

THE RAYMORE CITY COUNCIL MET IN REGULAR SESSION ON MONDAY, DECEMBER 12, 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

City Clerk Erica Hill provided information regarding candidate filing for the April 4, 2023 General Municipal Election.

Development Services Director David Gress reviewed the staff report included in the packet and updated the Council on current development projects.

Chief of Police Jim Wilson provided an update on the opening day traffic at Whataburger and discussed the recent Raymore Police Department Shop with a Cop Event.

City Manager Jim Feuerborn announced items for the December 19 work session.

7. Committee Reports

8. Consent Agenda

A. City Council Regular Meeting minutes, November 28, 2022

B. Resolution 22-32: Acceptance of Public Improvements - The Venue of the Good Ranch - Lots 1, 4, 5, and Tract B

C. Resolution 22-38: Acceptance of Public Improvements - Alexander Creek 3rd Plat

MOTION: By Councilmember Townsend, second by Councilmember Holman 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	Aye
	Councilmember Townsend	Aye
	Councilmember Wills	Aye

9. Unfinished Business

A. Easement Vacation - 1109 Hillswick Lane

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 second reading of Bill 3762 by title only.

MOTION: By Councilmember Townsend, second by Councilmember Holman to approve the second 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

Mayor Turnbow announced the motion carried and declared Bill 3762 as **Raymore City Ordinance 2022-084.**

B. 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 second reading of Bill 3761 by title only.

MOTION: By Councilmember Townsend, second by Councilmember Holman to approve the second 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

Mayor Turnbow announced the motion carried and declared Bill 3761 as **Raymore City Ordinance 2022-085.**

C. 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 second reading of Bill 3760 by title only.

MOTION: By Councilmember Townsend, second by Councilmember Holman to approve the second 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

Mayor Turnbow announced the motion carried and declared Bill 3760 as **Raymore City Ordinance 2022-086.**

D. 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 second reading of Bill 3763 by title only.

MOTION: By Councilmember Townsend, second by Councilmember Holman to approve the second 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

Mayor Turnbow announced the motion carried and declared Bill 3763 as **Raymore City Ordinance 2022-087.**

10. New Business

A. Calling for April 4, 2023 Municipal Election

BILL 3764: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, CALLING FOR AND ESTABLISHING THE DATE OF THE GENERAL MUNICIPAL ELECTION TO BE HELD ON APRIL 4, 2023."

City Clerk Erica Hill conducted the first reading of Bill 3764 by title only.

City Clerk Erica Hill provided a review of the staff report included in the Council packet. City Charter, Section 9.1, calls for the regular municipal election to be held on the first Tuesday after the first Monday in April. The general municipal election will be held on Tuesday, April 4, 2023, for the seats listed below. Candidate filing begins Tuesday, December 20, 2022, and ends Tuesday, January 17, 2023.

Councilmember Ward 1, two year term: currently held by Victoria Wills
Councilmember Ward 2, two year term: currently held by Joseph Burke III
Councilmember Ward 3, two year term: currently held by Kevin Barber
Councilmember Ward 4, two year term: currently held by John P. Berendzen

MOTION: By Councilmember Townsend, second by Councilmember Holman to approve the first reading of Bill 3764 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

B. Recreational Marijuana Sales Tax on April 4, 2023 Ballot

BILL 3771: "AN ORDINANCE AUTHORIZING AND DIRECTING SUBMISSION TO THE VOTERS OF THE CITY OF RAYMORE, MISSOURI, AT THE ELECTION OF APRIL 4, 2023, FOR THE PURPOSE OF AUTHORIZING THE IMPOSITION OF AN ADDITIONAL SALES TAX OF THREE PERCENT (3%) ON THE RETAIL SALE OF ADULT USE MARIJUANA AS PRESCRIBED BY SECTION 115.121.3 RSMO; AND DIRECTING THE CITY CLERK TO PROVIDE NOTICE OF THE ELECTION."

City Clerk Erica Hill conducted the first reading of Bill 3771 by title only.

City Attorney Jonathan Zerr provided a review of the staff report included in the Council packet. On November 8, 2022, the voters of Missouri approved Amendment 3 amending the Missouri Constitution to allow for the sale, regulation, and distribution and use of marijuana. The Missouri Constitution, as amended by Amendment 3, permits voters in cities to impose an additional sales tax of three percent (3%) on the retail sale of adult-use marijuana. Bill 3771 seeks to place the question on the April 4, 2023, ballot for consideration by the registered voters of Raymore, Missouri. If the question is approved, the City of Raymore would collect an additional three percent (3%) sales tax from sales of adult use marijuana. The funds derived from the sales tax will be allocated to the general fund.

MOTION: By Councilmember Townsend, second by Councilmember Holman to approve the first reading of Bill 3771 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. Award of Contract - Neal/Settle Printing Inc. For Printing Services

BILL 3766: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH NEAL/SETTLE PRINTING INC. FOR PRINTING SERVICES."

City Clerk Erica Hill conducted the first reading of Bill 3766 by title only.

Communications Manager Melissa Harmer provided a review of the staff report included in the Council packet. The City contracts with a single vendor to help manage the workload of regularly printed items for communications and marketing efforts, as well as for other City departments. The City received one bid in response to the Request for Proposals for printing services. The bid was from Neal/Settle Printing Inc., which the City has contracted with for printing services for several years. She answered questions from Council.

MOTION: By Councilmember Townsend, second by Councilmember Holman to approve the first reading of Bill 3766 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 - Fast Signs for Sign Printing Services

BILL 3767: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH FAST SIGNS FOR SIGN PRINTING SERVICES."

City Clerk Erica Hill conducted the first reading of Bill 3767 by title only.

Communications Manager Melissa Harmer provided a review of the staff report included in the Council packet. It is necessary to contract with a single vendor to help manage the workload of needed signage to fulfill the communications needs of various City departments. The City received two bids and used a basket of goods to determine the lowest and best bidder. In review of total and consistent pricing from both firms, staff determined that Fast Signs is the lowest and best bidder and recommends approval of the contract.

MOTION: By Councilmember Townsend, second by Councilmember Holman to approve the first reading of Bill 3767 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. The Estates of Knoll Creek 2nd Final Plat

BILL 3765: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, APPROVING THE ESTATES AT KNOLL CREEK 2ND FINAL PLAT, LOTS 57 THROUGH 95 AND TRACTS D AND E, A SUBDIVISION OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 46N, RANGE 32W, RAYMORE, CASS COUNTY, MISSOURI."

City Clerk Erica Hill conducted the first reading of Bill 3765 by title only.

Development Services Director David Gress provided a review of the staff report included in the Council packet. Tyler Sallee, representing Knoll Creek Development, LLC, is requesting final plat approval of the Estates of Knoll Creek 2nd Final Plat, Lots Lot 57 through 95 and Tracts D and E. The proposed plat includes 39 single family lots and 2 common area tracts in accordance with the approved Preliminary Plat.

MOTION: By Councilmember Townsend, second by Councilmember Holman to approve the first reading of Bill 3765 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

F. Preliminary Plat Extension for Madison Valley Phase 2

RESOLUTION 22-37: "A RESOLUTION OF THE CITY OF RAYMORE, MISSOURI, APPROVING A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT FOR THE MADISON VALLEY PHASE 2 DEVELOPMENT."

City Clerk Erica Hill conducted the reading of Resolution 22-37 by title only.

Development Services Director David Gress provided a review of the staff report included in the Council packet. Bryan Rahn, representing Ward Development, has requested an extension to the Preliminary Plat for the Madison Valley Phase 2 development located north of 58 Highway and east of Sunset Lane. The Preliminary Plat was approved on December 20, 2021 by the City Council and is set to expire on December 20, 2022. The Developer is requesting a 1-year extension with a new expiration date of December 20, 2023. The Developer is underway on the design for the 1st phase of this development, which is dependent on the design and construction of the Sunset Lane extension project. Due to unforeseen project delays related to right-of-way acquisition along the adjacent parcel, the applicant has delayed the commencement of site development until such time that Sunset Lane can be extended concurrent with this development. The approved Preliminary Plat and Memorandum of Understanding remain unchanged from their current form. The request will provide a 1-year extension for the development while the acquisition of right-of-way for the Sunset Lane extension is completed.

MOTION: By Councilmember Townsend, second by Councilmember Holman to approve the reading of Resolution 22-37 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

G. Award of Contract - Trozzolo Communications Group (Emergency Reading)

BILL 3768: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH TROZZOLO COMMUNICATIONS GROUP FOR PUBLIC RELATIONS AND COMMUNICATIONS SERVICES RELATED TO THE POTENTIAL LANDFILL DEVELOPMENT AND DUE TO THE NEED TO BEGIN THIS WORK IMMEDIATELY THE MAYOR DECLARES THIS AS AN EMERGENCY."

City Clerk Erica Hill conducted the first reading of Bill 3768 by title only.

City Manager Jim Feuerborn provided a review of the staff report included in the Council packet. The City of Raymore has learned of the potential of a solid waste landfill development directly abutting Raymore's northern border, located in southeast Kansas City, Missouri, between 155th Street and 150 Highway. Staff, in consultation with the Mayor and City Council, have identified three areas for engagement with outside firms related to this potential landfill development including public relations, legal representation, and impact analysis consulting. Following a review of potential firms to perform this work, Trozzolo Communications Group has been determined to be the best partner for the public relations initiatives and has indicated a willingness to work with the City of Raymore. He answered questions from Council.

MOTION: By Councilmember Townsend, second by Councilmember Holman to approve the first reading of Bill 3768 by title only.

DISCUSSION: Councilmember Holman stated this location is a terrible place for a landfill and would have numerous impacts on the City.

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

Mayor Turnbow declared Bill 3768 an emergency and called for the second reading in its entirety.

City Clerk Erica Hill conducted the second reading of Bill 3768 in its entirety.

MOTION: By Councilmember Townsend, second by Councilmember Holman to approve the second reading of Bill 3768 in its entirety.

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

Mayor Turnbow announced the motion carried and declared Bill 3768 as **Raymore City Ordinance 2022-088**.

H. Award of Contract - Jeffrey law Group, LLC (Emergency Reading)

BILL 3769: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH JEFFERY LAW GROUP, LLC FOR LEGAL SERVICES RELATED TO THE POTENTIAL LANDFILL DEVELOPMENT AND DUE TO THE NEED TO BEGIN THIS WORK IMMEDIATELY THE MAYOR DECLARES THIS AS AN EMERGENCY."

City Clerk Erica Hill conducted the first reading of Bill 3769 by title only.

City Manager Jim Feuerborn provided a review of the staff report included in the Council packet. The City of Raymore has learned of the potential of a solid waste landfill development directly abutting Raymore's northern border, located in southeast Kansas City, Missouri, between 155th Street and 150 Highway. Staff, in consultation with the Mayor and City Council, have identified three areas for engagement with outside firms related to this potential landfill development including public relations, legal representation, and impact analysis consulting. Following a review of potential firms to perform this work, Jeffery Law Group, LLC has been determined to be the best partner for these specialized legal services and has indicated a willingness to work with the City of Raymore.

Councilmember Barber noted there was no retainer fee listed. Mr. Feuerborn stated that the law firm would be used as needed in an advisory capacity. In the event that we would need to enter into legal action, the contract would be renegotiated.

Councilmember Abdelgawad asked why we are using an outside firm. Mr. Feuerborn answered that this group specializes in this particular area.

MOTION: By Councilmember Townsend, second by Councilmember Holman to approve the first reading of Bill 3769 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

Mayor Turnbow declared Bill 3769 an emergency and called for the second reading in its entirety.

City Clerk Erica Hill conducted the second reading of Bill 3769 in its entirety.

MOTION: By Councilmember Townsend, second by Councilmember Holman to approve the second reading of Bill 3769 in its entirety.

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

Mayor Turnbow announced the motion carried and declared Bill 3769 as **Raymore City Ordinance 2022-089**.

I. Resolution in Opposition to a Potential Landfill in Southeast Kansas City

RESOLUTION 22-36: "A RESOLUTION OF THE CITY OF RAYMORE, MISSOURI, EXPRESSING OPPOSITION TO ANY PROPOSED FUTURE SOLID WASTE OR DEMOLITION MATERIAL LANDFILL, OR ANY SOLID WASTE OR DEMOLITION MATERIAL TRANSFER STATION BEING LOCATED ON THE CITY'S SHARED NORTHERN BORDER WITH THE CITY OF KANSAS CITY, MISSOURI."

City Clerk Erica Hill conducted the reading of Resolution 22-36 by title only.

City Manager Jim Feuerborn provided a review of the staff report included in the Council packet. The City of Raymore has learned of the potential of a solid waste landfill development directly abutting Raymore's north border, located in southeast Kansas City, Missouri, between 155th Street and 150 Highway. This Resolution formally acknowledges and memorializes the opposition by the City of Raymore City Council to a landfill located in that place. It further requests that the City of Kansas City City Council join them in opposition to the location of a landfill in this location.

MOTION: By Councilmember Townsend, second by Councilmember Holman to approve the reading of Resolution 22-36 by title only.

DISCUSSION: Councilmember Townsend noted his opposition to the potential landfill project. He expressed his desire for the City of Kansas City to approve a similar Resolution.

Councilmember Barber expressed his support for this Resolution.

Councilmember Abdelgawad noted the environmental impact a project of this type would cause to the region.

Councilmembers Burke and Berendzen agreed with their fellow council members.

Mayor Turnbow stated that the group that is planning this project has heard and will continue to hear from the City of Raymore as our efforts to stop this project move forward.

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 thanked the Police Department for the Shop with a Cop event, wished the happiest holiday wishes and a happy New Year, and thanked staff for their continuous efforts.

Councilmember Holman extended an invitation to those organizing the potential landfill project to join in finding an acceptable location.

Councilmember Berendzen reminded citizens to lock vehicles, not leave your car running in the driveway, and watch out for your neighbors.

MOTION: By Councilmember Townsend, second by Councilmember Holman to adjourn to Executive Session to discuss real estate acquisition matters and personnel matters as authorized by §610.021 (2)(3).

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 7:49 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 8:26 p.m.

Respectfully submitted,

Erica Hill
City Clerk