

**THE RAYMORE CITY COUNCIL MET IN REGULAR SESSION ON MONDAY, SEPTEMBER 25, 2023 IN COUNCIL CHAMBERS AT 100 MUNICIPAL CIRCLE, RAYMORE, MISSOURI. MEMBERS PRESENT: MAYOR PRO TEM ABDELGAWAD, COUNCILMEMBERS BAKER, 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 Pro Tem Abdelgawad called the meeting to order at 6:00 p.m. Mayor Turnbow and Councilmember Barber were absent.

**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 and Parks and Recreation Director Nathan Musteen reviewed their staff reports included in the packet.

Communications Manager Melissa Harmer announced a new way to receive updates via text message on the landfill: text RCNOLANDFILL to 91896 to sign up.

Development Services Director David Gress provided an update on the Comprehensive Plan. He answered questions from Council.

City Manager Jim Feuerborn announced items for the October 2 work session.

**7. Committee Reports**

**8. Consent Agenda**

**A. City Council Meeting minutes, September 11, 2023**

**B. Resolution 23-35: 2022 Fire Hydrant Replacement Project - Acceptance and Final Payment**

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

**DISCUSSION:** None

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

## 9. Unfinished Business

### A. Award of Contract - Auditor

**BILL 3848: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, APPROVING AND AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH DANA F. COLE & COMPANY, LLP TO SERVE AS THE INDEPENDENT AUDITOR FOR THE CITY FOR A THREE-YEAR PERIOD."**

City Clerk Erica Hill conducted the second reading of Bill 3848 by title only.

**MOTION:** By Councilmember Townsend, second by Councilmember Holman to approve the second reading of Bill 3848 by title only.

**DISCUSSION:** None

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

Mayor Pro Tem Abdelgawad announced the motion carried and declared Bill 3848 as **Raymore City Ordinance 2023-073**.

### B. Google Franchise Agreement

**BILL 3847: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AUTHORIZING THE CITY MANAGER TO ENTER INTO A NON-EXCLUSIVE PUBLIC RIGHT-OF-WAY LICENSE AGREEMENT WITH GOOGLE FIBER MISSOURI, LLC."**

City Clerk Erica Hill conducted the second reading of Bill 3847 by title only.

**MOTION:** By Councilmember Townsend, second by Councilmember Holman to approve the second reading of Bill 3847 by title only.

**DISCUSSION:** None

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

Mayor Pro Tem Abdelgawad announced the motion carried and declared Bill 3847 as **Raymore City Ordinance 2023-074**.

## **10. New Business**

### **A. 36th Amendment to Unified Development Code (public hearing)**

#### **BILL 3842: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AMENDING THE UNIFIED DEVELOPMENT CODE."**

City Clerk Erica Hill conducted the first reading of Bill 3842 by title only.

Mayor Pro Tem Abdelgawad opened the public hearing at 6:14 p.m. and called for a staff report.

Development Services Director David Gress reviewed the staff report included in the packet. In August 2023, the Planning and Zoning Commission completed the annual review of the Unified Development Code (UDC) and directed staff to prepare the 36th amendment to the UDC, incorporating the code changes as recommended by staff. This public hearing was properly advertised in *North Cass Herald* and he asked for the notice of publication, Growth Management Plan, Unified Development Code, and staff report to be entered into the record. Six sections of the UDC are proposed to be amended that provide clarity and updates to three separate topics, including: updated marijuana regulations based on the changes to State Statutes, fencing requirements on residential corner lots, and approval process for utility easement vacations. At its September 5, 2023 meeting, the Planning and Zoning Commission voted 7-0 to recommend approval of the proposed 36th amendment to the Unified Development Code.

Mayor Pro Tem Abdelgawad opened the floor for public comment. Hearing no comments, she closed the public hearing at 6:20 p.m.

**MOTION:** By Councilmember Townsend, second by Councilmember Holman to approve the first reading of Bill 3842 by title only.

**DISCUSSION:** None

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

**B. Eastbrooke at Creekmoor 4th Final Plat**

**BILL 3850: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, APPROVING THE EASTBROOKE AT CREEKMOOR 4TH FINAL PLAT, A SUBDIVISION OF LAND LOCATED IN THE SOUTHWEST QUARTER AND SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 46N, RANGE 32W, RAYMORE, CASS COUNTY, MISSOURI."**

City Clerk Erica Hill conducted the first reading of Bill 3850 by title only.

Development Services Director David Gress reviewed the staff report included in the packet. Cooper Land Development has requested final plat approval for the 4th phase of the Eastbrooke at Creekmoor subdivision, a 43-lot single family phase located north of 163rd Street between Churchill Circle (Westbrook 14th) and Branchwood Lane (Eastbrooke 3rd). This project will extend 163rd Street east to connect with Branchwood Lane.

**MOTION:** By Councilmember Townsend, second by Councilmember Holman to approve the first reading of Bill 3850 by title only.

**DISCUSSION:** None

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

**C. Raymore Commerce Center Easement Amendment (emergency reading)**

**BILL 3851: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AUTHORIZING THE MAYOR TO EXECUTE AN AMENDMENT TO SEWER UTILITY EASEMENT FROM DOUBLE G PROPERTIES, L.P. AND KCI RAYMORE"**

**SOUTH, LLC, AND DUE TO THE NEED TO CLOSE ON THE PROPERTY IN A TIMELY MANNER, THE MAYOR HAS AUTHORIZED THIS AS AN EMERGENCY READING.”**

City Clerk Erica Hill conducted the first reading of Bill 3851 by title only.

City Attorney Jonathan Zerr reviewed the staff report included in the packet. Bill 3851 seeks authority for the Mayor to execute an amendment to Sewer Utility Easement with Double G Properties, L.P. and KCI Raymore South, LLC. This action is being sought by Double G Properties, L.P. to facilitate the further development of the Raymore Commerce Center South. The amendment will correct and amend a Sewer Utility Easement originally executed in 2005 between the City of Raymore, Rockwell Construction, Inc., and Double G Properties, L.P. The amendment will specifically correct the legal description of the sanitary sewer easement area so that the boundaries close and allow for modification of the access route to the corrected sanitary sewer easement area. The modified access has been reviewed and approved by Raymore Public Works so as to provide continuing access to the sanitary sewer infrastructure constructed on the affected property.

**MOTION:** By Councilmember Townsend, second by Councilmember Holman to approve the first reading of Bill 3851 by title only.

**DISCUSSION:** None

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

Mayor Pro Tem Abdelgawad declared Bill 3851 as an emergency and called for the second reading in its entirety.

City Clerk Erica Hill conducted the second reading of Bill 3851 in its entirety.

Councilmember Holman asked if there is a lift station on the property, as mentioned in the reading of the Bill. Mr. Krass stated there is a lift station on the property that serves the White Tail Run subdivision and will serve portions of Raymore Commerce Center South.

**MOTION:** By Councilmember Townsend, second by Councilmember Holman to approve the second reading of Bill 3851 in its entirety.

**DISCUSSION:** None

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

Mayor Pro Tem Abdelgawad announced the motion carried and declared Bill 3851 as **Raymore City Ordinance 2023-075**.

### **11. Public Comment**

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

Councilmember Baker stated there was a large crowd at the amphitheater at the recent event from the Arts commission and noted the household hazardous waste collection event was well organized and well attended.

Councilmember Forster thanked those involved for the Festival in the Park event.

### **13. Adjournment**

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

**DISCUSSION:** None

<b>VOTE:</b>	Councilmember Abdelgawad	Aye
	Councilmember Baker	Aye
	Councilmember Barber	Absent
	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 6:31 p.m.

Respectfully submitted,

Erica Hill  
City Clerk