

THE RAYMORE CITY COUNCIL MET IN REGULAR SESSION ON MONDAY, AUGUST 26, 2024, IN COUNCIL CHAMBERS AT 100 MUNICIPAL CIRCLE, RAYMORE, MISSOURI. MEMBERS PRESENT: MAYOR TURNBOW, COUNCILMEMBERS ABDELGAWAD, BAKER, BARBER, BURKE III, CIRCO, ENGERT, HOLMAN, AND MILLS. ALSO PRESENT: 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

Officer Stephanie Hornbeck presented Battle of the Badges Public Safety scholarships in the amount of \$550 each to the Raymore-Peculiar Public School Foundation and the Belton Educational Foundation.

5. Personal Appearances

6. Staff Reports

Public Works Director Trent Salsbury and Parks and Recreation Director Nathan Musteen reviewed their staff reports included in the Council packet. They answered questions from Council.

Communications Director Melissa Harmer provided a review of upcoming activities. She also announced a Civic Academy that will provide information on each of the departments in the city. She answered questions from Council.

City Manager Jim Feuerborn stated there would not be a work session on September 2 due to Labor Day.

7. Committee Reports

8. Consent Agenda

A. City Council Meeting minutes, August 12, 2024

B. Resolution 24-24: Eastbrooke 4th Acceptance of Public Improvements

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

DISCUSSION: None

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

A. Chick-Fil-A Conditional Use Permit for Signage

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 second reading of Bill 3909 by title only.

MOTION: By Councilmember Holman, second by Councilmember Abdelgawad to approve the second reading of Bill 3909 by title only.

DISCUSSION: None

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 3909 as **Raymore City Ordinance 2024-038.**

B. Setting the 2024 Tax Levy

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 second reading of Bill 3908 by title only.

MOTION: By Councilmember Mills, second by Councilmember Baker to amend Bill 3908 to set the levies at the following amounts: Section 1 General Purposes to be set at \$0.3949, Section 2 Sinking Fund to be set at \$0.7170, and the Park Levy to be set at \$0.1063.

DISCUSSION: Mayor Turnbow asked City Manager Jim Feuerborn to review the staff proposed levy amounts.

City Manager Jim Feuerborn stated the staff proposed levy for the General Fund is \$0.3962 and the requested amendment is for \$0.3949. The staff proposed amount for the Parks and Recreation levy is \$0.1066 and the requested amendment is for \$0.1063. The Debt Service Fund would remain the same at \$0.7170. This would result in a reduction of \$0.0013 for the General Fund and a reduction in the Parks and Recreation Fund of \$0.003.

Mayor Turnbow asked Councilmember Mills if he realizes the impact this would have on the budget as it relates to the tax levy. Councilmember Mills acknowledged that the City would have to make budget adjustments just as the residents of Raymore are making adjustments.

Councilmember Burke asked the sponsors of the amendment for the economic impact data from their research. Councilmember Mills indicated that there was no research, the motion was to keep the tax levies at the current levels as we are operating successfully under that levy. Councilmember Burke also inquired if staff had been consulted about what impact this would have on the upcoming budget process. Councilmember Mills indicated that he asked if this amendment could be made.

Councilmember Barber stated that his research concluded that his property taxes would increase by \$1.25 and Councilmember Mills would increase by \$0.74. He added that if there wasn't an adjustment to the formula to calculate personal property, the levy would have gone down. Our valuation is over \$4 million lower than the previous year due to the change in the formula to calculate those rates. He also noted the levy in 2019 was \$1.2497, higher than the proposed levy.

Mayor Turnbow stated the levy was initially established by the community and the Hancock Amendment allows for adjustments in order to stay current with the cost of living.

Councilmember Abdelgawad asked Councilmember Mills what the monetary impact would be to the proposed budget. Councilmember Mills stated that he did not have the exact dollar amount and noted decisions would have to be made within the budget. He stated that the budget can sustain hiring another police officer without raising the levy.

Mr. Feuerborn provided the history of tax levies and the impact of a reduction. \$1,960,808 was garnered last year from the levy. This year is expected to be

\$1,960,808 with the staff proposed levy. He noted we are limited to the lower of these 3: 5% cap, growth rate percentage, or inflation rate. He reviewed the Hancock Amendment, stating the amendment creates a protection for the taxpayers due to the limits it creates. He also reviewed the levy history for Raymore over the last 20 years. He stated the personal property going down by \$4 million has led to a situation where our total assessed valuation has gone backwards, leading to a 0% growth. We have to use the lowest of 3 factors: 0% growth, 3.4% inflation, or the 5% cap. As the growth rate was 0%, we have to use that, limiting us to only collect what was collected last year: \$1,960,808.

Mayor Turnbow stated that this a revenue neutral request for a change in the levy to maintain the level of services the City of Raymore provides. Mr. Feuerborn confirmed. He also stated we are legally allowed to collect this levy and that lowering it would be a roll-back, resulting in lowering the tax rate ceiling for the following year.

Councilmember Holman stated that the motion makes no sense and implored Council to vote against this amendment.

Councilmember Baker stated that the only people paying for services in Raymore are the citizens of Raymore, noting very little outside people spending money here. He stated the motion is worthy of discussion.

Councilmember Barber stated that there are 9 taxing districts on our property taxes and the taxes paid to Raymore are well worth the services the city provides.

Councilmember Abdelgawad stated that making a decision on something this important should be based on data.

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

MOTION: By Councilmember Holman, second by Councilmember Abdelgawad to approve Bill 3908 in its original version, as presented, 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

Mayor Turnbow announced the motion carried and declared Bill 3908 as **Raymore City Ordinance 2024-039**.

C. 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 second reading of Bill 3910 by title only.

MOTION: By Councilmember Holman, second by Councilmember Abdelgawad to approve the second reading of Bill 3910 by title only.

DISCUSSION: None

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 3910 as **Raymore City Ordinance 2024-040**.

10. New Business

A. Infrastructure Reimbursement Agreement

BILL 3911: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AUTHORIZING THE CITY TO ENTER INTO A REIMBURSEMENT AGREEMENT WITH KCI RAYMORE SOUTH, LLC, RELATED TO PUBLIC INFRASTRUCTURE IMPROVEMENTS IN THE CITY."

City Clerk Erica Hill conducted the first reading of Bill 3911 by title only.

Economic Development Director Jordan Lea reviewed the staff report included in the Council packet. The City is partnering with KCI Raymore South, LLC to complete the Dean Avenue extension and 195th Street improvements. The Infrastructure Reimbursement Agreement allows the City to submit KCI Raymore South, LLC's project reimbursement request to the Missouri Highways and Transportation Commission for approval and reimbursement once the project is completed. In January 2023, the Missouri Highways and Transportation Commission awarded the City of Raymore \$4,094,666 under the Governor's Transportation Cost Share Program to assist in the extension of Dean Avenue south to 195th Street, modifications to 195th Street, and the installation of a traffic signal at Dean Avenue and North Cass Parkway. The traffic signal at Dean Avenue and North Cass Parkway is complete.

MOTION: By Councilmember Holman, second by Councilmember Abdelgawad to approve the first reading of Bill 3911 by title only.

DISCUSSION: None

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

Pam Jenkins Hatcher, 1403 N. Madison, appreciated the intent to attempt to lower taxes, however, as a taxpayer and small business owner would be against the reduction in the proposed rates. She encouraged the Council to consider assistance to our local businesses.

Reginald Townsend, 1914 Sequoia Drive, echoed the previous comments, appreciating the conversation around the topic.

12. Mayor/Council Communication

Mayor Turnbow and Councilmembers noted the success of the mini mud run, congratulated Mr. Salsbury on his promotion to Public Works Director, promoted upcoming events, thanked the Belton and Raymore Police Departments, Belton Fire Department, and South Metro Fire for the battle of the badges scholarships.

Councilmember Burke promoted education on civic matters.

Councilmember Mills feels our citizens deserve open, honest communication.

Mayor Turnbow discussed the levy and stated he's in a Mayor's forum at MARC to examine how the metro area handles solid waste.

13. Adjournment

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

DISCUSSION: None

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 7:09 p.m.

Respectfully submitted,

Erica Hill
City Clerk