



## **AGENDA**

Raymore City Council Regular Meeting  
City Hall – 100 Municipal Circle  
Monday, September 26, 2016

7:00 p.m.

- 1. Call to Order.**
- 2. Roll Call.**
- 3. Pledge of Allegiance.**
- 4. Presentations/Awards.**
- 5. Personal Appearances.**
  - Fall Prevention Awareness Week, Monique Lewis
- 6. Staff Reports.**
  - A. Status of Capital Improvements (pg 9)
  - B. Public Works (pg 21)
  - C. Arts Commission (pg 25)
  - D. Monthly Grant Report (pg 27)
  - E. Monthly Financial Report (pg 31)
  - F. Monthly Investment Report (pg 37)
- 7. Committee Reports.**
- 8. Consent Agenda.**

*The items on the Consent Agenda are approved by a single action of the City Council. If any Councilmember would like to have an item removed from the Consent Agenda and considered separately, he/she may so request.*

- A. City Council Minutes, September 12, 2016 (pg 41)

B. Public Improvements for Highpoint 3rd - Final Acceptance

Reference: - Resolution 16-45 (pg 51)

The Director of Public Works has determined that the project has been satisfactorily completed in accordance with the project specifications. In addition, the Community Development Director and Public works Director have inspected the site and found it to be in compliance with City of Raymore Code Requirements.

**9. Unfinished Business. Second Reading.**

A. Contract for Real Estate Purchase

Reference: - Agenda Item Memorandum (pg 55)  
- Bill 3205 (pg 57)  
- Contract (pg 59)

The Park Fee in Lieu fund provides for the acquisition of land for future parks, including the development of neighborhood parks. Before the Council is a real estate sale contract for the City to purchase 108 W. Olive Street using Park Fee in Lieu funds. The property will expand the area of the T.B. Hanna Station Park.

- City Council, 09/12/16: Approved 6-0

B. Budget Amendment - 108 W. Olive Street Property

Reference: - Agenda Item Memorandum (pg 69)  
- Bill 3206 (pg 71)

With the approval of the previous agenda item, Bill 3205, staff is requesting amending the FY 2016 Capital Budget to provide funding for this project.

- City Council, 09/12/16: Approved 6-0

C. Award of Contract - Foxwood Water Tower Project

Reference: - Agenda Item Memorandum Sheet (pg 73)  
- Bill 3195 (pg 75)  
- Contract (pg 77)

Staff is requesting Council approve an agreement with Maguire Iron, Inc. in the amount of \$484,683.00 for the repair and repainting of the Foxwood Water Tower.

- City Council, 09/12/16: Approved 6-0

D. Budget Amendment - Foxwood Water Tower

Reference: -Agenda Item Memorandum Sheet (pg 249)  
-Bill 3194 (pg 251)

With the approval of the previous agenda item, Bill 3195, staff is requesting amending the FY 2016 Capital Budget to provide additional funding for this project.

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| <ul style="list-style-type: none"><li>• City Council, 09/12/16: Approved 6-0</li></ul> |
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**10. New Business. First Reading.**

A. Recreation Activity Center Conditional Use Permit (public hearing)

Reference: - Agenda Item Information Sheet (pg 255)  
- Bill 3208 (pg 257)  
- Staff Report (pg 259)  
- Conceptual Plan Drawings (pg 274)

The City of Raymore Public Works Director is requesting approval of a conditional use permit to construct a public building (Recreation Activity Center) upon land located in the northwest corner of Recreation Park.

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| <ul style="list-style-type: none"><li>• Planning and Zoning Commission, 09/20/2016: Approved 8-0</li></ul> |
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B. Sidewalk on Undeveloped Lots (public hearings)

Reference: - Agenda Item Information Sheet (pg 281)  
- History of Requirement (pg 283)  
- Staff Reports (pg 286)

The Raymore City Council will hold a public hearing on each of the lots identified below to determine if the City is to install sidewalk on the undeveloped lot and levy a special assessment against the lot for the costs thereof.

*Edgewater at Creekmoor*

- 1st Plat, Lot 1 (1230 Kettering Lane) - Donald & Elizabeth Stoneman
- 1st Plat, Lot 2 (1228 Kettering Lane) - Dennis & Toni Markham
- 1st Plat, Lot 13 (1206 Kingsland Circle) - William & Shirley Prouty
- 2nd Plat, Lot 37 (1214 Kingsland Circle) - Derek & Pamela Mills
- 2nd Plat, Lot 38 (1207 Kettering Lane) - John & Phyllis Prouty

*Southern Hills at Creekmoor*

- 2nd Plat, Lot 65 (809 Creekmoor Pond Lane) - Ismail Abdulkareem & Hamida Naqama

*Westbrook at Creekmoor*

- 4th Plat, Lot 98 (1425 Young Circle) - Mustafa & Tandina Kamal
- 4th Plat, Lot 111 (1400 Young Circle) - Terry & Linda Martens

*Knoll Creek Estates*

- 1st Plat, Lot 5 (429 Pierse Hollow Street) - Knoll Creek LLC

*Meadowood of The Good Ranch*

- 2nd Plat, Lot 56-A (727 Indian Grass Way) - Good-Otis LLC

C. FY16 Budget Amendment - FY16 Operating Funds

Reference: - Agenda Item Information Sheet (pg 309)  
 - Bill 3207 (pg 311)

Staff is requesting amending the FY16 Operating Budget. During the course of Fiscal Year 2016 several operating transactions occurred that require a budget amendment. Staff accumulated these items to be addressed as a single budget amendment.

D. Agreement for the Highway 58 and Dean Avenue CID

Reference: - Agenda Item Information Sheet (pg 313)  
 - Gilmore & Bell Executive Summary (pg 315)  
 - Bill 3209 (pg 317)  
 - Cooperative Agreement (pg 319)

On February 22, 2016, the City Council conducted a public hearing to consider the Highway 58 and Dean Avenue Community Improvement District Petition. On March 28, 2016, the City Council adopted Ordinance 2016-019 approving the Petition and the formation of the District. The Ordinance to approve the Petition and the formation of the District includes a section which requires the City, District and Developer to execute a cooperative agreement to implement the Petition. The agreement is presented to Council for approval.

E. Request to Proceed with a Request for Proposal-Raymore Gateway Redevelopment Area

Reference: - Agenda Item Information Sheet (pg 343)  
 - Gilmore & Bell Executive Summary (pg 345)  
 - Resolution 16-44 (pg 349)

At the September 19, 2016 City Council work session, staff received direction to propose a Resolution for the City to proceed with the preparation of a Request for Proposals (RFP) and the consideration of a Tax Increment Financing (TIF) Plan in the targeted Redevelopment Area. A Resolution is presented allowing the Council to take formal action directing staff to commence the process of preparing a RFP to solicit alternative plans and redevelopment projects for the targeted redevelopment area and preparing a proposed TIF plan for such area.

F. Council Discussion of Fiscal Year 2017 Budget

Each meeting of the City Council following presentation of next fiscal year's budget and CIP will include an agenda item to allow the Council to give feedback and input into that budget prior to its finalization on October 24.

**11. Public Comments.** Please identify yourself for the record and keep comments to a maximum of five minutes.

**12. Mayor/Council Communication.**

**13. Adjournment.**

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Items provided under "Miscellaneous" in the Council Packet:

- Charter Review Minutes, 9/8/16 (pg 353)
  - Planning and Zoning Commission Minutes, 9/6/2016 (pg 357)
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**EXECUTIVE SESSION (CLOSED MEETING)**

**The Raymore City Council is scheduled to enter into Executive Session to discuss litigation matters as authorized by RSMo 610.021 (1), real estate acquisition matters as authorized by § 610.021 (2), and personnel matters as authorized by § 610.021 (3).**

*Any person requiring special accommodation (i.e., qualified interpreter, large print, hearing assistance) in order to attend this meeting, please notify this office at (816) 331-3324 no later than forty eight (48) hours prior to the scheduled commencement of the meeting.*

*Hearing aids are available for this meeting for the hearing impaired. Inquire with the City Clerk, who sits immediately left of the podium as one faces the dais.*