

THE RAYMORE CITY COUNCIL MET IN REGULAR SESSION ON MONDAY, AUGUST 12, 2024, IN COUNCIL CHAMBERS AT 100 MUNICIPAL CIRCLE, RAYMORE, MISSOURI. MEMBERS PRESENT IN PERSON: MAYOR TURNBOW, COUNCILMEMBERS ABDELGAWAD, BAKER, BARBER, BURKE III, CIRCO, HOLMAN, AND MILLS. MEMBER PRESENT VIA VIDEOCONFERENCING: COUNCILMEMBER ENGERT. ALSO PRESENT IN PERSON: CITY MANAGER JIM FEUERBORN, CITY ATTORNEY JONATHAN ZERR, AND CITY CLERK ERICA HILL.

1. Call to Order

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

2. Roll Call

City Clerk Erica Hill 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 and Chief of Police Jim Wilson reviewed their staff reports included in the Council packet.

City Manager Jim Feuerborn announced that the 2023 Annual Report was submitted by Economic Development Director Jordan Lea to the International Economic Development Council and won the only Gold award issued by the agency. He also announced items for the August 19 work session.

7. Committee Reports

8. Consent Agenda

A. City Council Meeting minutes, July 22 2024

B. Resolution 24-22: Raymore Galleria North Access Improvements

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

DISCUSSION: Councilmember Holman stated he would be abstaining as he was absent from the July 22 meeting.

ROLL CALL VOTE:	Councilmember Abdelgawad	Aye
	Councilmember Baker	Aye

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

9. Unfinished Business

A. Award of Contract - Anti-ice Spray Systems

BILL 3896: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT PROPOSAL WITH VIKING-CIVES MIDWEST, INC. FOR THE PURCHASE OF ANTI-ICE SPRAY SYSTEM, IN THE AMOUNT OF \$82,875 AND AUTHORIZING THE CITY MANAGER TO APPROVE CHANGE ORDERS WITHIN ESTABLISHED BUDGET CONSTRAINTS."

City Clerk Erica Hill conducted the second reading of Bill 3896 by title only.

MOTION: By Councilmember Holman, second by Councilmember Abdelgawad to approve the second reading of Bill 3896 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

Mayor Turnbow announced the motion carried and declared Bill 3896 as **Raymore City Ordinance 2024-037**.

10. New Business

A. Chick-Fil-A Conditional Use Permit for Signage (public hearing)

BILL 3909: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, GRANTING A CONDITIONAL USE PERMIT PURSUANT TO CITY CODE SECTION 435.100 FOR ADDITIONAL SIGNAGE TO BE INSTALLED FOR CHICK-FIL-A ON THE PROPERTY LOCATED AT 1920 W. FOXWOOD DRIVE, RAYMORE, CASS COUNTY, MISSOURI."

City Clerk Erica Hill conducted the first reading of Bill 3909 by title only.

Mayor Turnbow opened the public hearing at 6:08 p.m. and called for a staff report.

Development Services Director David Gress reviewed the staff report included in the Council packet. Chick-Fil-A is requesting a Conditional Use Permit (CUP) for signage modifications as part of their development of a new store located at 1920 W. Foxwood Drive, at the corner of 58 Highway and Kentucky Road. The request includes 1 additional wall sign (above canopy) and an increase in sign face area for the monument sign (32 sq. ft. allowed, 50 sq. ft. requested). Based on the zoning of the property as "C-2 General Commercial District", the Sign Code allows for three wall signs plus one sign under the canopy and two monument signs at 32 square feet per sign. The CUP request would allow for the sign required under the canopy to be placed above the canopy for a total of four wall signs, as well as the two permitted monument signs to be reduced to one monument sign at a greater size. As this is a public hearing, he noted that this public hearing was properly advertised in the July 24, 2024 North Cass Herald newspaper. At their July 16, 2024 meeting, the Planning and Zoning Commission voted 7- 1 to approve the findings of fact and forward to the City Council with a recommendation of approval.

Councilmember Baker asked if precedent would be set if this was approved and the effect of the sign size regarding turning from Kentucky Road. Mr. Gress stated staff feels this is a unique situation and would not set precedent. He added that the sign would be out of the sight triangle and should not be an issue and the location would be part of the sign permit application.

Mayor Turnbow opened the floor for public comment. Hearing none, he closed the public hearing at 6:16 p.m.

MOTION: By Councilmember Holman, second by Councilmember Abdelgawad to approve the first reading of Bill 3909 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. Setting the 2024 Tax Levy (public hearing)

BILL 3908: "AN ORDINANCE PURSUANT TO SECTION 67.110 OF THE REVISED STATUTES OF MISSOURI LEVYING GENERAL AND SPECIAL TAXES IN THE CITY OF RAYMORE, MISSOURI, FOR THE YEAR 2024."

City Clerk Erica Hill conducted the first reading of Bill 3908 by title only.

Mayor Turnbow opened the public hearing at 6:17 p.m. and called for a staff report.

Finance Director Elisa Williams reviewed the staff report included in the Council packet. Each year, the City is required by the State Auditor's office to calculate and set our tax levy. This requirement must be recorded with the County Clerk no later than September 1. In odd numbered years, the assessor's office assesses properties to account for changes in value. In the even numbered year, the assessed valuation may increase based upon new construction. The basic theory of the Hancock Amendment is that the City revenue from property tax in the general fund and park fund should be revenue neutral from year to year for non-growth related increases in assessments. There is an allowance for inflation and this year that rate is 3.4% and is provided by the State Auditor. This means that typically as assessments from non-growth increase, then the levy decreases. The opposite is true when assessed values decrease. The General Fund Levy for 2024 is calculated to be \$0.3962 per \$100 of assessed valuation and the Park Fund Levy is calculated to be \$0.1066 per \$100 of assessed valuation. The Debt Service Levy is the same as the last several years at \$0.7170 per \$100 of assessed valuation. This is due to a voluntary roll-back. The total City Tax Levy is recommended to be \$1.2198 in total.

City Manager Jim Feuerborn noted that state statute changed last year affecting this year, calling for a new formula to calculate personal property valuation. He stated that the total personal property for the City of Raymore decreased by over \$4 million, noting that in typical years we see an increase of at least \$12 million.

Mayor Turnbow opened the floor for public comment. Hearing none, he closed the public hearing at 6:21 p.m.

MOTION: By Councilmember Holman, second by Councilmember Abdelgawad to approve the first reading of Bill 3908 by title only.

DISCUSSION: None

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

Councilmember Mills stated he feels property taxes are an unfair tax and will vote no on any increase in taxes.

Councilmember Baker stated he feels real estate is currently overvalued and citizens are being penalized due to this.

C. Amending the Schedule of Fees - FY 2025 (public hearing)

RESOLUTION 24-23: "A RESOLUTION OF THE CITY OF RAYMORE, MISSOURI, AMENDING THE SCHEDULE OF FEES."

City Clerk Erica Hill conducted the reading of Resolution 24-23 by title only.

Mayor Turnbow opened the public hearing at 6:24 p.m. and called for a staff report.

Finance Director Elisa Williams reviewed the staff report included in the Council packet. The License Tax Review Committee met in July and is recommending increasing the Excise Tax per trip by the Construction Cost Index rate of 1.02% as of April 2024. The Water & Sewer Section includes increases to the tap fees also related to the construction cost index of 1.02%. Staff met with Council at a work session on August 5 regarding the cost of service water & sewer rate model. The adjustments to the water and sewer rates are reflected in the proposed fee schedule. At that same work session, staff discussed the changes to the Right of Way Administrative fee. Animal Control includes adding the quarantine costs to the schedule and updating the cost to adopt a cat and dog. The Parks and Recreation section includes a differentiation of prime and non-prime rental times for shelters and fields and increases to field preparation fees approved by the Park Board at their May 28 meeting.

Mayor Turnbow opened the floor for public comment. Hearing none, he closed the public hearing at 6:26 p.m.

MOTION: By Councilmember Holman, second by Councilmember Abdelgawad to approve the reading of Resolution 24-23 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	No

Councilmember Mills stated fees are another form of tax for citizens and we should find other items to adjust in the budget.

D. Award of Contract - Fire Hydrant and Valve Replacement Project

BILL 3910: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH

LEGACY UNDERGROUND CONSTRUCTION, INC. FOR THE 2024 FIRE HYDRANT AND VALVE REPLACEMENT PROJECT, CITY PROJECT NUMBER 24-457-201, IN THE AMOUNT OF \$217,600 AND AUTHORIZING THE CITY MANAGER TO APPROVE CHANGE ORDERS WITHIN ESTABLISHED BUDGET CONSTRAINTS.”

City Clerk Erica Hill conducted the first reading of Bill 3910 by title only.

Acting Public Works Director Trent Salsbury reviewed the staff report included in the Council packet. The Fire Hydrant and Valve Replacement project involves installing 13 hydrants and 5 valves at the locations shown on the attached map that were noted to have operational issues during routine inspection by the Operations and Maintenance Division of Public Works. Six bids were received for the Fire Hydrant and Valve Replacement Project on July 25, 2024, with Legacy Underground Construction Inc. being the lowest and best bidder in the negotiated amount of \$217,600. He answered questions from Council.

MOTION: By Councilmember Holman, second by Councilmember Abdelgawad to approve the first reading of Bill 3910 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 congratulated Economic Development Director Jordan Lea on the gold award for the 2023 Annual report, noted the progress on the Chick-Fil-A project, and expressed appreciation to the Police Department for their commitment to keeping school children safe during this back to school time.

Mayor Turnbow presented City Manager Jim Feuerborn with his 20 year Certificate of Service.

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 Council adjourned at 6:34 p.m.

Respectfully submitted,

Erica Hill
City Clerk