

**THE RAYMORE CITY COUNCIL MET IN REGULAR SESSION MONDAY, JUNE 11, 2018 IN COUNCIL CHAMBERS AT 100 MUNICIPAL CIRCLE, RAYMORE, MISSOURI. MEMBERS PRESENT: MAYOR TURNBOW, COUNCILMEMBERS ABDELGAWAD, BARBER, BERENDZEN, BURKE, CIRCO, HOLMAN, KELLOGG, AND TOWNSEND, CITY MANAGER JIM FEUERBORN, CITY CLERK JEANIE WOERNER AND CITY ATTORNEY JONATHAN ZERR.**

- 1. Call To Order.** Mayor Turnbow called the regular meeting to order at 7:00 p.m.
- 2. Roll Call.** City Clerk Jeanie Woerner called roll; quorum present to conduct business.
- 3. Pledge of Allegiance.**
- 4. Presentations/Awards.**

Mayor Turnbow delivered his annual State of the City Address. (attached to these minutes)

**5. Personal Appearances.**

**6. Staff Reports.**

Community Development Director Jim Cadoret provided a review of the staff report included in the Council packet and reviewed past and upcoming agenda items for the Planning and Zoning Commission.

City Clerk Jeanie Woerner provided a review of the staff report on fireworks included in the Council packet.

Communication Director Mike Ekey provided information on the June 9 Summer Scene arts and music festival, and the pop art contest.

City Manager Jim Feuerborn reviewed agenda items for the June 18 City Council work session.

**7. Committee Reports.**

**8. Consent Agenda.**

**A. City Council Minutes, May 14, 2018**

**B. Resolution 18-32, 2017 Silvertop Sanitary Sewer Project - Acceptance and Final Payment**

**C. Resolution 18-33, 2017 Curb Projects - Acceptance and Final Payment**

**D. Resolution 18-34, 2017 Sidewalk Projects - Acceptance and Final Payment**

**E. Resolution 18-35, 2017 Sidewalk Gap Projects - Acceptance and Final Payment**

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

**DISCUSSION:** None

<b>VOTE:</b>	Councilmember Abdelgawad	Aye
	Councilmember Barber	Aye
	Councilmember Berendzen	Aye
	Councilmember Burke, III	Aye
	Councilmember Circo	Aye
	Councilmember Holman	Aye
	Councilmember Kellogg	Aye
	Councilmember Townsend	Aye

**9. Unfinished Business. Second Readings.**

**A. Bush Industrial Park Easement Vacation**

**BILL 3361: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI VACATING A TWENTY-FOOT DRIVEWAY EASEMENT, BEING PART OF LOT 3 AND TRACT A OF WINDSOR COMMONS, ALSO BEING PART OF LOT A, REPLAT OF TRACT 4 OF BUSH INDUSTRIAL PARK, ALL IN THE CITY OF RAYMORE, CASS COUNTY, MISSOURI."**

City Clerk Jeanie Woerner conducted the second reading of Bill 3361 by title only.

**MOTION:** By Councilmember Barber, second by Councilmember Holman to approve the second reading of Bill 3361 by title only.

**DISCUSSION:** None

<b>VOTE:</b>	Councilmember Abdelgawad	Aye
	Councilmember Barber	Aye
	Councilmember Berendzen	Aye
	Councilmember Burke, III	Aye
	Councilmember Circo	Aye
	Councilmember Holman	Aye
	Councilmember Kellogg	Aye
	Councilmember Townsend	Aye

Mayor Turnbow announced the motion carried and declared Bill 3361 as **Raymore City Ordinance 2018-040.**

**B. 27th Amendment to the Unified Development Code**

**BILL 3330: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AMENDING SECTION 405.020(H), SECTION 420.050(E) AND SECTION 485.010 OF THE UNIFIED DEVELOPMENT CODE OF THE RAYMORE CITY CODE."**

City Clerk Jeanie Woerner conducted the second reading of Bill 3330 by title only.

**MOTION:** By Councilmember Barber, second by Councilmember Holman to approve the second reading of Bill 3330 by title only.

**DISCUSSION:** Councilmember Holman noted difficulties in securing affordable housing across the Country. He feels the amendment allowing accessory dwelling units gives Raymore the cutting edge.

<b>VOTE:</b>	Councilmember Abdelgawad	Aye
	Councilmember Barber	Aye
	Councilmember Berendzen	Aye
	Councilmember Burke, III	Aye
	Councilmember Circo	Aye
	Councilmember Holman	Aye
	Councilmember Kellogg	Aye
	Councilmember Townsend	Aye

Mayor Turnbow announced the motion carried and declared Bill 3330 as **Raymore City Ordinance 2018-041.**

**C. Award of Contract - City Hall Front Entry Modifications - Design**

**BILL 3363: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH HTK ARCHITECTS FOR THE CITY HALL FRONT ENTRY MODIFICATIONS DESIGN PROJECT, CITY PROJECT NUMBER 18-264-301, IN THE AMOUNT OF \$23,929 AND AUTHORIZING THE CITY MANAGER TO APPROVE CHANGE ORDERS WITHIN ESTABLISHED BUDGET CONSTRAINTS."**

City Clerk Jeanie Woerner conducted the second reading of Bill 3363 by title only.

**MOTION:** By Councilmember Barber, second by Councilmember Holman to approve the second reading of Bill 3363 by title only.

**DISCUSSION:** None

<b>VOTE:</b>	Councilmember Abdelgawad	Aye
	Councilmember Barber	Aye
	Councilmember Berendzen	Aye
	Councilmember Burke, III	Aye
	Councilmember Circo	Aye
	Councilmember Holman	Aye
	Councilmember Kellogg	Aye
	Councilmember Townsend	Aye

Mayor Turnbow announced the motion carried and declared Bill 3363 as **Raymore City Ordinance 2018-042.**

**D. Cellular Site Lease Agreement**

**BILL 3362: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, APPROVING AND AUTHORIZING THE CITY MANAGER TO ENTER INTO A LEASE AGREEMENT WITH SELECTIVE SITE DEVELOPMENT, INC., A KANSAS CORPORATION FOR THE PROPERTY LOCATED AT 105 E. ELM STREET, RAYMORE, MISSOURI."**

City Clerk Jeanie Woerner conducted the second reading of Bill 3362 by title only.

**MOTION:** By Councilmember Barber, second by Councilmember Holman to approve the second reading of Bill 3362 by title only.

**DISCUSSION:** Councilmember Abdelgawad asked for a timeline of the project.

Public Works Director Mike Krass stated site work would begin soon and he will provide an update to Council this week.

<b>VOTE:</b>	Councilmember Abdelgawad	Aye
	Councilmember Barber	Aye
	Councilmember Berendzen	Aye
	Councilmember Burke, III	Aye
	Councilmember Circo	Aye
	Councilmember Holman	Aye
	Councilmember Kellogg	Aye
	Councilmember Townsend	Aye

Mayor Turnbow announced the motion carried and declared Bill 3362 as **Raymore City Ordinance 2018-043.**

**10. New Business. First Readings.**

**A. Raymore Festival in the Park Memorandum of Understanding**

**RESOLUTION 18-30: "A RESOLUTION OF THE CITY OF RAYMORE, MISSOURI, APPROVING THE MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF RAYMORE AND THE FESTIVAL IN THE PARK, INC. COMMITTEE FOR THE 2018 FESTIVAL IN THE PARK EVENT."**

City Clerk Jeanie Woerner conducted the reading of Resolution 18-30 by title only.

Parks and Recreation Director Musteen provided a review of the staff report included in the Council packet. The Raymore Festival in the Park is an annual event held in Memorial Park. A Memorandum of Understanding (MOU) is reviewed each year between the Parks and Recreation Board and the Festival Committee outlining the in-kind services and park

usage. No substantial changes have been made to this year's MOU. The MOU has been approved by the Parks and Recreation Board and now is before Council for approval.

**MOTION:** By Councilmember Barber, second by Councilmember Holman to approve the reading of Resolution 18-30 by title only.

**DISCUSSION:** None

<b>VOTE:</b>	Councilmember Abdelgawad	Aye
	Councilmember Barber	Aye
	Councilmember Berendzen	Aye
	Councilmember Burke, III	Aye
	Councilmember Circo	Aye
	Councilmember Holman	Aye
	Councilmember Kellogg	Aye
	Councilmember Townsend	Aye

**B. Application for Alcohol in Parks Permit – Raymore Festival in the Park (Public Hearing)**

**RESOLUTION 18-31: "A RESOLUTION OF THE CITY OF RAYMORE, MISSOURI, AUTHORIZING THE FESTIVAL IN THE PARK COMMITTEE TO SERVE ALCOHOL IN THE ACTIVITY AREA OF THE EVENT IN MEMORIAL PARK DURING THE 2018 FESTIVAL EVENT."**

City Clerk Jeanie Woerner conducted the reading of Resolution 18-31 by title only.

Parks and Recreation Director Musteen provided a review of the staff report included in the Council packet. The Raymore Parks and Recreation Board approved an application by Raymore Festival in the Park, Inc. for a permit to serve alcohol on September 21 and 22 during the 2018 festival. The application is now before the City Council for approval. He answered general questions of Council.

Councilmembers commended Park staff and the Police Department for their work in ensuring no issues are occurring with the sale of alcohol at this event.

Mayor Turnbow opened the floor for public comment and hearing none, closed the public hearing at 7:32 p.m.

**MOTION:** By Councilmember Barber, second by Councilmember Holman to approve the reading of Resolution 18-31 by title only.

**DISCUSSION:** None

<b>VOTE:</b>	Councilmember Abdelgawad	Aye
	Councilmember Barber	Aye
	Councilmember Berendzen	Aye
	Councilmember Burke, III	Aye

Councilmember Circo	Aye
Councilmember Holman	Aye
Councilmember Kellogg	Aye
Councilmember Townsend	Aye

**C. Rezoning of Kirby Estates (Public Hearing)**

**BILL 3364: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AMENDING THE ZONING MAP FROM "A" AGRICULTURAL DISTRICT TO "PO" PROFESSIONAL OFFICE DISTRICT, PART OF TRACT 1-A, REPLAT OF TRACTS 1 & 2 IN KIRBY ESTATES, CASS COUNTY, MISSOURI."**

City Clerk Jeanie Woerner conducted the first reading of Bill 3364 by title only.

Mayor Turnbow opened the public hearing at 7:33 p.m. and asked for a staff report.

Applicant Alissa Karnes with Compass Health Network provided a brief presentation outlining services of Compass Health Network and an overview of their proposed expansion.

Councilmember Abdelgawad asked if the Raymore location would consolidate other facilities within the network.

Ms. Karnes stated this new facility will replace the Pathways location on Remington Plaza and other rented space. Plans for the current building are unknown at this time.

Councilmember Barber asked if long range plan for a business model is in place.

Ms. Karnes stated a business model with 5 year plan is in place. Consideration of growth pattern of certain departments have been considered. The project is budgeted at \$12 million dollars.

Community Development Director Jim Cadoret provided a review of the staff report included in the Council packet. Alissa Karnes, representing Compass Health Network, is requesting to reclassify the zoning of 8.3 acres located north of 58 Highway on the east side of Sunset Lane from "A" Agricultural District to "PO" Professional Office District. He asked for the notices to adjoining property owners, notice of publication, Unified Development Code, application, Growth Management Plan, staff report, and the conceptual site plan be entered into the record. He reviewed prior zoning on the property. He outlined questions asked by 14 residents who attended a Good Neighbor meeting on May 2, 2018 at which 14 residents were in attendance or reached out for contact. At the May 15, 2018 meeting of the Planning and Zoning Commission, a vote of 7-0 was received to accept the staff proposed findings of fact and forward to the City Council with a recommendation of approval. He answered general questions of Council.

Councilmember Holman asked for statistics on calls for the Police Department for the Pathway facility.

Chief of Police Zimmerman stated they enjoy a great relationship with staff of Pathways and feels this facility is beneficial in meeting the needs of the community.

Mayor Turnbow opened the floor for public comments.

Adam Campbell, 109 Silver Lake Circle, Raymore, asked for information on residency at this location.

Mr. Cadoret stated there are no overnight stays at the facility and their hours are from 8 a.m. to 8 p.m. There are no overnight provisions.

Mayor Turnbow opened the floor for public comments and hearing none, closed the public hearing at 7:53 p.m.

**MOTION:** By Councilmember Barber, second by Councilmember Holman to approve the first reading of Bill 3364 by title only.

**DISCUSSION:** Councilmember Holman reminded that discussion on this item should only pertain to the rezoning.

<b>VOTE:</b>	Councilmember Abdelgawad	Aye
	Councilmember Barber	Aye
	Councilmember Berendzen	Aye
	Councilmember Burke, III	Aye
	Councilmember Circo	Aye
	Councilmember Holman	Aye
	Councilmember Kellogg	Aye
	Councilmember Townsend	Aye

**D. Second Replat of Kirby Estates**

**BILL 3365: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, APPROVING THE SECOND REPLAT OF KIRBY ESTATES, A MINOR SUBDIVISION LOCATED IN SECTION 9, TOWNSHIP 46N, RANGE 32W, RAYMORE, CASS COUNTY, MISSOURI."**

City Clerk Jeanie Woerner conducted the first reading of Bill 3365 by title only.

Community Development Director Jim Cadoret provided a review of the staff report included in the Council packet. Alissa Karnes, representing Compass Health Network, is requesting approval of the second replat of Kirby Estates, a 1-lot, 8.3 acre subdivision located north of 58 Highway and east of Sunset Lane to allow for the development of the property for a new building associated with the prior agenda item. At the May 15, 2018 meeting of the Planning and Zoning Commission, a vote of 5-0-3 received to accept the staff proposed findings of fact and forward to the City Council with a recommendation of approval.

**MOTION:** By Councilmember Barber, second by Councilmember Holman to approve the first reading of Bill 3365 by title only.

**DISCUSSION:** None

**VOTE:** Councilmember Abdelgawad Aye  
Councilmember Barber Aye  
Councilmember Berendzen Aye  
Councilmember Burke, III Aye  
Councilmember Circo Aye  
Councilmember Holman Aye  
Councilmember Kellogg Aye  
Councilmember Townsend Aye

**E. Sunrise Commons Final Plat**

**BILL 3366: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, APPROVING THE SUNRISE COMMONS FINAL PLAT, A REPLAT OF LOT A OF THE REPLAT OF TRACT 4, BUSH INDUSTRIAL PARK, LOCATED IN SECTION 15, TOWNSHIP 46N, RANGE 32W, RAYMORE, CASS COUNTY, MISSOURI."**

City Clerk Jeanie Woerner conducted the first reading of Bill 3366 by title only.

Community Development Director Jim Cadoret provided a review of the staff report included in the Council packet. Jenny Winkler, representing Winkler-Llosa Development, LLC. is requesting approval of the Sunrise Commons Minor Plat, located on the south side of 58 Highway, west of J Highway to allow the existing Brightside Daycare to construct an additional building for an expanded use of their business. At the May 15, 2018 meeting of the Planning and Zoning Commission, a vote of 5-0-3 was received to accept the staff proposed findings of fact and forward to the City Council with a recommendation of approval subject to Council approval of the vacation of the 20' wide driveway easement along the eastern property line. The applicant shall revise the plat to reflect the easement vacation.

**MOTION:** By Councilmember Barber, second by Councilmember Holman to approve the first reading of Bill 3366 by title only.

**DISCUSSION:** Councilmember Abdelgawad thanked this business for expanding.

**VOTE:** Councilmember Abdelgawad Aye  
Councilmember Barber Aye  
Councilmember Berendzen Aye  
Councilmember Burke, III Aye  
Councilmember Circo Aye  
Councilmember Holman Aye  
Councilmember Kellogg Aye  
Councilmember Townsend Aye



**F. Westbrook at Creekmoor Fourteenth Final Plat**

**BILL 3367: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, APPROVING THE FINAL PLAT FOR WESTBROOK AT CREEKMOOR FOURTEENTH PLAT LOTS 371 THROUGH 405 AND TRACTS MM, NN, OO, PP AND QQ, LOCATED IN SECTION 4, TOWNSHIP 46N, RANGE 32W, RAYMORE, CASS COUNTY, MISSOURI."**

City Clerk Jeanie Woerner conducted the first reading of Bill 3367 by title only.

Community Development Director Jim Cadoret provided a review of the staff report included in the Council packet. Cooper Land Development Inc. is requesting approval of the Westbrook at Creekmoor fourteenth final plat, a 35-lot single family subdivision located on the north side of 163rd Street, east of the Creekmoor Clubhouse. The development agreement outlines the requirements of the developer in completion of this phase of the subdivision. At the June 5, 2018 meeting of the Planning and Zoning Commission, a vote of 6-0 was received to accept the staff proposed findings of fact and forward to the City Council with a recommendation of approval. He answered general questions of Council.

**MOTION:** By Councilmember Barber, second by Councilmember Holman to approve the first reading of Bill 3367 by title only.

**DISCUSSION:** None

<b>VOTE:</b>	Councilmember Abdelgawad	Aye
	Councilmember Barber	Aye
	Councilmember Berendzen	Aye
	Councilmember Burke, III	Aye
	Councilmember Circo	Aye
	Councilmember Holman	Aye
	Councilmember Kellogg	Aye
	Councilmember Townsend	Aye

**G. Award of Contract - Permeable Paver Crosswalks**

**BILL 3369: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH GRIDIRON CONSTRUCTION FOR THE PERMEABLE PAVER CROSSWALKS PROJECT, CITY PROJECT NUMBER 18-295-201, IN THE AMOUNT OF \$168,445 AND AUTHORIZING THE CITY MANAGER TO APPROVE CHANGE ORDERS WITHIN ESTABLISHED BUDGET CONSTRAINTS."**

City Clerk Jeanie Woerner conducted the first reading of Bill 3369 by title only.

Public Works Director Mike Krass provided a review of the staff report included in the Council packet. This contract with Gridiron Construction, who was the lowest, best bidder, involves the installation of permeable paver crosswalks along 58 Highway from Darrowby Drive to High Drive. The crosswalk of Sunset and 58 Highway had been removed

temporarily from this portion of the project given the pending construction of the Compass Health Network. Gridiron has installed other areas of permeable paver crosswalks in the City. He answered general questions of Council.

**MOTION:** By Councilmember Barber, second by Councilmember Holman to approve the first reading of Bill 3369 by title only.

**DISCUSSION:** None

<b>VOTE:</b>	Councilmember Abdelgawad	Aye
	Councilmember Barber	Aye
	Councilmember Berendzen	Aye
	Councilmember Burke, III	Aye
	Councilmember Circo	Aye
	Councilmember Holman	Aye
	Councilmember Kellogg	Aye
	Councilmember Townsend	Aye

**H. Award of Contract - Strategic Planning/Community Conversations Update**

**BILL 3370: "AN AGREEMENT BETWEEN THE CITY OF RAYMORE AND THE UNIVERSITY OF KANSAS PUBLIC MANAGEMENT CENTER TO PROVIDE STRATEGIC PLANNING SERVICES."**

City Clerk Jeanie Woerner conducted the first reading of Bill 3370 by title only.

Communications Director Mike Ekey provided a review of the staff report included in the Council packet. In the Winter of 2016, the University of Kansas Public Management Center (KUPMC) led three successful community conversation sessions in Raymore. These conversations built the foundation for the City Council's Strategic Plan. Staff is recommending a contract with KUPMC to host an additional community conversation to hear from residents on our current progress and receive additional feedback and suggestions for future planning. He answered general questions of Council.

**MOTION:** By Councilmember Barber, second by Councilmember Holman to approve the first reading of Bill 3370 by title only.

**DISCUSSION:** Councilmembers noted their excitement and anticipation for this event.

<b>VOTE:</b>	Councilmember Abdelgawad	Aye
	Councilmember Barber	Aye
	Councilmember Berendzen	Aye
	Councilmember Burke, III	Aye
	Councilmember Circo	Aye
	Councilmember Holman	Aye
	Councilmember Kellogg	Aye
	Councilmember Townsend	Aye

**I. Memorandum of Understanding - City Council and Park Board**

**BILL 3371: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AUTHORIZING THE MAYOR TO ENTER INTO A COOPERATION AGREEMENT AND MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY COUNCIL AND THE PARKS AND RECREATION BOARD."**

City Clerk Jeanie Woerner conducted the first reading of Bill 3371 by title only.

Parks and Recreation Director provided a review of the staff report included in the Council packet. The Memorandum of Understanding (MOU) between the City and Park Board was written to clarify and memorialize the procedures that will be followed to carry out certain mutual responsibilities. A biannual review of the MOU occurred at the Council's joint work session with the Park Board on June 4, 2018. He answered general questions of Council.

**MOTION:** By Councilmember Barber, second by Councilmember Holman to approve the first reading of Bill 3371 by title only.

**DISCUSSION:** None

<b>VOTE:</b>	Councilmember Abdelgawad	Aye
	Councilmember Barber	Aye
	Councilmember Berendzen	Aye
	Councilmember Burke, III	Aye
	Councilmember Circo	Aye
	Councilmember Holman	Aye
	Councilmember Kellogg	Aye
	Councilmember Townsend	Aye

**11. Public Comments.**

**12. Mayor/Council Communication.**

Councilmembers thanked the Arts Commission and City staff for a successful Summer Scene event and thanked the Mayor for his State of the City Address.

Councilmember Circo stated he is looking forward to the expansion of the Pathways facility and growth within the City.

Councilmember Townsend stated he is looking forward to the community conversations event.

Councilmember Kellogg thanked his colleagues and City staff for working with Compass Health Network for their expansion in the City.

Councilmember Berendzen stated he is looking forward to the Festival in the Park event.

Councilmember Abdelgawad reminded everyone the Farmers Market is open on Tuesdays.

Councilmember Barber thanked City Manager Jim Feuerborn and Councilmember Holman for organizing the trip to KC Southern headquarters to view their facilities and rail car.

Mayor Turnbow thanked the Council for their patience in the delay of his State of the City and thanked City staff for their work and commitment to various projects.

**13. Adjournment.**

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

<b>VOTE:</b>	Councilmember Abdelgawad	Aye
	Councilmember Barber	Aye
	Councilmember Berendzen	Aye
	Councilmember Burke, III	Aye
	Councilmember Circo	Aye
	Councilmember Holman	Aye
	Councilmember Kellogg	Aye
	Councilmember Townsend	Aye

The regular meeting of the Raymore Council adjourned at 8:28 p.m.

Respectfully submitted,

Jeanie Woerner  
City Clerk