

RAYTOWN BOARD OF ALDERMEN

JUNE 16, 2015

REGULAR SESSION NO. 5

RAYTOWN CITY HALL

10000 EAST 59TH STREET

RAYTOWN, MISSOURI 64133

OPENING SESSION

7:00 P.M.

Mayor Michael McDonough called the June 16, 2015 meeting to order at 7:00 p.m. Sue Klotz of Raytown Community Interfaith Alliance led the invocation and pledge of allegiance.

Roll Call

The roll was called and the attendance was as follows:

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

Absent: Alderman Josh Greene, Alderman Jim Aziere

Proclamations

Mayor Michael McDonough presented a Proclamation recognizing the Raytown Amateur Radio Club.

Public Comments

None.

Communication from the Mayor

None.

Communication from the City Administrator

Mahesh Sharma, City Administrator, thanked Mark Loughry and the Management Team for their leadership while he was gone.

Mr. Sharma announced that staff would be requesting that item R-2777-15 on the agenda be tabled. He stated staff felt that more research needed to be completed before the item was brought back to the Board for consideration

Mr. Sharma reported that 40 work orders had been issued since the Board passed the recent Nuisance Abatement Ordinance.

Mr. Sharma announced the Board Budget Planning Session was scheduled for July 14, 2015. The time and location of the session will be announced later.

Committee Reports

Alderman Emerson reported the Human Relations Committee met in the month of May and the guest speaker provided information about diversity and the changing demographics in the community.

Alderman Emerson announced the Rotary golf tournament was scheduled for July 17, 2015. Teams for the tournament need to be formed by July 3, 2015.

The Raytown Area Chamber of Commerce is scheduled to have its membership lunch June 24, 2015.

Alderman Emerson announced the City of Raytown Police Department would host the lunch. The guest speaker for the lunch will be retired ATF Agent, Dave True. Mr. True will be speaking about his experience working at the Oklahoma City Federal Building terrorist bombing site.

Alderman Emerson announced the City of Raytown Police Department was scheduled to host their 4th Annual Safety Fair at Kenagy Park on June 27, 2015 from 11:00 a.m. – 2:00 p.m.

The Raytown Health & Community Fair is scheduled for August 8, 2015. Alderman Emerson announced the fair will be held at The Point at Graceway and all Raytown residents are welcomed to attend the event.

Raytown Senior Celebration was scheduled for September 12, 2015 at The Point at Graceway. Alderman Emerson announced that tickets for the event can be purchased at the Raytown Hy-Vee or Raytown Area Chamber of Commerce.

Alderman Emerson reported the Farmers' Market had their Grand Opening and the event was a success. Over 300 people attended the celebration.

Alderman Van Buskirk reported that the Legislative Committee was scheduled to meet soon to discuss some issues that could impact the City of Raytown.

Alderman Mock announced that Council on Aging was scheduled to meet June 20, 2015 at 4:00 p.m.

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 June 2, 2015 Board of Aldermen meeting minutes.

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

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

REGULAR AGENDA

2. **R-2777-15: A RESOLUTION** AUTHORIZING AND APPROVING THE PURCHASE OF EQUIPMENT FROM K.C. BOBCAT UTILIZING THE STATE OF MISSOURI CONTRACT IN AN AMOUNT NOT TO EXCEED \$27,941.17 FOR FISCAL YEAR 2014-2015. Point of Contact: Jim Melvin, Interim Public Works Director.

★ Staff is requesting that this item be tabled.

Alderman Van Buskirk, seconded Alderman Black, made a motion to table item R-2777-15. The motion was approved by a vote of 8-0-2.

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

Alderman Meyers, seconded by Alderman Emerson, made a motion to move Bill Numbers 6385-15, 6386-15, 6387-15 and 6388-15 forward on the agenda. The motion was approved by a vote of 8-0-2.

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

Nays: None

Absent: Aldermen Josh Greene, Aziere

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

3a. SECOND 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 Joe Willerth, City Attorney.

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

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

Mayor McDonough re-opened the floor for public comment.

No public comment.

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

Discussion included concerns regarding why Quik Trip would not contribute to the sidewalk and bike trails that would eventually be constructed and an explanation of the process and City money needed to resubmit plans to the state if Quik Trip were required to build a portion of the sidewalk and bike trail.

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

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

Nays: None

Absent: Aldermen Aziere, Josh Greene

It became ORDINANCE NO. 5517-15

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

4a. SECOND 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 Joe Willerth, City Attorney.

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 & Public Affairs Director, provided an update of the Staff Report and remained available for discussion.

Mayor McDonough re-opened the floor for public comment.

Wanda Mullins, Applicant, addressed the Board regarding plumbing and fire sprinkler code plans that have been submitted to the architecture.

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

Discussion included future plans for parking at the business.

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

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

Nays: None

Absent: Alderman Josh Greene, Aziere

It became ORDINANCE NO.: 5518-15

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

5a. SECOND 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 Joe Willerth, City Attorney.

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

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

Mayor McDonough re-opened the floor for public comment.

John Smith, Applicant, addressed the Board regarding what percent of the property was dedicated to operating his business.

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

Discussion included clarification from the City Attorney regarding what processes could be taken to eliminate the 353 tax abatement on the property, concerns regarding having residential space in a 353 tax abated property, explanation of the type of tax abatement applicant has, the type of business operated from the property, the type of business that operated from the property prior to the applicant owning the property and whether or not the business owner planned to continue operating his business from the property in the future.

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

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

Abstain: None

Absent: Aldermen Aziere, Josh Greene

It became ORDINANCE NO.: 5519-15

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

6a. **SECOND 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 Joe Willerth, City Attorney.

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

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

Mayor McDonough re-opened the floor for public comment.

No public comments.

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

Discussion included clarification regarding the amended ordinance.

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

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

Nays: None

Absent: Aldermen Aziere, Josh Greene

It became ORDINANCE NO.: 5520-15

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

7a. **SECOND 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 Joe Willerth, City Attorney.

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

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

Mayor McDonough re-opened the floor for public comment.

Susan Jones, Applicant, addressed the Board regarding repair of fencing, precautions to be taken to avoid excessive barking and clean up of the property.

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

Discussion included noise and safety concerns of surrounding neighbors.

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

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

Nays: None

Absent: Aldermen Josh Greene, Aziere

It became ORDINANCE NO.: 5521-15

8. **R-2785-15: A RESOLUTION** AUTHORIZING AND APPROVING AN AGREEMENT FOR INMATE SECURITY HOUSING SERVICES BY AND BETWEEN JOHNSON COUNTY SHERIFF'S OFFICE AND THE CITY OF RAYTOWN, MISSOURI IN AN AMOUNT NOT TO EXCEED \$175,000.00 FOR FISCAL YEAR 2014-2015. Point of Contact: Jim Lynch, Chief of Police.

The resolution was read by title only by Joe Willerth, City Attorney.

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

Discussion included how many trips are taken to the facility, discount offers provided by other vendors, if contract could be amended to include more guaranteed beds, how long prisoners are housed at the facility, how many prisoners does the department house at the facility on a regular basis and clarification whether department would be charged daily for the 17 allotted beds or on the number of prisoners on a given day.

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

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

Nays: None

Absent: Aldermen Aziere, Josh Greene

9. **R-2786-15: A RESOLUTION** AUTHORIZING AND APPROVING AN AGREEMENT WITH TRUMAN HERITAGE HABITAT FOR HUMANITY FOR THE OPERATION OF A MINOR HOME REPAIR PROGRAM IN AN AMOUNT NOT TO EXCEED \$15,000.00. Point of Contact: John Benson, Development and Public Affairs Director.

The resolution was read by title only by Joe Willerth, City Attorney.

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

Discussion included whether or not participants can still owe money to the program and apply for additional assistance, program would be a plus for the City to help solve code issues, assistance programs like this should not be funded by tax payers, how the program creates ownership and community in our City, how program provides opportunity to raise property values, if money collected from code violations could fund this program instead of the tax payers' money, if program is strictly for homeowners, clarification that program was for all age groups and not just for elderly and if program could be evaluated on a regular basis.

Alderman Jason Greene, seconded by Alderman Emerson made a motion to adopt. The motion was approved by a vote of 8-1-2.

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

Nays: Alderman Van Buskirk

Absent: Aldermen Josh Greene, Aziere

ADJOURNMENT

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

The meeting adjourned at 8:33 p.m.

Teresa M. Henry, MRCC
City Clerk