

THE RAYMORE CITY COUNCIL MET IN REGULAR SESSION ON MONDAY, NOVEMBER 27, 2023 IN COUNCIL CHAMBERS AT 100 MUNICIPAL CIRCLE, RAYMORE, MISSOURI. MEMBERS PRESENT IN PERSON: MAYOR TURNBOW, COUNCILMEMBERS ABDELGAWAD, BAKER, BARBER, BURKE III, FORSTER, HOLMAN, AND TOWNSEND. PRESENT VIA VIDEOCONFERENCING: COUNCILMEMBER ENGERT. ALSO PRESENT IN PERSON: 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 6:02 p.m.

2. Roll Call

City Clerk Erica Hill called roll; quorum present to conduct business. Councilmember Engert joined the meeting through videoconferencing at 6:10 p.m.

3. Pledge of Allegiance

4. Presentation/Awards

Daughters of the American Revolution Prairie Chapter Regent Marcia Beck, Nancy Morris, and Sharon Parys presented Mayor Turnbow with the Distinguished Citizen Medal.

Donovan Bock and Kristina Guarino with the Raymore Behavioral Health Crisis Center provided a review of their first year in the community and the services they provide.

5. Personal Appearances

6. Staff Reports

Public Works Director Mike Krass reviewed the staff report included in the packet. He reviewed the recent winter weather event.

Parks and Recreation Director Nathan Musteen reviewed the staff report included in the packet. He noted the Mayor's Tree Lighting is Friday. He answered questions from Council.

Communications Manager Melissa Harmer presented the new artwork in Council Chambers by Holly Thomas. She reviewed upcoming Arts Commission events and introduced Marketing and Communications Assistant Alex Garcia.

Development Services Director David Gress provided an update on the comprehensive plan project.

City Clerk Erica Hill announced candidate filing information for the 2024 Municipal Election.

City Manager Jim Feuerborn announced items for the December 4 work session.

7. Committee Reports

8. Consent Agenda

A. City Council Meeting minutes, November 13, 2023

B. Resolution 23-48: 2023 Curb Replacement Project - Acceptance and Final Payment

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

DISCUSSION: None

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

9. Unfinished Business

A. Vacation of Dean Avenue Right-of-Way

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 second reading of Bill 3857 by title only.

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

DISCUSSION: None

ROLL CALL 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 3857 as **Raymore City Ordinance 2023-083.**

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 second reading of Bill 3858 by title only.

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

DISCUSSION: None

ROLL CALL 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 3858 as **Raymore City Ordinance 2023-084.**

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 second reading of Bill 3856 by title only.

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

DISCUSSION: None

ROLL CALL 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 3856 as **Raymore City Ordinance 2023-085.**

D. 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 second reading of Bill 3838 by title only.

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

DISCUSSION: None

ROLL CALL 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 3838 as **Raymore City Ordinance 2023-086.**

E. 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 second reading of Bill 3861 by title only.

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

DISCUSSION: None

ROLL CALL 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 3861 as **Raymore City Ordinance 2023-087**.

F. 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 second reading of Bill 3854 by title only.

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

DISCUSSION: None

ROLL CALL 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 3854 as **Raymore City Ordinance 2023-088**.

G. 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 second reading of Bill 3863 by title only.

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

DISCUSSION: None

ROLL CALL 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 3863 as **Raymore City Ordinance 2023-089.**

10. New Business

A. Conditional Use Permit to Maintain Pole Sign at 108 N. Madison (public hearing)

BILL 3865: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, GRANTING A CONDITIONAL USE PERMIT PURSUANT TO CITY CODE SECTION 435.100 FOR A POLE SIGN TO BE MAINTAINED IN ITS CURRENT LOCATION AT 108 NORTH MADISON STREET, RAYMORE, CASS COUNTY, MISSOURI."

City Clerk Erica Hill conducted the first reading of Bill 3865 by title only.

Mayor Turnbow opened the public hearing at 6:28 p.m. and called for a staff report.

Development Services Director David Gress reviewed the staff report included in the Council packet. Michael Joy, owner of the property at 108 N. Madison Street, is requesting a Conditional Use Permit to maintain a nonconforming pole sign in accordance with Section 435.100 of the Unified Development Code, which provides that "requests to install a sign that is not in conformance with the standards of the Sign Code may be filed as a Conditional Use Permit..." The pole sign on the property was deemed to be an abandoned, nonconforming sign in accordance with Section 475.070 of the Unified Development Code, which states that: "Any nonconforming sign that no longer advertises an activity, business or

use conducted or a product sold on the premises where the sign is located will be deemed to be abandoned after a period of ninety (90) days. All abandoned signs must be removed or brought into full compliance with the regulations of this Code." The businesses that are currently advertised on the sign include the Raymore Chamber of Commerce and the Raymore Journal, neither of which have occupied this building in the last 90 days or more. A notice of violation was sent to the owner of the property at 108 N. Madison Street on April 20, 2023, advising the property owner of the corrective actions required to bring the identified sign into compliance with City Code. The Unified Development Code prohibits pole signs within the City and provides regulations relating to nonconforming and/or abandoned signs. The City has required at least five other similar pole signs in the vicinity of this property to come into compliance with the Code in the past, all through voluntary compliance. 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 recommends that the City Council deny the Conditional Use Permit request to maintain the nonconforming, abandoned pole sign.

Mike Joy, owner of 108 N. Madison St., has owned the property since 1976 and stated the sign has been there for 55 years. He asked for a continuance for 6 months while he attempts to sell the building.

Mayor Turnbow opened the floor for comments. Hearing none, he closed the public hearing at 6:39 p.m.

Bill 3865 died for lack of motion.

B. Correction to Legal Description for Raymore Commerce Center South Planned Unit Development

BILL 3866: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AMENDING THE LEGAL DESCRIPTION FOR THE RAYMORE COMMERCE CENTER SOUTH PLANNED UNIT DEVELOPMENT APPLICATION."

City Clerk Erica Hill conducted the first reading of Bill 3866 by title only.

Development Services Director David Gress reviewed the staff report included in the Council packet. The City Council originally approved the Planned Unit Development (PUD) zoning for the Raymore Commerce Center South development on July 25, 2022. As the developer has made progress on the development of the site, including surveying for Dean Avenue and 195th Street improvements and required utility relocations, errors in the initial legal description, including omitted book and page number references, directional bearings and other conveyances of land were identified. Prior to proceeding with further platting or development of the site, City staff and the developer wish to correct the legal description of the property in order to maintain consistency and avoid further errors.

City Manager Jim Feuerborn stated he has instructed City Attorney Jonathan Zerr to send communication to our development community regarding these types of errors.

MOTION: By Councilmember Abdelgawad, second by Councilmember Townsend to approve the first reading of Bill 3866 by title only.

DISCUSSION: Councilmember Holman stated the staff time associated with correcting these errors should result in monetary compensation for city resources.

ROLL CALL 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

11. Public Comment

12. Mayor/Council Communication

Councilmembers congratulated Mayor Turnbow, welcomed Ms. Garcia, expressed excitement for the Mayor’s Tree Lighting event, and thanked Public Works for their effort in keeping the roads clear.

Mayor Turnbow thanked the Daughters of the American Revolution for being selected to receive the Distinguished Citizen Medal and the information from the Raymore Behavioral Crisis Health facility.

Councilmember Abdelgawad noted the 988 crisis hotline is available to those in crisis.

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

ROLL CALL 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

The regular meeting of the Raymore City Council adjourned to Executive Session at 6:52 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 7:51 p.m.

Respectfully submitted,

Erica Hill
City Clerk