

**THE RAYMORE CITY COUNCIL MET IN REGULAR SESSION ON MONDAY, JANUARY 23, 2023 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 announced that Assistant City Engineer Trent Salsbury passed the Professional Engineers exam.

Parks and Recreation Director Nathan Musteen reviewed the staff report included in the packet. He announced that Todd Brennan has been promoted to Recreation and Facility Superintendent and Jacob Wickey passed the Certified Playground Safety Inspector test. Hawk's Nest is anticipated to be completed in April. He answered questions from Council.

Communications Manager Melissa Harmer announced a public hearing regarding the threatened landfill on February 16, 2023.

Development Services Director David Gress reviewed the progress of the Comprehensive Plan. An RFQ is being prepared for consulting services to prepare the final document.

City Clerk Erica Hill noted a correction has been made to the January 9, 2023 minutes that are on the Consent Agenda for approval. The corrected minutes were distributed.

City Manager Jim Feuerborn announced items for the January 30 work session and noted it will be a joint meeting with the Planning and Zoning Commission.

## 7. Committee Reports

## 8. Consent Agenda

### A. City Council Regular Meeting minutes, January 9, 2023

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

**DISCUSSION:** Councilmember Abdelgawad noted she watched the meeting online and will be voting on the minutes.

<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. Award of Contract - Recreation Park Playground Replacement

**BILL 3772: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH ATHCO FOR REPLACEMENT OF THE 2-5 YEAR OLD RECREATION PARK PLAYGROUND."**

City Clerk Erica Hill conducted the second reading of Bill 3772 by title only.

**MOTION:** By Councilmember Townsend, second by Councilmember Holman to approve the second reading of Bill 3772 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 3772 as **Raymore City Ordinance 2023-006.**

**10. New Business**

**A. MARC Household Hazardous Waste Agreement**

**BILL 3774: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, APPROVING AN AGREEMENT WITH THE MID-AMERICA REGIONAL COUNCIL SOLID WASTE MANAGEMENT DISTRICT, RELATING TO THE REGIONAL HOUSEHOLD HAZARDOUS WASTE PROGRAM."**

City Clerk Erica Hill conducted the first reading of Bill 3774 by title only.

Public Works Director Mike Krass provided a review of the staff report included in the Council packet. The City participates in the Mid-America Regional Council (MARC) Solid Waste Management District Household Hazardous Waste (HHW) program on an annual basis. This program allows Raymore residents to participate in several HHW drop off events held throughout the metropolitan area including an event that alternates between Raymore and Belton. Residents also have access to permanent HHW drop off locations throughout the metropolitan area that can be used year-round. The budget for this service is \$28,000 and this year's agreement is \$26,580.40. MARC calculates the annual fee for this service based on a per capita rate of \$1.10 multiplied by the 2021 estimated population for our community (24,164). Previous (2019) MARC calculated rates were based on a per capita rate of \$1.07 multiplied by the 2018 Census' estimated population for our community (21,784). Staff answered questions from Council.

**MOTION:** By Councilmember Townsend, second by Councilmember Holman to approve the first reading of Bill 3774 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. Edgewater at Creekmoor 8th Final Plat**

**BILL 3775: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, APPROVING THE EDGEWATER AT CREEKMOOR EIGHTH PLAT LOTS 230 THROUGH 241 AND TRACTS K AND L, LOCATED IN SECTION 4, TOWNSHIP 46N, RANGE 32W, RAYMORE, CASS COUNTY, MISSOURI."**

City Clerk Erica Hill conducted the first reading of Bill 3775 by title only.

Development Services Director David Gress provided a review of the staff report included in the Council packet. Cooper Land Development has requested approval for the 8th phase of the Edgewater at Creekmoor subdivision, located along Hampstead Drive. This phase includes 11 residential lots and 2 common area tracts. This makes the connection between Foxridge Drive and Madison Street.

**MOTION:** By Councilmember Townsend, second by Councilmember Holman to approve the first reading of Bill 3775 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

**C. Edgewater at Creekmoor 9th Final Plat**

**BILL 3776: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, APPROVING THE EDGEWATER AT CREEKMOOR NINTH PLAT LOTS 242 THROUGH 252 AND TRACTS M AND N, LOCATED IN SECTION 4, TOWNSHIP 46N, RANGE 32W, RAYMORE, CASS COUNTY, MISSOURI."**

City Clerk Erica Hill conducted the first reading of Bill 3776 by title only.

Development Services Director David Gress provided a review of the staff report included in the Council packet. Cooper Land Development has requested approval of the 9th phase of the Edgewater at Creekmoor subdivision, located along Hampstead Drive. This phase includes 11 residential lots and 2 common area tracts.

**MOTION:** By Councilmember Townsend, second by Councilmember Holman to approve the first reading of Bill 3776 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

**D. Support for a Proposed Bellah Terra Subdivision in Cass County, MO**

**RESOLUTION 23-03: "A RESOLUTION IN SUPPORT OF THE PROPOSED BELLAH TERRA RESIDENTIAL SUBDIVISION ABUTTING THE CORPORATE BOUNDARIES OF THE CITY OF RAYMORE IN CASS COUNTY, MISSOURI."**

City Clerk Erica Hill conducted the reading of Resolution 23-03 by title only.

Development Services Director David Gress provided a review of the staff report included in the Council packet. Troy Bellah, representing Bellah Homes and the developer of the proposed Bellah Terra subdivision, located within Cass County, MO, south of Hubach Hill Road, east of the Tiffany Manor subdivision, has requested a letter of support from the City of Raymore, pursuant to Cass County Zoning Code 405.020C(7)a, which states that: The Zoning Officer shall submit the proposed Preliminary or Final Plat, as submitted by the Applicant, to the municipality located within one and one-half (1 1/2) mile of the subject property for a review period of fifteen (15) days, at the end of which period, any comments received in writing from the municipality shall be included in the application summary review prepared for the Planning Board hearing. In lieu of written comments, representatives of the municipality may appear at the Public Hearing before the Board and present its recommendation, or may elect to make no comments regarding said request. Resolution 23-03 indicates that the proposed subdivision, while located outside the jurisdictional boundaries of the City of Raymore, is consistent with the Growth Management Plan, which identifies this area as appropriate for low-density rural residential development, and allows the Mayor to provide the attached Letter of Support to the Cass County Commission.

Councilmember Abdelgawad stated the northern edge is Hubach Hill Road, but asked what the southern border of the project is. Developer Troy Bellah stated it is 195th Street.

Councilmember Forster asked if we approve the letter of support, would it only apply to this plan or any subdivision that could be developed in that location in the future.

Troy Bellah, 1248 SW Wisteria Drive, Lee's Summit, MO, responded to Councilmember Forster by reviewing the process required by the County for this project.

Councilmember Berendzen asked if there has been testing on the soil for the septic systems. Mr. Bellah stated yes, it's been submitted and approved by MO Department of Natural Resources.

Councilmember Holman asked if this subdivision requested to be annexed in the future, would engineering needs would need to be met to be compliant with city codes. Mr. Krass stated that a sewer system to that property would be extremely expensive and difficult.

**MOTION:** By Councilmember Townsend, second by Councilmember Holman to approve the reading of Resolution 23-03 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. Award of Contract - Missouri Capital Solutions (Emergency Reading)**

**BILL 3778: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH MISSOURI CAPITAL SOLUTIONS, LLC IN THE AMOUNT OF \$65,000 FOR CONSULTING SERVICES RELATED TO THE THREATENED 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 3778 by title only.

City Manager Jim Feuerborn provided a review of the staff report included in the Council packet. 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 legislative consulting. Following a review of potential firms to perform this work, Missouri Capital Solutions, LLC has been determined to be the best partner for these specialized legislative consulting services and has indicated a willingness to work with the City of Raymore.

**MOTION:** By Councilmember Townsend, second by Councilmember Holman to approve the first reading of Bill 3778 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 declared Bill 3778 an emergency and called for the second reading in its entirety.

City Clerk Erica Hill conducted the second reading of Bill 3778 in its entirety.

**MOTION:** By Councilmember Townsend, second by Councilmember Holman to approve the second reading of Bill 3778 in its entirety.

**DISCUSSION:** Mayor Turnbow stated this contract would last through the current legislative session for the amount of the contract.

<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 3778 as **Raymore City Ordinance 2023-007**.

## **11. Public Comment**

## **12. Mayor/Council Communication**

Mayor Turnbow and Councilmembers thanked Communications Manager Melissa Harmer for her efforts to communicate updates on the threatened landfill, congratulated Trent Salisbury, Todd Brennan, and Jacob Wickey on their accomplishments, and urged citizens to attend the public hearing on February 16.

Councilmember Barber thanked staff for investing in our employees through professional development and noted that Lee's Summit has joined in the efforts to stop the development of the landfill.

Councilmember Burke welcomed Johnny's Tavern and thanked Sarah Thompson for her efforts against the landfill.

Mayor Turnbow thanked Mayor Baird and the City of Lee's Summit for their support and expressed his disappointment with the City of Kansas City.

**MOTION:** By Councilmember Townsend, second by Councilmember Holman to adjourn to Executive Session to discuss litigation and personnel matters as authorized by §610.021 (1)(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 7:39 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 8:41 p.m.

Respectfully submitted,

Erica Hill  
City Clerk