

THE RAYMORE CITY COUNCIL MET IN REGULAR SESSION ON MONDAY, FEBRUARY 27, 2023 IN COUNCIL CHAMBERS AT 100 MUNICIPAL CIRCLE, RAYMORE, MISSOURI. MEMBERS PRESENT IN PERSON: MAYOR TURNBOW, COUNCILMEMBERS BARBER, BERENDZEN, BURKE III, HOLMAN, TOWNSEND, AND WILLS. MEMBERS PRESENT VIA ZOOM: COUNCILMEMBER ABDELGAWAD. ALSO PRESENT IN PERSON: CITY MANAGER JIM FEUERBORN, CITY ATTORNEY JONATHAN ZERR, AND RECORDING SECRETARY ASHLEY PERREY.

1. Call to Order

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

2. Roll Call

Recording Secretary Ashley Perrey called roll; quorum present to conduct business. Councilmember Forster was absent.

Mayor Turnbow offered congratulations to Councilmember Forster on the birth of her daughter.

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.

Parks and Recreation Director Nathan Musteen reviewed the staff report included in the packet. He will be traveling on Thursday to accept the Engineering Excellence Award for T.B. Hanna Station from the American Council of Engineering Companies. He answered questions from Council.

Communications Manager Melissa Harmer noted the artwork by employees and their families on display in the Council Chamber. She provided updates on the landfill issue, including upcoming hearing dates. She answered questions from Council.

City Manager Jim Feuerborn stated House Bill 909 did pass through Committee today.

Development Services Director David Gress updated the Council on the status of the comprehensive plan.

City Manager Jim Feuerborn announced there will be a work session on March 6.

7. Committee Reports

8. Consent Agenda

A. City Council Meeting minutes, February 13, 2023

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

DISCUSSION: None

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

9. Unfinished Business

A. Award of Contract - Johnston Drive Improvements

BILL 3780: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH SCHLAGEL & ASSOCIATES P.A. FOR THE DESIGN OF THE JOHNSTON DRIVE IMPROVEMENTS PROJECT, IN THE AMOUNT OF \$59,096 AND AUTHORIZING THE CITY MANAGER TO APPROVE CHANGE ORDERS WITHIN ESTABLISHED BUDGET CONSTRAINTS."

Recording Secretary Ashley Perrey conducted the second reading of Bill 3780 by title only.

MOTION: By Councilmember Townsend, second by Councilmember Holman to approve the second reading of Bill 3780 by title only.

DISCUSSION: None

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

Mayor Turnbow announced the motion carried and declared Bill 3780 as **Raymore**

City Ordinance 2023-012.

B. Award of Contract - Mayberry Court Waterline Replacement

BILL 3781: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH LEGACY UNDERGROUND CONSTRUCTION, INC. FOR THE MAYBERRY COURT WATERLINE PROJECT, CITY PROJECT NUMBER 23-419-201, IN THE AMOUNT OF \$80,475 AND AUTHORIZING THE CITY MANAGER TO APPROVE CHANGE ORDERS WITHIN ESTABLISHED BUDGET CONSTRAINTS."

Recording Secretary Ashley Perrey conducted the second reading of Bill 3781 by title only.

MOTION: By Councilmember Townsend, second by Councilmember Holman to approve the second reading of Bill 3781 by title only.

DISCUSSION: None

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

Mayor Turnbow announced the motion carried and declared Bill 3781 as **Raymore City Ordinance 2023-013.**

C. Plan for Warehousing and Distribution Center and Building 3 Personal Property Chapter 100 Bond Issuance

BILL 3782: "AN ORDINANCE APPROVING A REDEVELOPMENT PLAN FOR A WAREHOUSE/DISTRIBUTION CENTER PROJECT, A DEVELOPMENT AND PERFORMANCE AGREEMENT BETWEEN THE CITY OF RAYMORE, MISSOURI, AND URBN SR LLC, AND AUTHORIZING THE CITY TO ISSUE ITS TAXABLE REVENUE BONDS IN AN AGGREGATE MAXIMUM PRINCIPAL AMOUNT NOT TO EXCEED \$115,000,000 FOR THE PURPOSE OF PROVIDING FUNDS TO PAY THE COSTS OF EQUIPPING AND IMPROVING A WAREHOUSE AND DISTRIBUTION CENTER IN THE CITY; AND AUTHORIZING CERTAIN AGREEMENTS AND OTHER ACTIONS BY THE CITY."

Recording Secretary Ashley Perrey conducted the second reading of Bill 3782 by title only.

MOTION: By Councilmember Townsend, second by Councilmember Holman to approve the second reading of Bill 3782 by title only.

DISCUSSION: None

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

Mayor Turnbow announced the motion carried and declared Bill 3782 as **Raymore City Ordinance 2023-014.**

D. Re-appointing Ross Nigro as Municipal Judge

BILL 3779: "AN ORDINANCE RE-APPOINTING ROSS NIGRO, JR. AS MUNICIPAL JUDGE FOR THE CITY OF RAYMORE."

Recording Secretary Ashley Perrey conducted the second reading of Bill 3779 by title only.

MOTION: By Councilmember Townsend, second by Councilmember Holman to approve the second reading of Bill 3779 by title only.

DISCUSSION: None

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

Mayor Turnbow announced the motion carried and declared Bill 3779 as **Raymore City Ordinance 2023-015.**

E. Approving Extended & Amended Employment Agreement - City Manager

BILL 3777: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AUTHORIZING THE MAYOR TO ENTER INTO AN EMPLOYMENT AGREEMENT WITH JIM FEUERBORN FOR THE SERVICES OF A CITY MANAGER, AUTHORIZING APPROVAL OF THIS ORDINANCE AND EXECUTION OF THE CONTRACT HEREIN FOR THE ORDERLY ADMINISTRATION OF THE LEGAL, ADMINISTRATIVE, AND CONTRACTUAL MATTERS OF THE CITY."

Recording Secretary Ashley Perrey conducted the second reading of Bill 3777 by title only.

MOTION: By Councilmember Townsend, second by Councilmember Holman to approve the second reading of Bill 3777 by title only.

DISCUSSION: None

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

Mayor Turnbow announced the motion carried and declared Bill 3777 as **Raymore City Ordinance 2023-016.**

10. New Business

A. Award of Contract - 2023 Curb Project

BILL 3789: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH TERRY SNELLING CONSTRUCTION INC. FOR THE 2023 CURB REPLACEMENT PROJECT, CITY PROJECT NUMBER 23-420-201, IN THE AMOUNT OF \$630,695 AND AUTHORIZING THE CITY MANAGER TO APPROVE CHANGE ORDERS WITHIN ESTABLISHED BUDGET CONSTRAINTS."

Recording Secretary Ashley Perrey conducted the first reading of Bill 3789 by title only.

Public Works Director Mike Krass provided a review of the staff report included in the Council packet. Three bids were received for the 2023 Curb Project. Terry Snelling Construction Inc. is the lowest and best bidder. Staff recommends the contract for the 2023 Curb Project to be awarded to Terry Snelling Construction Inc. in the amount of \$630,695.

MOTION: By Councilmember Townsend, second by Councilmember Holman to approve the first reading of Bill 3789 by title only.

DISCUSSION: None

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

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

B. Award of Contract - 2023 Street Preservation

BILL 3790: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH TANDEM PAVING COMPANY, INC. FOR THE 2023 STREET PRESERVATION PROJECT, CITY PROJECT NUMBER 23-421-201, IN THE AMOUNT OF \$1,115,311.90 AND AUTHORIZING THE CITY MANAGER TO APPROVE CHANGE ORDERS WITHIN ESTABLISHED BUDGET CONSTRAINTS."

Recording Secretary Ashley Perrey conducted the first reading of Bill 3790 by title only.

Public Works Director Mike Krass provided a review of the staff report included in the Council packet. The City received four bids for this project. Tandem Paving Company, Inc. was determined to be the lowest and best bidder. Staff recommends the contract for the 2023 Street Preservation Project to be awarded to Tandem Paving Company, Inc. in the negotiated amount of \$1,115,311.90. He answered questions from Council.

MOTION: By Councilmember Townsend, second by Councilmember Holman to approve the first reading of Bill 3790 by title only.

DISCUSSION: None

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

C. Park Side 1st Final Plat, Lots 1 thru 28 and Tracts A thru F

BILL 3784: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, APPROVING THE PARK SIDE 1ST PLAT, LOTS 1 THROUGH 28 AND TRACTS A THRU F, A SUBDIVISION OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 46N, RANGE 32W, RAYMORE, CASS COUNTY, MISSOURI."

Recording Secretary Ashley Perrey conducted the first reading of Bill 3784 by title only.

Development Services Director David Gress provided a review of the staff report included in the Council packet. He reviewed the history of the project. Dan Carr, representing Triangle 2, LLC and Triangle 4, LLC has requested approval of the Park Side 1st Plat, a 28-lot single family subdivision located south of 163rd Street. The 1st Plat is being submitted concurrently with the Park Side Park 1st Plat, which includes the area to be dedicated to the City as parkland.

MOTION: By Councilmember Townsend, second by Councilmember Holman to approve the first reading of Bill 3784 by title only.

DISCUSSION: None

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

D. Park Side Park 1st Plat

BILL 3785: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, APPROVING THE PARK SIDE PARK 1ST PLAT, A TRACT OF LAND LOCATED PARTLY IN THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 46N, RANGE 32W, AND PARTLY IN THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 46N, RANGE 32W, ALL IN RAYMORE, CASS COUNTY, MISSOURI."

Recording Secretary Ashley Perrey conducted the first reading of Bill 3785 by title only.

Development Services Director David Gress provided a review of the staff report included in the Council packet. Dan Carr, representing Triangle 2, LLC and Triangle 4, LLC has requested approval of the Park Side Park 1st Plat. The MOU approved with the Park Side Preliminary Plat requires the developer of the subdivision to plat and dedicate approximately 13 acres of park land located in the northeast portion of the subdivision concurrently with the first plat containing residential lots, which has been submitted as the Park Side 1st Plat, Lots 1-28. The Park Side Park 1st Plat satisfies the parkland dedication requirements for the subdivision, and will be the future location of a public dog park, a project included in the FY23 Capital Improvement Plan.

Mayor Turnbow asked how many acres the dog park will occupy out of the 13 acres of parkland. Mr. Gress stated after right-of-way is taken into account, there should be about 10 acres for the dog park.

MOTION: By Councilmember Townsend, second by Councilmember Holman to approve the first reading of Bill 3785 by title only.

DISCUSSION: None

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

E. Sunset Lane 1st Final Plat

BILL 3786: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, APPROVING THE SUNSET LANE 1ST PLAT, A TRACT OF LAND LOCATED PARTLY IN SECTION 4 TOWNSHIP 46N, RANGE 32W, AND PARTLY IN SECTION 9 TOWNSHIP 46N, RANGE 32W, ALL IN RAYMORE, CASS COUNTY, MISSOURI."

Recording Secretary Ashley Perrey conducted the first reading of Bill 3786 by title only.

Development Services Director David Gress provided a review of the staff report included in the Council packet. Dan Carr, representing Triangle 2, LLC and Triangle 4, LLC has requested approval of the Sunset Lane 1st Plat, which provides the required right-of-way for the construction of the 163rd Street and Sunset Lane extensions through the subdivision. The extension of this segment of 163rd Street and Sunset Lane was funded by the 2020 General Obligation Bonds approved by the voters of Raymore, and is being constructed as part of the development of the Park Side subdivision.

MOTION: By Councilmember Townsend, second by Councilmember Holman to approve the first reading of Bill 3786 by title only.

DISCUSSION: None

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

F. 1st Amendment to Park Side Memorandum of Understanding

BILL 3787: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, DIRECTING THE CITY MANAGER TO EXECUTE THE 1ST AMENDMENT TO THE MEMORANDUM OF UNDERSTANDING FOR THE PARK SIDE SUBDIVISION."

Recording Secretary Ashley Perrey conducted the first reading of Bill 3787 by title only.

Development Services Director David Gress provided a review of the staff report included in the Council packet. The Preliminary Plat and Memorandum of Understanding (MOU) for the Park Side Subdivision were originally approved by the City Council on October 11, 2021. The agreement outlines requirements for phasing of the subdivision, construction of public roadways, and the dedication of parkland area or payment of parkland fees, among other zoning and development requirements. The MOU requires the Developer to plat and dedicate the 13+/- acre tract of land identified on the Preliminary Plat as parkland concurrently with the first final plat application for residential lots. The phasing plan contained within the Preliminary Plat identifies the construction of 163rd Street occurring within Phase 12, or in 2033. Upon the dedication of the parkland area adjacent to 163rd Street, the City assumes certain responsibilities for the construction of a portion of 163rd Street, pursuant to Section 445.020G of the Unified Development Code. To expedite the construction of 163rd Street to provide immediate access to the parkland area to support the development of a dog park, the City desires the amend the MOU for the Park Side Subdivision to provide for the sharing of costs between the City and Developer, pursuant to a reimbursement agreement for this segment of 163rd Street.

City Manager Jim Feuerborn noted that the developer has been a great partner and is advancing the funding for the completion of 163rd Street, which allows full access to the dog park that could possibly be completed this fall.

Councilmember Townsend asked if there will be any traffic controls associated with this on Madison. Mr. Feuerborn stated that has yet to be determined.

MOTION: By Councilmember Townsend, second by Councilmember Holman to approve the first reading of Bill 3787 by title only.

DISCUSSION: None

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

G. 163rd Street Design and Construction Reimbursement Agreement

BILL 3788: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AUTHORIZING THE CITY MANAGER TO ENTER INTO A STREET DESIGN AND CONSTRUCTION REIMBURSEMENT AGREEMENT WITH TRIANGLE 2, LLC AND TRIANGLE 4, LLC TO DESIGN AND CONSTRUCT A PORTION OF THE EXTENSION OF 163RD STREET ADJACENT TO THE PARK SIDE SUBDIVISION."

Recording Secretary Ashley Perrey conducted the first reading of Bill 3788 by title only.

Development Services Director David Gress provided a review of the staff report included in the Council packet. The preliminary plat and Memorandum of Understanding for the Park Side Subdivision were originally approved by the City Council on October 11, 2021. The agreement outlines requirements for phasing of the subdivision, construction of public roadways, and the dedication of parkland area or payment of parkland fees. To provide immediate access to the parkland area being dedicated to the City as part of the Park Side Park 1st Plat, the City and Developer desire to expedite the construction of the segment of 163rd Street adjacent to the parkland area ahead of the phasing plan approved with the Preliminary Plat. The Developer has agreed to advance the construction of this segment of 163rd Street within the subdivision at their up-front expense, subject to a reimbursement of 50% of said costs by the City over a period of six (6) years, in an amount not to exceed \$100,000 annually, or until all expenses have been reimbursed. The agreement also proposes a one-time payment to the Developer in an amount not to exceed \$150,000 for the installation of the water line associated with the 163rd Street extension, which shall be paid from the Water Connection Fee Fund.

MOTION: By Councilmember Townsend, second by Councilmember Holman to approve the first reading of Bill 3788 by title only.

DISCUSSION: None

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

H. Raymore Commerce Center South Chapter 100 Plan for Industrial Development

Mr. Feuerborn stated the developer didn't have everything that was needed for this meeting, the public hearing was advertised and will need to be opened and continued to the next meeting.

Mayor Turnbow opened the public hearing at 7:38 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. Grant Harrison, representing VTRE Development LLC, is requesting approval of a redevelopment plan that includes financial incentives in the form of Chapter 100 bonds to construct approximately 1,750,000 to 3,500,000 square feet of industrial space on 260 acres known as Raymore Commerce Center South, located south of 195th Street, east of Interstate 49. Taxing jurisdictions shall be given the opportunity to comment on this item as part of the consideration of the redevelopment plan by the City Council. Following comments by any taxing jurisdictions, staff recommends that the Council continue this request until the March 13, 2023 meeting for further discussion and consideration.

Mayor Turnbow asked for comments from taxing jurisdictions, hearing none, he continued the public hearing to March 13, 2023.

MOTION: By Councilmember Townsend, second by Councilmember Holman to carry this item over to the March 13, 2023 City Council meeting.

DISCUSSION: None

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

11. Public Comment

12. Mayor/Council Communication

Mayor Turnbow and Councilmembers congratulated Councilmember Forster on the birth of her baby, noted excitement on the progress of a dog park, thanked Communications Manager Melissa Harmer for her efforts in communicating about the landfill issue, and thanked the public for their engagement at the February 16 public hearing and urged them to continue the support.

Mayor Turnbow provided an update on the landfill issue and thanked those who have supported our efforts to stop the development of the potential landfill. He encouraged citizens to reach out to legislators.

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	Absent
	Councilmember Holman	Aye
	Councilmember Townsend	Aye
	Councilmember Wills	Aye

The regular meeting of the Raymore City Council adjourned to Executive Session at 7:53 p.m.

13. Adjournment

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

DISCUSSION: None

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

The regular meeting of the Raymore Council adjourned at 8:30 p.m.

Respectfully submitted,

Ashley Perrey
Recording Secretary

*** These minutes transcribed by City Clerk Erica Hill*