

THE RAYMORE CITY COUNCIL MET IN REGULAR SESSION ON MONDAY, FEBRUARY 12, 2024, 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 RECORDING SECRETARY MICHELE BRUNGARDT.

1. Call to Order

Mayor Turnbow called the meeting to order at 6:00 p.m.

2. Roll Call

Recording Secretary Michele Brungardt called roll; quorum present to conduct business. Councilmember Engert was absent.

3. Pledge of Allegiance

4. Presentation/Awards

City Auditor Matt Partridge, Dana F. Cole & Co., reviewed the FY 2023 Financial Statements and the recently completed annual audit. He thanked Finance Director Elisa Williams and Senior Accountant Rachel Williams for their assistance in the audit process. He stated the City was awarded the GFOA Certificate of Achievement for Financial Reporting for the 13th year in a row.

5. Personal Appearances

6. Staff Reports

Development Services Director David Gress reviewed the staff report included in the packet. He answered questions from Council.

Chief of Police Jim Wilson reviewed the annual report included in the packet. He reviewed the radar signs placed around the City and announced the Citizen's Academy is currently accepting applications until March 5 for the session beginning on March 12. He answered questions from Council.

City Manager Jim Feuerborn announced items for the work session on February 19. He also noted receiving the GFOA Certificate of Achievement for Financial Reporting for the 13th year in row and congratulated the Finance Department.

7. Committee Reports

8. Consent Agenda

A. City Council Meeting minutes, January 22, 2024

- B. Approval of Safety Traffic Enforcement Program**
 - a. Resolution 24-06: Overtime Hazardous Moving Violation Enforcement**
 - b. Resolution 24-07: Overtime DWI Enforcement**
- C. Resolution 24-05: Salt Dome Pad Replacement Project - Acceptance and Final Payment**
- D. Resolution 24-09: 2022 Street Preservation Project - Acceptance and Final Payment**
- E. Resolution 24-11: 2023 Street Preservation Project - Acceptance and Final Payment**
- F. Resolution 24-12: Appointment of Loren Shanks to the Planning and Zoning Commission**
- G. Resolution 24-13: Appointment of Gary Graves to the Arts Commission**

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

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

9. Unfinished Business

A. Award of Contract - Heritage Hills Streetlight Installation

BILL 3873: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT PROPOSAL WITH BLACK & MCDONALD FOR THE HERITAGE HILLS STREETLIGHT INSTALLATION, IN THE AMOUNT OF \$157,361.03 AND AUTHORIZING THE CITY MANAGER TO APPROVE CHANGE ORDERS WITHIN ESTABLISHED BUDGET CONSTRAINTS."

Recording Secretary Michele Brungardt conducted the second reading of Bill 3873 by title only.

MOTION: By Councilmember Abdelgawad, second by Councilmember Townsend to approve the second reading of Bill 3873 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

Mayor Turnbow announced the motion carried and declared Bill 3873 as **Raymore City Ordinance 2024-007.**

10. New Business

A. Creekside Ranch Annexation

BILL 3875: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, ANNEXING PROPERTY DESCRIBED AS CREEKSIDE RANCH, LOCATED IN THE SOUTHWEST AND SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 46 N, RANGE 32 WEST, CASS COUNTY, MISSOURI AND BELONGING TO THE LISA DELIBERO TRUST, PURSUANT TO SECTION 71.014 OF THE REVISED STATUTES OF THE STATE OF MISSOURI."

Recording Secretary Michele Brungardt conducted the first reading of Bill 3875 by title only.

Project Engineer Matt Schlicht, Engineering Solutions, 50 SE 30th Street, Lee's Summit, MO, reviewed the proposed annexation, rezoning, and preliminary plat for the Creekside Ranch subdivision. The subdivision will consist of 22 3-acre lots and one 10-acre lot.

Mayor Turnbow asked Mr. Schlicht if there was parkland dedication associated with this project. Mr. Schlicht stated that the project included a fee in lieu of parkland component.

Development Services Director David Gress reviewed the information included in the Council packet. Fred and Lisa Delibero, owners of approximately 89.67 acres of land located at the northeast corner of Gore Road and Kurzweil Road are requesting voluntary annexation into the corporate limits of the City of Raymore, MO, under Section 71.014 of the Revised Statutes of Missouri. The annexation request is being made concurrently with a request to rezone the property from its current "A" Agricultural designation to an "RE" Rural Estate designation to bring the property into compliance with the City's Future Land Use Map and Growth Management Plan. A preliminary plat request has also been filed for the property for a proposed residential subdivision. An Annexation Agreement has been prepared, which outlines and acknowledges the extent of current City services to the annexed area and secures the provision of certain services to the subject properties upon annexation. If annexed, the property would become

subject to the Codes and Ordinances of the City of Raymore, including the Unified Development Code and all adopted building and construction codes.

MOTION: By Councilmember Abdelgawad, second by Councilmember Townsend to approve the first reading of Bill 3875 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. Creekside Ranch Rezoning "A" to "RE" (public hearing)

BILL 3876: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AMENDING THE ZONING MAP FROM "A" AGRICULTURAL DISTRICT TO "RE" RURAL ESTATE DISTRICT, AN 89.67 ACRE TRACT OF LAND LOCATED IN THE SOUTHWEST AND SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 46 North, RANGE 32 WEST, CASS COUNTY, MISSOURI."

Recording Secretary Michele Brungardt conducted the first reading of Bill 3876 by title only.

Mayor Turnbow opened the public hearing at 6:25 p.m. and called for a staff report.

Development Services Director David Gress reviewed the information included in the Council packet. Fred and Lisa Delibero, owners of approximately 89.67 acres of land located at the northeast corner of Gore Road and Kurzweil Road are requesting rezoning of the property from its current "A" Agricultural District to "RE" Rural Estate District. The request allows for the land to be developed as a residential subdivision in accordance with the "RE" designation, which includes a minimum of 3-acre lots. As this is a public hearing, he noted that this public hearing was properly advertised in the January 24, 2024 North Cass Herald newspaper and requested the following documents be entered into the record: mailed notices to property owners, notice of publication, Unified Development Code, application, Growth Management Plan, and staff report. A Preliminary Plat would be required to be approved for the property prior to any major development activity. A Good Neighbor meeting was held on January 11, 2024, with 9 surrounding residents in attendance; their questions and staff answers are included in the council packet. At its January 16, 2024 meeting, the Planning and Zoning Commission voted 8-0 to accept the proposed findings of fact and forward to the City Council for consideration.

Mayor Turnbow opened the floor for public comment. Hearing none, he closed the public hearing at 6:28 p.m.

MOTION: By Councilmember Abdelgawad, second by Councilmember Townsend to approve the first reading of Bill 3876 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. Creekside Ranch Preliminary Plat (public hearing)

RESOLUTION 24-08: "A RESOLUTION OF THE CITY OF RAYMORE, MISSOURI, APPROVING THE PRELIMINARY PLAT FOR THE CREEKSIDE SUBDIVISION, LOCATED IN THE SOUTHWEST AND SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 46 North, RANGE 32 WEST, RAYMORE, CASS COUNTY, MISSOURI."

Recording Secretary Michele Brungardt conducted the reading of Resolution 24-08 by title only.

Mayor Turnbow opened the public hearing at 6:29 p.m. and called for a staff report.

Development Services Director David Gress reviewed the information included in the Council packet. Fred and Lisa Delibero, owners of approximately 89.67 acres of land located at the northeast corner of Gore Road and Kurzweil Road are requesting preliminary plat approval of the Creekside Ranch subdivision, a proposed 23-lot development consisting of 22 3-acre lots and one 10-acre lot. A Memorandum of Understanding has been prepared that outlines the regulations of the proposed subdivision. A Final Plat application would be required prior to the development of any individual lots. As this is a public hearing, he noted that this public hearing was properly advertised in the January 24, 2024 North Cass Herald newspaper and requested the following documents be entered into the record: mailed notices to property owners, notice of publication, Unified Development Code, application, Growth Management Plan, and staff report. At its January 16, 2024 meeting, the Planning and Zoning Commission voted 8-0 to accept the proposed findings of fact and forward to the City Council for consideration.

Councilmember Holman asked if there would be a Homeowners Association. Mr. Gress stated there has been discussion, but those details would be included in the final plat application.

Mr. Gress stated the Park Board determined that a fee in lieu of parkland would be appropriate for this project.

Mayor Turnbow opened the floor for public comment. Hearing none, he closed the public hearing at 6:32 p.m.

MOTION: By Councilmember Abdelgawad, second by Councilmember Townsend to approve the reading of Resolution 24-08 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. Authorizing Special Obligation Bonds, Series 2024

BILL 3877: "AN ORDINANCE AUTHORIZING THE ISSUANCE OF NOT TO EXCEED \$3,600,000 PRINCIPAL AMOUNT OF SPECIAL OBLIGATION BONDS, SERIES 2024, OF THE CITY OF RAYMORE, MISSOURI, AND AUTHORIZING CERTAIN OTHER DOCUMENTS AND ACTIONS BY THE CITY."

Recording Secretary Michele Brungardt conducted the first reading of Bill 3877 by title only.

Finance Director Elisa Williams reviewed the information included in the Council packet. The Special Obligation Bonds Series 2024 Issue will be used to reconstruct the City's existing trails in Recreation Park and Memorial Park. The Debt Service will be funded from Parks/Stormwater Sales Tax as well as Capital Improvement Sales Tax over a period of 15 years. This issue will be bank-qualified. Bank-qualification is available to all issuers who intend to issue \$10 million or less of tax-exempt securities in any one calendar year. The 2024 Special Obligation Bonds are expected to be sold via an electronic competitive sale method on March 5, 2024 and Piper, Sandler & Co. will be serving as the City's financial advisor.

City Manager Jim Feuerborn reviewed the ratings calls for the bond issues and noted an additional call is scheduled with Moody's for clarification on the project.

MOTION: By Councilmember Abdelgawad, second by Councilmember Townsend to approve the first reading of Bill 3877 by title only.

DISCUSSION: Councilmember Abdelgawad thanked staff for finding the funding for the trail system improvements.

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. Ward Road Payment Approval (emergency reading)

BILL 3874: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, APPROVING PAYMENT OF FUNDS AND AUTHORIZING THE CITY MANAGER, CITY CLERK, MAYOR, AND CITY ATTORNEY TO EXECUTE DOCUMENTS AND AGREEMENTS NECESSARY FOR THE ACQUISITION OF THE RIGHT-OF-WAY, THE TEMPORARY CONSTRUCTION AND ACCESS EASEMENTS, AND THE PERMANENT DRAINAGE EASEMENTS FOR CONSTRUCTION AND COMPLETION OF THE WARD ROAD IMPROVEMENT PROJECT; AND AUTHORIZING THE MAYOR TO DECLARE THIS AS AN EMERGENCY."

Recording Secretary Michele Brungardt conducted the first reading of Bill 3874 by title only.

City Attorney Jonathan Zerr reviewed the information included in the Council packet. As part of the most recent General Obligation bond issue, the City committed to completing certain improvements to Ward Road north of 58-Highway and south of 163rd Street. These Improvements include street widening, installation of curbs and gutters, stormwater control measures, sidewalks and trails. The completion of the improvements requires the acquisition of right-of-way, temporary construction and access easements, and permanent drainage easements from 16 property owners. Tentative agreements have been reached between staff and the owners. The Report of Commissioners in the eminent domain case has set the price for acquisition. In order to finalize the process, the City will need to pay the negotiated amounts and the amounts set by the Report of Commissioners. In addition, the City will be required to pay into the Circuit Court Clerk the Commissioners' Fees. The itemized amount of payments that will be made are shown on the Exhibit "A" attached to Bill 3874. Staff requests approval of Bill 3874 as an emergency reading to approve the payment of funds for acquisition of property interests for the completion of the Ward Road Improvement Project.

City Manager Jim Feuerborn stated the new construction bid came in \$1,126,000 higher than the original bid package.

MOTION: By Councilmember Abdelgawad, second by Councilmember Townsend to approve the first reading of Bill 3874 by title only.

DISCUSSION: Mayor Turnbow and Councilmembers thanked Mr. Zerr for his efforts on this project.

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

Mayor Turnbow declared Bill 3874 as an emergency and called for the second reading in its entirety.

Recording Secretary Michele Brungardt conducted the second reading of Bill 3874 in its entirety.

MOTION: By Councilmember Abdelgawad, second by Councilmember Townsend to approve the second reading of Bill 3874 in its entirety.

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

Mayor Turnbow announced the motion carried and declared Bill 3874 as **Raymore City Ordinance 2024-008.**

F. Senate Bill 190 Resolution

RESOLUTION 24-14: "A RESOLUTION OF THE CITY OF RAYMORE, MISSOURI, OPPOSING THE CASS COUNTY COMMISSION'S ADOPTION OF THE SENIOR PROPERTY TAX CREDIT ESTABLISHED BY SENATE BILL 190"

AND CODIFIED IN SECTION 137.1050.2(1) OF THE REVISED STATUTES OF MISSOURI.”

Recording Secretary Michele Brungardt conducted the reading of Resolution 24-14 by title only.

City Manager Jim Feuerborn reviewed the information included in the Council packet. During the 2023 Missouri legislative session the body passed and the Governor signed into law SB190 which calls for an eligible senior tax credit on real property that freezes the property assessed valuation at a certain period of time. At its February 5 work session, certain estimated fiscal impacts to the City of Raymore were presented to the City Council. At that same work session the City Council directed staff to prepare a Resolution for consideration that would respectfully request that the Cass County Commission refrain from taking any action imposing this legislation. He reviewed conversations with Presiding Commissioner Huston, stating that this Resolution would open the dialogue regarding SB190.

Mayor Turnbow added that the Raymore-Peculiar School District has had conversations with the County regarding their concerns, as well.

MOTION: By Councilmember Abdelgawad, second by Councilmember Townsend to approve the reading of Resolution 24-014 by title only.

DISCUSSION: Councilmember Abdelgawad noted there was extensive conversation on this topic at the last work session.

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 staff on being awarded the GFOA Certificate of Achievement for Financial Reporting for the 13th year, thanked the citizen volunteers that were appointed, and congratulated the Kansas City Chiefs on winning the Superbowl.

MOTION: By Councilmember Abdelgawad, second by Councilmember Townsend to adjourn to Executive Session to discuss litigation and personnel matters as authorized by §610.021(1)(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 7:01 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 7:28 p.m.

Respectfully submitted,

Michele Brungardt
Recording Secretary