

**MINUTES**  
**RAYTOWN BOARD OF ALDERMEN**  
**MARCH 3, 2015**  
REGULAR SESSION NO. 46  
RAYTOWN CITY HALL  
10000 EAST 59<sup>TH</sup> STREET  
RAYTOWN, MISSOURI 64133

**OPENING SESSION**  
**7:00 P.M.**

Mayor David Bower called the March 3, 2015 Board of Aldermen meeting to order at 7:00 p.m. Sue Klotz provided the invocation and led the pledge of allegiance.

**Roll Call**

The roll was called and the attendance was as follows:

Present: Alderman Janet Emerson, Alderman Charlotte Melson, Alderman Joe Creamer, Alderman Pat Ertz, Alderman Jason Greene, Alderman Josh Greene, Alderman Bill Van Buskirk, Alderman Jim Aziere, Alderman Steve Mock  
Absent: Alderman Michael Lightfoot

**Public Comments**

None.

**Communication from the Mayor**

Mayor David Bower reported the State of the City Address was February 25, 2015. The Mayor thanked City staff and volunteers for their hard work and dedication during his years as Mayor of Raytown.

**Communication from the City Administrator**

Mahesh Sharma, City Administrator, announced that Item 3 on the agenda would be removed and point of contact for Resolution 2751-15 was John Benson, Development & Public Affairs Director.

Mr. Sharma announced the City's annual audit was taking place and auditors would be at City Hall for the next 3-4 weeks.

Mr. Sharma also thanked the Public Works Department for an excellent job clearing the streets after the last winter storm and reported the City had re-advertised the Public Works Director position. New applications have started coming into the Human Resources Department and are being reviewed.

Mr. Sharma also announced the Board of Aldermen would be voting on policies and procedures for organizations to advertise in the City newsletters.

**Committee Reports**

Alderman Emerson thanked the Public Works Department for doing a good job removing the snow after the last storm.

Alderman Ertz announced the Police Pension Committee was scheduled to meet March 5, 2015 at 8:00 a.m.

Alderman Mock reported the 5<sup>th</sup> Annual Egg-Extravaganza was scheduled for April 4, 2015 at 10:00 a.m.

## STUDY SESSION

Neighborhood Revitalization Program  
John Benson, Development and Public Affairs Director

## 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 February 17, 2015 Board of Aldermen meeting minutes.

**R-2748-15: A RESOLUTION AUTHORIZING AND APPROVING THE APPOINTMENT OF JEROME BARNES TO THE UNIVERSITY OF MISSOURI EXTENSION COUNCIL.** Point of Contact: Teresa Henry, City Clerk.

Alderman Mock, seconded by Alderman Creamer, made a motion to approve the consent agenda. The motion was approved by a vote of 9-0-1.

Ayes: Aldermen Mock, Creamer, Ertz, Jason Greene, Van Buskirk, Emerson, Josh Greene, Melson, Aziere  
Absent: Alderman Lightfoot

### **REGULAR AGENDA**

### 2. **R-2749-15: A RESOLUTION APPROVING A NEWSLETTER ADVERTISEMENT POLICY FOR THE CITY OF RAYTOWN, MISSOURI.** Point of Contact: Brenda Gustafson, Public Information Officer.

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

Brenda Gustafson, Public Information Officer, provided the Staff Report and remained available for discussion.

Discussion included the funds currently in the Raytown Community Betterment Fund, if existing money in the fund will be used for newsletter expenses, what type of organizations will be given priority for advertising in the newsletter, who is the designee for the RCBF, whether or not non-profits could advertise in the newsletter.

Alderman Ertz, seconded by Alderman Melson made a motion to approve.

Discussion continued regarding what the restrictions were for religious organizations; could religious organizations advertise service times, who made the determination regarding restrictions for religious organizations, clarifying that the resolution is a guideline for policy and can always be amended, whether or not including religious organizations' service times violates federal law, the need to possibly table the resolution in order to research federal and state laws allowing religious organizations to advertise service times in municipal publications.

Alderman Creamer, seconded by Alderman Van Buskirk made a motion to table to date certain of March 17, 2015. The motion was approved by a vote of 5-4-1.

Ayes: Aldermen Creamer, Van Buskirk, Mock, Jason Greene, Emerson  
Nays: Aldermen Aziere, Ertz, Josh Greene, Melson  
Absent: Alderman Lightfoot

3. **R-2751-15: A RESOLUTION** AUTHORIZING AND APPROVING A PROFESSIONAL SERVICES AGREEMENT WITH THE INSTITUTE FOR BUILDING TECHNOLOGY AND SAFETY FOR FISCAL YEAR 2014-2015. Point of Contact: John Benson, Development & Public Affairs Director.

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

John Benson, Development & Public Affairs Director and Kurt Skoog, Institute for Building Technology and Safety representative, provided the Staff Report and remained available for discussion.

Discussion included explanation of fees and of specific duties performed by contractors; Mid-America Regional Council's involvement and if the City would need to purchase any recommended software fees.

Alderman Ertz, seconded by Alderman Creamer made a motion to adopt. The motion was approved by a vote of 9-0-1.

Ayes: Aldermen Ertz, Creamer, Jason Greene, Van Buskirk, Josh Greene, Aziere, Mock, Melson, Emerson  
Absent: Alderman Lightfoot

4. Public Hearing: A public hearing to consider a Conditional Use Permit for property located at 9400 and 9600 E. 53<sup>rd</sup> Place.

4a. **FIRST Reading: Bill No. 6382-15, Section XIII. AN ORDINANCE** GRANTING A CONDITIONAL USE PERMIT SUBJECT TO CERTAIN CONDITIONS TO OPERATE A VEHICLE RENTAL BUSINESS ON PROPERTY LOCATED AT 9400 AND 9600 E. 53RD PLACE IN RAYTOWN, MISSOURI. Point of Contact: John Benson, Development & Public Affairs Director.

Alderman Van Buskirk recused himself from the dais.

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

Mayor Bower opened the public hearing and called for any ex parte' discussion(s); none was noted.

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

Mayor Bower opened the floor for public comment.

Emanuel Barger, Applicant, addressed the Board regarding types of vehicles that will be rented at the facility, number of parking spots available for customers and rental vehicles, how the proposed business would utilize surrounding businesses and how the business would try to employ Raytown residents.

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

Discussion included customer parking, responsibility of weed and brush control near the business, possible traffic congestion near Super Splash Water Park and possible use of basement space in the building.

Alderman Josh Greene, seconded by Alderman Aziere made a motion to continue to a date certain of March 17, 2015. The motion was approved by a vote of 8-0-2.

Ayes: Aldermen Josh Greene, Aziere, Creamer, Jason Greene, Emerson, Melson, Ertz, Mock  
Nays: None  
Absent: Alderman Lightfoot, Alderman Van Buskirk

5. Public Hearing: A public hearing to consider a Text Amendment to the Architectural Design Standards specified in the Crescent Creek Design Manual.

5a. **FIRST Reading: Bill No. 6383-15, Section XIII. AN ORDINANCE GRANTING AN AMENDMENT TO THE ARCHITECTURAL DESIGN STANDARDS SPECIFIED IN THE CRESCENT CREEK DESIGN MANUAL ADOPTED BY ORDINANCE NUMBER 4952-04 ON MARCH 16, 2004.** Point of Contact: John Benson, Development & Public Affairs Director.

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

Mayor Bower opened the public hearing and called for any ex parte' discussion(s); none was noted.

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

Mayor Bower opened the floor for public comment;

The applicants addressed the Board regarding history of the development, re-establishment of HOA meetings, services to the residents that have been re-established since they purchased the development, parking issues and congestion in the streets, money needs to be spent to revitalize the development, the style of homes that will be built in the undeveloped areas of the neighborhood and current real estate market trends in Raytown.

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

Discussion included whether or not newer homes will be the same style as existing homes, if the alleys would be constructed in the new homes, clarification as to whether 2/3 of land is undeveloped or 2/3 of the homes are vacant, if a different builder will be selected to build the new homes, estimated cost of new homes built in the development, if a clubhouse and pool would be built, if the new owner would address the rental homes that have large number of tenants living in them and how thankful board members are for the new owners communicating with homeowners in the development.

Alderman Ertz, seconded by Alderman Mock made a motion to continue to a date certain of March 17, 2015. The motion was approved by a vote of 9-0-1.

Ayes: Aldermen Ertz, Mock, Van Buskirk, Melson, Emerson, Jason Greene, Aziere, Josh Greene, Creamer

Nays: None

Absent: Alderman Lightfoot

## **ADJOURNMENT**

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

The meeting adjourned at 8:50 p.m.

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Teresa M. Henry, MRCC  
City Clerk