

RAYTOWN BOARD OF ALDERMEN

JANUARY 19, 2016

REGULAR SESSION NO. 19

RAYTOWN CITY HALL

10000 EAST 59TH STREET

RAYTOWN, MISSOURI 64133

OPENING SESSION

7:00 P.M.

Mayor Michael McDonough called the January 19, 2016 Board of Aldermen meeting to order at 7:00 p.m. Sue Klotz of Blue Ridge United Methodist Church of Christ provided the invocation and led the pledge of allegiance.

Roll Call

The roll was called by Teresa Henry, City Clerk, and the attendance was as follows:

Present: Alderman Jason Greene, Alderman Bill Van Buskirk, Alderman Josh Greene, Alderman Steve Meyers, Alderman Jim Aziere, Alderman Steve Mock, Alderman Karen Black, Alderman Mark Moore, Alderman Janet Emerson, Alderman Eric Teeman

Presentations

Teresa Henry, City Clerk, swore in three new police officers.

Public Comments

None.

Communication from the Mayor

Mayor McDonough attended the Dr. Martin Luther King Celebration January 17, 2016 at Graceway Church. He stated that the event was very well attended.

Mayor McDonough reported that he and Chief Lynch, attended the Olathe NAACP Chapter's Dr. Martin Luther King Scholarship Dinner on January 16, 2016.

Communication from the City Administrator

Mahesh Sharma, City Administrator announced that the Missouri Municipal League West Gate Regional Dinner was scheduled for January 28, 2016 in Lee's Summit, MO.

Mr. Sharma announced that the Missouri Municipal League Legislative Conference was scheduled for February 9, 2016 in Jefferson City, MO.

Mr. Sharma thanked the Public Works crew for their hard work in keeping the City streets safe during the recent winter weather events.

Committee Reports

Alderman Josh Greene announced that the Finance Committee was scheduled to meet February 2, 2016 at 6:00 p.m.

Alderman Jason Greene announced that Raytown Fire is scheduled to conduct a Fire Badging Ceremony on February 6, 2016.

Alderman Van Buskirk reported that the Raytown Municipal Redevelopment Corporation met on January 14, 2016 to discuss a 353 Tax Abatement proposal by a local business.

Alderman Van Buskirk announced that he attended the school district's ribbon cutting for its wellness center and encouraged residents to check out the facility.

Alderman Mock announced that the Council on Aging was scheduled to meet January 21, 2016.

Alderman Mock thanked Mayor McDonough and David Haldiman, City Staff, for assisting a disabled citizen.

LEGISLATIVE SESSION

1. **CONSENT AGENDA**

All matters listed under the Consent Agenda are considered to be routine by the Board of Aldermen and will be enacted by one motion without separate discussion or debate. The Mayor or a member of the Board of Aldermen may request that any item be removed from the consent agenda. If there is no objection by the remaining members of the board, such item will be removed from the consent agenda and considered separately. If there is an objection, the item may only be removed by a motion and vote of the board.

Approval of the Regular January 5, 2016 Board of Aldermen meeting minutes.

Alderman Black, seconded by Alderman Josh Greene, made a motion to approve the consent agenda. The motion was approved by a vote of 10-0.

Ayes: Aldermen Black, Josh Greene, Aziere, Jason Greene, Emerson, Moore, Meyers, Van Buskirk, Mock, Teeman

Nays: None

REGULAR AGENDA

2. Public Hearing: A public hearing to consider an application for Chapter 353 Tax Abatement for property located at 9503-9507 East 63rd Street.

2a. FIRST Reading: Bill No. 6403-16, Section XXXVI. AN ORDINANCE ADOPTING AND APPROVING THE EIGHTH AMENDED DEVELOPMENT PLAN SUBMITTED BY THE RAYTOWN MUNICIPAL REDEVELOPMENT CORPORATION, ESTABLISHING A DECLARATION THAT THE REDEVELOPMENT AREA DESCRIBED WITHIN THE EIGHTH AMENDED DEVELOPMENT PLAN IS A BLIGHTED AREA IN NEED OF DEVELOPMENT AND REDEVELOPMENT, AND AUTHORIZING CERTAIN TAX ABATEMENTS WITHIN THE REDEVELOPMENT AREA DESCRIBED WITHIN THE EIGHTH AMENDED DEVELOPMENT PLAN. Point of Contact: John Benson, Development & Public Affairs Director.

The bill was read by title only by Teresa Henry, City Clerk.

Mayor McDonough opened the public hearing and called for any ex parte' communication. None was noted.

John Benson, Development & Public Affairs Director and David McGee, applicant provided the Staff Report and remained available for discussion.

Mayor McDonough opened the floor for public comment. There was none.

Without further comments; Mayor McDonough closed the floor for public comment.

Discussion included proposed work on the façade of buildings, how long buildings have been vacant, types of businesses that will occupy the east building, if property was sold by applicant would the tax abatement roll over to new owner, trash enclosures for the site, types of businesses scheduled to lease/operate in the west building, whether or not the school district had been notified of proposed tax abatement, if submitted plans for the project could be changed under the tax abatement regulations and repairs to the parking lot.

Alderman Josh Greene, seconded by Alderman Emerson made a motion to continue to a date certain of February 2, 2016. The motion was approved by a vote of 10-0.

Ayes: Aldermen Josh Greene, Emerson, Teeman, Mock, Van Buskirk, Meyers, Moore, Jason Greene, Aziere, Black

Nays: None

3. Public Hearing: A public hearing to grant a change in zoning on land located at 9109 East 63rd Street.

3a. **FIRST Reading: Bill No. 6404-16, Section XIII. AN ORDINANCE GRANTING A CHANGE IN ZONING HIGH DENSITY RESIDENTIAL AND PLANNED ZONING OVERLAY DISTRICT (R-3-P) TO NEIGHBORHOOD COMMERCIAL (NC-P) AND LOW DENSITY RESIDENTIAL (R-1) ON LAND LOCATED AT 9109 EAST 63rd STREET IN RAYTOWN, MISSOURI.** Point of Contact: John Benson, Development & Public Affairs Director.

The bill was read by title only by Teresa Henry, City Clerk.

Mayor McDonough opened the public hearing and called for any ex parte' communication. Aldermen Mock, Van Buskirk and Josh Greene had communication regarding this issue but stated that they would weigh all facts before making a decision.

John Benson, Development & Public Affairs Director, Ralph Monaco and Greg Stervinou, provided the Staff Report and remained available for discussion.

Mayor McDonough opened the floor for public comment. There was none.

Without further comments; Mayor McDonough closed the floor for public comment.

Discussion included number of homes to be built, storm water containment structure for the development, landscape buffers, potential traffic issues, saturation of Dollar General in Raytown, explanation of market area studies for dollar store sites, whether or not residents in the area had been notified, square footage of homes to be built, potential problems with residential parking, explanation of final site plan approval process, if and when Dollar General will come before the board, if alcohol will be sold in the store and square footage of the proposed Dollar General store.

Alderman Mock, seconded by Alderman Teeman made a motion to continue to a date certain of February 2, 2016. The motion was approved by a vote of 10-0.

Ayes: Aldermen Mock, Teeman, Josh Greene, Jason Greene, Moore, Van Buskirk, Black, Aziere, Emerson, Meyers

Nays: None

4. **FIRST Reading: Bill No. 6405-16, Section XX-B. AN ORDINANCE APPROVING THE FINAL PLAT OF JACOB ESTATES 2nd PLAT, A SUBDIVISION OF THE CITY OF RAYTOWN, JACKSON COUNTY, MISSOURI.** Point of Contact: John Benson, Development & Public Affairs Director.

The bill was read by title only by Teresa Henry, City Clerk.

John Benson, Development & Public Affairs Director, presented an overview of the Staff Report and remained available for questions.

There were none.

ADJOURNMENT

Alderman Teeman, seconded by Alderman Black made a motion to adjourn. The motion was approved by a majority of those present.

The meeting adjourned at 8:43 p.m.

Teresa M. Henry, MRCC
City Clerk