

MINUTES
RAYTOWN BOARD OF ALDERMEN
FEBRUARY 2, 2016
REGULAR SESSION NO. 20
RAYTOWN CITY HALL
10000 EAST 59TH STREET
RAYTOWN, MISSOURI 64133

OPENING SESSION
7:00 P.M.

Mayor Michael McDonough called the February 2, 2016 Board of Aldermen meeting to order at 7:03 p.m. Evan Hartenstein, Leader of Boy Scout Troop 283, provided the invocation and the Troop 283 Scout Members presented the colors and led the pledge of allegiance.

Roll Call

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

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

Absent: Alderman Josh Greene, Alderman Jim Aziere

Public Comments

Harvey Bruce spoke regarding traffic issues at 75th Street.

Communication from the Mayor

None.

Communication from the City Administrator

Mahesh Sharma, City Administrator, announced that due to Presidential Primary Election on March 15, the second Board of Aldermen meeting in March would need to be rescheduled to March 22, 2016.

Committee Reports

Alderman Jason Greene honored the Raytown Middle School wrestlers in the audience.

Alderman Steve Mock announced the Municipal Committee was scheduled for February 16, 2016 at 6:00 p.m.

Alderman Bill Van Buskirk announced that the Rice-Tremonti Spring Soup and Craft event was scheduled for March 19-20, 2016 from 11:00 a.m. to 4:00 p.m. Tickets for the event are \$7.00.

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 19, 2016 Board of Aldermen meeting minutes.

Alderman Mock, seconded by Alderman Teeman, made a motion to approve the consent agenda. The motion was approved by a vote of 8-0-2.

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

Nays: None

Absent: Aldermen Josh Greene, Aziere

REGULAR AGENDA

2. **R-2839-16: A RESOLUTION** AUTHORIZING AND APPROVING THE PURCHASE OF FOUR 2016 FORD POLICE UTILITY INTERCEPTORS AND ONE 2016 FORD POLICE SEDAN INTERCEPTOR FROM DICK SMITH FORD OFF THE MID-AMERICA COUNCIL OF PUBLIC PROCUREMENT JOINT BID IN AN AMOUNT NOT TO EXCEED \$138,217.00. Point of Contact: Jim Lynch, Police Chief.

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

Jim Lynch, Police Chief, provided the Staff Report and remained available for discussion.

Discussion included funding for the purchase of the vehicles and if the price for the vehicles included the police light bars.

Alderman Moore, seconded by Alderman Emerson made a motion to adopt. The motion was approved by a vote of 8-0-2.

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

Nays: None

Absent: Aldermen Aziere, Josh Greene

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

- 3a. **SECOND 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 re-opened the public hearing and called for any ex parte' discussion(s); Alderman Van Buskirk stated he had communication regarding this issue but would weigh all facts before making a decision.

John Benson, Development and Public Affairs Director and David McGee, Property Owner, provided an update and remained available for discussion.

Mayor McDonough re-opened the floor for public comment; there was none.

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

Discussion included types of businesses that would occupy the buildings, timeline for completion of the remodel, cost of masonry/brick work, the importance of making the façade of the buildings look nice and potential repairs to the parking lot.

Alderman Meyers, seconded by Alderman Black made a motion to adopt. The motion was approved by a vote of 8-0-2.

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

Nays: None

Absent: Aldermen Josh Greene, Aziere

It Became Ordinance No.: 5539-16

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

4a. **SECOND 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 re-opened the public hearing and called for any ex parte' discussion(s); Aldermen Van Buskirk, Mock, Meyers, Black and Jason Greene stated that they had communication regarding this issue but would weigh all facts before making a decision.

John Benson, Development & Public Affairs Director, Greg Stervinou, Property Owner/Applicant and Ralph Monaco, Applicant's Representative, provided an update and remained available for discussion.

Mayor McDonough re-opened the floor for public comment;

Dave Carmer, Jeanette Elliott, David Martin and Carolyn Graves all spoke in opposition of building a Dollar General Store at this location and lack of notification of the proposed project.

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

Discussion included notices that were sent to nearby residents, buffer between the school and proposed development, storm water basin construction, timeline for building the houses, City ordinance regarding alcohol sales, possibility of restricting alcohol sales, elevation of the retail store, store hours of operation, parking lot lighting, company responsible for building the store, the importance of tax dollars, thanking the developer for being transparent, the Board reviewing the final site plan and cross walk lights on 63rd street.

Alderman Meyers, seconded by Alderman Jason Greene made a motion to amend Bill 6404-16 to require the site plan for the NC-P to comply with the CBD Design Standards and that the Final Site Plan be brought back to the Planning & Zoning Commission and Board of Alderman for final consideration along with prohibiting the sale of alcohol.

Mayor McDonough called for a short recess.

After the recess, Alderman Meyers rescinded his motion made previously and Alderman Jason Greene was in agreement.

Alderman Meyers, seconded by Alderman Moore made a motion amending Bill 6404-16 to require the site plan for the NC-P to comply with the CBD Design Standards and that the Final Site Plan be brought back to the Planning & Zoning Commission and the Board of Aldermen for final consideration. The motion was approved by a vote of 8-0-2.

Ayes: Aldermen Meyers, Moore, Van Buskirk, Teeman, Mock, Jason Greene, Black, Emerson
Nays: None
Absent: Aldermen Josh Greene, Aziere

Alderman Meyers, seconded by Alderman Jason Greene made a motion to amend Bill 6404-16 include in the NC-P Plan a prohibition on the sale of alcoholic beverages. The motion was approved by a vote of 7-1-2.

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

Alderman Van Buskirk, seconded by Alderman Mock made a motion to adopt the amended Bill 6404-16. The motion was approved by a vote of 7-1-2.

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

It Became Ordinance No. : 5540-16

5. **SECOND 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, remained available for questions.

Alderman Mock, seconded by Alderman Moore made a motion to adopt. The motion was approved by a vote of 8-0-2.

Ayes: Aldermen Mock, Moore, Van Buskirk, Teeman, Jason Greene, Black, Meyers, Emerson
Nays: None
Absent: Aldermen Aziere, Josh Greene

It Became Ordinance No. : 5541-16

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 9:06 p.m.

Teresa M. Henry, MRCC
City Clerk