

**THE RAYMORE CITY COUNCIL MET IN REGULAR SESSION ON MONDAY, MARCH 13, 2023 IN COUNCIL CHAMBERS AT 100 MUNICIPAL CIRCLE, RAYMORE, MISSOURI. MEMBERS PRESENT: MAYOR TURNBOW, COUNCILMEMBERS ABDELGAWAD, BARBER, BERENDZEN, BURKE III, HOLMAN, TOWNSEND, AND WILLS. ALSO PRESENT: 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.

**3. Pledge of Allegiance**

**4. Presentation/Awards**

**5. Personal Appearances**

**6. Staff Reports**

Development Services Director David Gress reviewed the staff report included in the packet. He answered questions from Council.

Chief of Police Jim Wilson announced the Citizens Academy will begin on March 29 and run through May 17.

City Manager Jim Feuerborn discussed items for the March 20 work session.

**7. Committee Reports**

**8. Consent Agenda**

**A. City Council Special Meeting minutes, February 16, 2023**

**B. City Council Meeting minutes, February 27, 2023**

**C. Resolution 23-07: Acceptance of Public Improvements - Timber Trails 3rd**

**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	Absent
Councilmember Holman	Aye
Councilmember Townsend	Aye
Councilmember Wills	Aye

**9. Unfinished 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 second reading of Bill 3789 by title only.

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

**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

Mayor Turnbow announced the motion carried and declared Bill 3789 as **Raymore City Ordinance 2023-017.**

**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 second reading of Bill 3790 by title only.

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

**DISCUSSION:** None

<b>VOTE:</b>	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 3790 as **Raymore City Ordinance 2023-018**.

**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 second reading of Bill 3784 by title only.

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

**DISCUSSION:** None

<b>VOTE:</b>	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 3784 as **Raymore City Ordinance 2023-019**.

**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 second reading of Bill 3785 by title only.

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

**DISCUSSION:** None

<b>VOTE:</b>	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 3785 as **Raymore City Ordinance 2023-020**.

**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 second reading of Bill 3786 by title only.

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

**DISCUSSION:** None

<b>VOTE:</b>	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 3786 as **Raymore City Ordinance 2023-021.**

**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 second reading of Bill 3787 by title only.

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

**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

Mayor Turnbow announced the motion carried and declared Bill 3787 as **Raymore City Ordinance 2023-022.**

**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 second reading of Bill 3788 by title only.

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

**DISCUSSION:** None

<b>VOTE:</b>	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 3788 as **Raymore City Ordinance 2023-023**.

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

**BILL 3795: "AN ORDINANCE APPROVING A REDEVELOPMENT PLAN FOR AN INDUSTRIAL DEVELOPMENT PROJECT AND A DEVELOPMENT AND PERFORMANCE AGREEMENT BETWEEN THE CITY OF RAYMORE, MISSOURI AND VANTRUST DEVELOPMENT, LLC, FOR THE PURPOSE OF PROVIDING FUNDS TO PAY THE COSTS OF IMPROVING AN INDUSTRIAL DEVELOPMENT PROJECT IN THE CITY; AND AUTHORIZING CERTAIN AGREEMENTS AND OTHER ACTIONS BY THE CITY."**

Recording Secretary Ashley Perrey conducted the first reading of Bill 3795 by title only.

Mayor Turnbow noted the public hearing was continued from the February 27, 2023 City Council meeting; he called for a staff report at 7:15 p.m.

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. At the February 17, 2023 meeting, the City Council voted unanimously to continue this request to March 13, 2023 for full consideration. Staff worked with the Developer and special counsel Gilmore & Bell to incorporate the awarding of grant funding into the final Development and Performance Agreement, which is now submitted to the City Council for consideration. In January 2023, the City of Raymore was awarded funding allocated from the Missouri Department of Transportation (MoDOT) Governor's Transportation Cost Share Program, which will help fund infrastructure improvements within the development.

Sarah Granath, Gilmore & Bell, stated this Chapter 100 plan is for real property and for 20 years from each bond issuance, which is the same length as the Chapter 100 plans for Raymore Commerce Center. Each bond issuance will come before the

Council. This plan contemplates 1.75 to 3.5 million square feet of development and a total investment of \$200 to \$350 million. The initial infrastructure would be complete by the end of 2024. The agreement requires the developer to start the next phase of development within 24 months of substantial completion of the prior project to keep the project moving forward, and all buildings must be completed by the end of 2031, unless the developer requests an extension. PILOT payments are calculated by square footage in each building and the plan and cost benefit analysis is using the assumption of 3.75 million square feet. Using these assumptions, the abatement would be approximately \$84 million over the life of the plan, with PILOTs equaling around \$17 million over the life of the plan. The company would also receive a sales and use tax exemption on construction materials. The city applied for and received the MoDOT Governor’s Transportation Cost Share Program Grant, which a portion of will be used to reimburse the developer up to \$2,751,933 for improvements at Dean Avenue and 195th Street.

Grant Harrison, Van Trust Real Estate, 4900 Main Street, Kansas City, MO, appreciates the consideration of this item.

City Manager Jim Feuerborn stated he and Raymore-Peculiar School District Superintendent Dr. Schlagle had a productive meeting. The plan he is hoping to come to with the school district could be the topic of a joint work session with the school board on May 1. The goal would be for re-education on Chapter 100 programs.

Mayor Turnbow asked for comments from taxing jurisdictions, hearing none, he closed the public hearing at 7:24 p.m.

**MOTION:** By Councilmember Townsend, second by Councilmember Holman to approve the first reading of Bill 3795 by title only.

**DISCUSSION:** None

<b>VOTE:</b>	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

## **10. New Business**

### **A. Award of Contract - Outdoor Solutions, LLC**

**BILL 3794: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH OUTDOOR SOLUTIONS, LLC FOR 2023 LAWN AND LANDSCAPE SERVICES AT IDENTIFIED LOCATIONS THROUGHOUT THE CITY."**

Councilmember Holman recused himself from the dais due to conflict of interest pertaining to this item.

City Manager Jim Feuerborn conducted the first reading of Bill 3794 by title only.

Assistant City Manager Ryan Murdock provided a review of the staff report included in the Council packet. Staff proposes awarding a contract for mowing and median landscaping services to Outdoor Solutions, LLC. This contract will cover mowing of City properties at the Municipal Circle, Animal Control and Public Works facilities. The contractor will also provide landscaping and maintenance services to more than a dozen street medians and islands as detailed in the contract. Services are billed at a weekly rate and are anticipated to begin April 1, 2023, and run through October or November of 2023. He noted a correction to a street name listed in the contract.

Councilmember Berendzen noted that he has heard good things about this local company.

**MOTION:** By Councilmember Townsend, second by Councilmember Barber to approve the first reading of Bill 3794 by title only.

**DISCUSSION:** None

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

Councilmember Holman returned to his seat at the dais.

**B. Correction to Oak Ridge Farms 4th Plat Rezoning Legal Description (public hearing)**

**BILL 3791: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, CORRECTING THE LEGAL DESCRIPTION FOR THE OAK RIDGE FARMS 4TH PLAT REZONING APPLICATION AND CORRECTING SCRIVENER'S ERRORS WITHIN."**

Recording Secretary Ashley Perrey conducted the first reading of Bill 3791 by title only.

Mayor Turnbow opened the public hearing at 7:29 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. On April 25, 2022, the City Council approved Ordinance 2022-031, considered as Bill 3708, which proposed the rezoning of approximately 9 acres of land located south of Pine Street, east of N. Madison, from its previous C-2 General Commercial District designation to the proposed R-3A Multiple Family Residential District as part of the proposed Oak Ridge Farms 4th Phase. The project included the preservation of two commercial lots fronting 58 Highway and the rezoning of the adjoining land area to the east to support the development of a townhome community. The legal description contained within Ordinance 2022-031 was not inclusive of all of the property intended to be rezoned and inadvertently omitted a portion of the area proposed to be rezoned as part of the Oak Ridge Farms 4th Plat Rezoning application. Further, the title of Ordinance 2022-031, the staff report and rezoning map included with the Ordinance, the legal notice publication and the notice to the neighboring property owners all described the property in its entirety as was intended to be rezoned as proposed by the applicant. Bill 3791 proposes to correct the scrivener's errors contained within the original legal description so as to accurately reflect the zoning map amendment proposed to and approved by the City Council on April 25, 2022, by way of Ordinance 2022-031.

Mayor Turnbow opened the floor to public comment. Hearing none, he closed the public hearing at 7:31 p.m.

**MOTION:** By Councilmember Townsend, second by Councilmember Holman to approve the first reading of Bill 3791 by title only.

**DISCUSSION:** None

<b>VOTE:</b>	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. Oak Ridge Farms 4th Plat, Lots 61-84, Replat of Lot 58**

**BILL 3792: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, APPROVING THE OAK RIDGE FARMS 4TH PLAT, LOTS 61 THRU 84, A REPLAT OF LOT 58, OAK RIDGE FARMS 4TH PLAT."**

Recording Secretary Ashley Perrey conducted the first reading of Bill 3792 by title only.

Development Services Director David Gress provided a review of the staff report included in the Council packet. Sean Siebert, representing ORF 4, LLC, is requesting

approval of the Oak Ridge Farms 4th Plat, Lots 61 thru 84, a replat of Lot 58 of the existing Oak Ridge Farms 4th Plat. On August 22, 2022, the City Council approved the 4th Plat of Oak Ridge Farms, which created the subject property and two adjoining commercial lots fronting 58 Highway. The subject property, originally identified as Lot 58, was platted as a singular lot containing multiple residential dwellings, the site plan of which was approved by the Planning and Zoning Commission in August 2022. The applicant has requested to further subdivide Lot 58 into multiple lots, each containing individual residential buildings. Each proposed lot as requested must comply with the bulk and dimensional standards for the R-3A Zoning District. Staff has reviewed the proposed replat application to ensure the placement of buildings that were approved by the Planning Commission as part of the site plan application remain in compliance with the approved site plan. All buildings remain in the same location as originally approved and comply with the required special conditions and dimensional standards within the Unified Development Code. The Planning and Zoning Commission, at its March 7, 2023, meeting voted 6-0 to recommend approval of this application.

**MOTION:** By Councilmember Townsend, second by Councilmember Holman to approve the first reading of Bill 3792 by title only.

**DISCUSSION:** None

<b>VOTE:</b>	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. Establishing Stop Signs**

**BILL 3793: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, ESTABLISHING STOP SIGNS WITHIN THE CITY LIMITS OF RAYMORE, CASS COUNTY, MISSOURI."**

Recording Secretary Ashley Perrey conducted the first reading of Bill 3793 by title only.

Public Works Director Mike Krass provided a review of the staff report included in the Council packet. At a recent work session, staff presented recommendations regarding modifications to the traffic control within the Timber Trails Development. Additional stop signs as outlined in the Council packet would be installed upon formal approval.

**MOTION:** By Councilmember Townsend, second by Councilmember Holman to approve the first reading of Bill 3793 by title only.

**DISCUSSION:** Councilmember Townsend noted the concern of the lack of stop signs in the development. He stated the residents in the area will be pleased.

<b>VOTE:</b>	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 observed a moment of silence for Hermann, MO Det. Sgt. Mason Griffith who was killed in the line of duty. They thanked Mayor Turnbow for his engagement and leadership in discussing an issue with a concerned citizen and thanked the community for their participation in the landfill fight.

Councilmember Burke noted the passing of his neighbor, Heather Crouch, and that his son is being deployed to the Mexican border.

**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	Absent
	Councilmember Holman	Aye
	Councilmember Townsend	Aye
	Councilmember Wills	Aye

The regular meeting of the Raymore City Council adjourned to Executive Session at 7:43 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	Absent
Councilmember Holman	Aye
Councilmember Townsend	Aye
Councilmember Wills	Aye

The regular meeting of the Raymore Council adjourned at 8:22 p.m.

Respectfully submitted,

Ashley Perrey  
Recording Secretary

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