

**THE RAYMORE CITY COUNCIL MET IN REGULAR SESSION ON MONDAY, AUGUST 14, 2023 IN COUNCIL CHAMBERS AT 100 MUNICIPAL CIRCLE, RAYMORE, MISSOURI. MEMBERS PRESENT: MAYOR TURNBOW, COUNCILMEMBERS ABDELGAWAD, BAKER, BARBER, BURKE III, ENGERT, FORSTER, HOLMAN, 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.

**3. Pledge of Allegiance**

Mayor Turnbow asked for a moment of silence for Fairway Police Officer Jonah Oswald who was recently killed in the line of duty.

**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.

Mayor Turnbow asked about the schedule to reopen 58 Highway and Prairie Lane. City Manager Jim Feuerborn stated MODOT indicates the target open date is August 21, but nothing official has been announced due to weather.

Mr. Feuerborn reviewed the career of Captain Roger Mayberry in honor of his upcoming retirement and thanked him for his service.

Captain Mayberry discussed school safety as students return to school next week.

Mr. Feuerborn announced the August 21 work session will be the presentation of the proposed budget.

**7. Committee Reports**

**8. Consent Agenda**

**A. City Council Meeting minutes, July 24, 2023**

**B. Resolution 23-30: 2022 Sidewalk Gap - Acceptance and Final Payment**

**C. Resolution 23-31: 2022 Curb Ramp Repair/Replacement Project - Acceptance and Final Payment**

**D. Resolution 23-32: West Hawk Ridge Park Improvements - Acceptance and Final Payment**

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

**DISCUSSION:** Councilmember Forster noted that she reviewed the July 24 meeting and will vote on approving the minutes.

**VOTE:**

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

**9. Unfinished Business**

**A. 1111 Hillswick Lane - Easement Vacation**

**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 second reading of Bill 3835 by title only.

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

**DISCUSSION:** None

**VOTE:**

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

Mayor Turnbow announced the motion carried and declared Bill 3835 as **Raymore City Ordinance 2023-062.**

**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 second reading of Bill 3833 by title only.

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

**DISCUSSION:** None

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

Mayor Turnbow announced the motion carried and declared Bill 3833 as **Raymore City Ordinance 2023-063**.

**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 second reading of Bill 3836 by title only.

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

**DISCUSSION:** None

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

Mayor Turnbow announced the motion carried and declared Bill 3836 as **Raymore City Ordinance 2023-064.**

## **10. New Business**

### **A. Setting the 2023 Tax Levy (public hearing)**

**BILL 3837: "AN ORDINANCE PURSUANT TO SECTION 67.110 OF THE REVISED STATUTES OF MISSOURI LEVYING GENERAL AND SPECIAL TAXES IN THE CITY OF RAYMORE, MISSOURI, FOR THE YEAR 2023."**

City Clerk Erica Hill conducted the first reading of Bill 3837 by title only.

Mayor Turnbow opened the public hearing at 6:13 p.m. and called for a staff report.

Finance Director Elisa Williams reviewed the staff report included in the packet. Each year, the City is required by the State Auditor's office to calculate and set our tax levy and record it with the County Clerk no later than September 1. In odd years, the County assesses properties to account for changes in value. In even years the total city valuation changes based on new construction. The basic theory of the Hancock Amendment is that City revenue from property tax in the operating funds (General and Parks) should be neutral from year to year for non-growth related increases in assessments. Therefore, as non-growth related property assessments increase, levies typically decrease. There is an allowance for inflation, this year that rate is 6.5% and is provided to us by the State Auditor's Office. Computations have been completed by the State Auditor's office based on the information received from the County to determine the levies which may be set in each of the funds in order to be revenue-neutral. The overall city levy for 2023 will decrease. The General Fund levy for 2023 is calculated to be 0.3949. The Park Fund levy is calculated to be 0.1063. The debt service levy for this year is at the same amount as last year, which is 0.7170. The total city tax levy is 1.2182.

Councilmember Holman confirmed this is an assessment year by county and there are some higher assessed values, Raymore is rolling back the levy meaning no raise in taxes, and last year the levy remained the same as the year before. Ms. Williams confirmed.

Mayor Turnbow opened the floor for public comment. Hearing no comments, he closed the public hearing at 6:17 p.m.

**MOTION:** By Councilmember Abdelgawad, second by Councilmember Townsend to approve the first reading of Bill 3837 by title only.

**DISCUSSION:** Councilmember Holman stated the inflation rate set by the state is around 6%. Mr. Feuerborn stated that we are capped at 5% as far as growth factor is concerned. The Hancock Amendment has a number of ways of assuring citizens

that their taxes aren't going to go up and this is a subtlety within the formula that many don't realize.

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

## **B. Timber Trails Chapter 100 Development and Performance Agreement**

**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. 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 Chapter 100 bonds for the multi-family residential and property tax abatement on the retail center.

Sid Douglas, Gilmore & Bell, reviewed the details of the project. The Company is requesting the following incentives:

- Multi-Family: For a period of 25 years, a fixed Payment in Lieu of Taxes (PILOT) will be calculated from a starting point of \$1,426.35 per door, equal to 100% taxes that would otherwise be due (as calculated by the Cass County Assessor) with an inflation adjustment of 1.5% in each odd year.
- Retail Center: The level of property tax abatement is based on the amount of sales tax generating tenants and/or the square footage occupied by sales tax generators.
  - 25% tax abatement baseline
  - 35% property tax abatement if 50% of the commercial space is occupied by sales tax generators
  - 50% property tax abatement if 75% of the commercial space is occupied by sales tax generators

- Premium Hotel: Amount equal to 100% of the taxes that would otherwise be due, as calculated by the County Assessor's Office, but will only be applicable or provided during the construction of the hotel.

In conjunction with the requested abatement, the Company has agreed to make an annual PILOT in the amounts represented in the Plan for Commercial Development and Cost Benefit Analysis. The City will annually distribute the proportionate amount to each taxing jurisdiction within the boundaries of the project.

Curt Peterson with Polsinelli, on behalf of Griffin Riley Property Group LLC, made himself available to Council for questions.

Councilmember Baker asked about the access onto Dean Avenue. Mr. Peterson stated that they are working with Public Works on a traffic study and will be considered upon final plat approval. Mr. Feuerborn stated the City is working to add to a recent traffic study completed by Wilson and Company of the Dean Avenue corridor and 58 Highway to Peace Drive to incorporate this entire development into that study. The Developer and MODOT are working on a traffic study on the outer road.

Mr. Feuerborn noted that there is a different tax abatement structure associated with this project. The County Assessor, Developer, and the City came together to develop the incentives.

City Attorney Jonathan Zerr reminded Council that there were no comments from taxing jurisdictions at the hearing at the previous meeting.

Councilmember Forster asked about the construction schedule. Mr. Peterson stated the apartments and retail center would be constructed at the same time.

**MOTION:** By Councilmember Abdelgawad, second by Councilmember Townsend to approve the first reading of Bill 3834 by title only.

**DISCUSSION:** Councilmember Abdelgawad recognized staff and the developer for working together on this project.

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

**C. Award of Contract - Johnston Drive Extension**

**BILL 3840: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH BREIT CONSTRUCTION LLC FOR THE JOHNSTON DRIVE EXTENSION PROJECT, CITY PROJECT NUMBER 23-426-201, IN THE AMOUNT OF \$497,877 AND AUTHORIZING THE CITY MANAGER TO APPROVE CHANGE ORDERS WITHIN ESTABLISHED BUDGET CONSTRAINTS."**

City Clerk Erica Hill conducted the first reading of Bill 3840 by title only.

Assistant City Manager Ryan Murdock reviewed the staff report included in the packet. The Johnston Drive Extension project will extend Johnston Drive from Outer Road to Dean Avenue. Bids were received for the Johnston Drive Extension project on August 1, 2023, and Breit Construction LLC was determined to be the lowest and best bidder in the amount of \$497,877.

Councilmember Holman asked when construction would begin. Mr. Murdock stated we would need to confirm with Mr. Krass, but probably would begin next year.

**MOTION:** By Councilmember Abdelgawad, second by Councilmember Townsend to approve the first reading of Bill 3840 by title only.

**DISCUSSION:** None

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

**D. Award of Contract - Firing Range Repair**

**BILL 3825: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH TRS TOTAL RANGE SERVICE, LLC FOR THE REPAIR AND RESTORATION OF THE POLICE DEPARTMENT FIRING RANGE IN THE AMOUNT OF \$305,800 AND TO APPROVE CHANGE ORDERS WITHIN ESTABLISHED BUDGET CONSTRAINTS."**

City Clerk Erica Hill conducted the first reading of Bill 3825 by title only.

Assistant City Manager Ryan Murdock reviewed the staff report included in the packet. Since the time of the initial lease in 2016, there have been no significant upgrades to the range and maintenance issues have arisen prompting the Police Department to seek ways to improve range safety. The eyebrow, a wooden structure located on the earthen backstop, has collapsed and can no longer perform

its function of capturing ricocheting rounds. In addition, side berms used for containment require additional height and length to enhance safety. The Police Department sought out TRS Range Services, LLC, a range service provider responsible for development and maintenance of firing ranges. The proposal also includes a state of the art backstop system utilizing ground rubber media which can be more effectively mined for future lead reclamation. The proposal further enhances overall safety by raising the height and extending the length of the side berms. TRS Range Services provided a quote of \$305,800 under GSA Contract #47QRAA20D0082.

Councilmember Burke asked how much has been spent in total on the firing range. Mr. Feuerborn stated he would gather that information and report back to the Council.

**MOTION:** By Councilmember Abdelgawad, second by Councilmember Townsend to approve the first reading of Bill 3825 by title only.

**DISCUSSION:** None

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

**E. Dean Avenue South Extension Right of Way Plat**

**BILL 3841: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, APPROVING THE DEAN AVENUE EXTENSION ROW, 2ND PLAT, A SUBDIVISION OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 32 AND THE SOUTHWEST QUARTER OF SECTION 29, ALL IN TOWNSHIP 46N, RANGE 32W, RAYMORE, CASS COUNTY, MISSOURI."**

City Clerk Erica Hill conducted the first reading of Bill 3841 by title only.

Development Services Director David Gress reviewed the staff report included in the packet. Grant Harrison, representing VanTrust Real Estate, is requesting final plat approval of the Dean Avenue Extension ROW Plat, which provides the necessary right-of-way to support the future extension of Dean Avenue from its current terminus south to connect to 195th Street. This roadway will be constructed by the developer as part of the future development of the Raymore Commerce Center South project. This project is part of the Governor's Cost Share grant. At its August 1, 2023 meeting, the Planning and Zoning COmmission voted 8-0 to accept the findings of fact and forward the item to Council with a recommendation of approval.



Councilmember Forster recalled previous conversation regarding sight lines where Dean Avenue will intersect 195th Street and asked if this has been addressed. Mr. Gress stated the final design hasn't yet been completed.

Mason Olsson, Olsson, 7301 W. 133rd St., Overland Park, KS, stated a preliminary traffic analysis has been completed, but the final design isn't completed yet.

Mr. Gress added that the Governor's Cost Share grant includes the traffic signal at Dean Avenue and North Cass Parkway, Dean Avenue extension, and improvements to 195th Street. Turn lanes on 195th Street are required as part of the Raymore Commerce Center South project.

**MOTION:** By Councilmember Abdelgawad, second by Councilmember Townsend to approve the first reading of Bill 3841 by title only.

**DISCUSSION:** None

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

**F. Establishing No Parking Signs on Kentucky Road**

**BILL 3839: "AN ORDINANCE AMENDING THE CITY TRAFFIC ENGINEER'S 'SCHEDULE III: PARKING LIMITED OR PROHIBITED' TO ESTABLISH NO PARKING SIGNS WITHIN THE CITY LIMITS OF RAYMORE, CASS COUNTY, MISSOURI."**

City Clerk Erica Hill conducted the first reading of Bill 3839 by title only.

City Manager Jim Feuerborn reviewed the staff report included in the packet. At a recent work session, staff presented information regarding parking issues along Kentucky Road within the deceleration and acceleration lanes serving the Harold Estates subdivision at the intersection of Harold Drive and Kentucky Road. Staff is proposing to amend Schedule III: Parking Limited or Prohibited to include four new no parking signs located on the north and south side of the intersection of Harold Drive and Kentucky Road. In addition, staff will monitor compliance with the established signs and stripe no parking areas on the pavement if necessary.

**MOTION:** By Councilmember Abdelgawad, second by Councilmember Townsend to approve the first reading of Bill 3839 by title only.

**DISCUSSION:** None

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

**11. Public Comment**

Jake Loveless, Griffin Riley Property Group, 21 SE 29th Terrace, Lee’s Summit, MO, thanked Council and staff for working with them. He stated the grand opening of The Venue will be this fall.

**12. Mayor/Council Communication**

Mayor Turnbow and Councilmembers thanked Captain Mayberry for his service and congratulated him on his upcoming retirement, thanked Communications Manager and the Arts Commission for the concert at Hawk Ridge Park amphitheater, extended a reminder of the Mud Run this weekend, and offered condolences to the Fairway Police Department on the loss of Officer Oswald.

**MOTION:** By Councilmember Abdelgawad, second by Councilmember Townsend to adjourn to Executive Session to discuss litigation matters as authorized by §610.021(1).

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

The regular meeting of the Raymore City Council adjourned to Executive Session at 7:00 p.m.

**13. Adjournment**

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

**DISCUSSION:** None

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

The regular meeting of the Raymore Council adjourned at 7:19 p.m.

Respectfully submitted,

Erica Hill  
City Clerk