

TENTATIVE AGENDA
RAYTOWN BOARD OF ALDERMEN
APRIL 16, 2019
REGULAR SESSION NO. 51
RAYTOWN CITY HALL
10000 EAST 59TH STREET
RAYTOWN, MISSOURI 64133
7:00 P.M.

OPENING SESSION

Invocation/Pledge of Allegiance
Roll Call

Proclamations/Presentations

- ★ A Proclamation recognizing Jacob Dodd-Raytown South High School
- ★ A Proclamation recognizing National Public Safety Telecommunicators Week
- ★ A Proclamation of appreciation to Alderman Ryan Myers for his service as Acting President of the Board of Aldermen during 2018-2019

Public Comments
Communication from the Mayor
Communication from the City Administrator
Committee Reports

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 April 9, 2019 Board of Aldermen meeting minutes.

REGULAR AGENDA

OLD BUSINESS

2. Public Hearing: A public hearing to consider a Conditional Use Permit for property located at 9003 E. 87th Street.
 - 2a. **SECOND READING: Bill No. 6500-19, Section XIII. AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT TO REMOVE AN EXISTING MONUMENT SIGN AND CONSTRUCT A NEW MONUMENT SIGN AT THE SAME LOCATION AT THE PROPERTY LOCATED AT 9003 E 87th STREET.** Point of Contact: Ray Haydaripoor, Community Development Director.
3. **REPORT OF CERTIFIED ELECTION RESULTS FOR CANDIDATES FROM THE APRIL 2, 2019 ELECTION**

- ★ A motion to accept the certified election results as read by the City Clerk is in order.

PRESENTATION TO OUTGOING ALDERMEN

Presentation to Alderman Karen Black
Presentation to Alderman Mark Moore
Presentation to Alderman Steve Meyers

ADMINISTRATION OF OATH OF OFFICE TO NEWLY ELECTED OFFICIALS

Mayor

Michael McDonough

City Collector

Kathie Schutte

Alderman Ward I

Greg Walters

Alderman Ward II

Jim Aziere

Alderman Ward III

Janet Emerson

Alderman Ward IV

Mary Jane Van Buskirk

Alderman Ward V

Derek Ward

ADJOURNMENT – SINE DIE

- ★ Mayor announces adjournment of the legislative body Sine die, no motion necessary. (Sine die (si-nee [or sin-ay] di-ee) is a Latin term for "without a day." It is a term to describe the finish of the legislative session.)

RECESS FOR ELECTED OFFICIALS RECEPTION

(Approximate time 7:45 p.m. - 30 Minutes)



OPENING SESSION

IMMEDIATELY FOLLOWING THE ELECTED OFFICIALS RECEPTION

DRAFT

MINUTES

AMENDED

(Removal of Resolution R-3191-19)

TENTATIVE AGENDA

RAYTOWN BOARD OF ALDERMEN

APRIL 9, 2019

REGULAR SESSION NO. 50

**RAYTOWN CITY HALL 10000 EAST 59TH STREET
RAYTOWN, MISSOURI 64133**

7:00 P.M.

OPENING SESSION

Mayor Michael McDonough called the April 9, 2019 Board of Aldermen meeting to order at 7:00 p.m. and Dorinda Nichols of Faiths of Raytown provided the invocation and led the pledge of allegiance.

Roll Call

Present: Alderman Bonnaye Mims, Alderman Steve Meyers, Alderman Ryan Myers, Alderman Jim Aziere, Alderman Karen Black, Alderman Derek Ward, Alderman Bill Van Buskirk, Alderman Mark Moore, Alderman Jason Greene, Alderman Frank Hunt

Public Comments

Tony Jacob, Raytown, MO, spoke regarding the City budget.

Pete Rowe, 875 E 81 Terrace, spoke regarding code enforcement.

Sherry DeJanes Donovan, 55th and Raytown Road, spoke regarding local business.

Rosina Baumli, 7515 Crescent Drive, spoke regarding rental homes.

Communication from the Mayor

None

Communication from the City Administrator

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

Mayor McDonough spoke regarding the 2019 Eggstravaganza and upcoming SPIRIT event.

Committee Reports

Alderman Van Buskirk spoke regarding Alderman Meyers' service as an Alderman of Ward 4.

Alderman Meyers left the dais at 7:25 p.m.

Alderman Mims spoke regarding town hall meetings and the recent election.

STUDY SESSION

2017-2018 Audit Presentation Mize Houser & Company, P.A.

Russ Petry, Finance Director, Mize Houser representative Sean Gordon, and Michael Keenan, Finance consultant, remained present for any discussion.

The presentation was discussed.

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 March 19, 2019 Board of Aldermen meeting minutes.

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

Ayes: Aldermen Mims, Myers, Moore, Ward, Aziere, Hunt, Van Buskirk, Black, Greene

Nays: None

Absent: Alderman Meyers

REGULAR AGENDA

NEW BUSINESS

2. Public Hearing: A public hearing to consider a Conditional Use Permit for property located at 9003 E. 87th Street.

2a. **FIRST READING: Bill No. 6500-19, Section XIII. AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT TO REMOVE AN EXISTING MONUMENT SIGN AND CONSTRUCT A NEW MONUMENT SIGN AT THE SAME LOCATION AT THE PROPERTY LOCATED AT 9003 E 87th STREET.** Point of Contact: Ray Haydaripoor, Community Development Director.

Mayor McDonough opened the public hearing.

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

Alderman Meyers returned to the dais at 7:44 p.m.

Ray Haydaripoor, Community Development Director, remained available for any discussion.

The ordinance was discussed.

Alderman Mims, seconded by Alderman Ward, made a motion to continue to a date certain of April 16, 2019. The motion was approved by a vote of 10-0.

Ayes: Aldermen Mims, Ward, Aziere, Greene, Meyers, Myers, Black, Hunt, Van Buskirk, Moore

Nays: None

3. **R-3192-19: A RESOLUTION** AUTHORIZING AND APPROVING AN AGREEMENT WITH THE MUDD LAW FIRM FOR SPECIAL COUNSEL SERVICES AND APPROVING THE EXPENDITURE OF FUNDS WITH THE MUDD LAW FIRM IN EXCESS OF \$15,000.00 BUT WITHIN BUDGETED AMOUNTS FOR FISCAL YEAR 2018-2019. Point of Contact: Damon Hodges, City Administrator.

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

Damon Hodges, City Administrator, remained available for any discussion.

Alderman Myers, seconded by Alderman Mims, made a motion to adopt.

The resolution was discussed.

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

Ayes: Aldermen Myers, Mims, Van Buskirk, Hunt, Ward, Greene, Moore, Aziere, Black, Meyers
Nays: None

4. **R-3193-19: A RESOLUTION** AUTHORIZING AND APPROVING AN AGREEMENT WITH CONSOLIDATED COMMUNICATIONS FOR TELECOMMUNICATIONS/DATA SERVICES. Point of Contact: Missy Wilson, Assistant City Administrator.

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

Missy Wilson, Assistant City Administrator, and Dan Berry, IT Manager, remained available for any discussion.

The resolution was discussed.

Alderman Myers, seconded by Alderman Greene, made a motion to adopt.

Discussion continued.

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

Ayes: Aldermen Myers, Greene, Moore, Black, Meyers, Hunt, Van Buskirk, Aziere, Ward, Mims
Nays: None

5. **R-3194-19: A RESOLUTION** DECLARING CERTAIN PROPERTY OWNED BY THE CITY OF RAYTOWN AS SURPLUS AND AUTHORIZING DISPOSITION OF SUCH PROPERTY. Point of Contact: Damon Hodges, City Administrator.

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

Damon Hodges, City Administrator, remained available for any discussion.

The resolution was discussed.

Alderman Mims, seconded by Alderman Moore, made a motion to adopt.

Discussion continued

Alderman Greene left the dais at 8:12 p.m.

Alderman Greene returned to the dais at 8:13 p.m.

Alderman Meyers made a motion to call the question.

Discussion continued.

Alderman Meyers withdrew his motion.

Discussion continued.

Alderman Mims' motion, seconded by Alderman Moore, was approved by a vote of 8-2.

Ayes: Aldermen Mims, Moore, Meyers, Greene, Van Buskirk, Myers, Hunt, Black

Nays: Aldermen Aziere, Ward

6. **R-3195-19: A RESOLUTION** DECLARING CERTAIN PROPERTY OWNED BY THE CITY OF RAYTOWN AS SURPLUS AND AUTHORIZING DISPOSITION OF SUCH PROPERTY BY AUCTION. Point of Contact: Damon Hodges, City Administrator.

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

Damon Hodges, City Administrator, remained available for any discussion.

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

Ayes: Aldermen Van Buskirk, Mims, Moore, Ward, Aziere, Hunt, Black, Meyers, Greene, Myers

Nays: None

7. **R-3196-19: A RESOLUTION** ACCEPTING A JUSTICE ASSISTANCE GRANT FROM THE U.S. DEPARTMENT OF JUSTICE IN THE AMOUNT OF \$10,681.00 TO BE USED FOR THE PURCHASE OF POLICE EQUIPMENT AND AMENDING THE FISCAL YEAR 2018-2019 BUDGET TO REFLECT THE INCREASE IN GRANT REVENUES. Point of Contact: Randy Hudspeth, Interim Police Chief.

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

Randy Hudspeth, Interim Police Chief, remained available for any discussion.

Alderman Mims, seconded by Alderman Black, made a motion to adopt.

The resolution was discussed.

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

Ayes: Aldermen Mims, Black, Hunt, Ward, Moore, Greene, Van Buskirk, Aziere, Myers, Meyers

Nays: None

8. **R-3197-19: A RESOLUTION** AUTHORIZING AND APPROVING PARTICIPATION BY THE CITY IN THE YOUTH ALCOHOL ENFORCEMENT CAMPAIGN THROUGH THE MISSOURI DEPARTMENT OF TRANSPORTATION AND AN APPLICATION FOR GRANT FUNDING IN CONNECTION WITH THE MISSOURI DEPARTMENT OF TRANSPORTATION YOUTH ALCOHOL ENFORCEMENT CAMPAIGN FOR SUCH PURPOSES. Point of Contact: Randy Hudspeth, Interim Police Chief.

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

Randy Hudspeth, Interim Police Chief, remained available for any discussion.

The resolution was discussed.

Alderman Mims, seconded by Alderman Aziere, made a motion to adopt.

Discussion continued.

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

Ayes: Aldermen Mims, Aziere, Greene, Van Buskirk, Hunt, Meyers, Black, Moore, Myers, Ward

Nays: None

Alderman Mims, seconded by Alderman Moore, made a motion to adjourn. The motion was approved by a vote of 10-0.

Ayes: Aldermen Mims, Moore, Black, Hunt, Aziere, Greene, Myers, Meyers, Van Buskirk, Ward

Nays: None

ADJOURNMENT

The meeting adjourned at 8:21 p.m.

Teresa M. Henry, MRCC
City Clerk

CITY OF RAYTOWN
Request for Board Action

Date: April 11, 2019

Bill No.: 6500-19

To: Mayor and Board of Aldermen

Section No.: XIII

From: Ray Haydaripoor, Director of Community Development

Department Head Approval: _____

Finance Director Approval: _____ (only if funding requested)

City Administrator Approval: _____

Action Requested: Requesting consideration and approval of the Conditional Use Permit application to allow the replacement of the existing monument sign with a new sign in an R-1 residential zoned district.

Recommendation: On March 7, 2019, the Planning & Zoning Commission recommended approval of the Conditional Use Permit application by a vote of 5 in favor and 0 against.

Analysis: Jerry Applegate, the pastor of Lane Avenue Baptist Church, is requesting Conditional Use Permit (CUP) approval of a monument sign in an R-1 zoning district. Per Raytown's sign regulations, the monument sign type is only conditionally approved in this zoning district. The new monument sign will be located at the same location as the current one. The replacement of the existing sign with a new one will void the legal nonconformity hence the need for a CUP.

Lane Avenue Baptist Church has been located at this location since 1975, originally operating as 1st General Baptist Church of Kansas City. The church was the first and has been the only use for the building since it was constructed in 1975.

Alternatives: Alternatives to the recommendation of the Planning & Zoning Commission would be to either deny the request or refer the application back to the Planning & Zoning Commission for revisions and/or further review.

Budgetary Impact: This application does not require the city to provide any funding.

Not Applicable

Additional Reports Attached:

- Staff Report from March 7, 2019, Planning & Zoning Commission meeting
- Minutes from March 7, 2019, Planning & Zoning Commission meeting

AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT TO REMOVE AN EXISTING MONUMENT SIGN AND CONSTRUCT A NEW MONUMENT SIGN AT THE SAME LOCATION AT THE PROPERTY LOCATED AT 9003 E 87th STREET

WHEREAS, Application No. PZ-2019-02, submitted by Jerry Applegate, the pastor of Lane Avenue Baptist Church, is requesting Conditional Use Permit (CUP) approval of a monument sign in an R-1 zoning district, on the property located at 9003 E 87th Street.

WHEREAS, after due public notice in the manner prescribed by law, the Planning & Zoning Commission held a public hearing on March 7, 2019 and by a vote of 5 in favor and 0 against recommends approval and rendered a report to the Board of Aldermen containing findings of fact and a recommendation that the Conditional Use Permit be approved; and

WHEREAS, after due public notice in the manner prescribed by law, the Board of Aldermen held a public hearing on April 9, 2019 and on April 16, 2019, and rendered a decision to grant said Conditional Use Permit;

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF RAYTOWN, MISSOURI, AS FOLLOWS:

SECTION 1 – GRANT OF CONDITIONAL USE PERMIT. That pursuant to City Code Chapter 50, of the Zoning Ordinance of the City of Raytown, Missouri, a Conditional Use Permit is hereby granted to allow a monument sign to be replaced at 9003 E 87th Street.

SECTION 2 – FAILURE TO COMPLY. That failure to comply with all of the provisions contained in this ordinance shall constitute violation of this ordinance and the City’s Comprehensive Zoning Regulations.

SECTION 3 – SEVERABILITY CLAUSE. The provisions of this ordinance are severable and if any provision hereof is declared, invalid, unconstitutional, or unenforceable, such determination shall not affect the validity of the remainder of this ordinance.

SECTION 4 – EFFECTIVE DATE. This ordinance shall be in full force and effect from and after the date of its passage and approval.

BE IT REMEMBERED that the above was read two times by heading only, **PASSED AND ADOPTED** by a majority of the Board of Aldermen and **APPROVED** by the Mayor of the City of Raytown, Jackson County, Missouri, this 16th day of April, 2019.

Michael McDonough, Mayor

ATTEST:

Approved as to Form:

Teresa M. Henry, City Clerk

Jennifer M. Baird, City Attorney

CITY OF RAYTOWN
PLANNING & ZONING COMMISSION
MINUTES

March 7, 2019
7:00 pm

Raytown City Hall
Board of Aldermen Chambers
10000 East 59th Street
Raytown, Missouri 64133

1. Welcome by Chairperson

2. Call meeting to order and Roll Call

Wilson:	Present	Meyers:	Present	Emerson:	Absent
Bettis:	Absent	Robinson:	Absent	Frazier:	Present
Stock:	Absent	Dwight:	Present	Cochran:	Present

3. Approval of January 3, 2019 Meeting Minutes

- a) Revisions – N/A
- b) Motion to approve – Mr. Meyers
- c) Second – Mrs. Dwight
- d) Additional Board Discussion – N/A
- e) Vote – Approve (4-0) – Mr. Wilson abstained due to being absent from the meeting

4. Old Business - None

5. New Business

A. Case No.: PZ-2019-02

Applicant: Jerry Applegate

Reason: Conditional Use Permit for a Monument Sign in a R-1 zoning district

1. Introduction of Application by Chair (Mr. Wilson)

2. Explanation of any exparte' communication from Commission members regarding the application

Mr. Frazier says was a former member of Lane Avenue Baptist Church but it will not affect the hearing

3. Enter Additional Relevant City Exhibits into the Record:

- a. Staff report
- b. Conditional Use Permit Application
- c. Application Supporting Documents
- d. Application Permit and Receipt

- e. Public Notice Guide
- f. Neighborhood meeting invite, summary and sign-in sheet
- g. Applicant's site plan and supporting plan documents

4. Introduction of Application by Staff

Mr. Haydaripoor introduces the case to the commission. The applicant is requesting conditional use permit approval of a monument sign in an R-1 zoning district. Per Raytown's sign regulations, the monument sign type is only conditionally approved in this zoning district. The new monument sign will be located at the same location as the current one shown in Figure 1. The replacement of the existing sign with a new one will void the legal nonconformity hence the need for a conditional use permit.

5. Presentation of Application by Applicant

Jennifer Baird, City Attorney, swears applicant Jerry Applegate, Alderman Bonnaye Mims and Mrs. Carol Hinesley in to the public hearing.

Mr. Applegate states that the church is asking to place a new monument sign exactly where the existing one is now. The existing sign was placed in its spot in 1991. Mr. Applegate states that the reason he wants to change the sign is to upgrade it to a computerized version so he would not have to change the message by hand each time. Mr. Applegate states that the sign will have an automatic dimmer on it so that it will not shine too bright during the night time.

Alderman Mims states that she is in support of the sign due to the positive impact of the church on the community. She tells the commissioners that she would be appreciative of their support of the church's proposal.

Mrs. Hinesley, who attends Lane Avenue Baptist Church states that she has been on the fundraising committee for the sign for the past two years. She asks the commissioners to consider allowing them to replace this sign. Mrs. Hinesley states that the church offers many different events, free of charge to the community, that occur several times a year. The proposed monument sign will allow them to advertise these events to the community.

6. Additional Staff Comments and Recommendation

Mr. Haydaripoor states that the monument sign has been there for a long time and that the improvement the Church is planning will be a good one for both the Church and the neighborhood. He states that Staff recommends approval of Case No. PZ 2019-02 – Conditional Use Permit for a monument sign to be located at 9003 E. 87th Street.

7. Board Discussion

No discussion.

8. Board Decision to Approve, Conditionally Approve or Deny the Application

- a. Motion – Mr. Frazier
- b. Second – Mrs. Cochran
- c. Additional Board Discussion – Mrs. Dwight says she likes the daisies that will be placed below the sign.
- d. Vote – Yes (5-0)

6. Other Business- None

8. Set Future Meeting Date - Thursday, April 4, 2019 at 7:00 PM

9. Adjourn



Staff Report

Community Development
Planning and Development Services

PZ 2019-02

To: City of Raytown Planning and Zoning Commission
From: Ray Haydaripoor, Director of Community Development
Date: March 7, 2019
Re: Application for Conditional Use Permit

CONDITIONAL USE PERMIT APPLICATION SUMMARY

Applicant: Jerry Applegate
Property Owner: First General Baptist Church
Property Location: 9003 E. 87th Street
Request: To install a monument sign in a R-1 zoning district

Jerry Applegate, the pastor of Lane Avenue Baptist Church, is requesting Conditional Use Permit (CUP) approval of a monument sign in an R-1 zoning district. Per Raytown's sign regulations, the monument sign type is only conditionally approved in this zoning district. The new monument sign will be located at the same location as the current one shown in Figure 1. The replacement of the existing sign with a new one will void the legal nonconformity hence the need for a CUP.

In addition to this CUP request, the proposed sign will also have a hearing in front of the Board of Zoning Adjustment (BZA) in April. Two variances will be requested – the first being a variance to allow for illuminated sign in a R-1 zoning district and the other being variance for total sign height.



Figure 1 – Street view of Lane Avenue Baptist Church and current monument sign

BACKGROUND

Property's Zoning Classification	Low Density Residential (R-1)
Surrounding Properties' Zoning	Low and High Density Residential (R-1 and R-3)
Surrounding Overlay	N/A
Surrounding Land Use	Single-Family and Multi-Family Homes
Designated Future Land Use	Single Family Residential
Ward	Ward 5
Approximate Land Area	0.56 acres
Roadway Classification	Primary Arterial

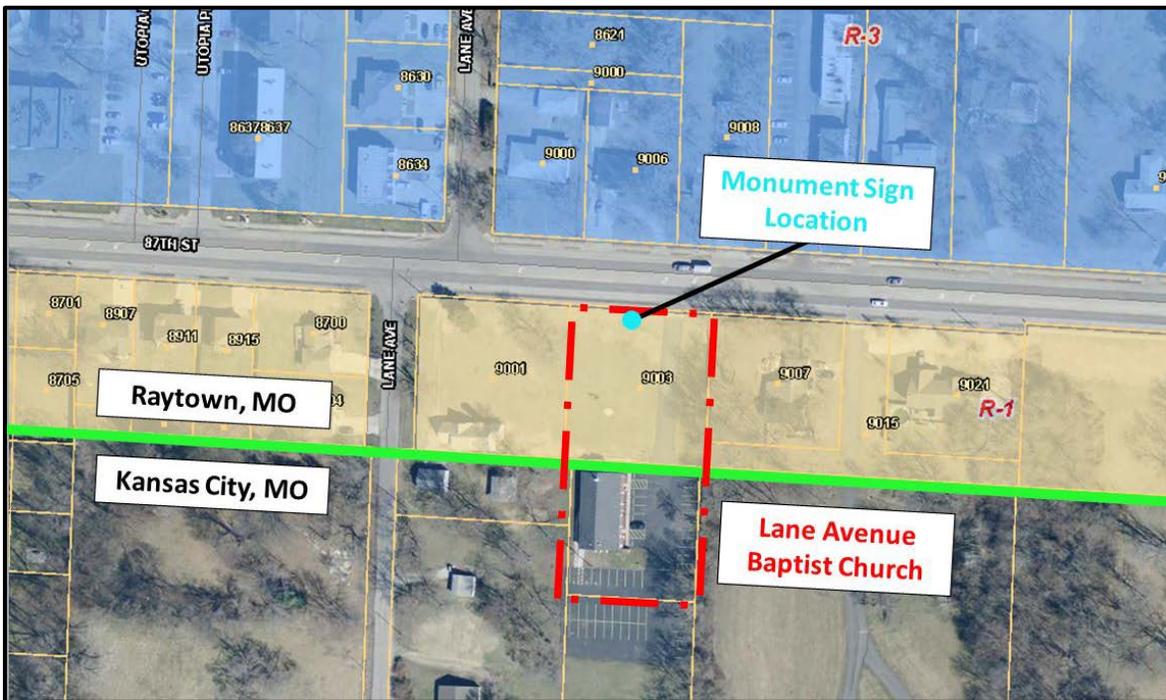


Figure 2 – Aerial view of Lane Avenue Baptist Church site, sign location, and surrounding zoning

SITE DESCRIPTION AND PRESENT USE

The Lane Avenue Baptist Church site straddles the Raytown-Kansas City border. The portion of the property that is within Raytown city limits is completely vacant except for the current monument sign, a driveway and a flag pole. The church itself is located in the back half of the parcel, which is in Kansas City city limits.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The church faces 87th Street, which is designated as a Primary Arterial road by the City of Raytown. On the East side of the church, single-family homes face both sides of 87th Street. To the West of the church, there are single-family homes on the South of the street and some multi-family apartments and duplexes on the North side of the street.



HISTORY

Lane Avenue Baptist Church has been located at this location since 1975, originally operating as 1st General Baptist Church of Kansas City. The church was the first and has been the only use for the building since it was constructed in 1975.

PUBLIC COMMENTS

The public notice was published in *The Daily Record* on February 19, 2019. Public notice letters were sent to property owners within 185 feet of the property by the applicant. The Neighborhood Information Meeting was held on February 18, 2019. To date, the Community Development Department has received no letters/calls regarding this application.

ANALYSIS

In considering and making a decision on an application for a conditional use permit, consideration is required to be given by the city to the health, safety, morals, comfort and general welfare of the inhabitants of the city, including but not limited to, the following factors.

NOTE: The Conditional Use Permit (CUP) being applied for here is unique in that it is for a sign. The typical CUP application is for a land use that is not permitted outright in a specific zoning district. Similarly to the typical CUP application, the proposed sign type of a Monument Sign is not permitted outright in the R-1 zoning district that the church is in.

1. Stability and integrity of the various zoning districts

The parcel and all adjacent lots are zoned either Low-Density Residential (R-1) or High-Density Residential (R-3). The uses of surrounding properties are more specifically described below:

- North: Single and Multi-Family Homes
- East: Single-Family Homes
- South: Single-Family Homes
- West: Single-Family Homes

2. Conservation of property values

No change to neighboring property values is expected. There is already an existing legal nonconforming monument sign on the church lot. The new sign will simply replace the existing one, which should not change anything for neighboring properties.

3. Protection against fire and casualties

The existing sign already has electrical running to it and will be used for the new sign. Staff has no concern of fire and/or casualties regarding this project.

4. Observation of general police regulations

The proposed sign will not violate any general police regulations.

5. Prevention of traffic congestion

The proposed sign will not increase traffic congestion coming to or from the church.



6. Promotion of traffic safety and the orderly parking of motor vehicles

The proposed sign will not affect traffic safety nor the orderly parking of motor vehicles.

7. Promotion of the safety of individuals and property

The proposed sign will not affect the safety of individuals or property.

8. Provision for adequate light and air

The proposed sign will not affect the air quality of the area. The proposed sign will have an electric change copy message board that applicant, Jerry Applegate, has said will be dimmed during the night time and will only change once every 24 hours (per city code).

9. Prevention of overcrowding and excessive intensity of land uses

The proposed sign will not affect the intensity of land uses in the area.

10. Provision for public utilities and schools

The proposed sign will not affect any public utilities or schools.

11. Invasion by inappropriate uses

Staff does not view the monument sign as an inappropriate use at this location.

12. Value, type and character of existing or authorized improvements and land uses

The property on which the proposed sign would be located is developed and does not necessitate any building improvements.

13. Encouragement of improvements and land uses in keeping with overall planning

Staff has no concerns regarding the proposed sign adhering to overall planning principles.

14. Provision for orderly and proper renewal, development and growth

The proposed sign will not affect the orderly and proper renewal, development or growth of the city.

RECOMMENDATION

Staff recommends approval of Case No. PZ 2019-02 – Conditional Use Permit for a monument sign to be located at 9003 E. 87th Street.

CITY OF RAYTOWN
Request for Board Action

Date: April 11, 2019
To: Mayor and Board of Aldermen
From: Teresa M. Henry, City Clerk

Motion and Roll Call Vote

Department Head Approval: _____

City Administrator Approval: _____



Action Requested: Motion and vote to accept the April 2, 2019 General Municipal Election results as certified by the Jackson County Election Board for the elected positions of Mayor, City Collector, Alderman Ward I, Alderman Ward II, Alderman Ward III, Alderman Ward IV and Alderman Ward V.

Additionally, there was a question on the ballot regarding the appointment of the Police Chief.

Recommendation: Motion and voice vote to accept.

Analysis: On April 2, 2019, the City held a General Municipal Election. The Jackson County Election Board certified the results of that election on April 11, 2018. Approval and acceptance of their certification is a formality that triggers the transition between offices within the City.

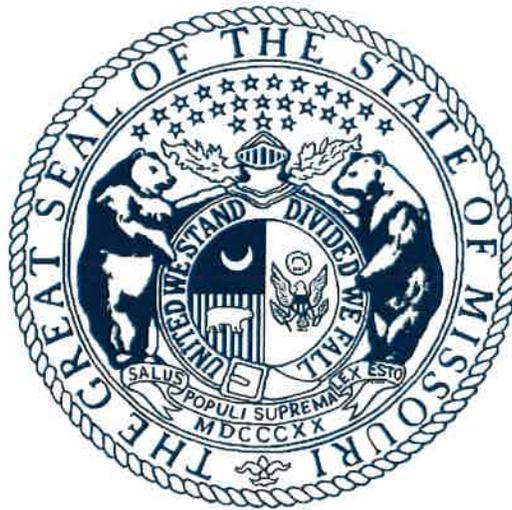
Alternatives: None

Budgetary Impact:

Not Applicable

Additional Reports Attached: Certified Election Results

**OFFICIAL
CERTIFICATION
GENERAL MUNICIPAL ELECTION
CITY OF RAYTOWN
STATE OF MISSOURI
County of Jackson**



Tuesday, April 2, 2019

**Jackson County Board of Election Commissioners
215 N. Liberty, P.O. Box 296
Independence, Missouri 64051**

Michael K. Whitehead
Member

Mary Ellen Miller
Chairman

Colleen M. Scott
Secretary

Vernon E. Scoville, III
Member

Tammy L. Brown
Director

Corey Dillon
Director

Statement of Votes Cast
 JACKSON COUNTY, MISSOURI
 GENERAL MUNICIPAL ELECTION
 APRIL 2, 2019
 Election Day
 Official

Date: 4/8/2019
 Time: 3:20:56 PM

	Turnout		CITY OF RAYTOWN MAYOR					
	Reg. Voters	Ballots Cast	% Turnout	Reg. Voters	Total Votes	MICHAEL MCDONOUGH	TONY JACOB	WRITE IN
Jurisdiction Wide								
B107, 08								
Normal	51	3	5.88%	-	-	-	-	-
Absentee	51	-	-	-	-	-	-	-
B2 03, 04								
Normal	1033	37	3.58%	-	-	-	-	-
Absentee	1033	-	-	-	-	-	-	-
B2 05								
Normal	365	5	1.37%	-	-	-	-	-
Absentee	365	-	-	-	-	-	-	-
B3 02								
Normal	1365	61	4.47%	-	-	-	-	-
Absentee	1365	-	-	-	-	-	-	-
B3 03								
Normal	1142	47	4.12%	-	-	-	-	-
Absentee	1142	-	-	-	-	-	-	-
B3 04, 05								
Normal	2643	143	5.41%	-	-	-	-	-
Absentee	2643	-	-	-	-	-	-	-
B3 06, 07								
Normal	1619	116	7.16%	-	-	-	-	-
Absentee	1619	-	-	-	-	-	-	-
B3 08, 09								
Normal	1651	82	4.97%	-	-	-	-	-
Absentee	1651	-	-	-	-	-	-	-
B7 02								
Normal	895	64	7.15%	-	-	-	-	-
Absentee	895	-	-	-	-	-	-	-
B7 06, 07								
Normal	1748	135	7.72%	-	-	-	-	-
Absentee	1748	-	-	-	-	-	-	-
B8 04								
Normal	1274	71	5.57%	-	-	-	-	-
Absentee	1274	-	-	-	-	-	-	-
B8 05								
Normal	1554	75	4.83%	-	-	-	-	-
Absentee	1554	-	-	-	-	-	-	-

Statement of Votes Cast
 JACKSON COUNTY, MISSOURI
 GENERAL MUNICIPAL ELECTION
 APRIL 2, 2019
 Election Day
 Official

Date: 4/8/2019
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Turnout		CITY OF RAYTOWN MAYOR											
Reg. Voters	Ballots Cast	% Turnout	Reg. Voters	Total Votes	MICHAEL MCDONOUGH	TONY JACOB	WRITE IN						
B8 06 Normal	783	35	4.47%	-	-	-	-	-					
B8 06 Absentee	783	-	-	-	-	-	-	-					
B8 07, 08 Normal	314	22	7.01%	-	-	-	-	-					
B8 07, 08 Absentee	314	-	-	-	-	-	-	-					
BR 01 Normal	838	181	21.60%	838	177	102	57.63%	75	42.37%	0	0		
BR 01 Absentee	838	-	-	838	0	0	-	0	-	0	0		
BR 02 Normal	1277	315	24.67%	1277	307	184	59.93%	122	39.74%	1	0.33%		
BR 02 Absentee	1277	-	-	1277	0	0	-	0	-	0	0		
BR03, 04 Normal	1136	229	20.16%	1136	222	146	65.77%	75	33.78%	1	0.45%		
BR03, 04 Absentee	1136	-	-	1136	0	0	-	0	-	0	0		
BR05, 06, 20 Normal	1356	330	24.34%	1356	326	202	61.96%	121	37.12%	3	0.92%		
BR05, 06, 20 Absentee	1356	-	-	1356	0	0	-	0	-	0	0		
BR 07 Normal	1033	287	27.78%	1033	281	156	55.52%	124	44.13%	1	0.36%		
BR 07 Absentee	1033	-	-	1033	0	0	-	0	-	0	0		
BR08, 13 Normal	2716	597	21.98%	2716	593	319	53.79%	273	46.04%	1	0.17%		
BR08, 13 Absentee	2716	-	-	2716	0	0	-	0	-	0	0		
BR 09 Normal	1080	179	16.57%	1080	175	88	50.29%	85	48.57%	2	1.14%		
BR 09 Absentee	1080	-	-	1080	0	0	-	0	-	0	0		
BR 10 Normal	1785	359	20.11%	1785	351	211	60.11%	136	38.75%	4	1.14%		
BR 10 Absentee	1785	-	-	1785	0	0	-	0	-	0	0		
BR11, 15 Normal	1110	193	17.39%	1110	193	125	64.77%	68	35.23%	0	0		
BR11, 15 Absentee	1110	-	-	1110	0	0	-	0	-	0	0		
BR 12 Normal	1525	377	24.72%	1525	358	211	58.94%	146	40.78%	1	0.28%		
BR 12 Absentee	1525	-	-	1525	0	0	-	0	-	0	0		
BR 14 Normal	783	166	21.20%	783	164	107	65.24%	55	33.54%	2	1.22%		
BR 14 Absentee	783	-	-	783	0	0	-	0	-	0	0		

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	Turnout		CITY OF RAYTOWN MAYOR					
	Reg. Voters	Ballots Cast	% Turnout	Reg. Voters	Total Votes	MICHAEL MCDONOUGH	TONY JACOB	WRITE IN
PR 08, 10, 11								
Normal	2861	253	8.84%	-	-	-	-	-
Absentee	2861	-	-	-	-	-	-	-
PR 12								
Normal	1563	138	8.83%	-	-	-	-	-
Absentee	1563	-	-	-	-	-	-	-
PR13, 14								
Normal	2308	343	14.86%	-	-	-	-	-
Absentee	2308	-	-	-	-	-	-	-
PR 15								
Normal	815	118	14.48%	-	-	-	-	-
Absentee	815	-	-	-	-	-	-	-
PR 16								
Normal	981	126	12.84%	-	-	-	-	-
Absentee	981	-	-	-	-	-	-	-
PR 17								
Normal	1215	150	12.35%	-	-	-	-	-
Absentee	1215	-	-	-	-	-	-	-
PR 18								
Normal	1252	139	11.10%	-	-	-	-	-
Absentee	1252	-	-	-	-	-	-	-
PR 19								
Normal	2253	302	13.40%	-	-	-	-	-
Absentee	2253	-	-	-	-	-	-	-
PR 20								
Normal	1374	249	18.12%	-	-	-	-	-
Absentee	1374	-	-	-	-	-	-	-
PR 21, 22								
Normal	2359	265	11.23%	-	-	-	-	-
Absentee	2359	-	-	-	-	-	-	-
PR23								
Normal	2309	278	12.04%	-	-	-	-	-
Absentee	2309	-	-	-	-	-	-	-
PR 24, 25								
Normal	2689	247	9.19%	-	-	-	-	-
Absentee	2689	-	-	-	-	-	-	-
PR26								
Normal	1383	93	6.72%	-	-	-	-	-
Absentee	1383	-	-	-	-	-	-	-

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	Reg. Voters	Ballots Cast	% Turnout	Reg. Voters	Total Votes	MICHAEL MCDONOUGH	TONY JACOB	WRITE IN
SN13, 14								
Normal	2379	290	12.19%	-	-	-	-	-
Absentee	2379	-	-	-	-	-	-	-
SN15, 16, 23								
Normal	2871	239	8.32%	-	-	-	-	-
Absentee	2871	-	-	-	-	-	-	-
SN17								
Normal	1050	74	7.05%	-	-	-	-	-
Absentee	1050	-	-	-	-	-	-	-
SN18								
Normal	1485	118	7.95%	-	-	-	-	-
Absentee	1485	-	-	-	-	-	-	-
SN 20								
Normal	1375	108	7.85%	-	-	-	-	-
Absentee	1375	-	-	-	-	-	-	-
SN21								
Normal	1832	150	8.19%	-	-	-	-	-
Absentee	1832	-	-	-	-	-	-	-
SN22, 24								
Normal	2328	201	8.63%	-	-	-	-	-
Absentee	2328	-	-	-	-	-	-	-
SN26								
Normal	964	93	9.65%	-	-	-	-	-
Absentee	964	-	-	-	-	-	-	-
SN 27								
Normal	1645	116	7.05%	-	-	-	-	-
Absentee	1645	-	-	-	-	-	-	-
SN28								
Normal	1161	133	11.46%	-	-	-	-	-
Absentee	1161	-	-	-	-	-	-	-
SN29								
Normal	1416	75	5.30%	-	-	-	-	-
Absentee	1416	-	-	-	-	-	-	-
SN 30								
Normal	1614	98	6.07%	-	-	-	-	-
Absentee	1614	-	-	-	-	-	-	-
SN31								
Normal	1856	139	7.49%	-	-	-	-	-
Absentee	1856	-	-	-	-	-	-	-

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	Reg. Voters	Ballots Cast	% Turnout	Reg. Voters	Total Votes	MICHAEL MCDONOUGH	TONY JACOB	WRITE IN
SN32, 33								
Normal	1574	135	8.58%	-	-	-	-	-
Absentee	1574	-	-	-	-	-	-	-
SN34, 35, 36								
Normal	621	97	15.62%	-	-	-	-	-
Absentee	621	-	-	-	-	-	-	-
SN37, 38								
Normal	3568	367	10.29%	-	-	-	-	-
Absentee	3568	-	-	-	-	-	-	-
SN39, 42								
Normal	4244	340	8.01%	-	-	-	-	-
Absentee	4244	-	-	-	-	-	-	-
SN40, 50, 51, 52								
Normal	1833	177	9.66%	-	-	-	-	-
Absentee	1833	-	-	-	-	-	-	-
SN 41								
Normal	1028	66	6.42%	-	-	-	-	-
Absentee	1028	-	-	-	-	-	-	-
SN43, 46, 47								
Normal	1468	89	6.06%	-	-	-	-	-
Absentee	1468	-	-	-	-	-	-	-
SN44, 45								
Normal	2127	359	16.88%	-	-	-	-	-
Absentee	2127	-	-	-	-	-	-	-
SN 48, 49								
Normal	1357	155	11.42%	-	-	-	-	-
Absentee	1357	-	-	-	-	-	-	-
VB01, 12								
Normal	463	44	9.50%	-	-	-	-	-
Absentee	463	-	-	-	-	-	-	-
VB02, 03, 04, 13								
Normal	1539	191	12.41%	-	-	-	-	-
Absentee	1539	-	-	-	-	-	-	-
VB 09								
Normal	447	101	22.60%	-	-	-	-	-
Absentee	447	-	-	-	-	-	-	-
VB10, 11								
Normal	820	65	7.93%	-	-	-	-	-
Absentee	820	-	-	-	-	-	-	-

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RAYTOWN ALDERMAN WARD 1

	Reg. Voters	Total Votes	JOE CREAMER	JOSH BENNETT	GREG WALTERS	QUENTIN J. BROWN	WRITE IN
Jurisdiction Wide							
B107, 08							
Normal							
Absentee							
B2 03, 04							
Normal							
Absentee							
B2 05							
Normal							
Absentee							
B3 02							
Normal							
Absentee							
B3 03							
Normal							
Absentee							
B3 04, 05							
Normal							
Absentee							
B3 06, 07							
Normal							
Absentee							
B3 08, 09							
Normal							
Absentee							
B7 02							
Normal							
Absentee							
B7 06, 07							
Normal							
Absentee							
B8 04							
Normal							
Absentee							
B8 05							
Normal							
Absentee							

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RAYTOWN ALDERMAN WARD 1

	Reg. Voters	Total Votes	JOE CREAMER	JOSH BENNETT	GREG WALTERS	QUENTIN J. BROWN	WRITE IN
B8 06							
Normal							
Absentee							
B8 07, 08							
Normal							
Absentee							
BR 01							
Normal	838	176	42 23.86%	32 18.18%	91 51.70%	11 6.25%	0
Absentee	838	0	0	0	0	0	0
BR 02							
Normal	1277	301	103 34.22%	54 17.94%	125 41.53%	17 5.65%	2 0.66%
Absentee	1277	0	0	0	0	0	0
BR03, 04							
Normal	983	192	89 46.35%	27 14.06%	63 32.81%	12 6.25%	1 0.52%
Absentee	983	0	0	0	0	0	0
BR05, 06, 20							
Normal							
Absentee							
BR 07							
Normal							
Absentee							
BR08, 13							
Normal							
Absentee							
BR 09							
Normal							
Absentee							
BR 10							
Normal							
Absentee							
BR11, 15							
Normal							
Absentee							
BR 12							
Normal							
Absentee							
BR 14							
Normal							
Absentee							

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	Reg. Voters	Total Votes	JOE CREAMER	JOSH BENNETT	GREG WALTERS	QUENTIN J. BROWN	WRITE IN
BR16, 17							
Normal							
Absentee							
BR18, 19							
Normal							
Absentee							
FO 01, 02							
Normal							
Absentee							
FO 03, 04, 05, 09							
Normal							
Absentee							
FO 06, 10							
Normal							
Absentee							
FO07							
Normal							
Absentee							
FO 08							
Normal							
Absentee							
PR 01, SN 01, 02							
Normal							
Absentee							
PR 02							
Normal							
Absentee							
PR 03, 04							
Normal							
Absentee							
PR 05							
Normal							
Absentee							
PR 06, 09							
Normal							
Absentee							
PR 07							
Normal							
Absentee							

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	Reg. Voters	Total Votes	JOE CREAMER	JOSH BENNETT	GREG WALTERS	QUENTIN J. BROWN	WRITE IN
PR 08, 10, 11							
Normal							
Absentee							
PR 12							
Normal							
Absentee							
PR13, 14							
Normal							
Absentee							
PR 15							
Normal							
Absentee							
PR 16							
Normal							
Absentee							
PR 17							
Normal							
Absentee							
PR 18							
Normal							
Absentee							
PR 19							
Normal							
Absentee							
PR 20							
Normal							
Absentee							
PR 21, 22							
Normal							
Absentee							
PR23							
Normal							
Absentee							
PR 24, 25							
Normal							
Absentee							
PR26							
Normal							
Absentee							

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RAYTOWN ALDERMAN WARD 1

	Reg. Voters	Total Votes	JOE CREAMER	JOSH BENNETT	GREG WALTERS	QUENTIN J. BROWN	WRITE IN
PR 27							
Normal							
Absentee							
PR 28, 29							
Normal							
Absentee							
PR30, 31							
Normal							
Absentee							
PR 32							
Normal							
Absentee							
PR33, 62							
Normal							
Absentee							
PR 34							
Normal							
Absentee							
PR 35, 36							
Normal							
Absentee							
PR 37							
Normal							
Absentee							
PR 38							
Normal							
Absentee							
PR 39							
Normal							
Absentee							
PR 40, 41, 42							
Normal							
Absentee							
PR 43, 45							
Normal							
Absentee							
PR 44							
Normal							
Absentee							

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	Reg. Voters	Total Votes	JOE CREAMER	JOSH BENNETT	GREG WALTERS	QUENTIN J. BROWN	WRITE IN
PR46, 59							
Normal							
Absentee							
PR 47, 48							
Normal							
Absentee							
PR 49							
Normal							
Absentee							
PR 50							
Normal							
Absentee							
PR51, 52							
Normal							
Absentee							
PR53, 54, 55, 56, 57							
Normal							
Absentee							
PR60, VB 07, 08, 14							
Normal							
Absentee							
SN03, 19, 25							
Normal							
Absentee							
SN04, 05, 06							
Normal							
Absentee							
SN07, 09							
Normal							
Absentee							
SN08							
Normal							
Absentee							
SN10, 12							
Normal							
Absentee							
SN 11							
Normal							
Absentee							

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	Reg. Voters	Total Votes	JOE CREAMER	JOSH BENNETT	GREG WALTERS	QUENTIN J. BROWN	WRITE IN
SN13, 14							
Normal							
Absentee							
SN15, 16, 23							
Normal							
Absentee							
SN17							
Normal							
Absentee							
SN18							
Normal							
Absentee							
SN 20							
Normal							
Absentee							
SN21							
Normal							
Absentee							
SN22, 24							
Normal							
Absentee							
SN26							
Normal							
Absentee							
SN 27							
Normal							
Absentee							
SN28							
Normal							
Absentee							
SN29							
Normal							
Absentee							
SN 30							
Normal							
Absentee							
SN31							
Normal							
Absentee							

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	Reg. Voters	Total Votes	JOE CREAMER	JOSH BENNETT	GREG WALTERS	QUENTIN J. BROWN	WRITE IN
SN32, 33							
Normal							
Absentee							
SN34, 35, 36							
Normal							
Absentee							
SN37, 38							
Normal							
Absentee							
SN39, 42							
Normal							
Absentee							
SN40, 50, 51, 52							
Normal							
Absentee							
SN 41							
Normal							
Absentee							
SN43, 46, 47							
Normal							
Absentee							
SN44, 45							
Normal							
Absentee							
SN 48, 49							
Normal							
Absentee							
VB01, 12							
Normal							
Absentee							
VB02, 03, 04, 13							
Normal							
Absentee							
VB 09							
Normal							
Absentee							
VB10, 11							
Normal							
Absentee							

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	Reg. Voters	Total Votes	JOE CREAMER	JOSH BENNETT	GREG WALTERS	QUENTIN J. BROWN	WRITE IN					
VB15, 16, 17, 18												
Normal												
Absentee												
WA 01												
Normal												
Absentee												
WA 02												
Normal												
Absentee												
WA 03, 04												
Normal												
Absentee												
WA05, 06												
Normal												
Absentee												
WA 07												
Normal												
Absentee												
WA 08												
Normal												
Absentee												
WA 09												
Normal												
Absentee												
WA 10												
Normal												
Absentee												
WA 11												
Normal												
Absentee												
WA 12												
Normal												
Absentee												
ABSENTEE												
Normal	0	0	0	0	0	0	0					
Absentee	0	43	15	34.88%	5	11.63%	18	41.86%	5	11.63%	0	
Total	3098	669	234	34.98%	113	16.89%	279	41.70%	40	5.98%	3	0.45%
Normal	3098	43	15	34.88%	5	11.63%	18	41.86%	5	11.63%	0	
Absentee	3098	712	249	34.97%	118	16.57%	297	41.71%	45	6.32%	3	0.42%

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RAYTOWN ALDERMAN WARD 2

	Reg. Voters	Total Votes	JIM AZIERE	LORETHA HAYDEN	WRITE IN
Jurisdiction Wide					
B107, 08					
Normal					
Absentee					
B2 03, 04					
Normal					
Absentee					
B2 05					
Normal					
Absentee					
B3 02					
Normal					
Absentee					
B3 03					
Normal					
Absentee					
B3 04, 05					
Normal					
Absentee					
B3 06, 07					
Normal					
Absentee					
B3 08, 09					
Normal					
Absentee					
B7 02					
Normal					
Absentee					
B7 06, 07					
Normal					
Absentee					
B8 04					
Normal					
Absentee					
B8 05					
Normal					
Absentee					

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RAYTOWN ALDERMAN WARD 2

	Reg. Voters	Total Votes	JIM AZIERE	LORETHA HAYDEN	WRITE IN
B8 06					
Normal					
Absentee					
B8 07, 08					
Normal					
Absentee					
BR 01					
Normal					
Absentee					
BR 02					
Normal					
Absentee					
BR03, 04					
Normal	153	33	17 51.52%	16 48.48%	0
Absentee	153	0	0	0	0
BR05, 06, 20					
Normal	823	209	105 50.24%	103 49.28%	1 0.48%
Absentee	823	0	0	0	0
BR 07					
Normal	1033	280	140 50.00%	140 50.00%	0
Absentee	1033	0	0	0	0
BR08, 13					
Normal	1556	317	160 50.47%	155 48.90%	2 0.63%
Absentee	1556	0	0	0	0
BR 09					
Normal					
Absentee					
BR 10					
Normal					
Absentee					
BR11, 15					
Normal					
Absentee					
BR 12					
Normal					
Absentee					
BR 14					
Normal					
Absentee					

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	Reg. Voters	Total Votes	JIM AZIERE	LORETHA HAYDEN	WRITE IN
BR16, 17					
Normal					
Absentee					
BR18, 19					
Normal					
Absentee					
FO 01, 02					
Normal					
Absentee					
FO 03, 04, 05, 09					
Normal					
Absentee					
FO 06, 10					
Normal					
Absentee					
FO07					
Normal					
Absentee					
FO 08					
Normal					
Absentee					
PR 01, SN 01, 02					
Normal					
Absentee					
PR 02					
Normal					
Absentee					
PR 03, 04					
Normal					
Absentee					
PR 05					
Normal					
Absentee					
PR 06, 09					
Normal					
Absentee					
PR 07					
Normal					
Absentee					

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	Reg. Voters	Total Votes	JIM AZIERE	LORETHA HAYDEN	WRITE IN
PR 08, 10, 11					
Normal	-	-	-	-	-
Absentee	-	-	-	-	-
PR 12					
Normal	-	-	-	-	-
Absentee	-	-	-	-	-
PR13, 14					
Normal	-	-	-	-	-
Absentee	-	-	-	-	-
PR 15					
Normal	-	-	-	-	-
Absentee	-	-	-	-	-
PR 16					
Normal	-	-	-	-	-
Absentee	-	-	-	-	-
PR 17					
Normal	-	-	-	-	-
Absentee	-	-	-	-	-
PR 18					
Normal	-	-	-	-	-
Absentee	-	-	-	-	-
PR 19					
Normal	-	-	-	-	-
Absentee	-	-	-	-	-
PR 20					
Normal	-	-	-	-	-
Absentee	-	-	-	-	-
PR 21, 22					
Normal	-	-	-	-	-
Absentee	-	-	-	-	-
PR23					
Normal	-	-	-	-	-
Absentee	-	-	-	-	-
PR 24, 25					
Normal	-	-	-	-	-
Absentee	-	-	-	-	-
PR26					
Normal	-	-	-	-	-
Absentee	-	-	-	-	-

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RAYTOWN ALDERMAN WARD 2

	Reg. Voters	Total Votes	JIM AZIERE		LORETHA HAYDEN		WRITE IN
PR 27							
Normal							
Absentee							
PR 28, 29							
Normal							
Absentee							
PR30, 31							
Normal							
Absentee							
PR 32							
Normal							
Absentee							
PR33, 62							
Normal							
Absentee							
PR 34							
Normal							
Absentee							
PR 35, 36							
Normal							
Absentee							
PR 37							
Normal							
Absentee							
PR 38							
Normal							
Absentee							
PR 39							
Normal							
Absentee							
PR 40, 41, 42							
Normal							
Absentee							
PR 43, 45							
Normal							
Absentee							
PR 44							
Normal							
Absentee							

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RAYTOWN ALDERMAN WARD 2

	Reg. Voters	Total Votes	JIM AZIERE	LORETHA HAYDEN	WRITE IN
PR46, 59					
Normal					
Absentee					
PR 47, 48					
Normal					
Absentee					
PR 49					
Normal					
Absentee					
PR 50					
Normal					
Absentee					
PR51, 52					
Normal					
Absentee					
PR53, 54, 55, 56, 57					
Normal					
Absentee					
PR60, VB 07, 08, 14					
Normal					
Absentee					
SN03, 19, 25					
Normal					
Absentee					
SN04, 05, 06					
Normal					
Absentee					
SN07, 09					
Normal					
Absentee					
SN08					
Normal					
Absentee					
SN10, 12					
Normal					
Absentee					
SN 11					
Normal					
Absentee					

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RAYTOWN ALDERMAN WARD 2

	Reg. Voters	Total Votes	JIM AZIERE	LORETHA HAYDEN	WRITE IN
SN13, 14					
Normal					
Absentee					
SN15, 16, 23					
Normal					
Absentee					
SN17					
Normal					
Absentee					
SN18					
Normal					
Absentee					
SN 20					
Normal					
Absentee					
SN21					
Normal					
Absentee					
SN22, 24					
Normal					
Absentee					
SN26					
Normal					
Absentee					
SN 27					
Normal					
Absentee					
SN28					
Normal					
Absentee					
SN29					
Normal					
Absentee					
SN 30					
Normal					
Absentee					
SN31					
Normal					
Absentee					

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RAYTOWN ALDERMAN WARD 2

	Reg. Voters	Total Votes	JIM AZIERE	LORETHA HAYDEN	WRITE IN
SN32, 33					
Normal					
Absentee					
SN34, 35, 36					
Normal					
Absentee					
SN37, 38					
Normal					
Absentee					
SN39, 42					
Normal					
Absentee					
SN40, 50, 51, 52					
Normal					
Absentee					
SN 41					
Normal					
Absentee					
SN43, 46, 47					
Normal					
Absentee					
SN44, 45					
Normal					
Absentee					
SN 48, 49					
Normal					
Absentee					
VB01, 12					
Normal					
Absentee					
VB02, 03, 04, 13					
Normal					
Absentee					
VB 09					
Normal					
Absentee					
VB10, 11					
Normal					
Absentee					

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RAYTOWN ALDERMAN WARD 2

	Reg. Voters	Total Votes	JIM AZIERE	LORETHA HAYDEN	WRITE IN
VB15, 16, 17, 18					
Normal					
Absentee					
WA 01					
Normal					
Absentee					
WA 02					
Normal					
Absentee					
WA 03, 04					
Normal					
Absentee					
WA05, 06					
Normal					
Absentee					
WA 07					
Normal					
Absentee					
WA 08					
Normal					
Absentee					
WA 09					
Normal					
Absentee					
WA 10					
Normal					
Absentee					
WA 11					
Normal					
Absentee					
WA 12					
Normal					
Absentee					
ABSENTEE					
Normal	0	0	0	0	0
Absentee	0	29	12	17	0
Total	3565	839	422	414	3
Normal	3565	29	12	17	0
Absentee	3565	868	434	431	3
Total					
			50.00%	49.65%	0.35%
			41.38%	49.34%	0.36%
			41.38%	58.62%	0

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RAYTOWN ALDERMAN WARD 3

	Reg. Voters	Total Votes	JANET EMERSON	JEREMY UTTERBACK	OTIS TAYLOR III	WRITE IN
Jursidiction Wide						
B107, 08						
Normal						
Absentee						
B2 03, 04						
Normal						
Absentee						
B2 05						
Normal						
Absentee						
B3 02						
Normal						
Absentee						
B3 03						
Normal						
Absentee						
B3 04, 05						
Normal						
Absentee						
B3 06, 07						
Normal						
Absentee						
B3 08, 09						
Normal						
Absentee						
B7 02						
Normal						
Absentee						
B7 06, 07						
Normal						
Absentee						
B8 04						
Normal						
Absentee						
B8 05						
Normal						
Absentee						

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RAYTOWN ALDERMAN WARD 3

	Reg. Voters	Total Votes	JANET EMERSON	JEREMY UTTERBACK	OTIS TAYLOR III	WRITE IN
B8 06						
Normal			-	-	-	-
Absentee			-	-	-	-
B8 07, 08						
Normal			-	-	-	-
Absentee			-	-	-	-
BR 01						
Normal			-	-	-	-
Absentee			-	-	-	-
BR 02						
Normal			-	-	-	-
Absentee			-	-	-	-
BR03, 04						
Normal			-	-	-	-
Absentee			-	-	-	-
BR05, 06, 20						
Normal	533	108	73 67.59%	20 18.52%	14 12.96%	1 0.93%
Absentee	533	0	0	0	0	0
BR 07						
Normal			-	-	-	-
Absentee			-	-	-	-
BR08, 13						
Normal			-	-	-	-
Absentee			-	-	-	-
BR 09						
Normal	1080	172	116 67.44%	23 13.37%	32 18.60%	1 0.58%
Absentee	1080	0	0	0	0	0
BR 10						
Normal	1785	332	220 66.27%	62 18.67%	49 14.76%	1 0.30%
Absentee	1785	0	0	0	0	0
BR11, 15						
Normal			-	-	-	-
Absentee			-	-	-	-
BR 12						
Normal			-	-	-	-
Absentee			-	-	-	-
BR 14						
Normal			-	-	-	-
Absentee			-	-	-	-
Normal			-	-	-	-
Absentee			-	-	-	-

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RAYTOWN ALDERMAN WARD 3

	Reg. Voters	Total Voters	JANET EMERSON	JEREMY UTTERBACK	OTIS TAYLOR III	WRITE IN
BR16, 17						
Normal						
Absentee						
BR18, 19						
Normal						
Absentee						
FO 01, 02						
Normal						
Absentee						
FO 03, 04, 05, 09						
Normal						
Absentee						
FO 06, 10						
Normal						
Absentee						
FO07						
Normal						
Absentee						
FO 08						
Normal						
Absentee						
PR 01, SN 01, 02						
Normal						
Absentee						
PR 02						
Normal						
Absentee						
PR 03, 04						
Normal						
Absentee						
PR 05						
Normal						
Absentee						
PR 06, 09						
Normal						
Absentee						
PR 07						
Normal						
Absentee						

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	Reg. Voters	Total Votes	JANET EMERSON	JEREMY UTTERBACK	OTIS TAYLOR III	WRITE IN
PR 08, 10, 11						
Normal						
Absentee						
PR 12						
Normal						
Absentee						
PR13, 14						
Normal						
Absentee						
PR 15						
Normal						
Absentee						
PR 16						
Normal						
Absentee						
PR 17						
Normal						
Absentee						
PR 18						
Normal						
Absentee						
PR 19						
Normal						
Absentee						
PR 20						
Normal						
Absentee						
PR 21, 22						
Normal						
Absentee						
PR23						
Normal						
Absentee						
PR 24, 25						
Normal						
Absentee						
PR26						
Normal						
Absentee						

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	Reg. Voters	Total Votes	JANET EMERSON	JEREMY UTTERBACK	OTIS TAYLOR III	WRITE IN
PR 27						
Normal						
Absentee						
PR 28, 29						
Normal						
Absentee						
PR30, 31						
Normal						
Absentee						
PR 32						
Normal						
Absentee						
PR33, 62						
Normal						
Absentee						
PR 34						
Normal						
Absentee						
PR 35, 36						
Normal						
Absentee						
PR 37						
Normal						
Absentee						
PR 38						
Normal						
Absentee						
PR 39						
Normal						
Absentee						
PR 40, 41, 42						
Normal						
Absentee						
PR 43, 45						
Normal						
Absentee						
PR 44						
Normal						
Absentee						

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RAYTOWN ALDERMAN WARD 3

	Reg. Voters	Total Votes	JANET EMERSON	JEREMY UTTERBACK	OTIS TAYLOR III	WRITE IN
PR46, 59						
Normal						
Absentee						
PR 47, 48						
Normal						
Absentee						
PR 49						
Normal						
Absentee						
PR 50						
Normal						
Absentee						
PR51, 52						
Normal						
Absentee						
PR53, 54, 55, 56, 57						
Normal						
Absentee						
PR60, VB 07, 08, 14						
Normal						
Absentee						
SN03, 19, 25						
Normal						
Absentee						
SN04, 05, 06						
Normal						
Absentee						
SN07, 09						
Normal						
Absentee						
SN08						
Normal						
Absentee						
SN10, 12						
Normal						
Absentee						
SN 11						
Normal						
Absentee						

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RAYTOWN ALDERMAN WARD 3

	Reg. Voters	Total Votes	JANET EMERSON	JEREMY UTTERBACK	OTIS TAYLOR III	WRITE IN
SN13, 14						
Normal						
Absentee						
SN15, 16, 23						
Normal						
Absentee						
SN17						
Normal						
Absentee						
SN18						
Normal						
Absentee						
SN 20						
Normal						
Absentee						
SN21						
Normal						
Absentee						
SN22, 24						
Normal						
Absentee						
SN26						
Normal						
Absentee						
SN 27						
Normal						
Absentee						
SN28						
Normal						
Absentee						
SN29						
Normal						
Absentee						
SN 30						
Normal						
Absentee						
SN31						
Normal						
Absentee						

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RAYTOWN ALDERMAN WARD 3

	Reg. Voters	Total Votes	JANET EMERSON	JEREMY UTTERBACK	OTIS TAYLOR III	WRITE IN
SN32, 33						
Normal						
Absentee						
SN34, 35, 36						
Normal						
Absentee						
SN37, 38						
Normal						
Absentee						
SN39, 42						
Normal						
Absentee						
SN40, 50, 51, 52						
Normal						
Absentee						
SN 41						
Normal						
Absentee						
SN43, 46, 47						
Normal						
Absentee						
SN44, 45						
Normal						
Absentee						
SN 48, 49						
Normal						
Absentee						
VB01, 12						
Normal						
Absentee						
VB02, 03, 04, 13						
Normal						
Absentee						
VB 09						
Normal						
Absentee						
VB10, 11						
Normal						
Absentee						

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RAYTOWN ALDERMAN WARD 3

	Reg. Voters	Total Votes	JANET EMERSON	JEREMY UTTERBACK	OTIS TAYLOR III	WRITE IN
VB15, 16, 17, 18						
Normal	-	-	-	-	-	-
Absentee	-	-	-	-	-	-
WA 01	-	-	-	-	-	-
Normal	-	-	-	-	-	-
Absentee	-	-	-	-	-	-
WA 02	-	-	-	-	-	-
Normal	-	-	-	-	-	-
Absentee	-	-	-	-	-	-
WA 03, 04	-	-	-	-	-	-
Normal	-	-	-	-	-	-
Absentee	-	-	-	-	-	-
WA 05, 06	-	-	-	-	-	-
Normal	-	-	-	-	-	-
Absentee	-	-	-	-	-	-
WA 07	-	-	-	-	-	-
Normal	-	-	-	-	-	-
Absentee	-	-	-	-	-	-
WA 08	-	-	-	-	-	-
Normal	-	-	-	-	-	-
Absentee	-	-	-	-	-	-
WA 09	-	-	-	-	-	-
Normal	-	-	-	-	-	-
Absentee	-	-	-	-	-	-
WA 10	-	-	-	-	-	-
Normal	-	-	-	-	-	-
Absentee	-	-	-	-	-	-
WA 11	-	-	-	-	-	-
Normal	-	-	-	-	-	-
Absentee	-	-	-	-	-	-
WA 12	-	-	-	-	-	-
Normal	-	-	-	-	-	-
Absentee	-	-	-	-	-	-
ABSENTEE	-	-	-	-	-	-
Normal	0	0	0	0	0	0
Absentee	0	58	27	46.55%	9	15.52%
Total	3398	612	409	66.83%	105	17.16%
Normal	3398	58	27	46.55%	9	15.52%
Absentee	3398	670	436	65.07%	114	17.01%
Total						
Normal						
Absentee						
Total						

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RAYTOWN ALDERMAN WARD 4

RAYTOWN ALDERMAN WARD 5

	Reg. Voters	Total Votes	BOB COCHRAN	MARY JANE VAN BUSKIRK	WRITE IN	Reg. Voters	Total Votes	DEREK A. WARD	WRITE IN
B8 06									
Normal									
Absentee									
B8 07, 08									
Normal									
Absentee									
BR 01									
Normal									
Absentee									
BR 02									
Normal									
Absentee									
BR03, 04									
Normal									
Absentee									
BR05, 06, 20									
Normal									
Absentee									
BR 07									
Normal									
Absentee									
BR08, 13									
Normal	1160	262	134 51.15%	126 48.09%	2 0.76%				
Absentee	1160	0	0	0	0				
BR 09									
Normal									
Absentee									
BR 10									
Normal									
Absentee									
BR11, 15									
Normal	193	42	25 59.52%	17 40.48%	0	917	130	129 99.23%	1 0.77%
Absentee	193	0	0	0	0	917	0	0	0
BR 12									
Normal	1525	355	147 41.41%	207 58.31%	1 0.28%				
Absentee	1525	0	0	0	0				
BR 14									
Normal	783	160	76 47.50%	83 51.88%	1 0.62%				
Absentee	783	0	0	0	0				

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	Reg. Voters	Total Votes	KATHIE SCHUTTE	WRITE IN	Reg. Voters	Total Votes	YES	NO
B8 06								
Normal	-	-	-	-	-	-	-	-
Absentee	-	-	-	-	-	-	-	-
B8 07, 08								
Normal	-	-	-	-	-	-	-	-
Absentee	-	-	-	-	-	-	-	-
BR 01								
Normal	838	146	144	98.63%	2	1.37%	136	76.40%
Absentee	838	0	0	-	0	-	0	0
BR 02								
Normal	1277	240	239	99.58%	1	0.42%	204	68.69%
Absentee	1277	0	0	-	0	-	0	0
BR03, 04								
Normal	1136	191	188	98.43%	3	1.57%	158	71.17%
Absentee	1136	0	0	-	0	-	0	0
BR05, 06, 20								
Normal	1356	267	259	97.00%	8	3.00%	227	71.38%
Absentee	1356	0	0	-	0	-	0	0
BR 07								
Normal	1033	221	220	99.55%	1	0.45%	190	68.84%
Absentee	1033	0	0	-	0	-	0	0
BR08, 13								
Normal	2716	481	475	98.75%	6	1.25%	395	69.06%
Absentee	2716	0	0	-	0	-	0	0
BR 09								
Normal	1080	154	150	97.40%	4	2.60%	121	71.18%
Absentee	1080	0	0	-	0	-	0	0
BR 10								
Normal	1785	297	287	96.63%	10	3.37%	219	65.37%
Absentee	1785	0	0	-	0	-	0	0
BR11, 15								
Normal	1110	161	161	100.00%	0	-	143	76.06%
Absentee	1110	0	0	-	0	-	0	0
BR 12								
Normal	1525	301	297	98.67%	4	1.33%	268	75.92%
Absentee	1525	0	0	-	0	-	0	0
BR 14								
Normal	783	133	132	99.25%	1	0.75%	119	74.38%
Absentee	783	0	0	-	0	-	0	0

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Reg. Voters	Total Votes	KATHIE SCHUTTE	WRITE IN	Reg. Voters	Total Votes	YES	NO
PR 08, 10, 11							
Normal							
Absentee							
PR 12							
Normal							
Absentee							
PR13, 14							
Normal							
Absentee							
PR 15							
Normal							
Absentee							
PR 16							
Normal							
Absentee							
PR 17							
Normal							
Absentee							
PR 18							
Normal							
Absentee							
PR 19							
Normal							
Absentee							
PR 20							
Normal							
Absentee							
PR 21, 22							
Normal							
Absentee							
PR23							
Normal							
Absentee							
PR 24, 25							
Normal							
Absentee							
PR26							
Normal							
Absentee							

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RAYTOWN CITY COLLECTOR		CITY OF RAYTOWN QUESTION					
Reg. Voters	Total Votes	KATHIE SCHUTTE	WRITE IN	Reg. Voters	Total Votes	YES	NO
PR 27							
Normal							
Absentee							
PR 28, 29							
Normal							
Absentee							
PR30, 31							
Normal							
Absentee							
PR 32							
Normal							
Absentee							
PR33, 62							
Normal							
Absentee							
PR 34							
Normal							
Absentee							
PR 35, 36							
Normal							
Absentee							
PR 37							
Normal							
Absentee							
PR 38							
Normal							
Absentee							
PR 39							
Normal							
Absentee							
PR 40, 41, 42							
Normal							
Absentee							
PR 43, 45							
Normal							
Absentee							
PR 44							
Normal							
Absentee							

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RAYTOWN CITY COLLECTOR

CITY OF RAYTOWN QUESTION

	Reg. Voters	Total Votes	KATHIE SCHUTTE	WRITE IN	Reg. Voters	Total Votes	YES	NO
VB15, 16, 17, 18								
Normal	-	-	-	-	-	-	-	-
Absentee	-	-	-	-	-	-	-	-
WA 01								
Normal	-	-	-	-	-	-	-	-
Absentee	-	-	-	-	-	-	-	-
WA 02								
Normal	-	-	-	-	-	-	-	-
Absentee	-	-	-	-	-	-	-	-
WA 03, 04								
Normal	-	-	-	-	-	-	-	-
Absentee	-	-	-	-	-	-	-	-
WA05, 06								
Normal	-	-	-	-	-	-	-	-
Absentee	-	-	-	-	-	-	-	-
WA 07								
Normal	-	-	-	-	-	-	-	-
Absentee	-	-	-	-	-	-	-	-
WA 08								
Normal	-	-	-	-	-	-	-	-
Absentee	-	-	-	-	-	-	-	-
WA 09								
Normal	-	-	-	-	-	-	-	-
Absentee	-	-	-	-	-	-	-	-
WA 10								
Normal	-	-	-	-	-	-	-	-
Absentee	-	-	-	-	-	-	-	-
WA 11								
Normal	-	-	-	-	-	-	-	-
Absentee	-	-	-	-	-	-	-	-
WA 12								
Normal	-	-	-	-	-	-	-	-
Absentee	-	-	-	-	-	-	-	-
ABSENTEE	0	0	0	0	0	0	0	0
Normal	0	190	188	2	1.05%	2	1.05%	24.88%
Absentee								
Total	17254	3026	2984	42	1.39%	17254	3577	1012
Normal	17254	190	188	2	1.05%	17254	213	53
Absentee								
Total	17254	3216	3172	44	1.37%	17254	3790	1065

**STATEMENT OF VOTE
JACKSON COUNTY, MISSOURI
MUNICIPAL GENERAL ELECTION
TUESDAY, APRIL 2, 2019**

OFFICIAL WRITE-IN RESULTS

Raytown, Missouri – Mayor

Number of Votes

Timothy P Alvis

1

**NOTICE OF GENERAL MUNICIPAL ELECTION
CITY OF RAYTOWN, MISSOURI
TUESDAY, APRIL 2, 2019**

Notice is hereby given to the registered qualified voters of the City of Raytown, Missouri, that the Board of Aldermen of said City has called a General Municipal Election to be held on Tuesday, April 2, 2019. The polls will be open from 6 a.m. until 7 p.m. The official ballot will be substantially in the following form:

**SAMPLE BALLOT
CITY OF RAYTOWN, MISSOURI
GENERAL MUNICIPAL ELECTION
TUESDAY, APRIL 2, 2019**

FOR MAYOR

**MICHAEL MCDONOUGH
TONY JACOB
WRITE-IN**

FOR ALDERMAN - WARD 1

**JOE CREAMER
JOSH BENNETT
GREG WALTERS
QUENTIN J. BROWN
WRITE-IN**

FOR ALDERMAN - WARD 2

**JIM AZIERE
LORETHA HAYDEN
WRITE-IN**

FOR ALDERMAN - WARD 3

**JANET EMERSON
JEREMY UTTERBACK
OTIS TAYLOR III
WRITE-IN**

FOR ALDERMAN - WARD 4

**BOB COCHRAN
MARY JANE VAN BUSKIRK
WRITE-IN**

FOR ALDERMAN - WARD 5

**DEREK A. WARD
WRITE-IN**

FOR CITY COLLECTOR
KATHIE SCHUTTE
WRITE-IN

QUESTION

Shall the City of Raytown, Missouri appoint a Chief of Police who shall perform all the duties of the City Marshal as authorized by Section 79.050 of the Revised Statutes of Missouri?

YES
NO

INSTRUCTIONS TO VOTERS

Using blue or black ink, completely fill in the box next to the candidate or question response of your choice like this:

Fill in the box completely. DO NOT MARK OUTSIDE OF THE BOX. VOTE BOTH SIDES OF BALLOT, IF APPLICABLE.

To cast a vote for a write-in, use blue or black ink to fill the box corresponding to that office. Write in the candidate's name on the write-in line provided.

The following is a list of the polling (voting) locations:

<u>Pct</u>	<u>Name</u>	<u>Address</u>
BROOKING TOWNSHIP		
1	Raytown Library	6131 Raytown Rd
2	St Matthew's Episcopal Church	9349 E 65th St
3,4	Our Lady of Lourdes Church	7045 Blue Ridge Blvd
5,6,20	Raytown Central Middle School	10601 E 59th St
7	River Christian Fellowship Community Campus	6400 Woodson Rd
8,13	Connection Point at First Baptist Church	10500 E State Route 350
9	Raytown Chapel	5413 Blue Ridge Cut Off
10	Raytown City Hall	10000 E 59th St
11,15	Faith Presbyterian Church	8301 James A Reed Rd
12	Spring Valley Baptist Church	8801 E 79th St
14	Southwood Church of the Nazarene	8201 Raytown Rd
16,17	Southwood United Church of Christ	7904 Raytown Rd
18,19	Raytown South High School	8211 Sterling Ave

IN WITNESS WHEREOF, the Jackson County Board of Election Commissioners has caused its name to be hereunto signed and the official seal affixed this 22nd day of January, 2019.

**JACKSON COUNTY BOARD
OF ELECTION COMMISSIONERS**

**Tammy L. Brown, Director
Corey Dillon, Director
Attest:
Mary Ellen Miller, Secretary**

**Michael K. Whitehead, Chairman
Mary Ellen Miller, Secretary
Colleen M. Scott, Member
Vernon E. Scoville, III, Member**

NOTICE OF ACCESSIBILITY

FURTHER NOTICE IS GIVEN that, where a regular polling place has limited accessibility, a disabled or elderly voter may be provided an alternative means of casting his or her ballot. Such means may include reassignment to an accessible polling place, curbside voting, assisted voting or voting by absentee ballot. A voter may apply for an absentee ballot in person or by mail, or may have a relative or guardian apply in person on his or her behalf. If an absentee voter is disabled or incapacitated, the notary requirement is waived. In addition, voters requiring assistance may be assisted by a person of the voter's choice.

**TENTATIVE AGENDA
RAYTOWN BOARD OF ALDERMEN
APRIL 16, 2019**

REGULAR SESSION No. 1
RAYTOWN CITY HALL
10000 EAST 59TH STREET
RAYTOWN, MISSOURI 64133

OPENING SESSION
Immediately following the Elected Officials Reception

Roll Call

LEGISLATIVE SESSION

REGULAR AGENDA

NEW BUSINESS

1. **R-3198-19: A RESOLUTION** APPOINTING A MEMBER OF THE BOARD OF ALDERMEN TO THE POSITION OF ACTING PRESIDENT FOR A TERM OF ONE YEAR OR UNTIL A SUCCESSOR IS APPOINTED. Point of Contact: Teresa Henry.
2. **R-3199-19: A RESOLUTION** AUTHORIZING AND APPROVING THE APPOINTMENT OF JANET EMERSON TO THE PLANNING & ZONING COMMISSION. Point of Contact: Teresa Henry, City Clerk.
3. **R-3200-19: A RESOLUTION** ESTABLISHING THE RATES FOR MEDICAL, DENTAL AND VISION INSURANCE FOR THE INSURANCE PLAN YEAR FROM JULY 1, 2019 TO JUNE 30, 2020. Point of Contact: Debbie Duncan, Human Resources Manager.

DISCUSSION ITEMS

4. Revenue Enhancement Committee, Alderman Ryan Myers
5. Rental Regulations, Alderman Ryan Myers

ADJOURNMENT

CITY OF RAYTOWN
Request for Board Action

Date: April 11, 2019
To: Mayor and Board of Aldermen
From: Teresa Henry, City Clerk

Resolution No.: R-3198-19

Department Head Approval: _____

City Administrator Approval: _____



Action Requested: Appointment of a member of the Board of Aldermen to serve as Acting President during the upcoming year of 2019-2020.

Recommendation: None.

Analysis: The appointment of an Acting President of the Board of Aldermen may be done by motion established by **RSMo. Section 79.090, Board to select an acting president, term.**

***79.090.** The board shall elect one of their own number who shall be styled "acting president of the board of aldermen" and who shall serve for a term of one year.*

The duties of the Acting President are established by **RSMo. Section 79.100, Acting president to perform duties of mayor, when.**

***79.100.** When any vacancy shall happen in the office of mayor by death, resignation, removal from the city, removal from office, refusal to qualify, or from any other cause whatever, the acting president of the board of aldermen shall, for the time being, perform the duties of mayor, with all the rights, privileges, powers and jurisdiction of the mayor, until such vacancy be filled or such disability be removed; or, in case of temporary absence, until the mayor's return.*

Budgetary Impact:

Not Applicable

A RESOLUTION APPOINTING A MEMBER OF THE BOARD OF ALDERMEN TO THE POSITION OF ACTING PRESIDENT FOR A TERM OF ONE YEAR OR UNTIL A SUCCESSOR IS APPOINTED

WHEREAS, Section 79.090 RSMo. provides that the Board of Aldermen elect one of their own number as Acting President of the Board of Aldermen to serve for a term of one year; and

WHEREAS, the duties of the Acting President of the Board of Aldermen are established by Section 79.100 RSMo., which provides that the Acting President shall perform the duties of the Mayor in the absence or inability of the Mayor to act; and

WHEREAS, the Board of Aldermen find it is in the best interest of the City to appoint _____ to serve as the Acting President of the Board of Aldermen during the next year;

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE CITY OF RAYTOWN, MISSOURI, AS FOLLOWS:

THAT _____ is hereby appointed to serve as the Acting President of the Board of Aldermen of the City of Raytown for a term of one year;

PASSED AND ADOPTED by the Board of Aldermen and **APPROVED** by the Mayor of the City of Raytown, Missouri, the 16th day of April, 2019.

Michael McDonough, Mayor

ATTEST:

Teresa M. Henry, City Clerk

Approved as to Form:

Jennifer M. Baird, City Attorney

April 16, 2019

**BALLOT
ACTING PRESIDENT 2019-2020
(Mayor Pro Tem)**

Please circle your selection

FRANK HUNT

GREG WALTERS

JASON GREENE

JIM AZIERE

JANET EMERSON

RYAN MYERS

MARY JANE VAN BUSKIRK

BILL VAN BUSKIRK

BONNAYE MIMS

DEREK WARD

CITY OF RAYTOWN
Request for Board Action

Date: April 11, 2019
To: Mayor and Board of Aldermen
From: Teresa Henry, City Clerk

Resolution No.: R-3199-19

Department Head Approval: _____

City Administrator Approval: _____



Action Requested: Approve a resolution appointing Janet Emerson to the Planning & Zoning Commission.

Analysis: The Raytown Zoning Ordinance calls for the City to have a Planning & Zoning Commission that has the following powers to:

1. Prepare a zoning plan for the regulation of the height, area, bulk, location and use of private, nonprofit and public structures and premises, and of population density; and
2. Make and adopt a comprehensive plan for the physical development of the City.

The Planning & Zoning Commission consists of nine (9) members all of whom must be residents of Raytown. A member of the Board of Aldermen may also be chosen to serve on the Planning & Zoning Commission and since Alderman Emerson was a member of the Planning & Zoning Commission prior to the April 2019 election; she would like to serve in that capacity. Each of the members of the Planning & Zoning Commission are appointed by the Mayor and approved by the Board of Aldermen. Members serve staggered four-year terms. **If the Board of Aldermen choose to have a member of the Board of Aldermen serve on the Planning & Zoning Commission; the Board of Aldermen choose that member.**

Alternatives: Appoint someone else.

A RESOLUTION AUTHORIZING AND APPROVING THE APPOINTMENT OF JANET EMERSON TO THE PLANNING & ZONING COMMISSION

WHEREAS, the Raytown Planning & Zoning Commission was established pursuant to Ordinance 139 which provides for the appointment of nine (9) Planning & Zoning Commission members appointed by the Mayor with the approval of the Board of Aldermen; and

WHEREAS, the Board of Aldermen desire to appoint Alderman Janet Emerson to the Planning & Zoning Commission;

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE CITY OF RAYTOWN, MISSOURI, AS FOLLOWS:

THAT Janet Emerson, 10920 E. 57th Terrace, Raytown Missouri, is hereby appointed as a member of the Planning & Zoning Commission until a successor is duly appointed.

PASSED AND ADOPTED by the Board of Aldermen and **APPROVED** by the Mayor of the City of Raytown, Missouri, the 16th day April, 2019.

Michael McDonough, Mayor

ATTEST:

Teresa M. Henry, City Clerk

Approved as to Form:

Jennifer M. Baird, City Attorney

Missouri Revised Statutes

Chapter 89 Zoning and Planning

[←89.310](#)

Section 89.320.1

[89.330→](#)

August 28, 2014

Planning commission--membership--terms--vacancy--removal.

89.320. The planning commission of any municipality shall consist of not more than fifteen nor less than seven members, including:

(1) The mayor, if the mayor chooses to be a member;

(2) A member of the council selected by the council, if the council chooses to have a member serve on the commission; and

(3) Not more than fifteen nor less than five citizens appointed by the mayor and approved by the council. All citizen members of the commission shall serve without compensation. The term of each of the citizen members shall be for four years, except that the terms of the citizen members first appointed shall be for varying periods so that succeeding terms will be staggered. Any vacancy in a membership shall be filled for the unexpired term by appointment as aforesaid. The council may remove any citizen member for cause stated in writing and after public hearing.

(L. 1963 p. 146 § 3, A.L. 1997 H.B. 831, A.L. 1999 H.B. 853)

[Top](#)



Missouri General Assembly

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**CITY OF RAYTOWN
Request for Board Action**

Date: April 11, 2019

Resolution No.: R-3200-19

To: Mayor and Board of Aldermen

From: Debbie Duncan, Human Resource Manager

Department Head Approval: _____

Finance Director Approval: _____ (only if funding is requested)

City Administrator Approval: _____

Action Requested: Staff requests approval of resolution to amend the current health insurance premiums.

Analysis: The City has received the premium rates from Midwest Public Risk (MPR). Each year, MPR reviews the benefit structure and pricing to assure the program remains competitive and pricing can support it. Additionally, MPR periodically requests bids to be sure member entities are receiving the best options for the price.

The City currently offers three types of coverage: Employee, Tier 2, and Family. Each plan type has three options: CIGNA INO500 (INO500), Cigna Open Access 1000 (OAP1000) and CIGNA Choice Fund 1500 (CF1500). We have had very favorable renewals in previous years. Unfortunately, the pool's experience last year and to date this plan year has not been good. The average increase for each coverage type is about 19%, with the INOs increasing 17.9%, OAPs increasing 18.5% and Choice Funds increasing 21.5%.

Attached are three proposals to fund health insurance from July 2019 to June 2020. The City currently pays about 91.35% of the employee-only coverage of the INO500 option. Any employee choosing this coverage who selects a more expensive option would pay the difference. The City currently pays approximately half of the INO500 premium for dependent coverage. Any employee choosing this coverage who selects a more expensive option would pay the difference.

Option 1 is to retain the INO500 as the "base" plan, the City subsidy for Tier 2 and Family coverage at the current percentage, and the City funding of HSAs at the 2018-2019 rates. This option changes the CF1500 to the Choice Fund 2000 (CF2000), and the OAP1000 to Open Access Plan 1500 (OAP1500). It also reduces the opt-out incentive structure. The City share would increase approximately \$4,812 for 24 payrolls for a total annual increase of \$115,495.

Option 2 is to retain the current plan structures with the INO500 as the "base" plan, the City's subsidy at the 2018-2019 percentages, the City funding of HSAs at the 2018-2019 rates and reduce the opt-out incentive. The City share would increase approximately \$5,307 for 24 payrolls for a total annual increase of \$127,366.

Option 3 is to retain the current plan structure with the INO500 as the "base" plan, reduce the City's contribution in the INO to 90.00%, retain the City funding of HSAs at the 2018-2019 rates and reduce the opt-out incentive. The City share would increase approximately \$4,751 for a total annual increase of \$114,045.

While all options are manageable, it is staff's recommendation the Board approve Option 1. It considers employees' usage of coverage and maintains a competitive pricing structure while more equitably spreading the cost of the premium increase.

The City is currently part of a self-funded pool of municipalities and fire and school districts. Unfortunately, in the past few years, the cost of claims has greatly exceeded the amount of premium taken in. MPR has drawn over \$10M from the reserve to help smooth the effect, but ultimately, premiums must be increased to pay for the usage and rebuild the reserve.

There are many advantages to being member managed; however, in the next months we will be exploring all options. The plans were put to bid in the recent past, but MPR has discussed putting them out to bid again to see if we can improve the situation. The City will continue to investigate and offer wellness initiatives, as well as determine if leaving the pool and being a fully-insured entity is advantageous. Regardless, the reality is lifestyle choices are, and will likely continue to be, a big driver of insurance costs.

Spreadsheets are attached showing the options in greater detail. For those unfamiliar with MPR, an informational flyer is attached. Salary and premium history are also included for your information.

Alternatives: The City can choose any one of the three options presented or direct staff to calculate a different formula to meet the needs of the City.

Budgetary Impact:

None of the proposals would have a negative impact on the 2018-2019 budget but they will be subject to appropriation in the 2019-2020 Budget.

Additional Reports Attached: Analysis of rate structure options, summary of COL and premium increases, MPR information flyer

A RESOLUTION ESTABLISHING THE RATES FOR MEDICAL, DENTAL AND VISION INSURANCE FOR THE INSURANCE PLAN YEAR FROM JULY 1, 2019 TO JUNE 30, 2020

WHEREAS, the City makes available to its employees medical, dental and vision insurance; and

WHEREAS, each year the Board of Aldermen determines the amount that the City will contribute per month to the cost of medical, dental and vision insurance; and

WHEREAS, premiums in excess of the amount paid by the City shall be paid for by the employee through payroll deduction.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE CITY OF RAYTOWN, MISSOURI, AS FOLLOWS:

THAT medical, dental and vision premium costs will be paid by the City and by the employee for the Plan Year beginning July 1, 2019 and ending June 30, 2020, as shown on Exhibit "A", attached hereto and incorporated herein.

FURTHER THAT all resolutions or parts of resolutions in conflict with this resolution are hereby repealed.

FURTHER THAT this resolution shall be in full force and effect from and after the date of its passage and approval.

PASSED AND ADOPTED by the Board of Aldermen and **APPROVED** by the Mayor of the City of Raytown, Missouri, the 16th day of April, 2019.

Michael McDonough, Mayor

ATTEST:

Teresa M. Henry, City Clerk

Approved as to Form:

Jennifer M Baird, City Attorney

Maintain current City subsidy and HSA funding
 Reduce Opt-Out incentive structure
 Increase deductible on Choice Fund and OAP

CITY OF RAYTOWN, MISSOURI
 Medical, Dental and Vision Premium
 Effective July 1, 2019

OPTION 1

	Effective July 1, 2019					Current Rates 2018					Increase over previous year				
	Monthly Rate	City Subsidy	Employee Premium	H S A	Paycheck Deduction	Monthly Rate	City Subsidy	Employee Premium	H S A	Paycheck Deduction	Monthly Increase	City Increase	Employee Increase	H S A	Paycheck Increase
Single Plans															
32 CF-2000	548.58	548.58	-	125.00	-	476.96	476.96	-	125.00	-	71.62	71.62	0.00		0.00
6 OAP-1500	748.10	702.43	45.67		22.84	644.04	595.78	48.25		24.13	104.06	106.65	(2.59)		(1.29)
15 INO-500	768.94	702.43	66.51		33.26	652.20	595.78	56.41		28.21	116.74	106.65	10.09		5.05
Tier 2 Plans															
9 CF-2000	1,306.90	1,136.00	295.90	125.00	147.95	1,106.94	963.00	268.94	125.00	134.47	199.96	173.00	26.96		13.48
2 OAP-1500	1,719.42	1,136.00	583.42		291.71	1,480.32	963.00	517.32		258.66	239.10	173.00	66.10		33.05
4 INO-500	1,817.52	1,136.00	681.52		340.76	1,541.58	963.00	578.58		289.29	275.94	173.00	102.94		51.47
Family Plans															
9 CF-2000	1,541.32	1,271.00	395.32	125.00	197.66	1,312.34	1,078.00	359.34	125.00	179.67	228.98	193.00	35.98		17.99
1 OAP-1500	2,019.32	1,271.00	748.32		374.16	1,738.50	1,078.00	660.50		330.25	280.82	193.00	87.82		43.91
6 INO-500	2,034.22	1,271.00	763.22		381.61	1,725.38	1,078.00	647.38		323.69	308.84	193.00	115.84		57.92
Dental Plans															
54 Single	35.52	32.46	3.06		1.53	35.52	32.46	3.06		1.53					
38 Family	88.28	60.36	27.92		13.96	88.28	60.36	27.92		13.96					
Vision Plans															
50 Single	7.84	7.16	0.68		0.34	7.84	7.16	0.68		0.34					
15 Tier 2	15.68	11.42	4.26		2.13	15.68	11.42	4.26		2.13					
19 Family	22.40	14.78	7.62		3.81	22.40	14.78	7.62		3.81					
Opt Out Incentive															
20	250.00	250.00	-		-	279.50	279.50	-		-					
	Total	City	Employee	City		Total	City	Employee	City		Total	City	Employee	City	
Costs	1,145,644	954,459	218,184	75,000	109,092	1,005,801	838,965	193,834	75,000	96,915	139,843	115,495	24,350	-	12,177

Maintain current City contribution and plan structure
 Maintain HSA funding and reduce Opt-Out incentive structure

CITY OF RAYTOWN, MISSOURI
 Medical, Dental and Vision Premium
 Effective July 1, 2019

OPTION 2

	Effective July 1, 2019					Current Rates 2018					Increase over previous year				
	Monthly Rate	City Subsidy	Employee Premium	H S A	Paycheck Deduction	Monthly Rate	City Subsidy	Employee Premium	H S A	Paycheck Deduction	Monthly Increase	City Increase	Employee Increase	H S A	Paycheck Increase
Single Plans															
32 CF-1500	579.50	579.50	-	125.00	-	476.96	476.96	-	125.00	-	102.54	102.54	-	-	-
6 OAP-1000	763.18	702.44	60.74		30.37	644.04	595.78	48.25		24.13	119.14	106.66	12.48		6.24
15 INO-500	768.94	702.44	66.50		33.25	652.20	595.78	56.41		28.21	116.74	106.66	10.08		5.04
Tier 2 Plans															
9 CF-1500	1,344.94	1,136.00	333.94	125.00	166.97	1,106.94	963.00	268.94	125.00	134.47	238.00	173.00	65.00		32.50
2 OAP-1000	1,754.18	1,136.00	618.18		309.09	1,480.32	963.00	517.32		258.66	273.86	173.00	100.86		50.43
4 INO-500	1,817.52	1,136.00	681.52		340.76	1,541.58	963.00	578.58		289.29	275.94	173.00	102.94		51.47
Family Plans															
9 CF-1500	1,594.50	1,271.00	448.50	125.00	224.25	1,312.34	1,078.00	359.34	125.00	179.67	282.16	193.00	89.16		44.58
1 OAP-1000	2,060.12	1,271.00	789.12		394.56	1,738.50	1,078.00	660.50		330.25	321.62	193.00	128.62		64.31
6 INO-500	2,034.22	1,271.00	763.22		381.61	1,725.38	1,078.00	647.38		323.69	308.84	193.00	115.84		57.92
Dental Plans															
54 Single	35.52	32.45	3.07		1.54	35.52	32.46	3.06		1.53	-	(0.01)	0.01		0.01
38 Family	88.28	60.36	27.92		13.96	88.28	60.36	27.92		13.96	-	0.00	(0.00)		(0.00)
Vision Plans															
50 Single	7.84	7.16	0.68		0.34	7.84	7.16	0.68		0.34	-	0.00	(0.00)		(0.00)
15 Tier 2	15.68	11.42	4.26		2.13	15.68	11.42	4.26		2.13	-	0.00	(0.00)		(0.00)
19 Family	22.40	14.78	7.62		3.81	22.40	14.78	7.62		3.81	-	0.00	(0.00)		(0.00)
Opt Out Incentive															
20	250.00	250.00	-		-	279.50	279.50	-		-					
	Total	City	Employee	City		Total	City	Employee	City		Total	City	Employee	City	
Costs	1,169,778	966,331	230,448	75,000	115,224	1,005,801	838,965	193,834	75,000	96,915	163,978	127,366	36,613	-	18,309

Reduce City contribution
 Maintain current plan structure
 Maintain HSA funding and reduce Opt-Out incentive structure

CITY OF RAYTOWN, MISSOURI
 Medical, Dental and Vision Premium
 Effective July 1, 2019

OPTION 3

	Effective July 1, 2019					Current Rates 2018					Increase over previous year				
	Monthly Rate	City Subsidy	Employee Premium	H S A	Paycheck Deduction	Monthly Rate	City Subsidy	Employee Premium	H S A	Paycheck Deduction	Monthly Increase	City Increase	Employee Increase	H S A	Paycheck Increase
Single Plans															
32 CF-1500	579.50	579.50	-	125.00	-	476.96	476.96	-	125.00	-	102.54	102.54	0.00		0.00
6 OAP-1000	763.18	692.05	71.13		35.57	644.04	595.78	48.25		24.13	119.14	96.27	22.87		11.44
15 INO	768.94	692.05	76.89		38.45	652.20	595.78	56.41		28.21	116.74	96.27	20.47		10.24
Tier 2 Plans															
9 CF-1500	1,344.94	1,108.69	361.25	125.00	180.63	1,106.94	963.00	268.94	125.00	134.47	238.00	145.69	92.31		46.16
2 OAP-1000	1,754.18	1,108.69	645.49		322.75	1,480.32	963.00	517.32		258.66	273.86	145.69	128.17		64.09
4 INO	1,817.52	1,108.69	708.83		354.42	1,541.58	963.00	578.58		289.29	275.94	145.69	130.25		65.13
Family Plans															
9 CF-1500	1,594.50	1,240.87	478.63	125.00	239.31	1,312.34	1,078.00	359.34	125.00	179.67	282.16	162.87	119.29		59.64
1 OAP-1000	2,060.12	1,240.87	819.25		409.62	1,738.50	1,078.00	660.50		330.25	321.62	162.87	158.75		79.37
6 INO	2,034.22	1,240.87	793.35		396.67	1,725.38	1,078.00	647.38		323.69	308.84	162.87	145.97		72.98
Dental Plans															
54 Single	35.52	32.45	3.07		1.54	35.52	32.46	3.06		1.53					
38 Family	88.28	60.36	27.92		13.96	88.28	60.36	27.92		13.96					
Vision Plans															
50 Single	7.84	7.16	0.68		0.34	7.84	7.16	0.68		0.34					
15 Tier 2	15.68	11.42	4.26		2.13	15.68	11.42	4.26		2.13					
19 Family	22.40	14.78	7.62		3.81	22.40	14.78	7.62		3.81					
Opt Out Incentive															
20	250.00	250.00	-		-	279.50	279.50	-		-					
	Total	City	Employee	City		Total	City	Employee	City		Total	City	Employee	City	
Costs	1,169,778	953,010	243,769	75,000	121,884	1,005,801	838,965	193,834	75,000	96,915	163,978	114,045	49,934	-	24,969

Premium Summary Increase		
Plan Year	Copay Plan Options	HDHP Plan Options
2018-2019	10.6%	9.9%
2017-2018	5.3%	4.0%
2016-2017	5.2%	2.4%
2015-2016	4.5%	3.5%
2014-2015	6.9%	3.0%

COL Summary		
Fiscal Year	% Increase	Comment
2018	2	
2017	0	
2016	2	
2015	2	
2014	4	
2013	0	
2012	3	
2011	0	1% one-time payment (min \$500)
2010	0	



MPR Advantages

Midwest Public Risk is a Self-Funded Pool offering the flexibility of self-funding benefits to government entities and school districts in Missouri and Kansas.



Plan Year	Copay Plan Options	HDHP Plan Options
2018 – 2019	11.75%	9.8%
2017 – 2018	6.6%	6.6%
2016 – 2017	5.4%	5.4%
2015 – 2016	3.5%	3.5%
2014 – 2015	3.0%	3.0%

- The MPR program is created, owned and administered by public entities, with over 30 years of proven success.
- Regulatory updates and consultation services for employee benefits and healthcare changes.
- Multiple plan choices for medical coverage, and the ability to offer multiple choices to employees.
- Provider networks include local and nationwide providers for retirees, COBRA participants and dependents.
- Online employer administration and enrollment billing services.
- COBRA and Retiree billing administered by MPR at no additional cost, reducing employer liability and freeing up staff's time.
- Employee Assistance Plan benefits for counseling and support included in the medical plan.
- Telehealth available through MDLive or AmWell.
- Wellness Engagement Manager on staff to prepare and execute wellness programs including several challenges and webinars throughout the year, plus health fairs specifically designed for each group.
- Wellness Credit Account to assist your wellness initiatives (Based on monthly contributions, minimum contribution required).
- Providing individualized education and open enrollment meetings, allowing paper or online member enrollment.
- Choosing MPR allows the Members to participate in the future of healthcare offerings. Members are encouraged to participate on the Benefit Advisory Committee and Board of Directors to help design and price MPR benefit plans.

MIDWEST PUBLIC RISK

19400 East Valley View Parkway, Independence, Missouri 64055
 816-292-7500 | www.mprisk.org

Date: April 11, 2019
To: Mayor
Board of Aldermen
From: Ryan Myers, Alderman Ward 3
Re: Discussion Item-Revenue Enhancement

Now that the April election is over, we have several major hurdles to jump to help move our City forward. In the upcoming months we will begin budget hearings, which will indicate like the last several years that the margin between revenues and expenditures is too narrow in our community for a satisfactory level of progress.

I would like board support in forming a committee to explore all possible revenue opportunities for infrastructure as well as other City priorities.

Thank you for your time and consideration.

Alderman Ryan Myers

Date: April 11, 2019
To: Mayor
Board of Aldermen
From: Ryan Myers, Alderman Ward 3
Re: Discussion Item Rental Property Regulations

There are several reasons I want to bring a rental property discussion item to the board sooner rather than later. The main reason being that I want to get direction from the board prior to budget discussions on whether to pursue rental regulations. The second reason being the timing of mandatory changes related to medical marijuana.

If we want to go forward with putting an ordinance on the books (see attached ordinance draft that I created along with a copy of what Grandview adopted earlier this year), then we also need to consider increasing the Community Development's departmental budget later this year to include additional staff to handle the workload. Otherwise, if we add the ordinance with no additional staff, we will open ourselves up for litigation.

Pertaining to medical marijuana, tackling this section of the municipal code together with rental regulations will save us time in the long run, and we can take care of everything with one fell swoop from the get-go. Residential zoning will be impacted by some of the provisions of growing marijuana plants at not only the single-family, but also the multi-family level should be taken into consideration with regulations.

Thank you for your time and consideration.

Alderman Ryan Myers

CITY OF GRANDVIEW

BILL NO. 7381

ORDINANCE NO. 7129

AN ORDINANCE AMENDING ARTICLE XII (RESIDENTIAL RENTAL PROPERTIES) OF CHAPTER 6 OF THE CODE OF LAWS OF THE CITY OF GRANDVIEW, MISSOURI, TO ESTABLISH A PROGRAM FOR INSPECTION OF RESIDENTIAL RENTAL AND NON-OWNER OCCUPIED PROPERTIES.

WHEREAS, Article XII (Residential Rental Properties) of Chapter 6 Buildings of the Code of Laws (“Code”) of the City of Grandview, Missouri (“City”) requires that owners of residential rental and non-occupied properties register their properties with the City; and

WHEREAS, the Board of Aldermen of the City (“Board”) deems it to be in the best interest of the City to amend Article XII of Chapter 6 of the Code to require that residential rental and non-occupied properties be inspected upon change of occupancy; and

WHEREAS, the Board conducted public hearings on November 27 , 2018 and January 8, 2019 to allow members of the public, including owners and tenants of residential rental and non-occupied properties, to testify regarding the proposed inspection program; and

WHEREAS, after considering the testimony taken at the public hearings, the Board finds that establishment of the inspection program will protect the public health, safety and general welfare of both residents of residential rental and non-occupied properties as well as the public at large.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF GRANDVIEW, MISSOURI, AS FOLLOWS:

Section 1. Article XII, Chapter 6 of the Code of Laws Amended. Ord. No 6252, Sections 1 through 7, and subsequent amendments thereto, codified as Article XII (Residential Rental Properties) of Chapter 6 Buildings of the Code of Laws (“Code”) of the City of Grandview, Missouri, is hereby amended in its entirety to read as follows:

ARTICLE XII - RESIDENTIAL RENTAL AND NON-OWNER OCCUPIED PROPERTIES

Sec. 6-101. - Purpose.

It is the purpose and intent of the board of aldermen, through the adoption of this article, to:

- (1) establish a residential rental and non-owner occupied property registration program as a mechanism to communicate with owners of residential rental and

non-owner occupied properties in the City for all purposes, including building Code enforcement; and

- (2) protect the public health, safety, and general welfare of residents of residential rental and non-owner occupied properties in the City by establishing minimum standards for residential rental and non-owner occupied properties; and
- (3) provide mechanisms for the enforcement and administration of the Code of Laws of the City to ensure that the above purposes are accomplished.

Sec. 6-102. – Savings Clause.

If any section, subsection, paragraph, sentence, clause or phrase of this article should be declared invalid for any reason whatsoever, the remaining portions of this article shall remain in full force and effect. The provisions of this article are not intended to replace or modify standards otherwise established in the Code of Laws or elsewhere for the construction, replacement or repair of buildings unless such standards are in conflict with the provisions of this article. In any case where a provision of this article is found to be in conflict with a provision of any zoning, building, fire, safety or health ordinance or Code of the City existing on the effective date of this article, the provision which establishes the higher standard for the promotion and protection of the safety and health of the people shall prevail. It is not the intention of this article to require reconstruction or replacement of existing facilities or structures in sound condition of repair in order to meet specific requirements of any of the above-mentioned Codes unless there is an existing or probable health or safety hazard to the occupants or any residents of the City.

Sec. 6-103. - Definitions.

For purposes of this article, certain words and phrases are defined as follows:

The City: the City of Grandview, Missouri.

Director: the director of community development of the City or his designee.

Dwelling: Any building or portion thereof containing one (1) or more dwelling units, but not including motels, hotels, rooming or boarding houses, institutions, or convalescent or nursing homes.

Dwelling unit: A building or portion of a building which is exclusively arranged, occupied, or intended to be occupied as living quarters for one family; a separate, independent living quarter consisting of one or more connected rooms with permanently installed bathroom and kitchen facilities.

Enforcement official: The official designated herein or otherwise charged with the responsibilities of administering this article or his authorized representatives.

Interior maintenance standards: Standards of maintenance of the inside elements of dwelling units only where the owner does not reside.

Local or locally: within forty-five (45) road/driving miles distance from the City's corporate limits.

Local agent: an adult person residing locally or maintaining a local business office and designated by the owner(s) of a residential rental and non-owner occupied property for purposes of accepting notice, service of process, or other communication from the City on behalf of the owner(s) and for otherwise ensuring compliance with the requirements of this article.

Minimum standards: The least quality admissible by this article.

Non-owner occupied: the property/dwelling is used by the owner as their primary address for less than six (6) months during the calendar year.

Occupant: Any person living and sleeping in a dwelling unit or having actual possession of said dwelling or rooming unit with permission of the owner.

Owner: any person, agent, operator, entity, firm or corporation having any legal or equitable interest in the property; or recorded in official records of the state, county or municipality as holding an interest or title to the property; or otherwise having possession or control of the property, including guardian of the estate of any such person, and the executor or administrator of the estate of such person if ordered to take possession of real property by a court, whether or not such interest is recorded in the Jackson County, Missouri, recorder's office.

Person: A corporation, firm, partnership, association, organization and any other group acting as a unit as well as any individual. It shall also include an executor, administrator, trustee, receiver or other representative appointed according to law. Whenever the word "person" is used in any section of this article prescribing a penalty or fine, as to partnerships or associations, the word shall include the partners or members thereof, and as to corporations, shall include the officers, agents or members thereof who are responsible for any violation of such section.

Premises: A lot, plot or parcel of land or any part thereof, including the buildings or structures thereon.

Public nuisance: Includes the following:

- (1) The physical condition or use of any premises regarded as a public nuisance at common law; or
- (2) Any physical condition, use or occupancy of any premises or its appurtenances, considered an attractive nuisance to children, including but not limited to abandoned wells, swimming pools, shafts, basements, excavations, unsafe fences or structures, etc.; or
- (3) Any premises designated as unsafe for human habitation or use; or
- (4) Any premises which are manifestly capable of being a fire hazard, or are manifestly unsafe or unsecure as to endanger life, limb or property; or
- (5) Any premises which are unsanitary, or which are littered with rubbish or garbage, or which have an uncontrolled growth of weeds; or
- (6) Any structure or building that is in a state of dilapidation, deterioration or decay; faulty construction; open, vacant or abandoned; damaged by fire to the extent as to not provide shelter, in danger of collapse or failure and is dangerous to anyone on or near the premises; or
- (7) Any other condition defined as a nuisance in the Grandview Code of Laws.

Repair: To restore to a sound and acceptable state of operation, serviceability. Repairs shall be expected to last approximately as long as would be the replacement by new items.

Replace: To remove an existing item or portion of a system and to construct or install a new item of similar or improved quality as the existing item when new. Replacement will ordinarily take place when the item is beyond repair.

Residential rental and non-owner occupied property: any contiguous real property situated in the City, under one (1) ownership, improved with one (1) or more buildings, each containing one (1) or more dwelling units, which are non-owner occupied, including premises rented or leased to the residential occupants thereof. This includes any real property being offered for sale, trade, transfer or exchange as "residential" whether or not it is legally permitted or zoned for such use.

Substandard: All structures which do not conform to the minimum standards established by this article or any other ordinance.

Workmanlike: Whenever the words "workmanlike state of maintenance and repair" or "workmanlike state of manner" are used in this Code, they shall mean that such maintenance and repair shall be made in a reasonably skillful manner.

Sec. 6-104. - Registration of residential rental and non-owner occupied properties.

- (a) *Registration.* The owner or owners of any residential rental and non-owner occupied property located within the City shall register such property with the City on or before December 31, 2018. The director shall make registration forms available immediately. Failure of any owner to register before December 31, 2018, shall constitute a violation of this article.
- (b) *Properties.* An owner or owners submitting a residential rental and non-owner occupied property registration form may list multiple noncontiguous residential rental and non-owner occupied properties in the City under the same ownership on one (1) registration form.
- (c) *Duration.* Registrations required by this article shall be valid until December 31 of the registration year. Registrations submitted during 2018 shall be valid until December 31, 2019.
- (d) *Registration due date.* Beginning on January 1, 2020, and every succeeding year thereafter, all owners of residential rental and non-owner occupied property in the City shall submit the required registration form(s) to the City no later than December 31 of the previous year. Failure of any owner to register on or before December 31 shall constitute a violation of this article and penalties as defined by this article will be assessed.
- (e) *Required information.* In addition to any other information that the director may in his discretion require, all registrations required by this article shall contain the full legal name(s) of the owner or owners, the direct street/office mailing address of the owner(s) (no P.O. boxes), a phone number/fax number/cell phone and e-mail address (if applicable) for the owner(s), and any local property management companies responsible for maintenance of any of the residential rental and non-owner occupied properties listed on the registration form.
- (f) *Authorized agent.* If no registering owner resides locally or maintains a local business office, the owner(s) of all registered properties shall be required on the registration form to designate a local agent and to provide the following information for the local agent: full legal name(s), a direct street/office mailing address (no P.O. boxes), and a phone number/fax number/cell phone and e-mail address (if applicable).
- (e) *Registration changes.* Any owner(s) that has registered one (1) or more residential rental and non-owner occupied properties under this article must report any change of information provided on any submitted registration form within thirty (30) days of the change, including a change in ownership of any listed residential rental property.

Sec. 6-105. - Registration fees.

Each annual residential rental and non-owner occupied property registration form submitted to the City shall be accompanied by a nonrefundable annual fee. The City shall assess registration fees based on the following schedule:

- One (1) to fifty (50) dwelling units: Twelve dollars (\$12.00) per dwelling unit.
- Fifty-one (51) to one hundred (100) dwelling units: Six hundred dollars (\$600.00), or eleven dollars (\$11.00) per dwelling unit, whichever amount is more.
- One hundred one (101) to one hundred fifty (150) dwelling units: One thousand one hundred dollars (\$1,100.00), or ten dollars (\$10.00) per dwelling unit, whichever amount is more.
- One hundred fifty-one (151) to two hundred (200) dwelling units: One thousand five hundred dollars (\$1,500.00), or nine dollars (\$9.00) per dwelling unit, whichever amount is more.
- Two hundred one (201) or more dwelling units: One thousand eight hundred dollars (\$1,800.00), or eight dollars (\$8.00) per dwelling unit, whichever amount is more.

Registration fees are non-transferrable. Any change of ownership of residential rental and non-owner occupied property shall be required to register within 30 days. Failure of any owner to register on or before the 30th day of possession shall constitute a violation of this article and penalties as defined by this article will be assessed.

Sec. 6-106. Retroactive Application; landlord-tenant relations.

- (a) *Applicability.* All residential rental and non-owner occupied properties shall conform to the requirements of this article irrespective of when such building or premises was constructed, altered or repaired. Nothing in this article shall be construed to require existing buildings or premises to comply with the requirements of the current building Code, electrical Code, plumbing Code, or mechanical Code; provided, however, that, after the effective date of this ordinance, repairing, reconditioning or remodeling of existing buildings shall be completed as required by this article. All residential rental and non-owner occupied properties shall meet Minimum Standards for Buildings (Grandview Code of Ordinances, Chapter 6, Article VIII “Minimum Standards for Buildings”).

- (b) *Landlord-tenant relations.* Nothing in this article or its enforcement shall be construed in any way to affect landlord-tenant relations nor shall relieve the tenant of any implied contractual obligations with the landlord. Further, should the enforcement official order the maintenance or repair of an element of a structure, the property owner shall not remove said element unless the enforcement official has first determined that the removal of said element would not increase the rate of deterioration of said structure.

Sec. 6-107. - Maintenance requirements.

Residential rental and non-owner occupied properties shall be maintained, both internally and externally, in compliance with all federal, state and local laws and regulations, including, but not limited to Chapter 6, Chapter 14 and Chapter 16 of the Code of Laws of the City. Adherence to this section does not relieve the owner(s) or local agent of any obligations set forth in any covenants, conditions, restrictions or homeowners' association rules and regulations that may apply to the residential rental and non-owner occupied property.

Sec. 6-108. Minimum Standards for Buildings.

- (a) *Standards.* Rental and non-owner occupied properties shall meet the minimum standards for buildings (Grandview Code of Ordinances, Chapter 6, Article VIII "Minimum Standards for Buildings") or any additional standards required by the building official and/or his designated representatives.
- (b) *Supplemental standards.* The provisions of Chapter 6, Article VIII "Minimum Standards for Buildings" of the Code of Laws shall be supplemented by the 2012 International Property Maintenance Code. In the event of a conflict between this article, Article VIII, and the 2012 International Property Maintenance Code, the provisions of this article shall prevail.

Sec. 6-109. Inspections; certification; enforcement.

- (a) *Enforcement official.* For purposes of this article, the enforcement official shall be the building official and/or his designated representatives, whose duty and responsibility it shall be to enforce the provisions of this article.
- (b) *Inspection(s).* All residential rental and non-owner occupied properties are required to be inspected by the enforcement official when a change in occupancy of the residential rental and non-owner occupied properties occurs. Upon successful completion of inspection, the City will issue a residential rental and non-owner occupied inspection certificate. The initial inspection and first reinspection, if applicable, shall not be assessed a fee. The owner shall be assessed a hundred dollar (\$100.00) fee for each subsequent reinspection required to clear a violation.

- (c) *Certificate(s)*. A residential rental and non-owner occupied inspection certificate fee of twenty dollars (\$20) must be paid prior to receiving the residential rental and non-owner occupied inspection certificate. Residential rental and non-owner occupied inspection certificates shall be provided to the property owner or their agent by the enforcement official. Certificates shall not be issued until compliance with this article has been confirmed by the enforcement official and all applicable fees have been paid.
- (d) *Conditional certificate(s)*. A conditional residential rental and non-owner occupied inspection certificate may be issued by the enforcement official if, in his judgment, any deficiencies in structures covered by this article would not seriously endanger the health or safety of the occupants, a signed affidavit stating that the owner will correct deficiencies within a specified time and thus bring the structure into compliance with the provisions of this article, and payment of a twenty dollar (\$20) certificate fee. The prospective occupant may occupy the dwelling unit while repairs are being made with a signed agreement prior to occupying the property allowing any needed reinspection(s). At such time and within the period covered by the affidavit, if the dwelling complies with all provisions of this article, a residential rental and non-owner occupied inspection certificate be will issued as provided above.
- (e) *Permit duration*. Residential rental and non-owner occupied inspection certificate(s) shall be issued for a twelve (12) month period. Once issued, such permits shall be reapplied for with any new occupancy of the residential rental and non-owner occupied property. As a condition of renewal, said owner or his agent shall permit the enforcement official to inspect the property.
- (f) *Reoccupancy of permitted unit(s)*. Immediately upon and after receipt of notice pursuant to Section 6-109 (c), it shall be illegal for the owner or his agent to allow reoccupancy of the subject dwelling unit until a residential rental and non-owner occupied inspection certificate is issued pursuant to this section.
- (g) *Additional cause for inspection(s)*. Inspections may be initiated by the enforcement official under the following circumstances:
- (1) Where there is extensive deterioration of a building or dwelling; or
 - (2) When, on the basis of a complaint or personal observation, the enforcement official reasonably suspects that a building or dwelling has Code violations; or
 - (3) Where an inspection of a residential rental and non-owner property is required in conjunction with an improvement for which a permit has been

issued, the enforcement official is authorized to make further inspection to determine whether such dwelling unit conforms to the requirements of this article. Such inspection is subject to the consent of the owner unless an administrative search warrant is obtained.

- (h) *Scheduling inspection(s)*. Property owners or an authorized agent shall contact the City to schedule inspections between periods of occupancy.
- (i) *Non-inspected certificate(s)*. Properties will be inspected within four (4) days of a requested inspection with a signed lease. If the City is unable to complete an inspection within four (4) days, the City will issue a non-inspected residential rental and non-owner occupied inspection certificate. Owners are required to inform residents that the property was not inspected and the tenant may request a complete inspection within 15 days of the lease move in date. Inspection fees defined in this article will be assessed.

A non-inspected residential rental and non-owner occupied inspection certificate fee of twenty dollars (\$20) must be paid prior to receiving the non-inspected residential rental and/or non-owner occupied inspection certificate.

- (j) *Access for purposes of inspections*. The enforcement official shall make or cause to be made inspections to determine the condition of all structures and premises governed by this article. The enforcement official may enter any structure or premises at any reasonable time for the purpose of performing his duties under this article, when given permission by the owner, occupant, operator, or person in charge of the structure or premises. In the event the owner, operator, occupant or person in charge shall refuse access to any structure or premises, the enforcement official may make application to the judge of the municipal court for an administrative search warrant.
- (k) *Noncompliance with article; notice to be given*. Whenever the enforcement official finds evidence of a violation of any provisions of this article, he shall declare a Code violation and give notice of same to the person or persons responsible hereunder. Such notice shall be in writing and shall include a statement of each of the provisions of this article being violated together with a statement of the corrective action required to cure such violation. Such notice shall specify that the owner or his agent has the right to appeal the decision of the enforcement official to the Construction Code Appeals Board within thirty (30) calendar days. Such notice shall be served by delivering a copy to the owner, occupant, lessee, mortgagee, agent and all other persons having an interest in such building as shown by the land records of the County Recorder of Jackson County, or, if any such person cannot be found, by placing a copy of the notice in the U.S. mail to the address of record, or if same cannot be delivered, by posting a copy of such notice in a conspicuous place in or

about the building affected by the notice. The notice shall be deemed served on the date mailed, or ten (10) days after posting as herein provided.

- (l) *Remedy of defects.* The owner of any building shall remedy the conditions specified in such notice prior to occupancy of the residential rental and non-owner property. The owner of any building shall remedy any common area conditions specified in such notice within the time designated by the enforcement official; however, the enforcement official may, at his discretion, extend the time for compliance with any such notice, with written request from the owner.

- (m) *Reinspection.* When the owner notifies the enforcement official that the defects have been brought into compliance, the enforcement official shall reinspect the building, dwelling, or accessory structure and its premises, taking particular notice whether the violations previously noted have been brought into compliance and whether any hazardous conditions have come into existence in the time which has elapsed since the first inspection. If the property is found to be in compliance and appropriate fees have been paid, the owner or his agent shall be given a notice of residential rental and non-owner occupied inspection certificate. If defects still exist, the owner or his agent shall be given a written listing such defects.

- (n) *Hearing; appeal.* Upon an owner's written request or the request of the enforcement official for an administrative hearing, the enforcement official shall notify the Construction Code Appeals Board, which shall call and have an administrative hearing upon the matter within twenty-one (21) days, giving written notice of the time, place and purpose of the hearing. If the hearing request is made by an owner, the written request shall be accompanied by a one-hundred-fifty dollar (\$150.00) appeal filing fee. At the hearing, any party may be represented by counsel, and all parties shall have an opportunity to be heard. A record shall be made of the hearing, witnesses shall be sworn, and the parties or their attorneys shall be allowed to cross examine opposing witnesses. After the hearing, if the evidence supports a finding that the building or structure violates the Code or is detrimental to the health or safety of any residents of the City, the Construction Code Appeals Board shall issue a written order making specific findings of fact and conclusions of law, based upon competent and substantial evidence, which shows the building or structure to be in violation of this article or to be detrimental to health or safety of any residents of the City, and ordering the building or structure to be repaired. If the evidence does not support a finding that the building or structure is a Code violation or detrimental to the health or safety of any residents of the City, no order shall be issued. Notice of any post-hearing orders shall be given in the same manner as notice of a noncompliance. The decision of the Construction Code Appeals Board may be appealed by a party aggrieved thereby to the Circuit Court of Jackson County pursuant to Chapter 546 of the Revised Missouri Statutes as a contested case.

(o) *Performance of work by City; special tax bill.* If any order of the enforcement official is not obeyed and the Construction Code Appeals Board has held a hearing as provided for in Code Section 6-113(g) and no appeal of the decision of the Construction Code Appeals Board has been filed as provided for in Code Section 6-62(i), then the enforcement official may cause the building or structure to be repaired as provided for in the post-hearing order. Prior to the commencement of such action to repair said building or structure, the enforcement official shall provide a minimum thirty (30) day notice by delivering copies to the owner, occupant, lessee, mortgagee, agent and all other persons having an interest in such building as shown by the land records of the County Recorder of Jackson County of the intent of the City of Grandview to cause the order of the Construction Code Appeals Board to be carried out and work to be done under the jurisdiction of the City. Once completed, the enforcement official shall certify the notice of Code violation and the cost for such repair to the finance director who shall cause a special tax bill therefore against the property to be prepared, filed and collected. Such tax bill, if not paid within thirty (30) days of its issuance, shall bear interest at the rate of eight (8) per cent per annum. At the request of the taxpayer, the bill may be paid in equal installments over a period of not more than three (3) years with approval of the board of aldermen upon determination by the board of an economic hardship. The tax bill shall be a lien on the property from the date the tax bill is delinquent until paid and shall bear interest at the maximum rate that the law will allow until paid.

Sec. 6-110. Landlord/tenant guide.

Landlord/tenant guide. Owners and agents of rented or leased dwelling units shall deliver to their tenants within sixty (60) days after the effective date of this ordinance and upon each subsequent change of occupancy thereafter, a Missouri Landlord-Tenant Law pamphlet provided by the State of Missouri Attorney General. For each guide delivered, the owner or agent shall obtain a receipt from each such tenant. Such receipts shall be available for inspection and copying by the enforcement official upon request at any reasonable time.

Sec. 6-111. Prosecution of violation.

Prosecution. In case any owner is found to be violating any provision of this ordinance by the enforcement official, he may issue a general ordinance summons for appearance in municipal court to answer for the Code violation. In addition, he may request the City attorney to institute an appropriate action or proceeding at law against the person or firm responsible for the failure to comply:

- (1) To enjoin the occupation of the rental unit not in compliance with the provisions of this article; and
- (2) To enforce the penalty provision of this article.

Sec. 6-112. - Penalties.

- (a) *Owner violation.* Any owner found to be violating any provision of this article shall be punished by a fine of not less than \$50.00, but not more than \$500.00 or by imprisonment of not more than 90 days or by both such fine and imprisonment.
- (b) *Additional penalties.* Every day that a violation continues shall be considered a separate offense, for which the violator may be arrested, tried and convicted without the necessity of further notice.
- (c) *Penalties.* Whenever the penalty is to be a fine or a fine and imprisonment, the fine shall be no less than the following minimum amounts:
 - (1) First violation \$50.00
 - (2) Second violation\$200.00
 - (3) Third violation \$300.00
 - (4) Fourth violation \$400.00
 - (5) Fifth violation and subsequent violations \$500.00

In determining the applicable minimum fine, an offense shall be considered a recurring offense only if the defendant has previously pleaded, or been found guilty of, violating the same minimum standards at the same location.

Sec. 6-113. Utility Company Notification.

Notification. For any month when there is a change of user of residential rate electric service within the City, Kansas City Power and Light shall notify the Chief Building Official of the changes, indicating the address and apartment number or unit number in whose name the service is connected or billed.

Section 2. Effective Date. This ordinance shall be in full force and effect from and after its passage.

Passed this 22nd day of January 2019.

Approved this 22nd day of January 2019.

LEONARD D.JONES, JR., MAYOR

ATTEST:

BECKY SCHIMMEL, CITY CLERK

Approved as to Form and Legality:

JOSEPH S. GALL, CITY ATTORNEY

MINIMUM HOUSING STANDARDS

Purpose

The purpose of this article is to protect the public health, safety and general welfare of the people in the city in all residential dwellings, including:

- (1) To protect the character and stability of residential areas.
- (2) To correct and prevent housing conditions that adversely affect or are likely to adversely affect the life, safety, general welfare and health, including the physical, mental and social well-being of persons occupying dwellings.
- (3) To provide minimum standards for cooking, heating, and sanitary equipment necessary to health and safety.
- (4) To prevent the overcrowding of dwellings by providing minimum space standards per occupant for each dwelling unit.
- (5) To provide minimum standards for the maintenance of existing residential buildings and to thus prevent slums and blight.
- (6) In addition to the requirements of this article all the city codes and ordinances shall apply. With respect to rental disputes, except as otherwise specifically provided by this article, it is not the intention of the City of Raytown to intrude upon contractual relationships between tenant and landlord. The Board of Aldermen does not intend to intervene as an advocate of either party, nor to act as an arbitrator, nor to be receptive to complaints from tenant or landlord which are not specially and clearly relevant to the provision of this article. In the absence of such relevancy with regard to rental disputes, it is intended that the contracting parties exercise such legal sanctions as are available to them without the intervention of city government.

Applicability

Every building and its premises used in whole or in part as a dwelling or as an accessory structure thereof, for a single family or person, and every building used in whole or in part as a dwelling of two or more persons of families living in a separate unit shall conform to the requirements of this article, irrespective of when such building may have been constructed, altered, or repaired. This establishes minimum standards for erected dwelling units, accessory structures and related premises.

Definitions

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Approved means complying with all applicable city ordinances.

Building or structure means a roofed and walled structure built for use as a dwelling and shall be construed as though followed by the words "or any part thereof."

Duplex means a building containing two dwelling units.

Dwelling means a building, or portion thereof, designed or used predominantly for residential occupancy of a continued nature, including one-family dwellings, two-family dwellings, and multiple-family dwellings, but not including hotels or motels. The term "dwelling" shall be construed as though followed by the words "or any part thereof."

Dwelling unit means a single residential accommodation which is arranged, designed, used, or if vacant, intended for use exclusively as a domicile for one-family. Where a private garage is structurally attached, it shall be considered as part of the building in which the dwelling unit is located. The term "dwelling unit" shall be construed as though followed by the words "or any part thereof."

Existing structure means existing prior to the date of the adoption of this article.

Family (*any of the following definitions shall apply*) means a person occupying the dwelling.

Flush water closet means a toilet bowl flushed with water with a water sealed trap.

Garbage means putrescible animal and vegetable wastes resulting from the handling, preparation, cooking and consumption of food.

Habitable building means any building or part thereof that meets minimum standards for use as a home or place of abode by one or more persons.

Habitable room means a room or enclosed floor space used or intended to be used for living, sleeping, cooking, or eating purposes, excluding bathrooms, water closet compartments, laundries, furnace rooms, utility rooms of less than 50 square feet of floor space, foyers, communicating corridors, stairways, closets, storage space, and workshops, hobby and recreation areas in parts of the structure below ground level or in attics.

Heated water means water heated to a temperature of not more than 120 degrees Fahrenheit measured at faucet outlet.

Inspector means employees of the city including employees from code enforcement, fire, police or any other employee authorized to act as an inspector by the city fire department.

Kitchen means a space which contains a sink with counter working space, adequate space for installing cooking and refrigeration equipment, and adequate space for the storage of cooking utensils.

Multiple-family dwelling means a dwelling or portion thereof containing three or more dwelling units.

Occupant means any person, including owner or operator, living, sleeping, cooking or eating in a dwelling unit.

Operator means the owner or his agent who has charge, care, control, or management of a building, or part thereof, in which dwelling units or rooming units are let.

Owner means any person, partnership, firm or corporation who, along jointly or severally with others, shall be in actual possession of, or have charge, care or control of, any dwelling or dwelling unit within the city as owner, employee or agent of the owner, or as trustee or guardian of the estate or person of the title holder. Any such person representing the actual owner shall be bound to comply with the provisions of this article to the same extent as the owner.

Permissible occupancy means the maximum number of persons permitted by state law or city ordinance to reside in a dwelling unit or rooming unit.

Plumbing means all following supplied facilities and equipment in a dwelling: gas pipes, gas burning equipment, water pipes, steam pipes, waste pipes, water closet, sinks, lavatories, bathtubs, shower baths, catch basins, and drains, together with all connections to water, sewer and gas lines.

Premises means a platted lot or part thereof or unplatted parcel of land, either occupied or unoccupied by any dwelling or non-dwelling structure, including such building, accessory structure or other structure thereon. The term "premises" shall be construed as though followed by the words "or any part thereof."

Public hall means a hall, corridor or passageway for providing egress from the dwelling unit to a public way and not within the exclusive control of one family.

Refuse means all putrescible and non-putrescible waste solids including garbage and rubbish.

Rental or **rented dwelling** or *dwelling unit* means a dwelling or dwelling unit let or intended to be let for rent or lease.

Repair means to restore to a sound and acceptable state of operation, serviceability or appearance.

Rodent harborage means any place where rodents and similar pests can live, nest or seek shelter.

Rooming unit means any room or group of rooms forming a single habitable unit used or intended to be used for living and sleeping, but not for cooking and eating purposes.

Rubbish means non-putrescible solid wastes consisting of both combustible and noncombustible wastes, such as paper, cardboard, tin cans, grass and shrubbery clippings, wood, glass, brick, plaster, bedding, crockery and similar materials.

Safety means the condition of being reasonably free from danger and hazards which may cause accidents or disease.

Substandard dwelling means any dwelling which does not conform to the minimum standards established by this chapter.

Supplied means paid for, furnished by, provided by or under the control of the owner, operator or agent of a dwelling.

Nuisance, injunction.

Any violation of this article is declared to be a nuisance. In addition to any other relief provided by this article, the city attorney may apply to a court of competent jurisdiction for an injunction to prohibit the continuation of any violation of this article. Such application for relief may include seeking a temporary restraining order, temporary injunction or permanent injunction.

Penalty

Any person violating the property maintenance section of this article shall be fined for a first offense \$75.00, second offense \$125.00 and third offense \$250.00 and a separate offense shall be committed on each day during or on which a violation occurs or continues after the time specified for completion has expired.

Dwelling permit required, fee.

The following requirements shall apply to permits:

- (1) No person shall occupy a dwelling without first obtaining a permit as required by this section. A permit must be renewed on change of occupancy but not more frequently than once per year.
- (2) Occupancy permit applications shall be made to the **Finance Department?** Each applicant shall provide the name and address of this applicant. If the applicant is a corporation, the application shall name the registered agent. The applicant shall provide the address and apartment number, if any.
- (3) The inspector shall inspect each unit before a permit is issued.
- (4) If the dwelling unit to be covered by the permit has been inspected and it does not appear that any violation of this article or of any other applicable state law or city ordinance exists, the inspector shall issue the permit.
- (5) City water for the dwelling shall not be turned on until this water infrastructure and all others referred to herein are inspected and approved by the city inspector. **Can we do this since Raytown Water isn't owned by the city?**
- (6) All City water and City sewer bills must be current, paid, and in good standing before the inspector shall issue the permit. **Can we do this since Raytown Water isn't owned by the city?**

Minimum standards

No owner or other person shall occupy or let to another person for occupancy any dwelling, dwelling unit or rooming unit unless it and the premises are clean, sanitary, fit for human occupancy, and comply with all applicable legal requirements of the state and the city, including the following requirements:

- (1) **Maintenance of shared or public areas.** Every owner of a dwelling containing two or more dwelling units shall maintain in a clean and sanitary condition the shared or public areas of the dwelling and premises thereof provided; however, a tenant may assume that responsibility.
- (2) **Maintenance of occupied areas.** Every occupancy of a dwelling, dwelling unit or rooming unit shall maintain in a clean and sanitary condition that part or those parts of the dwelling and premises thereof that he occupies and controls.

- (3) **Maintenance of yards.** Outside storage for dwelling units or rooming houses shall be limited to equipment and materials for the care and maintenance of lawns and gardens, except as specifically provided in city zoning regulations. The owner shall be responsible for all property maintenance, including lawn care, unless specifically noted in any agreement, in which case a copy of the agreement which includes the name, address and phone number of the responsible party is provided and on file with the code community development director.
- (4) **Pest extermination.** Every owner of a dwelling shall be responsible for the extermination of insects, vermin and rodents on the premises. No occupant of a dwelling or dwelling unit shall accumulate rubbish, boxes, lumber, scrap metal or any other materials in such manner that may provide a rodent harborage in or about any dwelling or dwelling unit. Stored materials shall be stacked neatly and safely.
- (5) **Sanitary fixtures and appliances.** Every occupant of a dwelling unit shall keep all supplied fixtures and facilities therein in a clean and sanitary condition and shall be responsible for the exercise of reasonable care in the proper use and operation thereof.
- (6) **Minimum exterior lighting.** The owner of a multiple-family dwelling shall be responsible for providing and maintaining effective illumination near the entrances of the dwelling.
- (7) **Minimum standards for basis equipment and facilities.**
- a. No person shall occupy as owner, occupant, or let to another for occupancy any dwelling or dwelling unit, for living, sleeping, cooking or eating therein, which does not comply with the requirements set forth in subsection (7)b of this section:
 - b. Every dwelling unit shall have a space in which food may be prepared and cooked, which shall have adequate circulation area and which shall be equipped with the following:
 - i. A kitchen sink in good working condition, connected to an approved water supply including hot and cold water and also connected to an approved sewer system.
 - ii. Cabinets or shelves, for the storage of eating, drinking and cooking equipment and utensils.
 - iii. Adequate space and hook-ups shall be provided for a stove, or similar device for cooking food and a refrigerator, or similar device.
- (8) **Toilet facilities.** Within every dwelling unit there shall be a room which affords privacy to anyone within the room and which is supplied with a flush toilet in good working condition, connected to an approved water and sewer system.

- (9) **Lavatory sink.** Within every dwelling there shall be a lavatory sink. The sink may be in the same room with the flush toilet or if located in another room, the sink shall be placed in close proximity to the door leading directly into the room containing the flush toilet. The lavatory sink shall be connected to an approved water system with both hot and cold water and also connected to an approved sewer system.
- (10) **Bathtub or shower.** Within every dwelling unit there shall be a room which affords privacy to a person within the room and which is equipped with a bathtub or shower in good working condition. The tub or shower can be in the same room with the flush toilet or in another room, shall be properly connected to an approved water system with hot and cold water and connected to an approved sewer system.
- (11) **Egress.** Every dwelling unit in a one- or two-story building shall have at least one means of egress leading to a safe and open space at ground level. Every dwelling unit in a three-story or taller building shall have immediate access to two or more means of egress leading to a safe and open space at ground level.
- (12) **Handrails.** Structurally sound handrails shall be provided on any steps containing four risers or more. If steps are not enclosed, handrails with vertical posts spaced no greater than four inches apart shall be provided. Porches, decks and balconies located more than 30 inches from ground level or floor below shall have approved handrails 34 inches and not more than 38 inches. Stairs, balconies and porches exceeding 30 inches from ground level or lower floor, shall have a protective guard railing 36 inches in height, and if unenclosed vertical posts shall be spaced no greater than six inches apart. Alternate systems providing at least the same degree of protection shall be acceptable.
- (13) **Access.** Access to or egress from each dwelling unit shall be provided without passing through any other dwelling or dwelling unit.
- (14) **Door locks.** No owner shall occupy or let to be occupied any dwelling or dwelling unit unless all exterior doors of the dwelling or dwelling unit are equipped with safe, functioning locking devices.
- (15) **Ventilation.** Every habitable room shall have a means of affording adequate ventilation.
- (16) **Other room ventilation.** Every bathroom and water closet compartment and every laundry and utility room shall have adequate ventilation.
- (17) **Electric service, outlets and fixtures.** Every dwelling unit and all public and common areas shall be supplied with electric service, over current protection devices, electric fixtures which are properly installed, which shall be maintained in safe working conditions, and shall be energized by an approved source of electric power and in compliance with the applicable city ordinances and state law. The minimum capacity of the electric service and the minimum number of electric outlets and fixtures shall be as follows:

- a. Buildings containing one or more dwelling units shall have at least 100-amp service or feeder per dwelling unit. Main service to multifamily buildings shall have sufficient capacity to carry the load as computed in accordance with city ordinances. Structures that have less than 100 amps and want an alternative to upgrading the system may require a load calculation to be completed by a licensed electrician. The calculation will take into consideration the size of the structure, number of circuits and number of appliances to be used in the structure. If the calculation shows the 60-amp box to be adequate, no further work is required. If the 60-amp box is not adequate, upgrades must be completed prior to occupancy.
- b. Internal wiring and outlets in single or multifamily dwellings shall conform to the following:
 - i. Every dwelling should have adequate duplex outlets.
 - ii. At least one duplex receptacle on a separate appliance circuit in the kitchen. If there is a kitchen counter, such receptacle shall be accessible to the counter. In new structures or renovated existing structures, GFCI outlets are required.
 - iii. At least one duplex receptacle on a separate circuit for laundry. Multifamily buildings may have a common laundry area with duplex receptacles on separate circuits that are not overloaded.
 - iv. Every habitable room with 120 square feet of habitable floor space or less shall be provided with two separate wall type electric convenience outlets and an additional outlet for each 80 square feet or fraction thereof of habitable floor space. Required outlets shall, insofar as possible, be spaced equal distances apart. One ceiling type or wall type light fixture controlled by a remote switch may be supplied in lieu of one required electric convenience outlet in each habitable room.
- c. The bathrooms in all new construction or the renovation of an existing structure shall have at least one ground fault interrupter receptacle. This receptacle may be in a wall light if readily necessary.
- d. All hazardous wiring shall be repaired or removed. This includes hazardous wiring to and in garages and other accessory buildings. The inspector may order hazardous electrical installations repaired or removed.
- e. Every public hall and stairway in a multiple-family dwelling shall be adequately lighted by natural or electric lights at all times, to provide effective illumination in all parts thereof.

- f. Alternate methods may be used where the equivalent objectives can be achieved while maintaining effective safety.
- (18) **Minimal thermal standards.** No person shall occupy as owner or occupant, or let to another for occupancy, any dwelling or dwelling unit, for living therein, which does not have heating facilities which are properly installed, and which are maintained in a safe condition, and which are capable of adequately heating all habitable rooms in every dwelling unit at a temperature of at least 68 degrees Fahrenheit at a distance of three feet above the floor level and three feet from any exterior wall at an outside temperature of 25 degrees Fahrenheit. Gas or electric appliances previously designed for cooking or water heating purposes, shall not be considered as heating facilities under this section. Portable heating equipment using flame and liquid fuel does not meet the requirements of this section. No owner or occupant shall operate or use any space heater or wood-burning stove or fireplace that does not comply with all applicable city ordinances.
- (19) **Windows and door.** Every window and exterior door shall be substantially tight and shall be kept in sound condition and repair. All windows capable of being opened must have screens that are reasonably well-maintained and do not allow for infestation of pests.
- (20) **Infestation.** Every dwelling and accessory structure and the premises upon which it is located shall be kept free from insect and rodent infestation. The owner of any structure shall be responsible for extermination prior to renting or leasing the structure. The occupant of a one-family dwelling shall be responsible for extermination on the premises. The owner of a structure containing two or more dwelling units shall be responsible for extermination in the public or shared areas of the structure and exterior property. Building defects, which permit the entrance of rats, mice, termites and other vermin shall be corrected immediately by the owner.
- (21) **Safe buildings.** Every foundation, roof, floor, exterior wall, interior wall, ceiling, inside and outside stairways, every porch, balcony and every attachment thereto, shall be safe to use and capable of supporting loads that may be anticipated to be placed on them in normal use.
- (22) **Facilities to function.** Every supplied facility and every piece of equipment or utility and every chimney and flue shall be installed and shall be maintained so that it works effectively and safely.
- (23) **One family per dwelling unit.** No more than one family, except for temporary guests, shall occupy a dwelling unit.
- (24) **Occupancy of sleeping rooms.** In every dwelling unit, every room occupied for sleeping purposes shall have a minimum floor area of 70 square feet and every bedroom occupied by more than one person shall contain at least 50 square feet for each occupant thereof.

- (25) **Smoke detector.** All buildings which fall under this article shall be provided with a minimum of one approved single-station smoke detector in the sleeping area, one outside the sleeping area, and on each habitable floor. When activated, the smoke detector shall provide an alarm suitable to warn the occupants within the individual room or unit.
- (26) **Service valve.** Each dwelling shall be provided with an accessible water main shutoff valve near the entrance of the water service. The valve shall be of a full-open type having nominal restriction to flow, with provision for drainage such as bleed orifice or installation of a separate drain valve.

Enforcement and inspection authority

- (1) The inspector shall enforce the provisions of this article and is thereby authorized to make inspections on a scheduled basis or when reason exists to believe that violations of this article have been or are being committed.
- (2) Inspection access. If any owner, occupant or other person in charge of a dwelling or a dwelling unit fails or refuses to permit free access and entry to the structure or premises under his control for any inspection pursuant to this article the inspector may deny the occupancy permit application.

Notice of violation

Whenever the inspector determines that any dwelling, dwelling unit or rooming unit, on the premises surrounding any of these fails to meet the requirements set forth in this article, he shall issue a notice setting forth the alleged failure and advising the owner, occupant, operator or agent that such failure must be corrected. This notice shall:

- (1) Be in writing;
- (2) Set forth the alleged violations of this article;
- (3) Describe the dwelling, dwelling unit or rooming unit or other premises where the violations are alleged to exist or to have been committed;
- (4) Provide a reasonable time, not to exceed 30 days, for the correction of any alleged violations including shut-off of water service; and
- (5) Be served on the owner, occupant, operator or agent of the dwelling, dwelling unit, or rooming unit personally, or by certified mail, addressed to the last known place of residence of the owner, operator or agent. If upon a diligent effort to locate the owner, occupant, operator or agent, none can be found, notice may be posted on or near the dwelling, dwelling unit, rooming unit, or premises described in this notice.

Complaints

All complaints shall be made to the City Director of Community Development.

Appeal

Any person aggrieved by any decision of the City Director of Community Development may appeal the decision to the City Director of Community Development. No formalities shall be required, but a written note or letter shall be provided by the person making the appeal, informing the department of the action taken and the change requested.

Occupancy Permits

Required

- (1) It shall be unlawful for any person, firm or corporation to conduct or operate or cause to be occupied either **as lessor**, agent, or manager within the city any residential units used for human habitation without having first obtained a permit to do so as provided in this article. A unit is a family occupancy, or a sleeping room of a facility, a boarding house, or a dwelling. This article shall not apply to hospitals, nursing homes or other dwellings used for human habitation which offer or provide medical or nursing services or hotels, motels and dormitories if such units are subject to other city, state or federal licensing or regulations concerning the safety of the users, patients or tenants, or where owned and inspected by the city housing authority.
- (2) The permit so issued shall state that the condition of the premises and its proposed occupation complies with all of the provisions of this chapter as far as can be determined by a visual inspection of the premises and a review of the records.

Application

Prior to occupying any dwelling unit, the owner of such dwelling shall make written application to the City Finance Department for a permit for such use on a form to be supplied by the city and containing such information as necessary to administer and enforce the provisions of, and to ensure compliance with, the provisions of this article, and the housing code in its entirety. In addition, the legal owner of record of each rental unit, as hereinbefore stated, constructed after the effective date of the ordinance from which this article is derived shall make written application to the City Finance Department for a permit as herein provided and receive a satisfactory rating for the property prior to any occupancy.

Issuance of permit

- (1) Upon completion of the inspection of the building, if the inspector finds the requirements of the city construction codes and zoning regulations have been met, a permit certifying such facts shall be issued. If the inspector finds that the requirements of city construction codes and zoning regulations have not been met, a written denial specifying the defects shall be transmitted to the applicant.
- (2) When a permit has been denied, expired, suspended or revoked, no further rental and occupancy of dwelling units then vacant shall be permitted until a permit has been issued. The units within a structure which are in compliance with the housing code requirements may continue to be occupied if units in other portions of the structure which do not comply, do not create hazards to the health and safety of the persons in the occupied units.

Renewal of permit

After the initial inspection a permit shall be required on the next change of occupancy or ownership but in no case sooner than 12 months.

Availability

Permits issued under this section shall be produced on the request of an owner or agenda and shall be available at reasonable times for inspection by an authorized inspector of the building.

Permit and inspection

- (1) At the time of application for the permit or for permit renewal by this section, a fee shall be collected for the appropriate permit fee and inspection fee in accordance with the city fee schedule. Fee TBD.
- (2) Permit fees shall be tendered with application for the first issuance of permit and thereafter on an annual basis or change of occupancy or ownership, except for a bed and breakfast which shall be on an annual basis.
- (3) If a permit is denied or suspended, the permit and inspection fee is non-refundable. The first re-inspection is free of charge. All subsequent re-inspections shall be subject to a fee in the amount provided in the city fee schedule.

Reports to city council

As part of the monthly and annual reports the City Community Development Department shall report to the city council on the results of this program.

Penalty

Any person violating section XXXXX the change of occupancy without a permit provision, may be fined a maximum of \$250.00 and a separate offense shall be deemed committed on each day during or on which a violation occurs or continues after the time specified for completion has expired.

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