by title only.

Development Services Director David Gress provided a review of the staff report included in the Council packet. Matthew Werner, representing Batis Development, is requesting final plat approval for Lots 1 and 2 of the Foxwood Plaza development, a replat of the Foxwood Plaza development. The request creates two separate buildable lots, one of which will be the location of a Starbucks Coffee, as approved by the Planning and Zoning Commission on November 1, 2022. The Planning and Zoning Commission, at their November 15, 2022 meeting, approved this final plat request by a vote of 7-0.

Councilmember Townsend asked what the traffic plan on 58 Highway will look like. Mr. Gress stated that the developer will reconstruct the existing pork chop with a design to be approved at a later date.

MOTION: By Councilmember Townsend, second by Councilmember Holman to approve the first reading of Bill 3760 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

E. Raymore Commerce Center Plan for Industrial Development - Plan Amendment and Restatement and Chapter 100 Bond Issuance: Building 3

BILL 3763: "AN ORDINANCE APPROVING AN AMENDED AND RESTATED PLAN FOR AN INDUSTRIAL DEVELOPMENT PROJECT AND AUTHORIZING THE TAXABLE INDUSTRIAL REVENUE BONDS (KCI RAYMORE PHASE 2, LLC PROJECT), SERIES 2022 RELATED TO AN INDUSTRIAL DEVELOPMENT PROJECT IN THE CITY AND AUTHORIZING THE CITY TO ENTER INTO CERTAIN AGREEMENTS AND TAKE CERTAIN OTHER ACTIONS."

City Clerk Erica Hill conducted the first reading of Bill 3763 by title only.

Economic Development Director Brandon Keller provided a review of the staff report included in the Council packet. Grant Harrison, representing VanTrust Real Estate, dba KCI Raymore Phase 2, LLC, is requesting the issuance of Chapter 100 taxable industrial revenue bonds by the City of Raymore in an amount not to exceed \$58,100,000 to assist in the financing of Building 3 within the Raymore Commerce Center. Due to the developer exceeding the initial assumptions for total square footage, the plan needs to be amended.

Sarah Granath, Gilmore & Bell, stated Bill 3763 amends and restates the approved Plan for Industrial Development and authorizes the City to issue the final series of Chapter 100 Bonds for Building 3. In 2019, the Raymore City Council approved Bill 3501, which provided real property tax abatement for property within the Raymore Commerce Center to the Developer of Record, VanTrust Real Estate, as a means of attracting new businesses and primary employers to the community. The initial Plan for Industrial Development included a number of assumptions regarding the final build out and sizes of the proposed buildings and the expected costs. Because the Developer has exceeded the initial assumptions in terms of building sizes, the Plan for Industrial Development must also be amended and restated coincident with the Chapter 100 Bond Issuance request. The number of buildings changed from 4 buildings to 3, the total square footage of the development has increased from 1.75 million to almost 2.1 million, the PILOT payment has increased from \$9.87 million to \$11.789 million, and the abatement amount has increased from \$33 million to a little over \$54 million. This means the projected taxes on the development have increased from \$43 million to \$66 million. The bond capacity has increased from \$105 million to \$140 million. The bonds will be issued in an amount not to exceed \$58,100,000 to assist in the financing of Building 3 within the Raymore Commerce Center. The company will purchase the bonds and make the required PILOT payments throughout the duration of the project. Building 3 is the last remaining

building within the overall development. She noted that this is not a debt of the city.

Mayor Turnbow paused to allow taxing jurisdictions to come forward with any comments.

Mr. Feuerborn stated his communications with the school district indicate they remain neutral in regards to this project. He noted that the higher square footage results in larger payments to the taxing jurisdictions.

MOTION: By Councilmember Townsend, second by Councilmember Holman to approve the first reading of Bill 3763 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

11. Public Comment

12. Mayor/Council Communication

Mayor Turnbow and Councilmembers expressed excitement for the upcoming tree lighting and tree trail.

Councilmember Burke noted an increase in short term rentals, such as AirBNB and VRBO, and discussed bird flu.

Councilmember Abdelgawad noted that the Police Department Family Tree on the Christmas Tree Trail has QR codes to donate to Shop with a Cop.

Councilmember Wills noted that there are many resources in which to help families in need this holiday season.

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

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

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

The regular meeting of the Raymore City Council adjourned to Executive Session at 7:38 p.m.

13. Adjournment

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

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

The regular meeting of the Raymore Council adjourned at 7:52 p.m.

Respectfully submitted,

Erica Hill
City Clerk