

MINUTES
RAYTOWN BOARD OF ALDERMEN
MAY 17, 2016
REGULAR SESSION No. 27
RAYTOWN CITY HALL
10000 EAST 59TH STREET
RAYTOWN, MISSOURI 64133

OPENING SESSION
7:00 P.M.

Mayor Michael McDonough called the May 17, 2016 Board of Aldermen meeting to order at 7:00 p.m. Raytown Color Guard presented the flags and Father Sean McCaffery provided the invocation and led the pledge of allegiance.

Roll Call

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

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

Proclamations and Presentations

Mayor Michael McDonough presented the Raytown Police staff a proclamation recognizing National Police Week.

Public Comments

Phillip Cangesser addressed the Board about code violations in his neighborhood.

Communication from the Mayor

Mayor McDonough reported that the Raytown Night at the Royals was a success.

Communication from the City Administrator

Mahesh Sharma, City Administrator, announced that the Raytown EMS Blood Drive was scheduled for May 18, 2016. People should contact EMS at 737-6030 for more information.

Mr. Sharma reported that the Missouri Municipal League was scheduled to host a conference for elected officials in the near future. Those who would like to attend the conference should contact the City Clerk's office.

Mr. Sharma announced that City Hall's personnel policy manual was scheduled to go before the Finance Committee on June 7, 2016 and was scheduled for Board review on June 21, 2016.

Committee Reports

Alderman Teeman announced that Movies in the Park were scheduled to start May 20, 2016 at Kenagy Park.

Alderman Teeman reported that tennis lessons for youth and adults were scheduled to start the first week in June.

Alderman Teeman announced that the Annual Fishing Derby at Kenagy Park was scheduled for June 4, 2016 and Kid's Day at Kenagy Park was scheduled for June 16, 2016.

Alderman Josh Greene announced the Finance Committee was scheduled to meet June 7, 2016 at 6:00 p.m.

Alderman Josh Greene announced that Crane Brewery opened up their tap room to the public. He urged residents to stop by and visit the business.

Alderman Black announced that River of Refuge was scheduled to have a ribbon cutting ceremony on June 2, 2016 at 11:30 a.m. and Open House at 5:00 p.m.

Alderman Mock reported that the Municipal Committee met on May 17, 2016 and that the Raytown Arts & Music Festival was scheduled for August 27, 2016 at Kenagy Park.

Alderman Emerson announced that the Human Relations Commission was scheduled to meet May 19, 2016 at 8:00 p.m.

Alderman Emerson urged residents to visit the Raytown Area Chamber of Commerce's website to find out about different events going on in the City.

Alderman Meyers congratulated Raytown Seniors who were graduating.

LEGISLATIVE SESSION

1. **CONSENT AGENDA**

All matters listed under the Consent Agenda are considered to be routine by the Board of Aldermen and will be enacted by one motion without separate discussion or debate. The Mayor or a member of the Board of Aldermen may request that any item be removed from the consent agenda. If there is no objection by the remaining members of the board, such item will be removed from the consent agenda and considered separately. If there is an objection, the item may only be removed by a motion and vote of the board.

Approval of the Regular May 3, 2016 Board of Aldermen meeting minutes.

Alderman Black, seconded by Alderman Emerson, made a motion to approve the consent agenda. The motion was approved by a vote of 10-0.

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

Nays: None

REGULAR AGENDA

2. Public Hearing: A public hearing to consider Rezoning property located at 6812 & 6816 Hunter Avenue.

2a. **FIRST READING: Bill No. 6410-16, Section XIII. AN ORDINANCE GRANTING A CHANGE IN ZONING FROM HIGHWAY CORRIDOR COMMERCIAL DISTRICT (HC) TO LOW DENSITY RESIDENTIAL (R-1) ON LAND LOCATED AT 6812 AND 6816 HUNTER AVENUE IN RAYTOWN, MISSOURI.** Point of Contact: John Benson, Development & Public Affairs Director.

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

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

Scott Peterson, Development & Public Affairs Permit Technician and applicant, Vicki Dunham, provided the Staff Report and remained available for discussion.

Mayor McDonough opened the floor for public comment; there were none.

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

Discussion included whether a clerical error had been made when plats were originally filed, how far applicant had to travel to get to Raytown and the original purpose/use of the property.

Alderman Meyers, seconded by Alderman Van Buskirk made a motion to suspend the rules. The motion was approved by a vote of 10-0.

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

SECOND READING: Bill No. 6410-16, Section XIII. AN ORDINANCE GRANTING A CHANGE IN ZONING FROM HIGHWAY CORRIDOR COMMERCIAL DISTRICT (HC) TO LOW DENSITY RESIDENTIAL (R-1) ON LAND LOCATED AT 6812 AND 6816 HUNTER AVENUE IN RAYTOWN, MISSOURI. Point of Contact: John Benson, Development & Public Affairs Director

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

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

Scott Peterson, Development & Public Affairs Permit Technician, provided an update of the Staff Report and remained available for discussion.

Mayor McDonough re-opened the floor for public comment; there were none.

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

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

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

It became ORDINANCE NO: 5546-16

3. Public Hearing: A public hearing to consider a Conditional Use Permit on property located at 6218 Arlington.

3a. **FIRST READING: Bill No. 6411-16, Section XIII. AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT SUBJECT TO CERTAIN CONDITIONS TO ALLOW A TOW LOT AT 6218 ARLINGTON AVENUE IN RAYTOWN, MISSOURI. Point of Contact: John Benson, Development & Public Affairs Director.**

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

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

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

Mayor McDonough opened the floor for public comment;

Laura Brant addressed the Board regarding property maintenance issues.

Tim Dunbar addressed the Board regarding property maintenance issues.

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

Discussion included how long the applicant has operated his tow company, location of applicant's current tow lot, number of cars currently located at the site, fencing for the property, security measures applicant intends to use for the tow lot, estimated number of cars applicant would have at the lot at any given time, entrance to the

property, estimated time frame of how long a car would stay at the lot once towed, if owner of the property had been informed about the recommendations from Planning & Zoning, if the applicant had a contract with the property owner.

Alderman Van Buskirk, seconded by Alderman Moore made a motion to require owner to add fencing on the east side of the property. The motion was approved by a vote of 9-1.

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

Alderman Moore, seconded by Alderman Mock made a motion to continue to a date certain of June 7, 2016. The motion was approved by a vote of 10-0.

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

Mayor Mike McDonough called for break at 8:20 p.m. and meeting reconvened at 8:26 p.m.

4. Public Hearing: A public hearing to consider a conditional use permit on property located at 6709 Raytown Road.

4a. **FIRST READING: Bill No. 6412-16, Section XIII. AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT SUBJECT TO CERTAIN CONDITIONS TO ALLOW A FUELING STATION AT 6709 RAYTOWN ROAD IN RAYTOWN, MISSOURI.** Point of Contact: John Benson, Development & Public Affairs Director.

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

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

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

Mayor McDonough opened the floor for public comment;

Carol Hinsley spoke against the fueling station.

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

Discussion included limiting the number of fueling stations in the City, if the applicant could still build a convenience store if fueling station was denied, why the applicant was not present at the meeting, the aesthetic look of the store/fueling station, possible grading issues, location of existing entrance to the property, operating hours of proposed business and current condition of the building.

Alderman Josh Greene, seconded by Alderman Mock made a motion to continue to a date certain of June 7, 2016. The motion was approved by a vote of 9-1.

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

5. **FIRST READING: Bill No. 6413-16, Section III-A-9: AN ORDINANCE APPROVING THE FINAL PLAT OF VISHNANI SUBDIVISION, A SUBDIVISION IN THE CITY OF RAYTOWN, JACKSON COUNTY, MISSOURI.** Point of Contact: John Benson, Development & Public Affairs Director.

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

John Benson, Development & Public Affairs Director, presented an overview of the Staff Report and remained available for questions.

There was no discussion.

6. **R-2868-16: A RESOLUTION** AUTHORIZING AND APPROVING AN AGREEMENT BY AND BETWEEN THE CITY OF RAYTOWN, MISSOURI AND ALLEN, GIBBS & HOULIK FOR ACCOUNTING SERVICES IN AN AMOUNT NOT TO EXCEED \$50,000.00 FOR FISCAL YEAR 2015-2016. Point of Contact: Mark Loughry, Finance Director.

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

Mark Loughry, Finance Director, provided the Staff Report and remained available for discussion.

There was no discussion.

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

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

Nays: None

7. **R-2869-16: A RESOLUTION AUTHORIZING** AND APPROVING AN AGREEMENT WITH INDEPENDENT SALT COMPANY FOR THE PURCHASE OF SALT FOR THE PURPOSE OF TREATING ROADS AND BRIDGES IN INCLEMENT WEATHER. Point of Contact: Kati Horner Gonzalez, Acting Director of Public Works.

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

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

Discussion included the amount of salt the City currently has, how much salt the City used last year, how much the City paid for salt the previous year and if the City would continue to get a price break if more salt was needed.

Alderman Mock, seconded by Alderman Josh Greene made a motion to adopt. The motion was approved by a vote of 10-0.

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

Nays: None

8. **R-2870-16: A RESOLUTION** AUTHORIZING AND APPROVING AN AGREEMENT WITH WIEDENMANN, INC. FOR AN EMERGENCY REPAIR PROJECT TO THE SANITARY SEWER MAIN LOCATED AT THE INTERSECTION OF 82ND STREET AND HARVARD AVENUE IN AN AMOUNT NOT TO EXCEED \$14,285.00. Point of Contact: Kati Horner Gonzalez, Acting Director of Public Works.

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

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

Discussion included when the inspection was performed, if there had been backups at the location before and how much money was left for emergency projects.

Alderman Jason Greene, seconded by Alderman Black made a motion to adopt. The motion was approved by a vote of 10-0.

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

9. **R-2871-16: A RESOLUTION** AUTHORIZING AND APPROVING AN AGREEMENT WITH WIEDENMANN, INC. FOR AN EMERGENCY REPAIR PROJECT TO THE SANITARY SEWER MAIN LOCATED NEAR 11605 62nd TERRACE IN AN AMOUNT NOT TO EXCEED \$13,702.00. Point of Contact: Kati Horner Gonzalez, Acting Director of Public Works.

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

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

Discussion included whether or not the City would be responsible for fixing landscaping after the project was complete.

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

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

10. **R-2872-16: A RESOLUTION** AUTHORIZING AND APPROVING AN AGREEMENT WITH WIEDENMANN, INC. FOR AN EMERGENCY REPAIR PROJECT TO THE SANITARY SEWER MAIN LOCATED NEAR 8310 STERLING AVENUE IN AN AMOUNT NOT TO EXCEED \$12,945.00. Point of Contact: Kati Horner Gonzalez, Acting Director of Public Works.

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

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

Alderman Mock, seconded by Alderman Teeman made a motion to adopt. The motion was approved by a vote of 10-0.

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

11. **R-2873-16: A RESOLUTION** AUTHORIZING THE EXPENDITURE OF FUNDS WITH NATIONAL STREETSCAPE INC. FOR THE DOWNTOWN STREETSCAPE PROJECT FOR \$1,157,679.57 AND AUTHORIZING CHANGE ORDER NO. 1 IN THE AMOUNT OF \$50,000.00 FOR A TOTAL PROJECT AMOUNT NOT TO EXCEED \$1,207,679.57. Point of Contact: Kati Horner Gonzalez, Acting Director of Public Works.

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

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

Discussion included why the change order was needed, if the amount of the change order included contingencies for future project changes, providing a progress report of what has been done and complaints about the project.

Alderman Emerson, seconded by Alderman Josh Greene made a motion to adopt. The motion was approved by a vote of 10-0.

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

12. SECOND READING: Bill No. 6409-16, Section III-A-9: AN ORDINANCE PROVIDING FOR SUBMISSION OF A PROPOSAL TO DISCONTINUE APPLICATION AND COLLECTION OF THE LOCAL SALES TAX ON THE TITLING OF MOTOR VEHICLES, TRAILERS, BOATS, AND OUTBOARD MOTORS THAT WERE PURCHASED FROM A SOURCE OTHER THAN A LICENSED MISSOURI DEALER TO THE QUALIFIED VOTERS OF THE CITY FOR THEIR APPROVAL AT THE PRIMARY ELECTION CALLED AND TO BE HELD IN THE CITY ON AUGUST 2, 2016. Point of Contact: Teresa Henry, City Clerk.

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

Mark Loughry, Finance Director, presented an updated overview of the Staff Report and remained available for questions.

Discussion included ballot language, marketing campaigns, and extension by the Governor.

Alderman Jason Greene, seconded by Alderman Josh Greene, made a motion to adopt. The motion was approved by a vote of 10-0.

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

It became **ORDINANCE NO.: 5545-16.**

DISCUSSION ITEM

13. Gasoline Tax, Mark Loughry, Finance Director

Alderman Meyers provided information regarding how the tax could be utilized as an alternative revenue source for transportation which could potentially free up money for storm water projects. Alderman Meyers estimated that the tax would be .01-.02 cents.

Alderman Van Buskirk believed that the City should find alternative revenue resources through business development and not through taxes.

Alderman Josh Greene spoke about the importance to develop other creative ideas to generate revenue for City projects.

Alderman Jason Greene questioned how much people would be taxed and discussed the State's future involvement with a similar tax.

Alderman Moore suggested that the City look into applying storm water fees to commercial properties as a possible way in gain revenue for funding projects.

ADJOURNMENT

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

The meeting adjourned at 10:08 p.m.

Teresa M. Henry MRCC
City Clerk