

THE RAYMORE CITY COUNCIL MET IN REGULAR SESSION ON MONDAY, NOVEMBER 13, 2023 IN COUNCIL CHAMBERS AT 100 MUNICIPAL CIRCLE, RAYMORE, MISSOURI. MEMBERS PRESENT: MAYOR TURNBOW, COUNCILMEMBERS ABDELGAWAD, BAKER, BARBER, BURKE III, 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. Councilmember Engert 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 announced that GIS Coordinator Heather Eisenbarth's last day is November 17 and noted she's been with Raymore for more than 20 years.

City Clerk Erica Hill provided an update on the transition to new agenda management software.

Chief of Police Jim Wilson reviewed the staff report included in the packet.

City Manager Jim Feuerborn announced items for the November 20 work session.

7. Committee Reports

8. Consent Agenda

A. City Council Meeting minutes, October 23, 2023

B. Resolution 23-36: Land Water Conservation Fund - Grant Application

C. Resolution 23-37: Acceptance of Public Improvements - Parkside 1st

D. Resolution 23-38: Acceptance of Public Improvements - Sunset Lane 1st

E. Resolution 23-39: Acceptance of Public Improvements - 163rd Street Sta. 15+48 through Sta. 23+36

- F. Planning and Zoning Commission Reappointments**
 - a. Resolution 23-41: Planning and Zoning Commission Reappointment of Eric Bowie**
 - b. Resolution 23-42: Planning and Zoning Commission Reappointment of Eric Smith**
- G. Park Board Reappointments**
 - a. Resolution 23-43: Park Board Reappointment of Steve Trautman**
 - b. Resolution 23-44: Park Board Reappointment of Kenneth Cooper**
- H. Arts Commission Reappointments and Appointment**
 - a. Resolution 23-45: Arts Commission Reappointment of Robert Berry**
 - b. Resolution 23-46: Arts Commission Reappointment of Patricia Setser**
 - c. Resolution 23-47: Arts Commission Appointment of Cheryl Cunningham**

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

DISCUSSION: Councilmember Abdelgawad recognized Mr. Trautman in the audience. Mayor Turnbow noted that he was the recipient from Raymore of the 2023 MML Westgate Civic Leadership Award.

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

9. Unfinished Business

10. New Business

A. Vacation of Dean Avenue Right-of-Way (public hearing)

BILL 3857: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, VACATING A PORTION OF DEAN AVENUE ON THE WEST SIDE OF DEAN AVENUE BETWEEN HICKORYLEAF LANE AND JOHNSTON DRIVE, RAYMORE, CASS COUNTY, MISSOURI."

City Clerk Erica Hill conducted the first reading of Bill 3857 by title only.

Mayor Turnbow opened the public hearing at 6:09 p.m. and called for a staff report.

Development Services Director David Gress reviewed the staff report included in the council packet. Griffin Riley Property Group, as part of the Timber Trails Mixed Use Development located north of Johnston Drive and west of Dean Avenue, has requested to vacate approximately 0.004 acres of existing right-of-way that was dedicated to the City as part of the initial construction of Dean Avenue. As this item requires a public hearing, he requested the following be entered into the record: the notice of publication in the North Cass Herald, mailed notices to adjoining property owners, Unified Development Code, application, Growth Management Plan, and the staff report. Staff has determined that the requested vacation is a remnant tract of land containing right-of-way and is not needed by the City.

Mr. Feuerborn noted the development agreement and traffic study associated with this project is moving forward.

Mayor Turnbow opened the floor for public comments. Hearing none, he closed the public hearing at 6:11 p.m.

MOTION: By Councilmember Abdelgawad, second by Councilmember Townsend to approve the first reading of Bill 3857 by title only.

DISCUSSION: None

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

B. Acceptance of the Raymore Gateway Blight Study

BILL 3858: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, DECLARING THE RAYMORE GATEWAY STUDY AREA AS A BLIGHTED AREA."

City Clerk Erica Hill conducted the first reading of Bill 3858 by title only.

Economic Development Director Jordan Lea reviewed the staff report included in the council packet. In collaboration with Gilmore and Bell, the City of Raymore conducted a formal blight study on an approximate 3 acre site located at the corner of 58 Highway and Kentucky Road for the purpose of better positioning the site for potential redevelopment. Section 99.805(1) of the Missouri statutes, defines a "blighted area" as an area which, by reason of the predominance of insanitary or unsafe conditions, deterioration of site improvements, or the existence of conditions which endanger life or property by fire and other causes,

or any combination of such factors, retards the provision of housing accommodations or constitutes an economic or social liability or a menace to the public health, safety, or welfare in its present condition and use. It is the opinion of the City that the study area meets the definition of a blighted area under the Missouri statutes.

Sarah Granath, Gilmore and Bell, stated the Missouri Constitution gives cities the ability to alleviate blight and state statute defines blight. If the Council declares the area as blighted, more tools become available to encourage and assist private redevelopment of the area.

Councilmember Forster asked if there have been conversations with the business to discuss the issues. Mr. Feuerborn stated it's more of a determination of blight as the property exists, not a question of the business defending themselves.

MOTION: By Councilmember Abdelgawad, second by Councilmember Townsend to approve the first reading of Bill 3858 by title only.

DISCUSSION: None

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

C. Raymore Galleria 3rd Final Plat

BILL 3856: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, APPROVING THE RAYMORE GALLERIA 3RD FINAL PLAT, A SUBDIVISION OF LAND LOCATED PARTLY IN SECTION 17 AND SECTION 18, TOWNSHIP 46N, RANGE 32W, ALL IN RAYMORE, CASS COUNTY, MISSOURI."

City Clerk Erica Hill conducted the first reading of Bill 3856 by title only.

Development Services Director David Gress reviewed the staff report included in the council packet. Thompson Thrift, developer of The Depot at Raymore apartment community, is requesting approval of the Raymore Galleria 3rd final plat, containing approximately 20.67 acres. The request includes the dedication of an access easement for the public trailhead being constructed as part of the project.

MOTION: By Councilmember Abdelgawad, second by Councilmember Townsend to approve the first reading of Bill 3856 by title only.

DISCUSSION: None

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

D. Saddlebrook 1st Final Plat

BILL 3855: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, APPROVING THE SADDLEBROOK 1ST FINAL PLAT, A SUBDIVISION OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 46N, RANGE 32W, RAYMORE, CASS COUNTY, MISSOURI."

City Clerk Erica Hill conducted the first reading of Bill 3855 by title only.

Development Services Director David Gress reviewed the staff report included in the council packet. Rob Clifton, representing Saddlebrook LLC, is requesting final plat approval for the 1st phase of the Saddlebrook subdivision, containing 23 single-family lots and four common area tracts located north of Hubach Hill Road, south of the Brookside subdivision. The development includes a minor extension of Brook Parkway, as well as a minor addition to the Brook Parkway trail. At its November 7, 2023 meeting, the Planning and Zoning Commission voted 7-0 to recommend approval of this request. He answered questions from Council.

MOTION: By Councilmember Abdelgawad, second by Councilmember Townsend to approve the first reading of Bill 3855 by title only.

DISCUSSION: None

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

E. Intergovernmental Agreement with the City of Peculiar for Animal Control Services

BILL 3838: "AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF RAYMORE, MISSOURI, TO ENTER INTO AN INTERGOVERNMENTAL AGREEMENT WITH THE CITY OF PECULIAR FOR ANIMAL CONTROL FACILITY SERVICES."

City Clerk Erica Hill conducted the first reading of Bill 3838 by title only.

Chief of Police Jim Wilson reviewed the staff report included in the council packet. The City of Raymore has previously provided certain animal control services to the City of Peculiar at a flat, annual rate. In March, Peculiar notified Raymore that they would be ending the contract as they would not be providing animal control services except for emergency situations, charged at a per animal per day rate. The contract between the City of Raymore and City of Peculiar outlines the services provided by the Raymore Animal Control in partnership with the Peculiar Police Department.

MOTION: By Councilmember Abdelgawad, second by Councilmember Townsend to approve the first reading of Bill 3838 by title only.

DISCUSSION: None

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

F. Intergovernmental Agreement with Cass County Sheriff for Jail Services

BILL 3861: "AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF RAYMORE, MISSOURI, TO ENTER INTO AN INTERGOVERNMENTAL AGREEMENT WITH THE CASS COUNTY SHERIFF'S OFFICE REGARDING JAIL SERVICES."

City Clerk Erica Hill conducted the first reading of Bill 3861 by title only.

Chief of Police Jim Wilson reviewed the staff report included in the council packet. The Cass County Sheriff's Office has requested that the City of Raymore Police Department enter into an updated jail agreement. The last jail agreement went into effect in 2012. The cost will increase from \$65.00 to \$75.00 per inmate per day for an agreement period of November 27, 2023 to November 27,

2024. We have received no increase in cost since 2012. While it is infrequently used, the City of Raymore has a successful history of utilizing the Cass County Sheriff's Office jail. He answered questions from Council.

MOTION: By Councilmember Abdelgawad, second by Councilmember Townsend to approve the first reading of Bill 3861 by title only.

DISCUSSION: None

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

G. MARC Household Hazardous Waste Agreement

BILL 3854: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, APPROVING AN AGREEMENT WITH THE MID-AMERICA REGIONAL COUNCIL SOLID WASTE MANAGEMENT DISTRICT, RELATING TO THE REGIONAL HOUSEHOLD HAZARDOUS WASTE PROGRAM."

City Clerk Erica Hill conducted the first reading of Bill 3854 by title only.

Public Works Director Mike Krass reviewed the staff report included in the council packet. The City participates on an annual basis in the Mid-America Regional Council (MARC) Solid Waste Management District Household Hazardous Waste (HHW) program. This program allows Raymore residents to participate in several HHW drop off events held throughout the metropolitan area including an event that alternates between Raymore and Belton and several permanent HHW drop off locations throughout the metropolitan area that can be used year-round. Budget for this service is \$27,828.00 and this year's agreement is \$27,349.39. MARC calculates the annual fee for this service based on a per capita rate of \$1.13 multiplied by the 2022 Census' estimated population for our community (24,203). He answered questions from Council.

MOTION: By Councilmember Abdelgawad, second by Councilmember Townsend to approve the first reading of Bill 3854 by title only.

DISCUSSION: None

VOTE:	Councilmember Abdelgawad	Aye
	Councilmember Baker	Aye
	Councilmember Barber	Aye
	Councilmember Burke III	Aye

Councilmember Engert	Absent
Councilmember Forster	Aye
Councilmember Holman	Aye
Councilmember Townsend	Aye

H. Award of Contract - Financial Advisor

BILL 3863: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, APPROVING AND AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH PIPER SANDLER & COMPANY TO SERVE AS THE INDEPENDENT FINANCIAL ADVISOR TO THE CITY FOR A THREE-YEAR PERIOD."

City Clerk Erica Hill conducted the first reading of Bill 3863 by title only.

Finance Director Elisa Williams reviewed the staff report included in the council packet. The City of Raymore issued a Request for Qualification (RFQ) for a financial advisor. Piper Sandler & Company was the only company to respond to the RFQ. Staff recommends Piper Sandler & Company to serve as the Financial Advisor for the City as outlined in the attached contract. There is no change in the contracted fee structure.

MOTION: By Councilmember Abdelgawad, second by Councilmember Townsend to approve the first reading of Bill 3863 by title only.

DISCUSSION: None

VOTE:

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

11. Public Comment

12. Mayor/Council Communication

Mayor Turnbow and Councilmembers congratulated Mr. Trautman on receiving the Civic Leadership Award and thanked the volunteers that were appointed and reappointed.

Councilmember Forster noted that donations are accepted for Shop with a Cop through the city’s website.

MOTION: By Councilmember Abdelgawad, second by Councilmember Townsend to adjourn to Executive Session to discuss litigation matters, real estate acquisition matters, and personnel matters as authorized by §610.021(1)(2)(3).

ROLL CALL VOTE:	Councilmember Abdelgawad	Aye
	Councilmember Baker	Aye
	Councilmember Barber	Aye
	Councilmember Burke III	Aye
	Councilmember Engert	Absent
	Councilmember Forster	Aye
	Councilmember Holman	Aye
	Councilmember Townsend	Aye

The regular meeting of the Raymore City Council adjourned to Executive Session at 6:35 p.m.

13. Adjournment

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

DISCUSSION: None

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

The regular meeting of the Raymore Council adjourned at 7:32 p.m.

Respectfully submitted,

Erica Hill
City Clerk