

**THE RAYMORE CITY COUNCIL MET IN REGULAR SESSION ON MONDAY, JULY 24, 2023 IN COUNCIL CHAMBERS AT 100 MUNICIPAL CIRCLE, RAYMORE, MISSOURI. MEMBERS PRESENT: MAYOR TURNBOW, COUNCILMEMBERS ABDELGAWAD, BAKER, BARBER, ENGERT, AND TOWNSEND. 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 6:00 p.m.

**2. Roll Call**

City Clerk Erica Hill called roll; quorum present to conduct business. Councilmembers Burke, Forster, and Holman were absent.

**3. Pledge of Allegiance**

**4. Presentation/Awards**

Mayor Turnbow presented the State of the City address.

**5. Personal Appearances**

**6. Staff Reports**

City Manager Jim Feuerborn stated the Public Works staff report is included in the packet.

Parks and Recreation Director Nathan Musteen reviewed the staff report included in the packet. He answered questions from Council.

Communications Manager Melissa Harmer provided an update on upcoming activities of the Arts Commission. She noted that an article on the Hawk's Nest Playground grand opening was included in the Missouri Parks and Recreation magazine.

Development Services Director David Gress provided an update on the Comprehensive Plan and outlined the process in the coming months.

City Clerk Erica Hill announced the 2023 Back-to-School Sales Tax Holiday will be August 4-6.

City Manager Jim Feuerborn stated there will be no work session on July 31.

**7. Committee Reports**

**8. Consent Agenda**

- A. City Council Meeting minutes, July 10, 2023**
- B. Resolution 23-28: Appointments to the License Tax Review Committee**
- C. Resolution 23-29: Hawks Nest Playground - Acceptance and Final Payment**

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

**DISCUSSION:** None

<b>VOTE:</b>	Councilmember Abdelgawad	Aye
	Councilmember Baker	Aye
	Councilmember Barber	Aye
	Councilmember Burke III	Absent
	Councilmember Engert	Aye
	Councilmember Forster	Absent
	Councilmember Holman	Absent
	Councilmember Townsend	Aye

**9. Unfinished Business**

**A. Easement Vacation - Lot 412, Westbrook 15th Final Plat**

**BILL 3819: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, VACATING PORTIONS OF THE SIDE AND REAR-YARD UTILITY EASEMENTS LOCATED ON LOT 412 IN THE WESTBROOK AT CREEKMOOR FIFTEENTH PLAT FOR THE PURPOSES OF REPLATTING LOT 412, WESTBROOK FIFTEENTH PLAT, RAYMORE, CASS COUNTY, MISSOURI."**

City Clerk Erica Hill conducted the second reading of Bill 3819 by title only.

**MOTION:** By Councilmember Abdelgawad, second by Councilmember Townsend to approve the second reading of Bill 3819 by title only.

**DISCUSSION:** None

<b>VOTE:</b>	Councilmember Abdelgawad	Aye
	Councilmember Baker	Aye
	Councilmember Barber	Aye
	Councilmember Burke III	Absent
	Councilmember Engert	Aye
	Councilmember Forster	Absent
	Councilmember Holman	Absent
	Councilmember Townsend	Aye

Mayor Turnbow announced the motion carried and declared Bill 3819 as **Raymore City Ordinance 2023-055.**

**B. Easement Vacation - Lot 415, Westbrook 15th Final Plat**

**BILL 3820: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, VACATING AN EXISTING TWENTY-FIVE FOOT REAR-YARD UTILITY EASEMENT LOCATED ON LOT 415 IN THE WESTBROOK AT CREEKMOOR 15TH PLAT FOR THE PURPOSES OF REPLATTING LOT 415, WESTBROOK FIFTEENTH PLAT, RAYMORE, CASS COUNTY, MISSOURI."**

City Clerk Erica Hill conducted the second reading of Bill 3820 by title only.

**MOTION:** By Councilmember Abdelgawad, second by Councilmember Townsend to approve the second reading of Bill 3820 by title only.

**DISCUSSION:** None

<b>VOTE:</b>	Councilmember Abdelgawad	Aye
	Councilmember Baker	Aye
	Councilmember Barber	Aye
	Councilmember Burke III	Absent
	Councilmember Engert	Aye
	Councilmember Forster	Absent
	Councilmember Holman	Absent
	Councilmember Townsend	Aye

Mayor Turnbow announced the motion carried and declared Bill 3820 as **Raymore City Ordinance 2023-056.**

**C. Award of Contract - North Cass Signal & Intersection Improvements**

**BILL 3828: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH GUNTER CONSTRUCTION COMPANY FOR THE NORTH CASS SIGNAL AND INTERSECTION IMPROVEMENTS PROJECT, CITY PROJECT NUMBER 23-389-201, IN THE AMOUNT OF \$793,225 AND AUTHORIZING THE CITY MANAGER TO APPROVE CHANGE ORDERS WITHIN ESTABLISHED BUDGET CONSTRAINTS."**

City Clerk Erica Hill conducted the second reading of Bill 3828 by title only.

**MOTION:** By Councilmember Abdelgawad, second by Councilmember Townsend to approve the second reading of Bill 3828 by title only.

**DISCUSSION:** None

<b>VOTE:</b>	Councilmember Abdelgawad	Aye
	Councilmember Baker	Aye
	Councilmember Barber	Aye

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

Mayor Turnbow announced the motion carried and declared Bill 3828 as **Raymore City Ordinance 2023-057**.

**D. Award of Contract - Hunter’s Glen Storm Repair**

**BILL 3829: “AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH SAK CONSTRUCTION LLC FOR THE HUNTER’S GLEN STORM REPAIR PROJECT, CITY PROJECT NUMBER 23-429-201, IN THE AMOUNT OF \$222,445 AND AUTHORIZING THE CITY MANAGER TO APPROVE CHANGE ORDERS WITHIN ESTABLISHED BUDGET CONSTRAINTS.”**

City Clerk Erica Hill conducted the second reading of Bill 3829 by title only.

**MOTION:** By Councilmember Abdelgawad, second by Councilmember Townsend to approve the second reading of Bill 3829 by title only.

**DISCUSSION:** None

**VOTE:**

Councilmember Abdelgawad	Aye
Councilmember Baker	Aye
Councilmember Barber	Aye
Councilmember Burke III	Absent
Councilmember Engert	Aye
Councilmember Forster	Absent
Councilmember Holman	Absent
Councilmember Townsend	Aye

Mayor Turnbow announced the motion carried and declared Bill 3829 as **Raymore City Ordinance 2023-057**.

**E. Award of Contract - Salt Dome Pad Replacement**

**BILL 3830: “AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH CALVERT’S PAVING INC FOR THE SALT DOME PAD REPLACEMENT PROJECT, CITY PROJECT NUMBER 23-425-201, IN THE AMOUNT OF \$64,173 AND AUTHORIZING THE CITY MANAGER TO APPROVE CHANGE ORDERS WITHIN ESTABLISHED BUDGET CONSTRAINTS.”**

City Clerk Erica Hill conducted the second reading of Bill 3830 by title only.

**MOTION:** By Councilmember Abdelgawad, second by Councilmember Townsend to approve the second reading of Bill 3830 by title only.

**DISCUSSION:** None

<b>VOTE:</b>	Councilmember Abdelgawad	Aye
	Councilmember Baker	Aye
	Councilmember Barber	Aye
	Councilmember Burke III	Absent
	Councilmember Engert	Aye
	Councilmember Forster	Absent
	Councilmember Holman	Absent
	Councilmember Townsend	Aye

Mayor Turnbow announced the motion carried and declared Bill 3830 as **Raymore City Ordinance 2023-059.**

**F. Award of Contract - Missouri Capitol Solutions**

**BILL 3832: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH MISSOURI CAPITOL SOLUTIONS, LLC IN THE TOTAL AMOUNT OF \$99,428.52 FOR POLITICAL CONSULTING SERVICES."**

City Clerk Erica Hill conducted the second reading of Bill 3832 by title only.

**MOTION:** By Councilmember Abdelgawad, second by Councilmember Townsend to approve the second reading of Bill 3832 by title only.

**DISCUSSION:** None

<b>VOTE:</b>	Councilmember Abdelgawad	Aye
	Councilmember Baker	Aye
	Councilmember Barber	Aye
	Councilmember Burke III	Absent
	Councilmember Engert	Aye
	Councilmember Forster	Absent
	Councilmember Holman	Absent
	Councilmember Townsend	Aye

Mayor Turnbow announced the motion carried and declared Bill 3832 as **Raymore City Ordinance 2023-060.**

**G. Timber Trails Mixed Use PUD Rezoning & Preliminary Plan**

**BILL 3802: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AMENDING THE ZONING MAP FROM "R-3AP" MULTIPLE-FAMILY RESIDENTIAL PLANNED DISTRICT TO "PUD" PLANNED UNIT**

**DEVELOPMENT DISTRICT, AND APPROVING THE PRELIMINARY DEVELOPMENT PLAN FOR THE TIMBER TRAILS MIXED USE DEVELOPMENT, A 22.31 ACRE TRACT OF LAND LOCATED NORTH OF JOHNSTON DRIVE AND WEST OF DEAN AVENUE, IN RAYMORE, CASS COUNTY, MISSOURI.”**

City Clerk Erica Hill conducted the second reading of Bill 3802 by title only.

**MOTION:** By Councilmember Abdelgawad, second by Councilmember Townsend to approve the second reading of Bill 3802 by title only.

**DISCUSSION:** None

<b>VOTE:</b>	Councilmember Abdelgawad	Aye
	Councilmember Baker	Aye
	Councilmember Barber	Aye
	Councilmember Burke III	Absent
	Councilmember Engert	Aye
	Councilmember Forster	Absent
	Councilmember Holman	Absent
	Councilmember Townsend	Aye

Mayor Turnbow announced the motion carried and declared Bill 3802 as **Raymore City Ordinance 2023-061.**

**10. New Business**

**A. 1111 Hillswick Lane - Easement Vacation (public hearing)**

**BILL 3835: “AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, VACATING PORTIONS OF THE REAR-YARD UTILITY EASEMENT LOCATED ON LOT 416 IN THE WESTBROOK AT CREEKMOOR FIFTEENTH PLAT, RAYMORE, CASS COUNTY, MISSOURI.”**

City Clerk Erica Hill conducted the first reading of Bill 3835 by title only.

Mayor Turnbow opened the public hearing at 6:31 p.m. and called for a staff report.

Development Services Director David Gress reviewed the staff report included in the packet. Chris LeRoy, owner of the property located at 1111 Hillswick Lane (Lot 416, Westbrook 15th Plat), has requested the partial vacation of an existing 25 foot rear-yard utility easement located on Lot 416 within the Westbrook at Creekmoor 15th Plat. The requested vacation would allow for 7.5 feet to remain within the easement, a standard dimension for utility easements. As this is a public hearing, he asked for the following items to be entered into the record: notice of publication in the North Cass Herald, Unified Development Code, application, Growth Management Plan, staff report, and plot plan. He answered questions from Council.

Mayor Turnbow opened the floor for public comment. Hearing no comments, he closed the public hearing at 6:33 p.m.

**MOTION:** By Councilmember Abdelgawad, second by Councilmember Townsend to approve the first reading of Bill 3835 by title only.

**DISCUSSION:** None

<b>VOTE:</b>	Councilmember Abdelgawad	Aye
	Councilmember Baker	Aye
	Councilmember Barber	Aye
	Councilmember Burke III	Absent
	Councilmember Engert	Aye
	Councilmember Forster	Absent
	Councilmember Holman	Absent
	Councilmember Townsend	Aye

**B. Financial Disclosure Ordinance**

**BILL 3833: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, ESTABLISHING A PROCEDURE TO DISCLOSE POTENTIAL CONFLICTS OF INTEREST AND SUBSTANTIAL INTERESTS FOR CERTAIN OFFICIALS AND CANDIDATES FOR ELECTIVE OFFICES."**

City Clerk Erica Hill conducted the first reading of Bill 3833 by title only.

City Clerk Erica Hill provided a review of the staff report included in the Council packet. Missouri statutes require political subdivisions with operating budgets more than \$1 million to adopt an Ordinance at an open meeting making public its method of disclosing potential conflicts of interest. Bill 3833 establishes the City of Raymore's public procedures for disclosing potential conflicts of interest and personal financial disclosure as provided for in RSMo Sections 105.483 and 105.485.

**MOTION:** By Councilmember Abdelgawad, second by Councilmember Townsend to approve the first reading of Bill 3833 by title only.

**DISCUSSION:** None

<b>VOTE:</b>	Councilmember Abdelgawad	Aye
	Councilmember Baker	Aye
	Councilmember Barber	Aye
	Councilmember Burke III	Absent
	Councilmember Engert	Aye
	Councilmember Forster	Absent
	Councilmember Holman	Absent
	Councilmember Townsend	Aye

**C. Non-Residential Contributor Sewer Service Agreement for Nuuly**

**BILL 3836: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AUTHORIZING THE CITY MANAGER TO ENTER INTO A NON-RESIDENTIAL CONTRIBUTOR SEWER SERVICE CONTRACT WITH URBN SR, LLC, DBA NUULY, PURSUANT TO SECTION 710.350 OF THE CITY CODE."**

City Clerk Erica Hill conducted the first reading of Bill 3836 by title only.

Economic Development Director Jordan Lea reviewed the staff report included in the packet. Nuuly, a subsidiary of Urban Outfitters, is currently under construction on their new distribution facility located at 1300 S. Dean Avenue. Due to the significant water usage required to launder the clothing for rental or resale, the company is equipping the building with a large number of commercial/industrial washing machines, dryers and steamers. Based on the nature of the laundry facilities associated with the business operations of Nuuly, there is projected to be a significant loss factor and evaporation of wastewater from the industrial washing machines and steamers, which would create disproportionate sewer service charges compared to the actual flow of wastewater into the wastewater sewer system maintained by the City. Wastewater for the City is traditionally billed pursuant to water consumption. As a result, Nuuly has requested that the City bill sewer charges for the property based on the actual flow of wastewater into the sewer system. Section 710.350(D)(b) of the City Code of Ordinances provides the authority for Sewer Services charges. Exceptions may include contributors with a service contract approved by the City Council. The proposed agreement allows the City to charge Nuuly for sewer service based on actual metered wastewater flow into the system. Additionally, as part of the incentive negotiations to attract Nuuly to locate in Raymore, the City offered a 5-year reimbursement to Nuuly equal to the amount of 5% for all billed water service and billed sewer service as a means of helping offset the costs associated with equipping the building for service.

Phil Gibbs, Continental Consulting Engineers, 9000 State Line Rd., Leawood, KS, thanked staff for the work put into this agreement. He answered questions from Mayor Turnbow.

**MOTION:** By Councilmember Abdelgawad, second by Councilmember Townsend to approve the first reading of Bill 3836 by title only.

**DISCUSSION:** None

<b>VOTE:</b>	Councilmember Abdelgawad	Aye
	Councilmember Baker	Aye
	Councilmember Barber	Aye
	Councilmember Burke III	Absent
	Councilmember Engert	Aye
	Councilmember Forster	Absent
	Councilmember Holman	Absent
	Councilmember Townsend	Aye

**D. Timber Trails Chapter 100 Development and Performance Agreement  
(taxing jurisdiction comment)**

**BILL 3834: "AN ORDINANCE APPROVING A REDEVELOPMENT PLAN FOR A COMMERCIAL DEVELOPMENT PROJECT AND A DEVELOPMENT AND PERFORMANCE AGREEMENT BETWEEN THE CITY OF RAYMORE, MISSOURI, AND TIMBER TRAILS LAND PARTNERS, LLC, FOR THE PURPOSE OF PROVIDING FUNDS TO PAY THE COSTS OF IMPROVING A COMMERCIAL DEVELOPMENT PROJECT IN THE CITY; AND AUTHORIZING CERTAIN AGREEMENTS AND OTHER ACTIONS BY THE CITY."**

City Clerk Erica Hill conducted the first reading of Bill 3834 by title only.

Economic Development Director Jordan Lea reviewed the staff report included in the packet. Jake Loveless, representing Timber Trails Land Partners LLC on behalf of Griffin Riley Property Group LLC, plans to construct a 299-unit, luxury apartment community, 13,560 square foot multi-tenant retail center, and premium hotel on approximately 10 acres located west of Dean Avenue, immediately south of Walmart. The developer is requesting a Chapter 100 Development and Performance Agreement.

Jake Loveless, representing Timber Trails Land Partners LLC on behalf of Griffin Riley Property Group LLC, requested to continue this item to the next Council meeting.

Mayor Turnbow opened the floor to comments from taxing jurisdictions.

Mr. Feuerborn stated that the fire district and the school district have no comments on this request.

**MOTION:** By Councilmember Abdelgawad, second by Councilmember Townsend to continue Bill 3834 to the August 14 City Council meeting.

**DISCUSSION:** None

<b>VOTE:</b>	Councilmember Abdelgawad	Aye
	Councilmember Baker	Aye
	Councilmember Barber	Aye
	Councilmember Burke III	Absent
	Councilmember Engert	Aye
	Councilmember Forster	Absent
	Councilmember Holman	Absent
	Councilmember Townsend	Aye

**11. Public Comment**

**12. Mayor/Council Communication**

Councilmembers thanked the Mayor for the State of the City address and discussed the continued fight against the landfill.

### **13. Adjournment**

**MOTION:** By Councilmember Abdelgawad, second by Councilmember Townsend to adjourn.

**DISCUSSION:** None

<b>VOTE:</b>	Councilmember Abdelgawad	Aye
	Councilmember Baker	Aye
	Councilmember Barber	Aye
	Councilmember Burke III	Absent
	Councilmember Engert	Aye
	Councilmember Forster	Absent
	Councilmember Holman	Absent
	Councilmember Townsend	Aye

The regular meeting of the Raymore Council adjourned at 6:50 p.m.

Respectfully submitted,

Erica Hill  
City Clerk