

THE RAYMORE COUNCIL MET IN REGULAR SESSION MONDAY MARCH 14, 2016 IN COUNCIL CHAMBERS AT 100 MUNICIPAL CIRCLE, RAYMORE, MISSOURI. MEMBERS PRESENT: MAYOR KERCKHOFF, COUNCILMEMBERS ABDELGAWAD, BARBER, BURKE, III, HOLMAN, HUBACH, KELLOGG, MOORHEAD, AND STEVENS, CITY MANAGER JIM FEUERBORN, CITY CLERK JEANIE WOERNER AND CITY ATTORNEY JONATHAN ZERR.

- 1. Call To Order.** Mayor Kerckhoff 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.**

City Clerk Jeanie Woerner recognized Deputy City Clerk Erica Hill for obtaining her Registered City Clerk designation from Missouri City Clerks and Finance Officers Association.

5. Personal Appearances.

Terri McCourt, the City's auditor with Dana F. Cole & Company provided the FY 2015 financial statements to the Council. An unmodified opinion was issued on the City's financials.

6. Staff Report.

Community Development Director Jim Cadoret provided a review of the staff report included in the Council packet as well as agenda items for the March 15 Planning and Zoning Commission meeting. He announced a community meeting will be held on March 24 to provide information and hear residents' input on the efforts of the City becoming a Community For All Ages.

Parks and Recreation Director Nathan Musteen provided a review of the staff report included in the Council packet. He announced the Easter Festival will be held on March 26, the opening of the Farmer's Market will be June 7, and cleanup of the Good Parkway Linear Park will be March 19.

Chief of Police Jan Zimmerman announced the statewide tornado drill will be held on March 15 and provided information on the conversion from the Code Red to the Everbridge emergency notification program.

City Manager Jim Feuerborn announced the agenda item for the March 21 Council work session will be the Strategic Plan.

7. Committee Reports.

8. Consent Agenda.

A. Council Meeting Minutes, February 22, 2016

B. Resolution 16-13, Adams Street Water Main Final Acceptance

C. Resolution 16-11, City Council Chamber Sound System Final Acceptance

MOTION: By Councilmember Moorhead, second by Councilmember Hubach to approve the Consent Agenda as presented.

DISCUSSION: None

VOTE:	Councilmember Abdelgawad	Aye
	Councilmember Barber	Aye
	Councilmember Burke, III	Aye
	Councilmember Holman	Aye
	Councilmember Hubach	Aye
	Councilmember Kellogg	Aye
	Councilmember Moorhead	Aye
	Councilmember Stevens	Aye

9. Unfinished Business. Second Readings.

A. Highway 58 & Dean Avenue - Tax Increment Financing Plan (TIF)

BILL 3147: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI APPROVING THE HIGHWAY 58 AND DEAN AVENUE TAX INCREMENT FINANCING PLAN, APPROVING THE REDEVELOPMENT AREA, APPROVING THE REDEVELOPMENT PROJECT AND ADOPTING TAX INCREMENT FINANCING THEREIN, AND TAKING OTHER ACTIONS RELATED TO APPROVAL OF THE PLAN."

City Clerk Jeanie Woerner conducted the second reading of Bill 3147 by title only.

MOTION: By Councilmember Moorhead, second by Councilmember Kellogg to approve the second reading of Bill 3147 by title only.

DISCUSSION: Councilmember Holman again stated to Cadence Development his concern with the traffic congestion this development could generate and asked for changes in traffic patterns if there is an increase in traffic accidents.

Councilmember Moorhead welcomed representatives of this development.

VOTE:	Councilmember Abdelgawad	Aye
	Councilmember Barber	Aye

Councilmember Burke, III	Aye
Councilmember Holman	Aye
Councilmember Hubach	Aye
Councilmember Kellogg	Aye
Councilmember Moorhead	Aye
Councilmember Stevens	Aye

Mayor Kerckhoff announced the motion carried and declared Bill 3147 as **Raymore City Ordinance 2016-018**.

B. Highway 58 & Dean Avenue - Community Improvement District (CID)

BILL 3148: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI APPROVING THE PETITION FOR ESTABLISHMENT OF THE HIGHWAY 58 AND DEAN AVENUE COMMUNITY IMPROVEMENT DISTRICT."

City Clerk Jeanie Woerner conducted the second reading of Bill 3148 by title only.

MOTION: By Councilmember Moorhead, second by Councilmember Hubach to approve the second reading of Bill 3148 by title only.

DISCUSSION: None

VOTE:	Councilmember Abdelgawad	Aye
	Councilmember Barber	Aye
	Councilmember Burke, III	Aye
	Councilmember Holman	Aye
	Councilmember Hubach	Aye
	Councilmember Kellogg	Aye
	Councilmember Moorhead	Aye
	Councilmember Stevens	Aye

Mayor Kerckhoff announced the motion carried and declared Bill 3148 as **Raymore City Ordinance 2016-019**.

C. Contract for Real Estate Purchase

BILL 3146: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI APPROVING AND AUTHORIZING THE MAYOR TO ENTER INTO A CONTRACT TO PURCHASE PROPERTY FROM FIRST BAPTIST CHURCH OF RAYMORE IN THE AMOUNT OF \$60,000.00."

City Clerk Jeanie Woerner conducted the second reading of Bill 3146 by title only.

MOTION: By Councilmember Moorhead, second by Councilmember Hubach to approve the second reading of Bill 3146 by title only.

DISCUSSION: None

VOTE:	Councilmember Abdelgawad	Aye
	Councilmember Barber	Aye
	Councilmember Burke, III	Aye
	Councilmember Holman	Aye
	Councilmember Hubach	Aye
	Councilmember Kellogg	Aye
	Councilmember Moorhead	Aye
	Councilmember Stevens	Aye

Mayor Kerckhoff announced the motion carried and declared Bill 3146 as **Raymore City Ordinance 2016-020**.

D. Budget Amendment for Real Estate Purchase

BILL 3151: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AMENDING THE FISCAL YEAR 2016 CAPITAL BUDGET."

City Clerk Jeanie Woerner conducted the second reading of Bill 3151 by title only.

MOTION: By Councilmember Moorhead, second by Councilmember Hubach to approve the second reading of Bill 3151 by title only.

DISCUSSION: None

VOTE:	Councilmember Abdelgawad	Aye
	Councilmember Barber	Aye
	Councilmember Burke, III	Aye
	Councilmember Holman	Aye
	Councilmember Hubach	Aye
	Councilmember Kellogg	Aye
	Councilmember Moorhead	Aye
	Councilmember Stevens	Aye

Mayor Kerckhoff announced the motion carried and declared Bill 3151 as **Raymore City Ordinance 2016-021**.

10. New Business. First Readings.

A. Highway 58 & Dean Avenue - Tax Increment Financing Redevelopment Agreement - (Public Hearing)

BILL 3153: “AN ORDINANCE APPROVING THE TAX INCREMENT FINANCING REDEVELOPMENT AGREEMENT BETWEEN THE CITY OF RAYMORE, MISSOURI, AND RAYMORE PARTNERS, LLC, FOR THE HIGHWAY 58 AND DEAN AVENUE TAX INCREMENT FINANCING REDEVELOPMENT PLAN.”

City Clerk Jeanie Woerner conducted the first reading of Bill 3153 by title only.

Mayor Kerckhoff opened the public hearing at 7:24 p.m.

Special Economic Development Counsel David Bushek, Gilmore & Bell, provided a review of the executive summary dated March 10, 2016 included in the Council packet. He stated specific information to the Council on this proposed plan. This agreement follows Bill 3156 which approved the TIF plan. The agreement outlines certain obligations of the developer to implement the TIF plan such as funding sources, terms of reimbursement, administrative costs, limited reimbursement, retainage account, reimbursement processes, the right of the City to approve future property buyers located within the project area, design, site plan and redevelopment provisions of the project area, creation of a reserve fund, and the statement of intent for the future consideration of a tax abatement plan. One unique provision allows the City to work with the developer to secure a tenant for the east side of the west building as well as using reclaimed materials from the existing buildings for future uses. He advised the Council that this agreement is favorable on behalf of the City. In regard to prior discussions on pending litigation on a TIF project with another Missouri city, this contract contains a reserve fund, in which a certain portion of the TIF revenues will be deposited. A provision of the ordinance approving the contract is a non binding statement of intent to approve an alternate tax abatement or economic incentive plan.

Councilmember Moorhead referenced the pending litigation in central Missouri and asked if the contract contains provisions for an escrow or similar account for reserve funds. Mr. Bushek advised this is the purpose of the reserve account.

Councilmember Moorhead referenced Section 5.02 (E) of the agreement which outlines the developer’s 90-day provision in which to work with the City to secure a restaurant tenant for the east space in the western building. He feels there is ambiguity in the provision that a tenant could not be solidified in 90 days or if the intention of the statement means negotiated in 90 days. He asked a representative from Cadence to provide information.

Justin Kaufman, member of Cadence Real Estate and Raymore Partners, LLC, stated it is their intent to work with the City to have a well known, quality sit down restaurant that meets certain criteria to generate revenue. He assured Council that there is a good faith effort to work with the City.

Mayor Kerckhoff opened the public hearing for public comment and hearing none, closed the public hearing at 7:37 p.m.

MOTION: By Councilmember Moorhead, second by Councilmember Kellogg to approve the first reading of Bill 3153 by title only.

DISCUSSION: None

VOTE:	Councilmember Abdelgawad	Aye
	Councilmember Barber	Aye
	Councilmember Burke, III	Aye
	Councilmember Holman	Aye
	Councilmember Hubach	Aye
	Councilmember Kellogg	Aye
	Councilmember Moorhead	Aye
	Councilmember Stevens	Aye

B. MARC Aerial Photography Project

BILL 3152: “AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, APPROVING AND AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT WITH MID-AMERICA REGIONAL COUNCIL FOR THE ACQUISITION OF AERIAL PHOTOGRAPHY FOR THE CITY OF RAYMORE, MISSOURI.”

City Clerk Jeanie Woerner conducted the first reading of Bill 3152 by title only.

Community Development Director Jim Cadoret provided a review of the staff report included in the Council packet. The Mid-America Regional Council (MARC) has contracted with Surdex Corporation to complete an aerial photography project for the Kansas City Metropolitan Region. MARC pursued the project on behalf of counties and cities in the region in order to achieve economies of scale and consistency. MARC has submitted a cost sharing agreement for Raymore with a not-to-exceed amount of \$1,605.95. Staff recommends approval.

MOTION: By Councilmember Moorhead, second by Councilmember Hubach to approve the first reading of Bill 3152 by title only.

DISCUSSION: None

VOTE:	Councilmember Abdelgawad	Aye
	Councilmember Barber	Aye
	Councilmember Burke, III	Aye
	Councilmember Holman	Aye
	Councilmember Hubach	Aye
	Councilmember Kellogg	Aye

Councilmember Moorhead Aye
Councilmember Stevens Aye

C. Preliminary Plat Extension - North Cass Plaza

RESOLUTION 16-12: “A RESOLUTION OF THE RAYMORE CITY COUNCIL APPROVING THE EXTENSION OF THE PRELIMINARY PLAT FOR NORTH CASS PLAZA SUBDIVISION, LOCATED IN SECTION 19, 20, 29 AND 30, TOWNSHIP 46N, RANGE 32W, ALL IN RAYMORE, CASS COUNTY, MISSOURI.”

City Clerk Jeanie Woerner conducted the reading of Resolution 16-12 by title only.

Community Development Director Jim Cadoret provided a review of the staff report included in the Council packet. David Otis, representing Good-Otis LLC, is requesting a 1-year extension to the expiration date of the preliminary plat for North Cass Plaza subdivision located to the south of North Cass Parkway and east of I-49. The preliminary plat was approved March, 2014 and a 1-year extension was granted in March 2015. He advised Council that Gib Good, representing the applicant, is in attendance should Council have any questions.

MOTION: By Councilmember Moorhead, second by Councilmember Kellogg to approve Resolution 16-12 by title only.

DISCUSSION: None

VOTE:

Councilmember Abdelgawad	Aye
Councilmember Barber	Aye
Councilmember Burke, III	Aye
Councilmember Holman	Aye
Councilmember Hubach	Aye
Councilmember Kellogg	Aye
Councilmember Moorhead	Aye
Councilmember Stevens	Aye

D. Out-Of-State Vehicle Sales Tax Ballot Question

BILL 3155: “AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI PROVIDING FOR SUBMISSION OF A PROPOSAL TO DISCONTINUE APPLICATION AND COLLECTION OF THE LOCAL SALES TAX ON THE TITLING OF MOTOR VEHICLES, TRAILERS, BOATS, AND OUTBOARD MOTORS THAT WERE PURCHASED FROM A SOURCE OTHER THAN A LICENSED MISSOURI DEALER TO THE QUALIFIED VOTERS OF THE CITY FOR THEIR APPROVAL AT THE PRIMARY ELECTION CALLED AND TO BE HELD IN THE CITY OF RAYMORE ON TUESDAY, AUGUST 2, 2016.”

City Clerk Jeanie Woerner conducted the first reading of Bill 3155 by title only.

Assistant City Manager Meredith Hauck provided a review of the staff report included in the Council packet. Recent State legislation required that cities without a use tax in place, must receive voter approval by November, 2016 to continue local sales tax collections on purchases of out-of-state motor vehicles, trailers, boats, and outboard motors. Raymore does not have such a tax in place. The City currently collects approximately \$75,000 in revenue from local sales tax from these purchases. If not approved, Raymore will lose this revenue beginning in January 2017.

MOTION: By Councilmember Moorhead, second by Councilmember Hubach to approve the first reading of Bill 3155 by title only.

DISCUSSION: None

VOTE:	Councilmember Abdelgawad	Aye
	Councilmember Barber	Aye
	Councilmember Burke, III	Aye
	Councilmember Holman	Aye
	Councilmember Hubach	Aye
	Councilmember Kellogg	Aye
	Councilmember Moorhead	Aye
	Councilmember Stevens	Aye

E. Purchase of Trailer Mounted Concrete Mixer

BILL 3150: “AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI, AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT WITH AMERICAN MIXERS AND PLANTS, LLC FOR THE PURCHASE OF A 3 YARD PINTLE HITCH TRAILER MOUNTED CONCRETE MIXER IN THE AMOUNT OF \$28,000.00.”

City Clerk Jeanie Woerner conducted the first reading of Bill 3150 by title only.

Public Works Director Mike Krass provided a review of the staff report included in the Council packet. The 2016 fiscal year budget includes funds for the purchase of a trailer mounted concrete mixer. This equipment will allow Public Works staff to complete concrete repairs in accordance with the City’s material standards for concrete. Staff recommends approval.

MOTION: By Councilmember Holman, second by Councilmember Hubach to approve the first reading of Bill 3150 by title only.

DISCUSSION: None

VOTE: Councilmember Abdelgawad Aye
 Councilmember Barber Aye
 Councilmember Burke, III Aye
 Councilmember Holman Aye
 Councilmember Hubach Aye
 Councilmember Kellogg Aye
 Councilmember Moorhead Aye
 Councilmember Stevens Aye

F. Approval of Amended Employment Agreement - City Manager

BILL 3156: "AN ORDINANCE OF THE CITY OF RAYMORE, MISSOURI AUTHORIZING THE MAYOR TO EXECUTE AN AMENDED EMPLOYMENT AGREEMENT WITH JIM FEUERBORN FOR THE SERVICES OF A CITY MANAGER, AUTHORIZING APPROVAL OF THIS ORDINANCE AND EXECUTION OF THE CONTRACT HEREIN FOR CITY MANAGER FOR ORDERLY ADMINISTRATION OF THE LEGAL, ADMINISTRATIVE AND CONTRACTUAL MATTERS OF THE CITY."

City Clerk Jeanie Woerner conducted the first reading of Bill 3156 by title only.

City Manager Jim Feuerborn stated this Bill is for Council's consideration of an amended employment agreement with two changes from the original contract to include a salary increase of 2.5% and the continuation of professional development with attendance at an additional professional development session.

MOTION: By Councilmember Kellogg, second by Councilmember Hubach to approve the first reading of Bill 3156 by title only.

DISCUSSION: None

VOTE: Councilmember Abdelgawad Aye
 Councilmember Barber Aye
 Councilmember Burke, III Aye
 Councilmember Holman Aye
 Councilmember Hubach Aye
 Councilmember Kellogg Aye
 Councilmember Moorhead Abstain
 Councilmember Stevens Aye

Councilmember Moorhead stated his reason for abstaining is that he feels the compensation is not sufficient for the work performed by Mr. Feuerborn.

11. Public Comments.

12. Mayor/Council Communication.

Mayor Kerckhoff and Councilmembers congratulated Deputy City Clerk Erica Hill for her Registered City Clerk designation and to the finance staff for receiving a successful audit.

Councilmember Holman thanked those involved in the recent TIF project for the conduct of professional processes and stated his pleasure with the additional real estate purchase approved tonight which will enhance the TB Hanna Station and Depot area.

Councilmember Stevens thanked everyone for well wishes during his recent illness.

Councilmember Barber noted the informational signs around town on the upcoming no tax increase GO Bond issue.

Councilmember Kellogg stated he has received positive comments on the recent community conversations and he thanked Mr. Krass for his proactive work.

Councilmember Burke noted the professional work being completed on the ball fields at Recreation Park and asked residents to be mindful of children who might be playing outside while on spring break next week.

Councilmember Abdelgawad encouraged participation in the clean up day at the Good Parkway Linear Park; enrollment in the Everbridge emergency alert system; and attendance at the Community For All Ages meetings.

Councilmember Hubach noted comments resulting from the community conversations was that residents want a downtown area. She tasked the Planning and Zoning Commission and Mr. Cadoret with planning this area.

MOTION: By Councilmember Moorhead, second by Councilmember Hubach to adjourn to Executive Session to discuss litigation as authorized by §610.021 (1).

ROLL CALL VOTE:	Councilmember Abdelgawad	Aye
	Councilmember Barber	Aye
	Councilmember Burke, III	Aye
	Councilmember Holman	Aye
	Councilmember Hubach	Aye
	Councilmember Kellogg	Aye
	Councilmember Moorhead	Aye
	Councilmember Stevens	Aye

The regular meeting of the Raymore City Council adjourned to Executive Session at 8:07 p.m.

13. Adjournment.

MOTION: By Councilmember Moorhead, second by Councilmember Kellogg to adjourn.

VOTE:	Councilmember Abdelgawad	Aye
	Councilmember Barber	Aye
	Councilmember Burke, III	Aye
	Councilmember Holman	Aye
	Councilmember Hubach	Aye
	Councilmember Kellogg	Aye
	Councilmember Moorhead	Aye
	Councilmember Stevens	Aye

The regular meeting of the Raymore Council adjourned at 9:05 p.m.

Respectfully submitted,

Jeanie Woerner
City Clerk

