

MINUTES
RAYTOWN BOARD OF ALDERMEN
MARCH 3, 2020
CLOSED SESSION
RAYTOWN CITY HALL
10000 EAST 59TH STREET
RAYTOWN, MISSOURI 64133
6:00 P.M.

Mayor Michael McDonough called the March 3, 2020 Board of Aldermen meeting to order at 6:05 p.m.

Roll Call

Roll was called by Teresa Henry, City Clerk, and the attendance was as follows:

Present: Alderman Derek Ward, Alderman Bonnaye Mims, Alderman Bill Van Buskirk, Alderman Mary Jane Van Buskirk, Alderman Ryan Myers, Alderman Jason Greene, Alderman Frank Hunt, Alderman Greg Walters

Absent: Alderman Janet Emerson, Alderman Jim Aziere

CLOSED SESSION

Notice is hereby given that the Mayor and Board of Aldermen may conduct a closed session, pursuant to the following statutory provisions:

- 610.021(1) Legal actions, causes of action or litigation involving a public governmental body and any confidential or privileged communications between a public governmental body or its representatives and its attorneys;
- 610.021(3) Hiring, firing, disciplining or promoting of particular employees by a public governmental body when personal information relating to the performance or merit of an individual employee is discussed or recorded; and/or
- 610.021(13) Individually identifiable personnel records, performance ratings or records pertaining to employees or applicants for employment.

Alderman Bill Van Buskirk, seconded by Alderman Mary Jane Van Buskirk, made a motion go into Closed Session. The motion was approved by a vote of 8-0-2.

Ayes: Aldermen Bill Van Buskirk, Mary Jane Van Buskirk, Derek Ward, Frank Hunt, Ryan Myers, Jason Greene, Bonnaye Mims, Greg Walters

Nays: None

Absent: Aldermen Emerson, Aziere

ADJOURNMENT

The meeting adjourned to Closed Session at 6:09 p.m.

RAYTOWN BOARD OF ALDERMEN

MARCH 3, 2020

REGULAR SESSION NO. 22

RAYTOWN CITY HALL

10000 EAST 59TH STREET

RAYTOWN, MISSOURI 64133

7:00 P.M.

(OR IMMEDIATELY FOLLOWING CLOSED SESSION)

OPENING SESSION

Mayor Michael McDonough called the March 3, 2020 Board of Aldermen meeting to order in Open Session at 7:17 p.m. Dr. Bill Tenney-Brittian provided the invocation and led the pledge of allegiance.

Roll Call

Roll was called by Teresa Henry, City Clerk, and the attendance was as follows:

Alderman Janet Emerson, Alderman Bill Van Buskirk, Alderman Frank Hunt, Alderman Derek Ward, Alderman Greg Walters, Alderman Ryan Myers, Alderman Mary Jane Van Buskirk, Alderman Jason Greene, Alderman Bonnaye Mims, Alderman Jim Aziere

Alderman Myers, seconded by Alderman Mims, made a motion to amend the meeting's agenda by adding a sixth item: a resolution appointing a Chief of Police.

The motion was discussed.

The motion was approved by a vote of 10-0.

Ayes: Aldermen Myers, Mims, Greene, Bill Van Buskirk, Hunt, Mary Jane Van Buskirk, Aziere, Walters, Emerson, Ward

Nays: None

Public Comments

Public comments were given by:

Tony Jacob, Raytown, MO

Communication from the Mayor

Mayor McDonough spoke on recent events and City business.

Communication from the City Administrator

Damon Hodges, City Administrator, provided an update on the City's current projects and plans.

Committee Reports

Comments were shared by Aldermen Ward, Mary Jane Van Buskirk, Emerson, Aziere and Bill Van Buskirk

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 18, 2020 Board of Aldermen meeting minutes.

Alderman Mims, seconded by Alderman Mary Jane Van Buskirk, made a motion to adopt. The motion was approved by a vote of 10-0.

Ayes: Mims, Mary Jane Van Buskirk, Bill Van Buskirk, Hunt, Ward, Greene, Emerson, Aziere, Walters, Myers
Nays: None

OLD BUSINESS

2. Public Hearing: A public hearing to consider text amendments to the Raytown Municipal Code regarding Alcoholic Beverages, Business and Business Regulations and Districts and District Map.

2a. **SECOND READING: Bill No. 6542-20, Section XIII. AN ORDINANCE AMENDING CHAPTER 4, ENTITLED "ALCOHOLIC BEVERAGES", CHAPTER 10, ENTITLED "BUSINESS AND BUSINESS REGULATIONS", CHAPTER 50, ARTICLE I, ENTITLED "IN GENERAL", AND CHAPTER 50, ARTICLE IV, ENTITLED "DISTRICTS AND DISTRICT MAP", OF THE CODE OF ORDINANCES OF THE CITY OF RAYTOWN, MISSOURI.** Point of Contact: Chris Gilbert, Planning & Zoning Coordinator.

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

Chris Gilbert, Planning & Zoning Coordinator, presented the item and remained available for any discussion.

Alderman Myers handed out a document detailing a proposed amendment.

Alderman Myers, seconded by Alderman Mims, made a motion to amend Sec. 4-244 by adding the following language to (b):

Exception to this subsection: Malt Liquor Original Package Sales and Full Original Package Sales License distance measurements shall be calculated as per subsection (c) of this Section.
(c) Malt Liquor Original Package Sales and Full Original Package Sales Licenses shall meet all distance requirements contained in Section 50-107 (b)(25). A licensee legally established under this section shall not become disqualified by reason of the establishment of a church or school subsequent to the issuance of the original license.

The motion was discussed.

The motion was approved by a vote of 10-0.

Ayes: Aldermen Myers, Mims, Ward, Hunt, Bill Van Buskirk, Mary Jane Van Buskirk, Emerson, Greene, Aziere, Walters
Nays: None

Alderman Ward, seconded by Alderman Walters, made a motion to amend subsections (2) and (3) in Sec. 10-575 and Sec. 10-576 to remove "display,".

The motion was discussed.

The motion failed by a vote of 2-8.

Ayes: Aldermen Ward, Walters
Nays: Aldermen Greene, Bill Van Buskirk, Hunt, Mary Jane Van Buskirk, Aziere, Mims, Emerson, Myers

The public hearing closed.

Alderman Myers, seconded by Bill Van Buskirk, made a motion to adopt as amended.

Discussion continued.

The motion was approved by a vote of 9-1.

Ayes: Aldermen Myers, Bill Van Buskirk, Emerson, Walters, Mary Jane Van Buskirk, Greene, Hunt, Aziere, Mims

Nays: Alderman Ward

Became Ordinance 5440-20.

3. **SECOND READING: Bill No.: 6532-19, Section IV-C-11. AN ORDINANCE** REPEALING VARIOUS SECTIONS AND AMENDING OTHER SECTIONS OF THE CITY CODE OF THE CITY OF RAYTOWN, JACKSON COUNTY, MISSOURI. Point of Contact: Jennifer Baird, City Attorney.

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

Jennifer Baird, City Attorney, presented the item and remained available for any discussion.

Alderman Mims, seconded by Alderman Mary Jane Van Buskirk, made a motion to adopt. The motion was approved by a vote of 10-0.

Ayes: Aldermen Mims, Mary Jane Van Buskirk, Greene, Bill Van Buskirk, Myers, Emerson, Aziere, Hunt, Walters, Ward

Nays: None

Became Ordinance 5441-20.

NEW BUSINESS

4. Public Hearing: A public hearing to consider a Conditional Use Permit for property located at 6824 Blue Ridge Boulevard.

4a. **FIRST READING: Bill No. 6545-20, Section XIII. AN ORDINANCE** APPROVING A CONDITIONAL USE PERMIT FOR RIGHT WAY AUTO, AN AUTOMOTIVE SALES BUSINESS, TO OPERATE A VEHICLE SALES USE IN A HIGHWAY COMMERCIAL (HC) DISTRICT IN THE CITY OF RAYTOWN, JACKSON COUNTY, MISSOURI. Point of Contact: Chris Gilbert, Planning & Zoning Coordinator.

The public hearing opened.

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

Chris Gilbert, Planning & Zoning Coordinator, presented the item, read the conditions of approval and remained available for any discussion along with the applicant, Doug White, and the property owner, Willie Rickel.

The item was discussed.

Alderman Aziere, seconded by Alderman Myers, made a motion to suspend the rules and hold an immediate second reading. The motion was approved by a vote of 10-0.

Ayes: Aldermen Aziere, Myers, Mims, Hunt, Ward, Emerson, Greene, Bill Van Buskirk, Walters, Mary Jane Van Buskirk

Nays: None

The item was read for a second time by title only by Teresa Henry, City Clerk.

The public hearing closed.

Alderman Bill Van Buskirk, seconded by Alderman Aziere, made a motion to adopt. The motion was approved by a vote of 10-0.

Ayes: Aldermen Bill Van Buskirk, Aziere, Emerson, Ward, Hunt, Mims, Walters, Mary Jane Van Buskirk, Greene, Myers

Nays: None

Became Ordinance 5442-20.

5. Public Hearing: A public hearing to consider a Conditional Use Permit for property located at 7609 Raytown Road.

5a. **FIRST READING: Bill No. 6546-20, Section XIII. AN ORDINANCE APPROVING A CONDITIONAL USE PERMIT FOR THE RECON CENTER LLC, AN AUTOMOTIVE REPAIR BUSINESS, TO OPERATE AN ACCESSORY VEHICLE SALES USE AT 7609 RAYTOWN ROAD IN A HIGHWAY COMMERCIAL (HC) DISTRICT IN THE CITY OF RAYTOWN, JACKSON COUNTY, MISSOURI.** Point of Contact: Chris Gilbert, Planning & Zoning Coordinator.

The public hearing opened.

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

Chris Gilbert, Planning & Zoning Coordinator, presented the item, read the conditions of approval and remained available for any discussion along with the property owner, William Graham.

The item was discussed.

Alderman Bill Van Buskirk stated that he had ex parte communication regarding this item.

Alderman Aziere, seconded by Alderman Mims, made a motion to amend by requiring that each parking space on the property be designated and marked for its respective business.

Discussion continued.

Alderman Mary Jane Van Buskirk stated that she had ex parte communication regarding this item.

Discussion continued.

Alderman Emerson stated that she had ex parte communication regarding this item.

Alderman Aziere and Alderman Mims withdrew their motion.

Alderman Emerson, seconded by Alderman Mims, made a motion to continue to a date certain of March 17, 2020.

Discussion continued.

The motion to continue to a date certain of March 17, 2020 was approved by a vote of 10-0.

Ayes: Aldermen Emerson, Mims, Ward, Aziere, Hunt, Bill Van Buskirk, Walters, Mary Jane Van Buskirk, Greene, Myers

Nays: None

Mayor McDonough called for a 10-minute recess.

Mayor McDonough reconvened the meeting at 9:23 p.m.

6. **R-3281-20: A RESOLUTION** RATIFYING THE APPOINTMENT OF ROBERT J KUEHL TO THE POSITION OF CHIEF OF POLICE. Point of Contact: Damon Hodges, City Administrator.

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

Damon Hodges, City Administrator, presented the item and remained available for any discussion.

Alderman Myers, seconded by Alderman Aziere, made a motion to adopt.
The item was discussed.

The motion was approved by a vote of 10-0.

Ayes: Aldermen Myers, Aziere, Emerson, Walters, Mary Jane Van Buskirk, Greene, Hunt, Bill Van Buskirk, Ward, Mims
Nays: None

Newly appointed Police Chief Robert Kuehl gave a statement at the lectern.

DISCUSSION ITEM

7. Zoning Ordinance-notification requirements of applicants-Alderman Greg Walters

Alderman Walters presented the item.

The item was discussed.

Alderman Myers, seconded by Alderman Walters, made a motion to refer the item to the Planning & Zoning Committee. The motion was approved by a vote of 10-0.

Ayes: Aldermen Myers, Walters, Greene, Bill Van Buskirk, Hunt, Mary Jane Van Buskirk, Aziere, Mims, Emerson, Ward
Nays: None

ADJOURNMENT

Alderman Mims, seconded by Alderman Mary Jane Van Buskirk, made a motion to adjourn. The motion to adjourn was approved by a majority of those present.

The meeting adjourned at 9:53 p.m.

Teresa M. Henry, MRCC
City Clerk