

THE RAYMORE CITY COUNCIL MET IN REGULAR SESSION ON MONDAY, FEBRUARY 26, 2024, IN COUNCIL CHAMBERS AT 100 MUNICIPAL CIRCLE, RAYMORE, MISSOURI. MEMBERS PRESENT: MAYOR TURNBOW, COUNCILMEMBERS ABDELGAWAD, BAKER, BARBER, BURKE III, ENGERT, 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 Forster was absent.

3. Pledge of Allegiance

4. Presentation/Awards

5. Personal Appearances

6. Staff Reports

Public Works Director Mike Krass reviewed the staff report and the annual stormwater management program report included in the packet.

Parks and Recreation Director Nathan Musteen reviewed the staff report included in the packet. He introduced Business Development Coordinator Candice Mangum and answered questions from Council.

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

7. Committee Reports

8. Consent Agenda

A. City Council Meeting minutes, February 12, 2024

B. Resolution 24-10: 2023 I&I Project - Acceptance and Final Payment

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	Aye
Councilmember Forster	Absent
Councilmember Holman	Aye
Councilmember Townsend	Aye

9. Unfinished 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 46N, 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 second reading of Bill 3875 by title only.

MOTION: By Councilmember Abdelgawad, second by Councilmember Townsend to approve the second 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	Aye
Councilmember Forster	Absent
Councilmember Holman	Aye
Councilmember Townsend	Aye

Mayor Turnbow announced the motion carried and declared Bill 3875 as **Raymore City Ordinance 2024-009.**

B. Creekside Ranch Rezoning "A" to "RE"

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 46N, RANGE 32 WEST, CASS COUNTY, MISSOURI."

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

MOTION: By Councilmember Abdelgawad, second by Councilmember Townsend to approve the second 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	Aye
	Councilmember Forster	Absent
	Councilmember Holman	Aye
	Councilmember Townsend	Aye

Mayor Turnbow announced the motion carried and declared Bill 3876 as **Raymore City Ordinance 2024-010.**

C. 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 second reading of Bill 3877 by title only.

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

DISCUSSION: None

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

Mayor Turnbow announced the motion carried and declared Bill 3877 as **Raymore City Ordinance 2024-011.**

10. New Business

A. Award of Contract - Ward Road Construction

BILL 3879: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH VF ANDERSON BUILDERS FOR THE WARD ROAD CONSTRUCTION PROJECT, CITY PROJECT NUMBER 24-360-201, IN THE AMOUNT OF \$5,718,688.09 AND AUTHORIZING THE CITY MANAGER TO APPROVE CHANGE ORDERS WITHIN ESTABLISHED BUDGET CONSTRAINTS."

Recording Secretary Michele Brungardt conducted the first reading of Bill 3879 by title only.

Public Works Director Mike Krass reviewed the information included in the Council packet. The Ward Road Construction project entails upgrading the roadway from 163rd Street to 58 Highway. This project includes curbs, gutters, stormwater improvements, a new bridge, streetlights, and a multi-use pathway along the east side and sidewalk connection on the west side. Seven bids were received, and VF Anderson Builders was determined to be the lowest and best bidder in the amount of \$5,718,688.09. He noted an upcoming meeting including VF Anderson Builders and Communications Manager Melissa Harmer to discuss a communication plan, phasing plan, and traffic control for the project, stating the project could take 9 months with agreeable weather. He answered questions from Council.

MOTION: By Councilmember Abdelgawad, second by Councilmember Townsend to approve the first reading of Bill 3879 by title only.

DISCUSSION: Councilmembers Abdelgawad and Barber expressed their excitement for this project.

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

B. Sport Court - Raymore Activity Center

BILL 3878: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, APPROVING AND AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH SPORT COURT KANSAS CITY, INC. FOR THE PURCHASE AND INSTALLATION OF SPORT COURT FLOORING AT THE RAYMORE ACTIVITY CENTER EXPANSION PROJECT."

Recording Secretary Michele Brungardt conducted the first reading of Bill 3878 by title only.

Parks and Recreation Director Nathan Musteen reviewed the information included in the Council packet. Utilizing a direct purchase through Sourcewell Government purchasing, staff recommends the purchase of the gymnasium flooring at the RAC through Sport Court Kansas City, Inc. Sport Court gymnasium flooring is the original gym floor in the first phase of the RAC. This purchase will be an identical match and continuation of the current floor through the phase 2 expansion. In addition to the floor, the contract includes refreshing the paint on the current floor and finish work along the baseboards to connect the expansion areas. This item was included in the budget for the RAC Expansion, however, the flooring was not a part of the construction contract, but an allowance for purchase and installation independently within the overall project budget. The floor is scheduled to be installed in June. He answered questions from Council.

MOTION: By Councilmember Abdelgawad, second by Councilmember Townsend to approve the first reading of Bill 3878 by title only.

DISCUSSION: None

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

C. Sendera Preliminary Plat Extension

RESOLUTION 24-15: "A RESOLUTION OF THE CITY OF RAYMORE, MISSOURI, APPROVING A SIX-MONTH EXTENSION OF THE PRELIMINARY DEVELOPMENT PLAN FOR THE SENDERA PLANNED UNIT DEVELOPMENT."

Recording Secretary Michele Brungardt conducted the reading of Resolution 24-15 by title only.

Development Services Director David Gress reviewed the information included in the Council packet. Brad Kempf, representing Clayton Properties Group, Inc., is requesting an extension to the Sendera Preliminary Development Plan, a 135-acre development containing 343 single family lots located south of Hubach Hill Road, east of Brook Parkway. The Sendera PUD Preliminary Development Plan was originally approved on August 23, 2021. The 1st and 2nd plats were

approved by the City Council on February 28, 2022. The Preliminary Development Plan is set to expire on February 28, 2024. If approved, the Preliminary Development Plan will have a new expiration date of August 28, 2024.

Brad Kempf, Clayton Properties Group, Inc., stated the company has spent the last 8 months reorganizing. He presented justification for the 6-month extension and outlined changes in their procedures and products.

MOTION: By Councilmember Abdelgawad, second by Councilmember Townsend to approve the reading of Resolution 24-15 by title only.

DISCUSSION: None

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

D. Use Tax Update

Communications Manager Melissa Harmer outlined the educational campaign related to the Use Tax ballot question.

City Manager Jim Feuerborn presented detailed information pertaining to sources and uses and financial reports associated with potential use tax funds.

Staff, Mayor Turnbow, and Council discussed current and future staffing needs, detailed information on who would pay a use tax, how the funds generated from a use tax would be used, transparency, and public trust.

Mr. Feuerborn noted that since 2015, Raymore’s property tax levy has gone down.

11. Public Comment

12. Mayor/Council Communication

Mayor Turnbow and Councilmembers thanked staff for the information on the use tax, and recognized the recent ribbon cuttings for Nuuly and Harmar.

Mayor Turnbow thanked Councilmember Abdelgawad for filling in for him at the Nuuly ribbon cutting during his illness.

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	Absent
	Councilmember Holman	Aye
	Councilmember Townsend	Aye

The regular meeting of the Raymore City Council adjourned to Executive Session at 7:35 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	Aye
	Councilmember Forster	Absent
	Councilmember Holman	Aye
	Councilmember Townsend	Aye

The regular meeting of the Raymore Council adjourned at 7:52 p.m.

Respectfully submitted,

Michele Brungardt
Recording Secretary