

RAYTOWN BOARD OF ALDERMEN

JUNE 2, 2015

REGULAR SESSION NO. 4

RAYTOWN CITY HALL

10000 EAST 59TH STREET

RAYTOWN, MISSOURI 64133

OPENING SESSION

7:00 P.M.

Mayor Mike McDonough called the June 2, 2015 meeting to order at 7:03 p.m. Michael Stephens of Southwood United Church of Christ led the invocation and pledge of allegiance.

Roll Call

The roll was called and the attendance was as follows:

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

Absent: Alderman Aziere, Alderman Teeman

Proclamations/Presentations

Mayor Mike McDonough presented a proclamation recognizing Robert Riley.

Mayor McDonough announced David Bower as the 2015 Truman Heartland Citizen of the Year.

Teresa Henry, City Clerk gave the Oath of Office to Police Officer Abygail Shockley

Public Comments

Aylse Stoll spoke regarding Council on Aging events.

Communication from the Mayor

Mayor McDonough introduced County Legislator Teresa Gavin and thanked her for coming to the meeting.

Mayor McDonough reported that R&R Tire & Wheels on Hwy 350 had a ribbon cutting on June 2, 2015 and encouraged residents to visit the business.

Communication from the City Administrator

No comments.

Committee Reports

Alderman Black reported that she and other Aldermen attended Mid America Regional Council's Public Spaces & Buildings conference. The conference provided information that could assist the City with developing the green space and the downtown area.

Alderman Meyers congratulated the City for its Community of All Ages award. Alderman Meyer thanked Charlotte Melson, Mary Jane Van Buskirk and Alderman Mock for their work and commitment that went into serving on the committee.

Alderman Emerson reported that new members were selected for the Human Relations Committee and the group is moving forward to develop new ideas and events.

Alderman Emerson announced the Farmers Market Grand Opening was scheduled for June 13, 2015, 8:00 a.m. to 1:00 p.m.

Alderman Mock announced the BMX Nationals were scheduled for June 5-7, 2015 in Raytown. Residents may obtain more information about the event by contacting Raytown Parks & Recreation at 358-4100.

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 May 19, 2015 Board of Aldermen meeting minutes.

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

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

Nays: None

Absent: Aldermen Teeman, Aziere

REGULAR AGENDA

2. **R-2783-15: A RESOLUTION AUTHORIZING AND APPROVING THE EXPENDITURE OF FUNDS TO THE WILSON GROUP, INC. RELATED TO LOWER LEVEL CITY HALL RENOVATIONS IN AN AMOUNT NOT TO EXCEED \$398,175.24.** Point of Contact: Jim Melvin, Interim Public Works Director.

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

Jim Melvin, Interim Public Works Director, provided the Staff Report and remained available for discussion.

Discussion included clarification regarding the amount budgeted for the remodel, cost for HVAC and sewer fixes alone, if budgeted amount for remodel was for current fiscal year, if staff considered doing remodeling in phases, potential disruption of daily police functions due to the remodeling project, estimated time frame for the remodel, amount of square footage that would be impacted by the remodel, if police ever considered being permanently housed in a separate location.

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

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

Nays: None

Absent: Aldermen Aziere, Teeman

3. **R-2784-15: A RESOLUTION AUTHORIZING AND APPROVING A 6-MONTH LEASE WITH BPS PROPERTIES L.L.C. FOR TEMPORARY HOUSING OF THE RAYTOWN POLICE DEPARTMENT AT 7001 BLUE RIDGE BOULEVARD.** Point of Contact: Jim Melvin, Interim Public Works Director.

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

Jim Melvin, Interim Public Works Director, provided the Staff Report and remained available for discussion.

Discussion included estimate of monthly utilities, responsibility of paying taxes for the property, square footage of the rental building, number of police staff moving to the rental space, why so much square footage is needed, if agreement with contractors includes a provision to get money back if they do not finish

on time, moving expenses, possibility of countering the proposed lease agreement, if staff had looked at mobile units, and if there was a time limit for signing the contract.

Alderman Emerson made a motion to amend the resolution to add an amount not to exceed \$52,000.00 to the budget. Motion failed due lack of a second.

Alderman Josh Greene, seconded by Alderman Van Buskirk made a motion to adopt. The motion failed by a vote of 2-5-1-2.

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

4. Public Hearing: A public hearing to consider a Site Plan for property located at 9323 E. 350 Highway.

4a. FIRST Reading: Bill No. 6384-15, Section XIII. AN ORDINANCE GRANTING APPROVAL OF THE SITE PLAN FOR A CONVENIENCE STORE ON LAND LOCATED AT 9323 EAST HIGHWAY 350 IN ACCORDANCE WITH THE PROVISIONS OF THE COMPREHENSIVE ZONING REGULATIONS FOR THE CITY OF 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' discussion(s); none was noted.

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

Mayor McDonough opened the floor for public comment;

Matt Brooks, Quik Trip representative, addressed the Board regarding design of the new store, demolition plans, grading, water retention plans and drive way construction plans.

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

Discussion included if Quik Trip would be partially responsible for paying for the pedestrian and bike trails that pass in front of the property.

Alderman Black, seconded by Alderman Mock made a motion to continue to a date certain of June 16, 2014. The motion was approved by a vote of 8-0-2.

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

5. Public Hearing: A public hearing to consider a Conditional Use Permit for property located at 5902 Blue Ridge Boulevard.

5a. FIRST Reading: Bill No. 6385-15, Section XIII. AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT SUBJECT TO CERTAIN CONDITIONS TO ALLOW A RESIDENTIAL USE IN THE NEIGHBORHOOD COMMERCIAL (NC) DISTRICT ON PROPERTY LOCATED AT 5902 BLUE RIDGE BOULEVARD 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' discussion(s); Alderman Van Buskirk stated that he had communication regarding this issue, but would weigh all facts before making a decision.

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

Mayor McDonough opened the floor for public comment.

Wanda Mullins, Applicant, addressed the Board regarding design plans for the bakery and why a residential area would be needed.

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

Discussion included support from various Aldermen, property owner's previous experience owning a bakery and catering business, future landscape designs and parking availability.

Alderman Van Buskirk, seconded by Alderman Jason Greene made a motion to continue to a date certain of June 16, 2015. The motion was approved by a vote of 8-0-2.

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

Nays: None

Absent: Aldermen Aziere, Teeman

6. Public Hearing: A public hearing to consider a Conditional Use Permit for property located at 10200 E. 63rd Terrace.

6a. FIRST Reading: Bill No. 6386-15, Section XIII. AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT SUBJECT TO CERTAIN CONDITIONS TO ALLOW A RESIDENTIAL USE IN THE NEIGHBORHOOD COMMERCIAL (NC) DISTRICT ON PROPERTY LOCATED AT 10200 E. 63RD TERRACE 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' discussion(s); Alderman Van Buskirk stated that he had communication regarding this issue, but would weigh all facts before making a decision.

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

Mayor McDonough opened the floor for public comment;

John Smith, Applicant and Business Owner, addressed the Board regarding the type of business operating from the property and why he needs residential space in the property.

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

Discussion included whether or not applicant leases or owns the property, how long has business owner occupied the property, how long someone had been living in the property, if the 353 tax abatement would be legal if owner has residential space in his business, requesting a copy of the tax abatement contract, clarification when tax abatement contract ends for the property owner and fencing repair work needed on the property.

Alderman Jason Greene, seconded by Alderman Moore made a motion to continue to a date certain of June 16, 2015. The motion was approved by a vote of 8-0-2.

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

Nays: None

Absent: Aldermen Aziere, Teeman

7. Public Hearing: A public hearing to consider a Conditional Use Permit for property located at 8830 Highway 350.

7a. FIRST Reading: Bill No. 6387-15, Section XIII. AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT SUBJECT TO CERTAIN CONDITIONS TO ALLOW AN INDOOR SHOOTING RANGE ON PROPERTY LOCATED AT 8830 HIGHWAY 350 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' discussion(s); Alderman Van Buskirk stated that he had communication regarding this issue, but would weigh all facts before making a decision.

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

Mayor McDonough opened the floor for public comment;

Steve Brackeen, Applicant and Business Owner, addressed the Board regarding design plans for the range and possible contractors qualified to build the range.

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

Discussion included Aldermen support for the shooting range and an explanation why Jim Bloomquist's name was on the original permit application form.

Alderman Black, seconded by Alderman Meyers made a motion to continue to a date certain of June 16, 2015. The motion was approved by a vote of 8-0-2.

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

Nays: None

Absent: Aldermen Teeman, Aziere

8. Public Hearing: A public hearing to consider a Conditional Use Permit for property located at 8814 E. 67th Street.

8a. FIRST Reading: Bill No. 6388-15, Section XIII. AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT SUBJECT TO CERTAIN CONDITIONS TO ALLOW AN ANIMAL KENNEL ON PROPERTY LOCATED AT 8814 E. 67th 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' discussion(s); Aldermen Van Buskirk and Josh Green stated that they had communication regarding this issue, but would weigh all facts before making a decision.

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

Mayor McDonough opened the floor for public comment;

Susan Jones, Applicant, addressed the Board regarding the history of the shelter and services the shelter provides.

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

Discussion included support for the shelter by Aldermen, Department of Agriculture regulations for the number of dogs allowed, sound proofing the building and support from neighboring property owners.

Alderman Jason Greene, seconded by Alderman Mock made a motion to continue to a date certain of June 16, 2015. The motion was approved by a vote of 8-0-2.

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

Nays: None

Absent: Aldermen Teeman, Aziere

ADJOURNMENT

Alderman Josh Greene, seconded by Alderman Moore made a motion to adjourn. The motion was approved by a majority of those present.

The meeting adjourned at 9:41 p.m.

Teresa M. Henry, MRCC
City Clerk