

**MINUTES**  
**RAYTOWN BOARD OF ALDERMEN**  
**SEPTEMBER 6, 2016**  
**REGULAR SESSION NO. 34**  
**RAYTOWN CITY HALL**  
**10000 EAST 59<sup>TH</sup> STREET**  
**RAYTOWN, MISSOURI 64133**

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

Mayor Michael McDonough called the July 19, 2016 Board of Aldermen meeting to order at 7:00 p.m. Rex Block of the Raytown Baha'i Community provided the invocation and led the pledge of allegiance.

**Roll Call**

The roll was called and the attendance was as follows:

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

Absent: Alderman Jason Greene

**Public Comments**

David Martin disputes that the 1) the owner of the 63<sup>rd</sup> Street property solicited public opinion regarding its development and 2) the current owner is taking care of the property.

Claudia Prado also expressed concerns about the 63<sup>rd</sup> Street property. She feels Raytown has a bad reputation, dislikes the number of Dollar General and Family Dollar stores that are in the area and feels the stores will drive her away to a different community.

Alderman Jason Greene joined the meeting at 7:12 p.m.

**Communication from the Mayor**

None.

**Communication from the City Administrator**

Mark Loughry, Interim City Administrator, gave a reminder of the Work Session which was scheduled for Tuesday, September 13. There will be a budget review and budget presentation from each department. He also stated we are awaiting Jackson County's final evaluation of property values which should come out near September 15. He stated a special meeting will need to be scheduled on August 27<sup>th</sup> at the beginning of the work session to approve the levy.

**Committee Reports**

Alderman Van Buskirk stated the Police Pension Board Meeting was scheduled to meet Wednesday, September 7 at 8:30 am in the Police Squad Room. This meeting is open to the public if people wish to attend.

Alderman Emerson represented the City in the re-Grand Opening of the Walmart on Hwy 350. She stated that a lot of improvements have been made. She also noted that the Chamber of Commerce Luau was coming up at the end of the month and tickets are available at the Chamber or at Hy-Vee and that Main Street Association was hosting an estate sale at Center 63 behind Wendy's on Thursday, Friday and Saturday.

Alderman Black reminded everyone of the Saturday, September 10 "Ride for Lives" at the First Baptist Church, which is a bike and car show raising money for Children's Mercy and The Hope Network.

Alderman Josh Greene encouraged people to come out to the Lost Township Festival hosted by Crane Brewing and the Kiwanis on Saturday, September 17 next to the green space.

## **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 August 16, 2016 Board of Aldermen meeting minutes.

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

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

### **REGULAR AGENDA**

2. **R-2901-16: A RESOLUTION AUTHORIZING AND APPROVING THE PURCHASE OF FUEL FROM JOHN MOORE OIL COMPANY OFF THE CITY OF LEE'S SUMMIT, MISSOURI COOPERATIVE PURCHASE CONTRACT FOR THE FISCAL YEAR 2015-2016.** Point of Contact: Kati Horner Gonzalez, Interim Public Works Director.

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

Kati Horner Gonzalez, Interim Public Works Director, provided the Staff Report and remained available for discussion.

Discussion included the City is currently purchasing through a cooperative contract with Maher Oil Company through the City of Olathe Cooperative Purchasing Agreement and that contract has expired so evaluations were done to identify alternative cooperative contracts. The cooperative contract with John Moore is through the City of Lee's Summit and was determined to be most advantageous to the City of Raytown. That contract goes through the end of October of this year. The Public Works Department will continue evaluating options to present the best option at the beginning of the new fiscal year. The pricing is variable rather than fixed, and can run \$0.30 to \$0.40 per gallon cheaper than local sources. Pricing can fluctuate quite widely, depending on summer blend of fuel and unleaded and winter blend on diesel. Winter blend will be more expensive.

Alderman Van Buskirk, seconded by Alderman Emerson, made a motion to adopt. The motion was approved by a vote of 9-0.

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

3. **R-2902-16: A RESOLUTION** AUTHORIZING THE CONVEYANCE OF CERTAIN PROPERTY FROM THE JACKSON COUNTY LAND TRUST AND AUTHORIZING THE INTERIM CITY ADMINISTRATOR TO EXECUTE A SPECIAL WARRANTY DEED CONVEYING THE PROPERTY TO THE CITY OF RAYTOWN. Point of Contact: Ray Haydaripoor, Interim Development & Public Affairs Director.

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

Scott Peterson, Permit Technician, provided the Staff Report and remained available for discussion.

Discussion included the transfer of property on 7611 Woodson, which was deemed a dangerous building and demolished by the Jackson County Land Bank. This proposal would transfer the property to the City of Raytown, and the next resolution would then transfer the property to the Builder's Development Corporation. Builder's Development Corporation will build a new house on the property and sell it to private owners.

Alderman Meyers thanked the department and John Benson for their hard work in dealing with this property.

Alderman Van Buskirk, seconded by Alderman Meyers, made a motion to adopt. The motion was approved by a vote of 9-0.

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

4. **R-2903-16: A RESOLUTION** AUTHORIZING THE CONVEYANCE OF CERTAIN PROPERTY FROM THE JACKSON COUNTY LAND TRUST AND AUTHORIZING THE INTERIM CITY ADMINISTRATOR TO EXECUTE A SPECIAL WARRANTY DEED CONVEYING THE PROPERTY TO THE BUILDER'S DEVELOPMENT CORPORATION. Point of Contact: Ray Haydaripoor, Interim Development & Public Affairs Director.

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

Scott Peterson, Permit Technician provided the Staff Report and remained available for discussion.

Alderman Black, seconded by Alderman Teeman, made a motion to adopt. The motion was approved by a vote of 9-0.

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

5. **SECOND READING: Bill No. 6416-16, Section XIII. AN ORDINANCE** GRANTING APPROVAL OF THE SITE PLAN FOR A RETAIL STORE ON LAND LOCATED AT 9109 EAST 63RD STREET IN ACCORDANCE WITH THE PROVISIONS OF THE COMPREHENSIVE ZONING REGULATIONS FOR THE CITY OF RAYTOWN, MISSOURI. Point of Contact: Ray Haydaripoor, Acting Development & Public Affairs Director.

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

Scott Peterson, Permit Technician, provided the Staff Report and remained available for discussion.

Discussion included this item is part of a rezoning application which came through the Board of Aldermen in February. Part of that rezoning proposition required the site plan to come before both the Planning & Zoning Commission and the Board of Aldermen for approval.

There were three additional requirements set by the board: 1) the site plan will comply with the Central Business District Design Standards; 2) the final site plan will be presented for approval to the Planning & Zoning Commission and the Board of Aldermen, and 3) the retail store will be prohibited from selling alcohol.

Several aldermen asked what guarantee could be implemented to insure the houses in the plan will actually be built. Ralph Monaco, representing the applicant, stated when the process began, several hoops have been held up that most applicants do not have to meet. Greg Stervinou stated he will begin setting the foundations for the three houses as the Dollar General is being built. Houses cannot be built until the site plan is approved. The drawing on attachment C-5 shows the sanitary sewer will be installed for the homes to be built.

Joe Willerth, City Attorney, summarized the situation from a legal standpoint. The question before the board is an Ordinance to approve the final site plan for the property. The three conditions Alderman Van Buskirk mentioned were actually in relationship to the zoning approval and have already been met. The conditions noted by Scott Peterson would apply to the recommendation for the site plan. The three residences were not a portion of the commercial site plan, but were part of the approved zoning, and they have been represented by the applicant that they would occur to create the buffer for this commercial property. It would not be appropriate to withhold a business license to Dollar General, who is not a party to the site plan. It might be acceptable to ask for a commitment from the property owner to build houses within a certain amount of time, or the board might accept the current proposal in good faith.

The landscaping sheet was vague about the size of the trees to be planted. Several large trees are slated to be removed from the tree buffer. The site will have underground electrical lines. The City might need to think about extending the radius of public notice before projects such as this are approved in the future. It should perhaps be extended to 300 feet instead of 185 feet in the future.

Alderman Moore, seconded by Alderman Meyers, made a motion to adopt. The motion was approved by a vote of 8-1.

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

It became **ORDINANCE NO.: 5552-16.**

6. **FIRST Reading: Bill No. 6418-16, Section XV. AN ORDINANCE AMENDING CHAPTER 4, ALCOHOLIC BEVERAGES, ARTICLE IV, LICENSES, SECTION 4-244, RELATING TO THE LOCATIONS AND OTHER RESTRICTIONS ON LICENSES, ARTICLE IV, SECTION 4-244, REQUIREMENTS FOR ALL LICENSES.** Point of Contact: Ray Haydaripoor, Acting Development & Public Affairs Director.

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

Discussion included the mixed response from area churches and schools about this resolution; interested parties are invited to make public comments to the board. Alderman Van Buskirk suggested submitting an amendment that the current law of 300 feet would apply, but a sit down restaurant could operate as close as 100 feet. Joe Willerth, City Attorney stated there are different categories of liquor licenses; one category requires a certain percentage of food sales in order to sell alcoholic beverages. Previously, Raytown had limitations on the number of liquor licenses in each category that were allowed in Raytown. It was later changed to be more in line with the State statute. Having different rules from nearby community's which causes confusion for businesses attempting to move in, as well as the City staff, and opens up a greater possibility of errors.

## **DISCUSSION ITEM**

### 7. City Administrator Recruitment Brochure

- ★ A motion and vote to approve the brochure is requested by Staff.

Debbie Duncan, Human Resources Manager, provided the Staff Report and remained available for discussion.

The approval is with the following changes: 1) Remove the land-lock statement from page 1; 2) remove the “market for Senior Living Communities” statement on page 1; and 3) move the word “students” on page 2.

Alderman Emerson, seconded by Alderman Eric Teeman, made a motion to approve. The motion was approved by a vote of 9-0.

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

## **ADJOURNMENT**

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

The meeting adjourned at 8:41 p.m.

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Teresa Henry, City Clerk