

THE RAYMORE CITY COUNCIL MET IN REGULAR SESSION ON MONDAY, MARCH 27, 2023 IN COUNCIL CHAMBERS AT 100 MUNICIPAL CIRCLE, RAYMORE, MISSOURI. MEMBERS PRESENT: MAYOR TURNBOW, COUNCILMEMBERS ABDELGAWAD, BARBER, BURKE III, 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. Councilmembers Berendzen and Forster were absent.

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 noted the stream clean up event scheduled for Saturday.

Parks and Recreation Director Nathan Musteen reviewed the staff report included in the packet. He answered questions from Council regarding the playground construction at Hawk Ridge Park, noting a possible opening in late April.

Communications Manager Melissa Harmer provided information on the ballot question to impose an additional sales tax on adult-use recreational marijuana. If this question is approved, the additional sales tax would be allocated to the general fund and would not be stacked if the same question on the ballot by Cass County passes.

Councilmember Holman noted that additional services can be required after recreational marijuana is approved.

Councilmember Abdelgawad noted that several cities in Cass County and around the state have this question on the ballot.

City Manager Jim Feuerborn announced items for the April 3 work session. He announced the Finance Department has received the Certificate of Achievement for Excellence in Financial Reporting for the 10th year in a row.

7. Committee Reports

8. Consent Agenda

A. City Council Meeting minutes, March 13, 2023

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	Absent
	Councilmember Burke III	Aye
	Councilmember Forster	Absent
	Councilmember Holman	Aye
	Councilmember Townsend	Aye
	Councilmember Wills	Aye

9. Unfinished Business

A. 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."

City Clerk Erica Hill conducted the second reading of Bill 3795 by title only.

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

DISCUSSION: None

VOTE:	Councilmember Abdelgawad	Aye
	Councilmember Barber	Aye
	Councilmember Berendzen	Absent
	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 3795 as **Raymore City Ordinance 2023-024.**

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

B. 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."

City Clerk Erica Hill conducted the second reading of Bill 3794 by title only.

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

DISCUSSION: None

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

Mayor Turnbow announced the motion carried and declared Bill 3794 as **Raymore City Ordinance 2023-025**.

Councilmember Holman returned to his seat at the dais.

C. Correction to Oak Ridge Farms 4th Plat Rezoning Legal Description

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."

City Clerk Erica Hill conducted the second reading of Bill 3791 by title only.

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

DISCUSSION: None

VOTE:	Councilmember Abdelgawad	Aye
	Councilmember Barber	Aye
	Councilmember Berendzen	Absent

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 3791 as **Raymore City Ordinance 2023-026.**

D. 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."

City Clerk Erica Hill conducted the second reading of Bill 3792 by title only.

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

DISCUSSION: None

VOTE:

Councilmember Abdelgawad	Aye
Councilmember Barber	Aye
Councilmember Berendzen	Absent
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 3792 as **Raymore City Ordinance 2023-027.**

E. 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."

City Clerk Erica Hill conducted the second reading of Bill 3793 by title only.

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

DISCUSSION: None

VOTE:

Councilmember Abdelgawad	Aye
Councilmember Barber	Aye

Councilmember Berendzen	Absent
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 3793 as **Raymore City Ordinance 2023-028.**

10. New Business

A. Easement Vacation - 807 Bridgeshire Drive, Edgewater at Creekmoor 6th Plat, Lot 181 (public hearing)

BILL 3796: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, VACATING A PORTION OF A 25 FOOT REAR-YARD UTILITY EASEMENT LOCATED ON LOT 181 IN EDGEWATER AT CREEKMOOR SIXTH PLAT, A SUBDIVISION IN THE CITY OF RAYMORE, CASS COUNTY, MISSOURI."

City Clerk Erica Hill conducted the first reading of Bill 3796 by title only.

Mayor Turbow 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. Brad and Tiffany Kiehl, owners of the property located at 807 Bridgeshire Drive in the Edgewater at Creekmoor subdivision, have requested a vacation of 17 feet of an existing 25 foot utility easement located in the rear yard of the property. The request would allow for the construction of a pool. Utility companies, including Spire, Evergy, AT&T, Comcast and others, were notified of the request and no objections were received. 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. As this is a public hearing, he noted the public hearing was property advertised in the February 22, 2023 North Cass Herald and requested the following documents be entered into the record: notice of publication, Unified Development Code, application, Growth Management Plan, staff report, and plot plan.

Mayor Turnbow opened the floor for public comments. 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 3796 by title only.

DISCUSSION: None

VOTE:	Councilmember Abdelgawad	Aye
	Councilmember Barber	Aye
	Councilmember Berendzen	Absent

Councilmember Burke III	Aye
Councilmember Forster	Absent
Councilmember Holman	Aye
Councilmember Townsend	Aye
Councilmember Wills	Aye

B. Preliminary Plan Extension for the Allera Planned Unit Development (PUD)

RESOLUTION 23-08: "A RESOLUTION OF THE CITY OF RAYMORE, MISSOURI, APPROVING A ONE-YEAR EXTENSION OF THE PRELIMINARY DEVELOPMENT PLAN FOR THE ALLERA PLANNED UNIT DEVELOPMENT."

City Clerk Erica Hill conducted the reading of Resolution 23-08 by title only.

Development Services Director David Gress provided a review of the staff report included in the Council packet. Brenner Holland representing Hunt Midwest, has requested an extension to the Preliminary Plan for the Allera Subdivision, 52-acre subdivision containing 171 single-family lots, located south of Johnston Drive, west of Dean Avenue. The PUD zoning and Preliminary Plan were approved on April 25, 2022 by the City Council and are set to expire on April 25, 2023. The Developer is requesting a 1-year extension, with a new expiration date of April 25, 2024. The applicant has indicated that development interest still remains for the project, but current economic conditions have caused the owner and the developer of the subdivision to place a hold on the final development of the project at this time. The approved Preliminary Plan and Memorandum of Understanding remain unchanged from their currently approved form.

Councilmember Burke asked about the design and construction of Johnston Drive that was part of this development project. Mr. Gress stated that originally, the developer was contemplating constructing Johnston Drive and designing it themselves, but because the project was put on hold staff decided to move forward with the project, and the design should be close to being completed.

Councilmember Burke also recalled that the Council was recently notified that this project was no longer removing forward. Mr. Gress stated that at this time the developer does not have a contract on the property, but has not totally walked away. They indicated that the interest rates and other factors have caused them to not move forward at this time. An extension keeps the property in an approved development plan, it could be Hunt Midwest or a different developer that could move forward with the project.

MOTION: By Councilmember Townsend, second by Councilmember Holman to approve the reading of Resolution 23-08 by title only.

DISCUSSION: None

VOTE: Councilmember Abdelgawad Aye
Councilmember Barber Aye

Councilmember Berendzen	Absent
Councilmember Burke III	Aye
Councilmember Forster	Absent
Councilmember Holman	Aye
Councilmember Townsend	Aye
Councilmember Wills	Aye

C. Award of Contract - Compensation Class Study

BILL 3797: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH MCGRATH HUMAN RESOURCES GROUP IN THE AMOUNT OF \$34,218 FOR THE 2023 COMPENSATION CLASS STUDY FOR THE CITY OF RAYMORE."

City Clerk Erica Hill conducted the first reading of Bill 3797 by title only.

Assistant City Manager Ryan Murdock provided a review of the staff report included in the Council packet. The 2023 adopted budget includes funding for a compensation class study to fully evaluate the organizational structure and total compensation packages for the City of Raymore. The City issued a Request for Qualifications and determined by interviewing 2 finalists from 5 submitted proposals. It has been nearly 15 years since the last study was conducted and staff recommends McGrath Human Resources Group for this important project.

Councilmember Holman asked when the last study was completed and when the report would be presented to Council. Mr. Murdock stated it's been 15 years since the last study and that preliminary findings should be in by late summer, with a final report delivered to staff in early fall, noting that the study would not be completed before the next budget cycle as staff felt it important to not rush this important study.

MOTION: By Councilmember Townsend, second by Councilmember Holman to approve the first reading of Bill 3797 by title only.

DISCUSSION: None

VOTE:

Councilmember Abdelgawad	Aye
Councilmember Barber	Aye
Councilmember Berendzen	Absent
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 urged citizens to vote in the general election on April 4, 2023, congratulated the Finance Department on receiving the Certificate of Achievement for Excellence in Financial Reporting, thanked staff for their work, and thanked staff and the community for their support in the landfill fight.

Councilmember Wills noted planning for the farmers market is underway.

Councilmember Burke reviewed the process of the Council during a meeting and how information is received regarding Council meeting materials.

Councilmember Barber thanked Communications Manager Melissa Harmer for keeping the Raymore website up to date and all of her communication efforts.

Councilmember Townsend thanked Councilmembers Berendzen and Wills for their work while part of the City Council.

Mayor Turnbow provided an update on the landfill threat and urged the community to stay engaged. He noted the next regular meeting on April 10 begins the 6:00 p.m. start time for Council meetings and work sessions.

13. Adjournment

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

DISCUSSION: None

VOTE:	Councilmember Abdelgawad	Aye
	Councilmember Barber	Aye
	Councilmember Berendzen	Absent
	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 7:43 p.m.

Respectfully submitted,

Erica Hill
City Clerk