

THE RAYMORE CITY COUNCIL MET IN REGULAR SESSION ON MONDAY, APRIL 22, 2024, IN COUNCIL CHAMBERS AT 100 MUNICIPAL CIRCLE, RAYMORE, MISSOURI. MEMBERS PRESENT: MAYOR TURNBOW, COUNCILMEMBERS BAKER, BARBER, BURKE III, CIRCO, ENGERT, HOLMAN, AND MILLS. ALSO PRESENT: CITY MANAGER JIM FEUERBORN, ASSISTANT CITY MANAGER RYAN MURDOCK, AND CITY CLERK ERICA HILL.

1. Call to Order

Mayor Turnbow called the meeting to order at 6:32 p.m.

2. Roll Call

City Clerk Erica Hill called roll; quorum present to conduct business. Councilmember Abdelgawad was absent.

3. Pledge of Allegiance

4. Presentation/Awards

Mayor Turnbow presented City Clerk Erica Hill with a proclamation for Professional Municipal Clerks Week, which is May 5-11.

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 Council packet. They answered questions from Council.

Communications Manager Melissa Harmer reviewed the communications with the media regarding the landfill and recent Arts Commission events.

City Manager Jim Feuerborn reminded Council that there is no work session next week as it's the fifth Monday of the month.

7. Committee Reports

8. Consent Agenda

A. City Council Regular Meeting minutes, April 8, 2024

B. City Council Special Meeting minutes, April 8, 2024

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

DISCUSSION: None

VOTE:	Councilmember Abdelgawad	Absent
	Councilmember Baker	Aye
	Councilmember Barber	Aye
	Councilmember Burke III	Aye
	Councilmember Circo	Aye
	Councilmember Engert	Aye
	Councilmember Holman	Aye
	Councilmember Mills	Aye

9. Unfinished Business

A. Award of Contract - Heritage Hills Streetlight Installation

BILL 3885: "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 \$244,707.87 AND AUTHORIZING THE CITY MANAGER TO APPROVE CHANGE ORDERS WITHIN ESTABLISHED BUDGET CONSTRAINTS."

City Clerk Erica Hill conducted the second reading of Bill 3885 by title only.

MOTION: By Councilmember Holman, second by Councilmember Barber to approve the second reading of Bill 3885 by title only.

DISCUSSION: None

VOTE:	Councilmember Abdelgawad	Absent
	Councilmember Baker	Aye
	Councilmember Barber	Aye
	Councilmember Burke III	Aye
	Councilmember Circo	Aye
	Councilmember Engert	Aye
	Councilmember Holman	Aye
	Councilmember Mills	Aye

Mayor Turnbow announced the motion carried and declared Bill 3885 as **Raymore City Ordinance 2024-023.**

B. Award of Contract - HVAC Maintenance

BILL 3890: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, APPROVING AND AUTHORIZING THE CITY MANAGER TO EXECUTE A ONE-YEAR CONTRACT EXTENSION WITH LIPPERT MECHANICAL SERVICES FOR PREVENTATIVE HVAC MAINTENANCE AND REPAIR."

City Clerk Erica Hill conducted the second reading of Bill 3890 by title only.

MOTION: By Councilmember Holman, second by Councilmember Barber to approve the second reading of Bill 3890 by title only.

DISCUSSION: None

VOTE:	Councilmember Abdelgawad	Absent
	Councilmember Baker	Aye
	Councilmember Barber	Aye
	Councilmember Burke III	Aye
	Councilmember Circo	Aye
	Councilmember Engert	Aye
	Councilmember Holman	Aye
	Councilmember Mills	Aye

Mayor Turnbow announced the motion carried and declared Bill 3890 as **Raymore City Ordinance 2024-024.**

C. Award of Contract - Emergency Generator Maintenance Electrical

BILL 3891: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, APPROVING AND AUTHORIZING THE CITY MANAGER TO EXECUTE A ONE-YEAR CONTRACT EXTENSION WITH CENTRAL POWER SYSTEMS & SERVICES FOR PREVENTATIVE EMERGENCY GENERATOR MAINTENANCE AND REPAIRS."

City Clerk Erica Hill conducted the second reading of Bill 3891 by title only.

MOTION: By Councilmember Holman, second by Councilmember Barber to approve the second reading of Bill 3891 by title only.

DISCUSSION: None

VOTE:	Councilmember Abdelgawad	Absent
	Councilmember Baker	Aye
	Councilmember Barber	Aye
	Councilmember Burke III	Aye
	Councilmember Circo	Aye
	Councilmember Engert	Aye
	Councilmember Holman	Aye
	Councilmember Mills	Aye

Mayor Turnbow announced the motion carried and declared Bill 3891 as **Raymore City Ordinance 2024-025.**

10. New Business

A. Selection of Mayor Pro Tempore

Mayor Turnbow stated Section 3.4 of the City Charter, Mayor Pro Tempore, provides that the Council shall elect annually from among its members a Mayor Pro Tempore. The Mayor Pro Tempore shall assume the powers and duties of the Mayor during the absence or disability of the Mayor or if a vacancy occurs. While assuming the powers and duties of the Mayor during the physical absence in person or disability of the Mayor (until and if the seat is declared vacant), the Mayor Pro Tempore shall retain their vote as a Councilmember, but shall not possess the additional mayoral voting power provided by Section 4.4(a), and shall not possess the mayoral veto power provided by Section 4.4(c). While assuming the powers and duties of the Mayor following a vacancy, the Mayor Pro Tempore shall possess the Mayoral veto power provided by Section 4.4(c) and the Mayoral voting power provided by Section 4.4(a), but shall not retain their vote as a Councilmember.

Mayor Turnbow asked for nominations for Mayor Pro Tempore.

Councilmember Barber nominated Councilmember Holman.

Hearing no further nominations, Mayor Turnbow asked for a vote to select Councilmember Holman as Mayor Pro Tempore.

VOTE:	Councilmember Abdelgawad	Absent
	Councilmember Baker	Aye
	Councilmember Barber	Aye
	Councilmember Burke III	Aye
	Councilmember Circo	Aye
	Councilmember Engert	Aye
	Councilmember Holman	Abstain
	Councilmember Mills	Aye

B. Governing Body Members on Planning and Zoning Commission

Section 465.020(B)(4) of the Unified Development Code of the City Code provides that the Council shall designate whether or not it shall have a member serve on the Planning and Zoning Commission and the Mayor shall designate if they choose to be a member of the Commission and any such member shall serve for a one year term. Councilmembers Barber and Holman recommended continuing with only Mayor Turnbow serving on the Planning and Zoning Commission. Mayor Turnbow agreed to continue serving on the Planning and Zoning Commission.

C. Award of Contract - 2024 Curb Project

BILL 3893: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH TERRY SNELLING CONSTRUCTION INC. FOR THE 2024 CURB REPLACEMENT PROJECT, CITY PROJECT NUMBER 24-442-201, IN THE AMOUNT OF \$614,282.00 AND AUTHORIZING THE CITY MANAGER TO APPROVE CHANGE ORDERS WITHIN ESTABLISHED BUDGET CONSTRAINTS."

City Clerk Erica Hill conducted the first reading of Bill 3893 by title only.

Public Works Director Mike Krass reviewed the information included in the Council packet. The 2024 Curb Project will include work in the neighborhoods as shown on the map included in the Council packet. Six bids were received for the 2024 Curb Project on March 28, 2024. Terry Snelling Construction Inc. was determined to be the lowest and best bidder. Staff recommends the contract for the 2024 Curb Project to be awarded to Terry Snelling Construction Inc. He answered questions from Council.

MOTION: By Councilmember Holman, second by Councilmember Barber to approve the first reading of Bill 3893 by title only.

DISCUSSION: None

VOTE:	Councilmember Abdelgawad	Absent
	Councilmember Baker	Aye
	Councilmember Barber	Aye
	Councilmember Burke III	Aye
	Councilmember Circo	Aye
	Councilmember Engert	Aye
	Councilmember Holman	Aye
	Councilmember Mills	Aye

D. Award of Contract - 2024 Street Preservation

BILL 3892: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH JM FAHEY CONSTRUCTION COMPANY FOR THE 2024 STREET PRESERVATION PROJECT, CITY PROJECT NUMBER 24-450-201, IN THE AMOUNT OF \$1,040,582.50 AND AUTHORIZING THE CITY MANAGER TO APPROVE CHANGE ORDERS WITHIN ESTABLISHED BUDGET CONSTRAINTS."

City Clerk Erica Hill conducted the first reading of Bill 3892 by title only.

Public Works Director Mike Krass reviewed the information included in the Council packet. The 2024 Street Preservation Project involves the mill and

overlay of city streets originally approved by Council at a recent work session as shown on the map included in the Council packet. The City received six bids on March 27, 2024. JM Fahey Construction Company was determined to be the lowest and best bidder. Staff recommends the contract for the 2024 Street Preservation Project to be awarded to JM Fahey Construction Company in the amount of \$1,040,582.50.

MOTION: By Councilmember Holman, second by Councilmember Barber to approve the first reading of Bill 3892 by title only.

DISCUSSION: None

VOTE:	Councilmember Abdelgawad	Absent
	Councilmember Baker	Aye
	Councilmember Barber	Aye
	Councilmember Burke III	Aye
	Councilmember Circo	Aye
	Councilmember Engert	Aye
	Councilmember Holman	Aye
	Councilmember Mills	Aye

E. Allera PUD Preliminary Development Plan Extension

RESOLUTION 24-16: "A RESOLUTION OF THE CITY OF RAYMORE, MISSOURI, APPROVING A SIX-MONTH EXTENSION OF THE PRELIMINARY DEVELOPMENT PLAN FOR THE ALLERA PLANNED UNIT DEVELOPMENT."

City Clerk Erica Hill conducted the reading of Resolution 24-16 by title only.

Development Services Director David Gress reviewed the information included in the Council packet. Jon Birkel, representing Hunt Midwest, has requested an extension to the Preliminary Plan for the Allera Subdivision, a 52-acre subdivision containing 171 single-family lots located south of Johnston Drive, west of Dean Avenue. The PUD zoning and Preliminary Plan were approved on April 25, 2022, by the City Council and are set to expire on April 25, 2024, following a prior one-year extension to the development plan. The applicant has indicated that development interest still remains for the project, but current economic conditions have caused challenges in moving forward with the development at this time. The approved Preliminary Plan and Memorandum of Understanding remain unchanged from their currently approved form. Though Hunt Midwest is requesting a one-year extension, staff is proposing a six-month extension to the development plan.

Jon Birkel, Hunt Midwest, 1881 Main St., Kansas City, MO, stated there is interest in this project, however, interest rates are hindering development. He answered questions from Council.

MOTION: By Councilmember Holman, second by Councilmember Barber to approve the reading of Resolution 24-16 by title only.

DISCUSSION: None

VOTE:	Councilmember Abdelgawad	Absent
	Councilmember Baker	Aye
	Councilmember Barber	Aye
	Councilmember Burke III	Aye
	Councilmember Circo	Aye
	Councilmember Engert	Aye
	Councilmember Holman	Aye
	Councilmember Mills	Aye

11. Public Comment

12. Mayor/Council Communication

Mayor Turnbow and Councilmembers congratulated Councilmember Holman on being selected as Mayor Pro Tem, congratulated City Clerk Erica Hill on the Professional Municipal Clerks Week proclamation, and thanked Communications Manager Melissa Harmer for her work on communications regarding the landfill.

Councilmember Holman thanked the Council for selecting him as Mayor Pro Tem.

Mayor Turnbow thanked the City of Belton for planting a tree in honor of his daughter-in-law.

13. Adjournment

MOTION: By Councilmember Holman, second by Councilmember Barber to adjourn.

DISCUSSION: None

VOTE:	Councilmember Abdelgawad	Absent
	Councilmember Baker	Aye
	Councilmember Barber	Aye
	Councilmember Burke III	Aye
	Councilmember Circo	Aye
	Councilmember Engert	Aye
	Councilmember Holman	Aye
	Councilmember Mills	Aye

The regular meeting of the Raymore Council adjourned at 7:08 p.m.

Respectfully submitted,

Erica Hill
City Clerk