

THE RAYMORE CITY COUNCIL MET IN REGULAR SESSION ON MONDAY, MARCH 10, 2025, IN COUNCIL CHAMBERS AT 100 MUNICIPAL CIRCLE, RAYMORE, MISSOURI. MEMBERS PRESENT IN PERSON: MAYOR TURNBOW, COUNCILMEMBERS ABDELGAWAD, BAKER, BARBER, BURKE III, CIRCO, ENGERT, AND HOLMAN. MEMBER PRESENT VIA VIDEOCONFERENCING: COUNCILMEMBER MILLS. ALSO PRESENT IN PERSON: CITY MANAGER JIM FEUERBORN, CITY ATTORNEY JONATHAN ZERR, AND RECORDING SECRETARY EMILY JORDAN.

1. Call to Order

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

2. Roll Call

Recording Secretary Emily Jordan called roll; quorum present to conduct business.

3. Pledge of Allegiance

4. Presentation/Awards

5. Personal Appearances

6. Staff Reports

Development Services Director David Gress reviewed his staff report included in the Council packet.

Chief of Police Jim Wilson stated the next Citizens' Academy will begin on Wednesday, March 12.

City Manager Jim Feuerborn announced items for the March 17 work session.

7. Committee Reports

8. Consent Agenda

A. City Council Meeting minutes, February 24, 2025

MOTION: By Councilmember Holman, second by Councilmember Abdelgawad 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 Circo	Aye
Councilmember Engert	Aye
Councilmember Holman	Aye
Councilmember Mills	Aye

9. Unfinished Business

10. New Business

A. Award of Contract - On-Call Material Testing

BILL 3950: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH CFS ENGINEERS TO PROVIDE ON-CALL MATERIALS TESTING SERVICES."

Recording Secretary Emily Jordan conducted the first reading of Bill 3950 by title only.

Public Works Director Trent Salsbury reviewed the staff report included in the council packet. The City's Public Works Department has an occasional need for professional materials testing and geo-technical services such as soil borings and asphalt and concrete testing associated with CIP projects. Staff issued a Request for Qualifications to material testing firms. After reviewing the statement of qualifications that were submitted, staff recommends the services of CFS Engineers to provide these services for a three-year period.

MOTION: By Councilmember Holman, second by Councilmember Abdelgawad to approve the first reading of Bill 3950 by title only.

DISCUSSION: None

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

B. Voiding Ordinance 2025-056 and Terminating Authorizations

BILL 3948: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, VOIDING ORDINANCE 2024-056 AND TERMINATING ALL AUTHORIZATIONS, ACTS, AND CONDITIONS PROVIDED FOR THEREIN."

Recording Secretary Emily Jordan conducted the first reading of Bill 3948 by title only.

City Attorney Jonathan Zerr reviewed the staff report included in the council packet. Bill 3948 seeks to void the legislative actions and authorizations provided for in Ordinance 2024-056 which was approved by the City Council on December 9, 2024. Ordinance 2024-056 authorized an amendment of the zoning map for the White Tail Run development from "R-1" Single Family Residential to "PUD" Planned Unit Development. Under the Unified Development Code, a PUD zoning designation requires the approval of a preliminary development plan. In the case of White Tail Run, the preliminary development plan was incorporated into and made a part of a Memorandum of Understanding (MOU) between the City and Sallee Development, Inc. Ordinance 2024-056 authorized the City Manager to enter into an MOU with Sallee Development, Inc. With the approval of the MOU came the rezoning of the White Tail Run development and the approval of the required preliminary development plan. Following the approval of Ordinance 2024-056, City staff received separate written confirmations from representatives of Sallee Development, Inc. and Green Grass Investments, LLC (the owner of the property) that their contractual arrangements for the sale and purchase of the property had been allowed to lapse. The notification from Sallee Development, Inc. and Green Grass Investments also advised that negotiations had been terminated and that Sallee Development, Inc. would not be proceeding forward with the development. The termination of the contract and removal of Sallee Development, Inc. prior to acquiring ownership of the property make performance of the MOU impossible. It also makes assignment of the MOU impossible for Sallee Development, Inc. In light of the impossibility of performance and assignment by the identified developer (Sallee Development, Inc.), staff recommends approval of Bill 3948 so as to provide clarification and to remove any confusion as to the status of the White Tail Run development, including its zoning designation, the effectiveness of the MOU, and the imposition of the preliminary development plan.

MOTION: By Councilmember Holman, second by Councilmember Abdelgawad to approve the first reading of Bill 3948 by title only.

DISCUSSION: None

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

C. Amendment to the Administrative Policy Manual - Paid Time Off

BILL 3940: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AMENDING THE ADMINISTRATIVE POLICY MANUAL REFLECTING CHANGES

IN THE CALCULATION OF VACATION AND SICK LEAVE INTO ONE CATEGORY, PAID TIME OFF (PTO)."

Recording Secretary Emily Jordan conducted the first reading of Bill 3940 by title only.

Assistant City Manager Ryan Murdock reviewed the staff report included in the council packet. During the last budget year, staff began discussing the idea of making a change to the administrative policy manual to combine an employee's sick and vacation time into one category, Paid Time-Off (PTO). Human Resources surveyed surrounding municipalities and found the majority have PTO instead of separating out sick and vacation time. This change will streamline the process for HR and Finance in PTO calculations, will allow employees to manage their time off as one category, and will increase the maximum accrual amount that could be paid to an employee when leaving the City to 600 hours (a 40 hour increase). Included in the Council packet is the draft process HR will follow to convert an employee's accrued sick leave to PTO. Accrued vacation hours will be transferred at 100%. He answered questions from Council.

MOTION: By Councilmember Holman, second by Councilmember Abdelgawad to approve the first reading of Bill 3940 by title only.

DISCUSSION: None

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

D. Amendment to the Administrative Policy Manual - Paid Holidays

BILL 3953: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AMENDING AND ADDING TWO ADDITIONAL PAID HOLIDAYS TO THE ADMINISTRATIVE POLICY MANUAL. THE TWO ADDITIONAL HOLIDAYS WILL BE JUNETEENTH (JUNE 19) AND AN ADDITIONAL FLOATING HOLIDAY."

Recording Secretary Emily Jordan conducted the first reading of Bill 3953 by title only.

Assistant City Manager Ryan Murdock reviewed the staff report included in the council packet. For the past several years, Human Resources and Administration have reviewed our Administrative Policy Manual, including the number of paid holidays granted to employees. This past year, the City of Raymore was near the

bottom of municipalities in our region related to the number of paid holidays for employees, including being one of the only jurisdictions not recognizing the Juneteenth holiday. To position Raymore as an employer of choice, staff recommends adding the two additional paid holidays, which will put us in line with nearly all surrounding jurisdictions.

MOTION: By Councilmember Holman, second by Councilmember Abdelgawad to approve the first reading of Bill 3953 by title only.

DISCUSSION: None

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

E. Purchase of Real Estate - 317 N. Jackson Street

BILL 3945: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, APPROVING AND AUTHORIZING THE MAYOR TO ENTER INTO A CONTRACT TO PURCHASE THE PROPERTY AT 317 N. JACKSON STREET, RAYMORE, MISSOURI 64083, IN THE AMOUNT OF \$115,000."

Recording Secretary Emily Jordan conducted the first reading of Bill 3945 by title only.

Development Services Director David Gress reviewed the staff report included in the council packet. In 2021, the City purchased approximately 10.85 acres of land located generally at 58 Highway and North Madison Street for the future development of a municipal justice center. Bill 3945 authorizes the City to acquire an additional piece of property located at 317 N. Jackson Street, which is contiguous with the previously purchased property and will allow for improved access and land area to support the future development. The property includes an unimproved parking lot and a vacant storage building. Staff negotiated the purchase of the property from the current owner Gordon D. Gee, Successor Trustee of the Nancy C. McCray Revocable Trust, for the amount of \$115,000.

MOTION: By Councilmember Holman, second by Councilmember Abdelgawad to approve the first reading of Bill 3945 by title only.

DISCUSSION: None

ROLL CALL VOTE:	Councilmember Abdelgawad	Aye
	Councilmember Baker	Aye

Councilmember Barber	Aye
Councilmember Burke III	Aye
Councilmember Circo	Aye
Councilmember Engert	Aye
Councilmember Holman	Aye
Councilmember Mills	Aye

F. Memorandum of Understanding - Chamber of Commerce

BILL 3951: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AUTHORIZING THE CITY MANAGER TO ENTER INTO A MEMORANDUM OF UNDERSTANDING WITH THE RAYMORE CHAMBER OF COMMERCE."

Recording Secretary Emily Jordan conducted the first reading of Bill 3951 by title only.

City Manager Jim Feuerborn reviewed the staff report included in the council packet. The Raymore Chamber of Commerce Board met with the City Council in a work session on June 17, 2024, at which time the Chamber's contract with the City was discussed. The revised contract highlights the partnership between the City and the Chamber of Commerce.

MOTION: By Councilmember Holman, second by Councilmember Abdelgawad to approve the first reading of Bill 3951 by title only.

DISCUSSION: None

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

G. Utility Easement Vacation - 1200 Serenity Court

BILL 3952: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, VACATING A PORTION OF A UTILITY EASEMENT LOCATED ON LOT 304 IN WESTBROOK AT CREEKMOOR 10TH PLAT, A SUBDIVISION IN THE CITY OF RAYMORE, CASS COUNTY, MISSOURI."

Recording Secretary Emily Jordan conducted the first reading of Bill 3952 by title only.

Development Services Director David Gress reviewed the staff report included in the council packet. An application has been filed for a utility easement vacation by

Ramon Vazquez of Aqua Blue Pools for lot 304 of Westbrook of Creekmoor 10th Plat, which is located at 1200 Serenity Court. The request is being made for the purpose of constructing an in-ground swimming pool in the rear yard. The requested vacation would allow for a 7.5-ft easement to remain, which is the standard dimension for utility easements along a rear yard property line. Approval of the request will allow the applicant and property owner to obtain a pool permit.

MOTION: By Councilmember Holman, second by Councilmember Abdelgawad to approve the first reading of Bill 3952 by title only.

DISCUSSION: None

ROLL CALL VOTE:	Councilmember Abdelgawad	Aye
	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 thanked staff for their work with the Raymore Chamber of Commerce and the continued development in the City and in the parks.

Mayor Turnbow discussed the upcoming work session items.

City Manager Jim Feuerborn stated Representative Irwin has invited he and Mayor Turnbow to testify on HB631. Mr. Murdock stated the Mayor will be testifying on the Bill regarding annexation.

13. Adjournment

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

DISCUSSION: None

ROLL CALL VOTE:	Councilmember Abdelgawad	Aye
	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 City Council adjourned at 6:41 p.m.

Respectfully submitted,

Emily Jordan
Recording Secretary