

TENTATIVE AGENDA
RAYTOWN BOARD OF ALDERMEN
AUGUST 20, 2019
REGULAR SESSION No. 9
RAYTOWN CITY HALL
10000 EAST 59TH STREET
RAYTOWN, MISSOURI 64133
7:00 P.M.

OPENING SESSION

Invocation/Pledge of Allegiance
Roll Call

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 August 6, 2019 Board of Aldermen meeting minutes.

NEW BUSINESS

2. Public Hearing: A public hearing to consider a Conditional Use Permit for property located at 9100 E. 350 Highway.
 - 2a. **SECOND READING: Bill No. 6508-19, Section XIII. AN ORDINANCE APPROVING A CONDITIONAL USE PERMIT FOR MOHAMED ALSIYOUHI TO OPERATE A VEHICLE REPAIR (LIMITED) USE AT 9100 E. 350 HIGHWAY IN THE CITY OF RAYTOWN, JACKSON COUNTY, MISSOURI.** Point of Contact: Ray Haydaripoor, Community Development Director.
3. **FIRST READING: Bill No. 6511-19, Section III-A-9: AN ORDINANCE REPEALING ORDINANCE NO. 5603-19 AND ENACTING A NEW ORDINANCE AUTHORIZING AND APPROVING SUBMISSION AT THE SPECIAL ELECTION TO BE HELD NOVEMBER 5, 2019 TO THE QUALIFIED VOTERS OF THE CITY OF RAYTOWN, MISSOURI, THE QUESTION OF WHETHER THE CITY SHALL CONTINUE TO IMPOSE A SALES TAX IN THE AMOUNT OF ONE-EIGHTH (1/8) OF ONE PERCENT FOR THE PURPOSE OF FUNDING LOCAL PARKS/STORM WATER CONTROL WITHIN THE CITY FOR A TERM OF FIVE (5) YEARS AND IMPOSING SUCH TAX IF APPROVED BY A MAJORITY OF THE QUALIFIED VOTERS VOTING THEREON.** Point of Contact: Damon Hodges, City Administrator Director.
4. **FIRST READING: Bill No. 6512-19, Section XXI-E-8: AN ORDINANCE AMENDING CHAPTER 44, UTILITIES; ARTICLE III; SEWERS, DIVISION 3; SERVICES CHARGES, SECTION 44-154 AND REPEALING SECTION 44-154(b) OF THE CODE OF ORDINANCES OF THE CITY OF RAYTOWN, MISSOURI.** Point of Contact: Russ Petry, Finance Director.

ADJOURNMENT

**DRAFT
MINUTES
RAYTOWN BOARD OF ALDERMEN
AUGUST 6, 2019
REGULAR SESSION NO. 8
RAYTOWN CITY HALL
10000 EAST 59TH STREET
RAYTOWN, MISSOURI 64133
7:00 P.M.**

OPENING SESSION

Mayor Michael McDonough called the August 6, 2019 Board of Aldermen meeting to order at 7:03 p.m. and Timmy Hensel of River Church provided the invocation and led the pledge of allegiance.

Roll

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

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

Absent: Alderman Frank Hunt

Public Comments

Comments were made by:

Tony Jacob, 10201 E 64 Street, Raytown, MO

Robbie Tubbs, 7405 Willow, Raytown, MO

Dawn Thomas, 8105 Elm, Raytown, MO

Steve Meyers, 7804 Woodson, Raytown, MO

Vicki Turnbow, 5909 Raytown Trafficway, Raytown, MO

Alderman Bonnaye Mims

Communication from the Mayor

Mayor McDonough spoke on recent events and City business.

Communication from the City Administrator

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

Committee Reports

Comments were made by Aldermen Greene, Myers, Emerson, Bill Van Buskirk, Walters, Mims.

Communication from the Mayor, continued

Mayor McDonough shared further comments on recent events and City business.

Committee Reports, continued

Comments were made by Alderman Mary Jane Van Buskirk and Alderman Bill Van Buskirk.

1. CONSENT AGENDA

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

Approval of the Regular July 16, 2019 Board of Aldermen meeting minutes.

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

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

Nays: None

Absent: Alderman Hunt

NEW BUSINESS

2. Public Hearing: A public hearing to consider a Conditional Use Permit for property located at 9100 E. 350 Highway.

2a. **FIRST READING: Bill No. 6508-19, Section XIII. AN ORDINANCE APPROVING A CONDITIONAL USE PERMIT FOR MOHAMED ALSIYOUHI TO OPERATE A VEHICLE REPAIR (LIMITED) USE AT 9100 E. 350 HIGHWAY IN THE CITY OF RAYTOWN, JACKSON COUNTY, MISSOURI.** 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.

The property owner, Henry Machauf, was called to the lectern as a representative for the applicant.

Chris Gilbert, Planning & Zoning Coordinator, remained available for any discussion.

The ordinance was discussed.

Alderman Myers made a motion to continue to a date certain of August 20, 2019.

Discussion continued.

Alderman Greene seconded Alderman Myers' motion.

The conditions of the CUP were read into the record by Chris Gilbert, Planning & Zoning Coordinator.

Discussion continued.

The motion was approved by a vote of 9-0-1.

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

Nays: None

Absent: Alderman Hunt

3. Public Hearing: A public hearing to consider a Conditional Use Permit for property located at 5247 Woodson Road.

3a. **FIRST READING: Bill No. 6509-19, Section XIII. AN ORDINANCE APPROVING A CONDITIONAL USE PERMIT FOR BRYAN BOSLEY TO OPERATE A VEHICLE REPAIR (GENERAL) USE WITH LIMITED VEHICLE SALES AT 5247 WOODSON ROAD IN THE CITY OF RAYTOWN, JACKSON COUNTY, MISSOURI.** 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.

Chris Gilbert, Planning & Zoning Coordinator, remained available for any discussion.

The property owner, Tim Atchitty, was called to the lectern as a representative for the applicant.

The ordinance was discussed.

Alderman Myers, seconded by Alderman Mims, made a motion to continue to a date certain of August 20, 2019.

Discussion continued.

Tony Jacob provided comments at the lectern.

The conditions of the CUP were read into the record by Chris Gilbert, Planning & Zoning Coordinator.

Discussion continued.

Alderman Myers and Alderman Mims rescinded the motion to continue to a date certain of August 20, 2019.

Alderman Myers, seconded by Alderman Mims, made a motion to suspend the rules and hold an immediate second reading. The motion was approved by a vote of 9-0-1.

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

Nays: None

Absent: Alderman Hunt

The public hearing remained open.

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

Mayor McDonough closed the public hearing.

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

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

Nays: None

Absent: Alderman Hunt

Became Ordinance 5609-19

Alderman Aziere left the dais at 8:33 p.m.

- 4. FIRST READING: Bill No. 6510-19, Section XIII. AN ORDINANCE** APPROVING THE "FINAL PLAT OF BRYWOOD CENTRE, SECOND PLAT" LOCATED GENERALLY IN THE NORTHWEST QUADRANT OF 63rd STREET AND BLUE RIDGE CUTOFF AND COMPRISING 25.6 ACRES, OF WHICH APPROXIMATELY 24 ACRES IS IN KANSAS CITY, MISSOURI, AND 1.5 ACRES IS IN THE CITY OF RAYTOWN, JACKSON COUNTY, MISSOURI. Point of Contact: Ray Haydaripoor, Community Development Director.

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

Chris Gilbert, Planning & Zoning Coordinator, remained available for any discussion.

Alderman Aziere returned to the dais at 8:36 p.m.

The conditions of the final plat were read into the record by Chris Gilbert, Planning & Zoning Coordinator.

Matt Eblin of McClure Engineering spoke as a representative for the applicant and provided comments on the project.

Alderman Bill Van Buskirk, seconded by Alderman Mims, made a motion to suspend the rules and hold an immediate second reading.

Discussion continued.

The motion was approved by a vote of 9-0-1.

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

Nays: None

Absent: Alderman Hunt

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

Mayor McDonough closed the public hearing.

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

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

Nays: None

Absent: Alderman Hunt

Became Ordinance 5610-19

- 5. R-3227-19: A RESOLUTION** AUTHORIZING AND APPROVING THE EXPENDITURE OF FUNDS FOR MICRO-SURFACING IN AN AMOUNT NOT TO EXCEED \$20,000.00 AND AMEND THE FISCAL YEAR 2018-2019 BUDGET. Point of Contact: Dave Turner, Parks and Recreation Director.

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

Dave Turner, Parks and Recreation Director, remained available for any discussion.

The resolution was discussed.

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

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

Nay: None

Absent: Alderman Hunt

6. **R-3228-19: A RESOLUTION** AUTHORIZING AND APPROVING THE CITY ADMINISTRATOR TO ENTER INTO AN AGREEMENT WITH YELLOW BLUE LED FOR SOLAR AND LED LIGHTING IN AN AMOUNT NOT TO EXCEED \$15,000.00 AND AMEND THE FISCAL YEAR 2018-2019 BUDGET. Point of Contact: Dave Turner, Parks and Recreation Director.

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

Dave Turner, Parks and Recreation Director, remained available for any discussion.

The resolution was discussed.

Alderman Mary Jane Van Buskirk, seconded by Alderman Mims, made a motion to adopt.

Discussion continued.

The motion was approved by a vote of 9-0-1.

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

Nays: None

Absent: Alderman Hunt

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

ADJOURNMENT

The meeting adjourned at 8:48 p.m.

Teresa M. Henry, MRCC
City Clerk

CITY OF RAYTOWN
Request for Board Action

Date: August 14, 2019

Bill No.: 6508-19

To: Mayor and Board of Aldermen

Section No.: XIII

From: Chris Gilbert, Planning & Zoning Coordinator

Department Head Approval: _____

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

City Administrator Approval: _____



Action Requested: Board of Aldermen consideration and approval of a Conditional Use Permit authorizing a Vehicle Repair (Limited) use at 9100 E. 350 Highway in a Highway Commercial (HC) zoning district.

Recommendation: Staff recommends approval as submitted. The Planning & Zoning Commission voted (7-0) to recommend approval of the Conditional Use Permit with all conditions as contained in the staff report.

Analysis: Mohamed Alsiyouhi, the applicant, has a lease agreement with the property owner, Henry Machauf, to operate a tire and minor auto repair shop in the former Auto Cool building which has been vacant since 2016. The 2-bay building was originally designed and built for minor automotive work in the 1960s or 1970s and the requested use would be consistent with the original purpose of the building and consistent with automotive work previously performed on the site. The building was continuously occupied by the most recent business, Auto Cool, from 1998 until 2016.

Several conditions of approval were attached to the Conditional Use by staff and concurred with by the Planning Commission relating to required property maintenance and upgrades to bring the property up to current code requirements. These conditions are stated in the attached Ordinance.

Alternatives: Alternatives to the recommendation of the Planning & Zoning Commission would be to approve, conditionally approve, or deny the Conditional Use Permit.

Budgetary Impact:

Not Applicable

Additional Reports Attached:

- Staff Report from July 11, 2019, Planning & Zoning Commission meeting.

AN ORDINANCE APPROVING A CONDITIONAL USE PERMIT FOR MOHAMED ALSIYOUHI TO OPERATE A VEHICLE REPAIR (LIMITED) USE AT 9100 E. 350 HIGHWAY IN THE CITY OF RAYTOWN, JACKSON COUNTY, MISSOURI

WHEREAS Application PZ-2019-03, submitted by Mohamed Alsiyouhi, and property owner Henry Machauf, of 9532 Russell, Overland Park, Kansas, for approval of a Conditional Use Permit for Vehicle Repair (Limited), for 9100 E. 350 Highway within a Highway Commercial (HC) Zone in the City of Raytown, Jackson County, Missouri, was referred to the Planning Commission; and

WHEREAS, the Planning Commission considered the application on April 4 and July 11, 2019, and by a vote of 7 in favor and 0 against rendered a report to the Board of Aldermen recommending that the Conditional Use Permit be approved; and

WHEREAS, the Board of Aldermen considered the application on August 6, 2019 and August 20, 2019, and finds and declares that the provisions hereinafter contained and enacted are in pursuance of and for the purpose of securing and promoting the public safety, health, and general welfare of persons in the City of Raytown and rendered a decision to approve the Conditional Use Permit.

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

SECTION 1 – APPROVAL OF CONDITIONAL USE PERMIT. That the Conditional Use Permit for Mohamed Alsiyouhi to operate a Vehicle Repair (Limited) business at 9100 E. 350 Highway, is hereby approved.

SECTION 2 – CONDITIONS OF APPROVAL. That the Conditional Use Permit for Mohamed Alsiyouhi to operate a Vehicle Repair (Limited) business at 9100 E. 350 Highway be approved subject to the following conditions as contained in the staff report and as amended and approved by the Planning Commission:

1. Parking lot and driveway throughout the property is in disrepair. It shall be repaired and then maintained in good condition at all times.
2. Parking lot shall be properly striped with 9 ft x 19.5 ft spaces for customers. Spaces shall include a single handicapped parking space accessible to the main entrance of the building that is 8 ft x 19.5 ft with an 8 ft x 19.5 ft striped unloading zone and shall have a pole sign in front of the space with the international symbol of accessibility and “van accessible” upon it.
3. Some areas on the sides and back of the building shall be scraped, primed, and painted and thenceforth maintained in good condition at all times.
4. Pieces of siding on the front of the building shall be replaced and maintained.
5. Windows are in poor condition and shall be replaced or repaired to acceptable condition.
6. Front entrance doors including the garage doors are in poor condition and shall be replaced or repaired to acceptable condition.

- 7. Tree growing from asphalt directly behind the building shall be removed.
- 8. Dumpster shall be screened from view of adjoining properties in the rear area of the lot using approved shrubbery or an enclosure constructed of materials consistent with the main building on the property.
- 9. If inoperable or unlicensed vehicles will be stored on the property, the asphalted storage area at the rear of the building shall be screened from view with an approved fence.
- 10. All signage shall be approved under separate permit.
- 11. No Certificate of Occupancy or Commercial Use Permit will be issued until all requirements of this section have been met. The property should not be occupied and used for private or public auto repair until the Commercial Use Permit and Business License to operate are issued.
- 12. Compliance with all applicable local, state and federal regulations, codes, ordinances, and laws.

SECTION 3 – REPEAL OF ORDINANCES IN CONFLICT. All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

SECTION 4 – 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 5 – 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 20th day of August, 2019.

Michael McDonough, Mayor

ATTEST:

Teresa M. Henry, City Clerk

Approved as to Form:

Jennifer M. Baird, City Attorney



Staff Report

Community Development
Planning and Development Services

PZ 2019-03

To: City of Raytown Planning and Zoning Commission

From: Chris Gilbert, Planning & Zoning Coordinator

Date: July 11, 2019

Re: Application for Conditional Use Permit (Continued from April 4, 2019)

CONDITIONAL USE PERMIT APPLICATION SUMMARY

Applicant: Mohamed Alsiyouhi

Property Owner: Henry and Bella Machauf

Property Location: 9100 E 350 Highway

Request: Conditional Use Permit approval of a tire repair and minor auto repair shop

Mohamed Alsiyouhi, on behalf of property owners Henry and Bella Machauf, is requesting Conditional Use Permit (CUP) approval for a tire repair and minor auto repair shop in a Highway Commercial (HC) zoning district. Per the city's land use table, vehicle repair shops are only conditionally approved in this zoning district. The applicant is not proposing any structural or site changes be made to the existing location.

The building previously ran a business licensed under "AUTO COOL" from 8/26/1998 to 6/30/2016. Since then, the structure has sat vacant.



Figure 1 – Street view of proposed auto shop

BACKGROUND

| | |
|----------------------------------|---|
| Property's Zoning Classification | Highway Commercial (HC) |
| Surrounding Properties' Zoning | Highway Commercial (HC) |
| Surrounding Overlay | Highway 350 Corridor |
| Surrounding Land Use | Commercial Businesses and Single Family Homes |
| Designated Future Land Use | Commercial |
| Ward | Ward 1 |
| Approximate Land Area | 0.39 acres |
| Roadway Classification | Expressway |

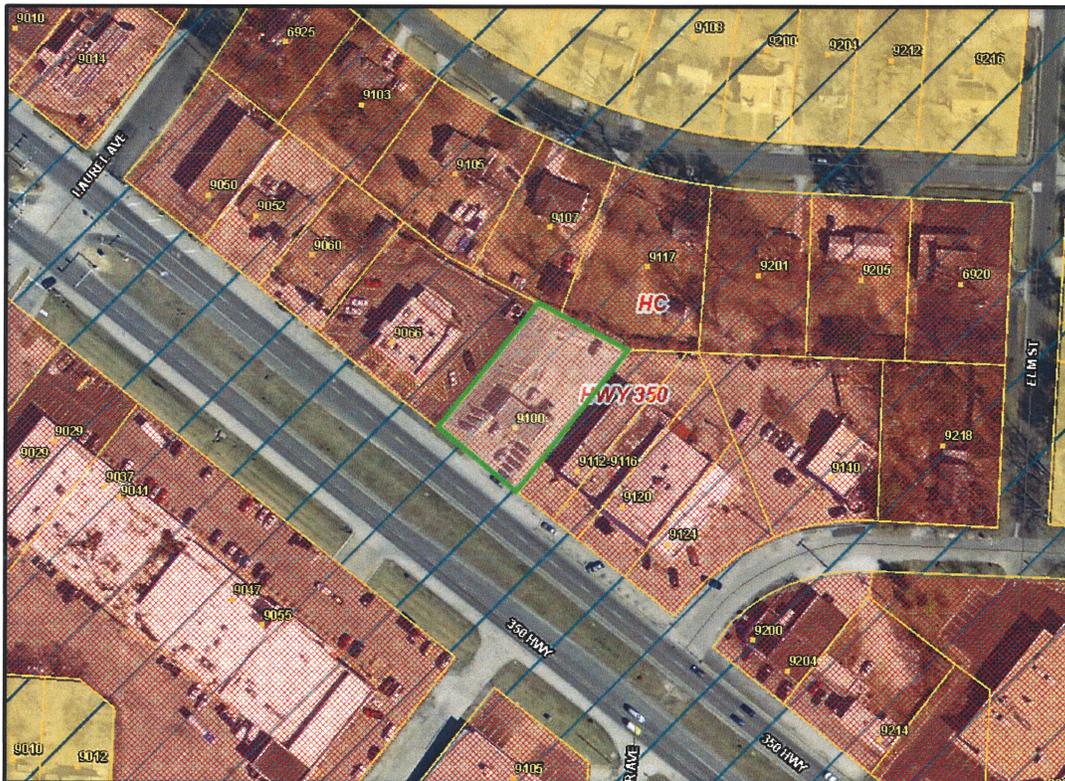


Figure 2 – Aerial view of proposed auto shop and surrounding zoning

SITE DESCRIPTION AND PRESENT USE

The building has sat vacant for approximately three years.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The structure faces 350 Highway, which is designated as an expressway by the City of Raytown. On the back side of the subject parcel, commercially zoned nonconforming homes adjoin the property. To the West of the structure, there is a fast food restaurant on the adjoining parcel (Arby's), and on the east, a variety of commercial businesses in a single long façade.



Staff Report

Community Development
Planning and Development Services

HISTORY

The building previously ran a business licensed under "AUTO COOL" from 8/26/1998 to 6/30/2016. Since then, the structure has sat vacant. The structure appears to have been built during the late 1960's / early 1970's but it is not clear what the use was prior to AUTO COOL.

PUBLIC COMMENTS

The public notice was published in *The Daily Record* on March 20, 2019, and again on June 26, 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 March 26, 2019. To date, the Community Development Department has received no letters/calls regarding this application other than from additional prospective users who were informed that an open application for a CUP was being processed by the Planning Commission. The property was posted with a Public Hearing Notice Sign on the property in March and again in June with an updated hearing date.

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.

1. Stability and integrity of the various zoning districts

The parcel and all adjacent lots are zoned Highway Commercial (HC). This zoning district is designed to accommodate commercial activities that draw business from, provide services to and would benefit from a location easily accessible to a highway or arterial street. The zoning of commercial property to this district shall be for the purpose of encouraging and requiring appropriate business development and redevelopment on a quality level generally equal to or exceeding that, which prevails in the city. It is the opinion of city staff that the proposed use would maintain the stability and integrity of the Highway Commercial zoning district.

2. Conservation of property values

An improvement to neighboring property values is expected based upon the conditions of approval in this staff report that would bring the property up to code and remove the blighted look that vacant buildings typically present. The applicant and the property owner will need to figure out the cost sharing for meeting these conditions. The main impact will be the return of a business to the structure, which will prevent further decline in the condition of the property.

3. Protection against fire and casualties

Staff believes having a new business occupant that provides ongoing maintenance will make the property less subject to vandalism and arson than it does now as a vacant building.

4. Observation of general police regulations

The proposed business will not violate any general police regulations.

5. Prevention of traffic congestion

The proposed business will not increase traffic congestion beyond what is normal for an auto repair shop.



Staff Report

Community Development
Planning and Development Services

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

The proposed business will not affect traffic safety nor the orderly parking of motor vehicles. As a repair shop, customer parking is minimal, but vehicle-awaiting-repair storage is more significant and can easily be addressed by the large asphalt storage area behind the building that may have to be screened if the applicant plans to leave unlicensed and inoperable vehicles sitting there visible to the street and adjacent properties.

7. Promotion of the safety of individuals and property

The proposed business will not affect the safety of individuals or property. To the contrary, an operating business will deter criminal activity that has a greater chance of occurring on vacant, abandoned properties.

8. Provision for adequate light and air

The proposed business will not affect the air quality of the area beyond what is normal for an automotive repair shop.

9. Prevention of overcrowding and excessive intensity of land uses

The proposed business will not affect the intensity of land uses in the area. It is an existing developed property and the proposed use is consistent with previous uses on the property.

10. Provision for public utilities and schools

The proposed business will not affect any public utilities or schools and could generate revenues that benefit the taxing entities including the school district.

11. Invasion by inappropriate uses

Staff does not view the proposed business as an inappropriate use at this location. Previous uses on the site and the building/site layout are both consistent with an auto repair business, of which there are many along 350 Highway.

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

The property on which the proposed business would be located is developed and will require site and/or building improvements to bring the property to code that are addressed in the conditions of approval. Requiring 350 Highway Corridor standards for a reuse of an existing structure will be extremely difficult to enforce as the site is not being modified, expanded, reconstructed, etc., so as such does not require application of such standards at the present time with this application.

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

As the property is a currently existing developed parcel with a structure designed specifically for automotive repair, the proposed business is consistent with overall planning principles.

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

The proposed business, if approved, will reoccupy a site that has been vacant for years, resulting in blight creeping into the 350 Highway Corridor. By reutilizing the property for what it is designed for and eliminating an unsightly vacant property situation, the proposed use will contribute to the orderly and proper renewal, development and growth of the City.



RECOMMENDATION

Staff recommends approval of Case No. PZ 2019-03 – Conditional Use Permit for a tire repair and minor auto repair shop to be located at 9100 E. 350 Highway based off the completion of the following conditions:

1. No Certificate of Occupancy will be issued until all requirements of this section have been met.
2. Compliance with all applicable local, state and federal regulations, codes, ordinances, and laws.
3. Parking lot and driveway throughout the property is in disrepair. It shall be repaired and then maintained in good condition at all times.
4. Some areas on the sides and back of the building need to be scraped, primed and repainted and maintained in good condition at all times.
5. Pieces of the siding on the front of the building need to be replaced and maintained.
6. Windows are in poor condition, and will need to be repaired to acceptable condition.
7. Front entrance doors including garage doors in poor condition, will need to be repaired to acceptable condition.
8. Tree growing from asphalt in the rear of property must be removed.
9. Dumpster needs to be screened from view of adjoining properties using approved shrubbery or an enclosure in the rear of the building.
10. If inoperable or unlicensed vehicles will be stored on the property, the asphalted storage area at the rear of the building will need to be screened from view.
11. Signage approved under separate permit.
12. Follow all applicable federal, state, and local laws, rules, regulations, and guidelines.

CITY OF RAYTOWN
PLANNING & ZONING COMMISSION
MINUTES

April 3, 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: | Absent | Emerson: | Present |
| Bettis: | Absent | Robinson: | Present | Frazier: | Present |
| Stock: | Absent | Dwight: | Present | Cochran: | Present |

3. Approval of March 7, 2019 Meeting Minutes

- a) Revisions – N/A
- b) Motion to approve – Mrs. Cochran
- c) Second – Mr. Frazier
- d) Additional Board Discussion – N/A
- e) Vote – Approve (5-0) – Mrs. Emerson abstained due to being absent from the meeting

4. Old Business - None

5. New Business

A. Case No.: PZ-2019-03

Applicant: Mohamed Alsiyouhi

Reason: Conditional Use Permit for a tire repair and minor auto repair shop

Introduction of Application by Chair (Mr. Wilson)

- 1. Explanation of any exparte' communication from Commission members regarding the application**
None
- 2. 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

3. Introduction of Application by Staff

Director of Community Development introduces the case by explaining that Mohamed Alsiyouhi is requesting Conditional Use Permit (CUP) approval for a tire repair and minor auto repair shop in a Highway Commercial (HC) zoning district. He states that per the city's land use table, vehicle repair shops are only conditionally approved in this zoning district. The applicant is not proposing any structural or site changes be made to the existing location. Mr. Haydaripoor states that the building previously ran a business licensed under "AUTO COOL" from 8/26/1998 to 6/30/2016. Since then, the structure has sat vacant.

Mr. Haydaripoor temporarily pauses the progress of the Planning and Zoning Commission meeting to wait for applicant, Mohamed Alsiyouhi to arrive to the hearing. In the meantime, Chairman Wilson hands the floor over to Assistant City Administrator, Missy Wilson for a brief announcement.

Mrs. Wilson announces that contrary to the April 2019 PZ agenda that states there would not be a May PZ Meeting because of no new applications, the Planning and Zoning Commission will host a forum to hear about the potential planning and zoning requirement for medical marijuana. Since Missouri voted in Amendment 2 last year, the rules and regulations on this subject have not been published yet. Mrs. Wilson states that these regulations are expected in June. She adds that communities across the state are already having public hearings on the matter to address zoning from a commercial and residential standpoint.

Mrs. Wilson states that on May 2 at 7:00pm the Division Director for Medical Marijuana from the Department of Housing and Senior Services come and make a presentation to the commission. The city's legal counsel has been working on the subject for multiple clients and will also provide information prior to and during the meeting. Mrs. Wilson states that with the short amount of time between the announcement of the state's rules and regulations and the time the city's zoning changes will need to be in effect, the Planning and Zoning will be discussing the subject in advance. Mrs. Wilson announces that the public will be notified of this meeting.

Mr. Wilson asks how the turnout has been at forums that Mrs. Wilson has attended so far. Mrs. Wilson states that the turnout has been good but that some questions that the public asks did not yet have answers by state representatives, but they plan to address these issues in the final rules and regulations that will be published. Mrs. Wilson states that she does not yet have a draft of these rules and regulations but will be sure to get the commissioners what she can prior to the May 3 meeting.

Mr. Frazier asks if there are any potential applicants in Raytown as of yet. Mrs. Wilson states that the city does not have this information as interested applicants have filed with the state. According to Mrs. Wilson, the state announced in March that they have received approximately 400-450 dispensary applications and that they will only issue 192 permits.

Mr. Wilson resumes the discussion on PZ Case 2019-03 as applicant, Mohamed Alsiyouhi has arrived at the hearing.

4. Presentation of Application by Applicant

Mr. Alsiyouhi appears at the podium and announces his name and address, 8819 Eastern Avenue, Kansas City, Missouri 64138. He states that he intends to reopen the business as the same use that it was previously. Mr. Alsiyouhi states that he is not changing anything in the store, just some simple remodeling. He states that he is proposing at the shop is tire repair and minor auto repair.

Mr. Wilson asks if Mr. Alsiyouhi was able to read the conditions for approval that city staff included as part of their recommendation to the commissioners. Mr. Alsiyouhi states that he is unfamiliar. Mr. Wilson states that city staff has recommended six items as part of the approval for his application this evening. He wants to make sure the applicant has read, understood and agrees to those conditions. Mr. Haydaripoor brings the applicant a copy of the staff report and shows him the six conditions for approval that staff has included.

Mr. Alsiyouhi states that he is accepting of the six conditions and will comply. He goes on to state that currently he runs a store with his friend and has not had any issues. He states that he is confident in his ability to follow the rules.

5. Additional Staff Comments and Recommendation

Mr. Haydaripoor states that staff recommends approval of Case No. PZ 2019-03 – Conditional Use Permit for a tire repair and minor auto repair shop to be located at 9100 E. 350 Highway based off the completion of the following conditions:

1. Parking lot and driveway throughout the property is in disrepair. It shall be repaired and then maintained in good condition at all times.
2. Some areas on the sides and back of the building need to be scraped, primed and repainted and maintained in good condition at all times.
3. Pieces of the siding on the front of the building need to be replaced and maintained.
4. Trash enclosure needs to be screened from view of adjoining properties.
5. No Certificate of Occupancy will be issued until all requirements of this section have been met.
6. Compliance with all applicable local, state and federal regulations, codes, ordinances, and laws.

Mr. Haydaripoor states that with that, he will be happy to answer any questions the commissioners may have.

6. Board Discussion

Mrs. Cochran asks if Mohamed owns the property. Mr. Haydaripoor responds with no, Mr. Alsiyouhi will lease the property. Mrs. Cochran then asks whose responsibility it would be to meet the conditions for approval – the property owner or the tenant. Mr. Haydaripoor states that it is typically the owner who makes the property changes to meet the conditions for approval but it would be between the property owner and the tenant to make the agreement.

Mrs. Dwight states that it is a concern that the property owner would need to agree to the monetary things that need to be done to the property. She also states that the parking lot on the East side of the drawing is paved by Arby's and the grass area is maintained by Arby's. She states that it looks like Arby's goes to the sidewalk. Mrs. Dwight wonders how that agreement came about. She mentions that the Planning and Zoning commission required Arby's to have a sidewalk.

Mr. Haydaripoor states that half of the Arby's parking lot belongs to the property in question tonight. He mentions that there was an agreement in the past between the property owners and Arby's that the restaurant would be able to utilize the parking.

Mrs. Dwight asks for clarification on how much time a business would have to be out of business which would require them to get a CUP again, as in the case tonight. Mr. Haydaripoor states that in the Highway Commercial zoning district, that this number is six months. Since the building was vacant for about three years, the CUP needs to be renewed.

Mr. Haydaripoor reiterates that the conditions listed on the staff report for approval are property maintenance issues. If extensive work is done to the exterior of the building (unlike the minor property maintenance work recommended by city staff), the property would then need to follow the Highway 350 Corridor Design Guidelines.

Mrs. Dwight asks what makes this case different from the R & R Auto shop that the planning commission approved previously. She was under the impression that Mr. Alsiyouhi's proposed property would also need to follow the Highway 350 Corridor Design Guidelines. Mr. Haydaripoor states that because the applicant is not requesting to remodel the entire building, it does not trigger the need to follow these design guidelines, add a sidewalk or similar tasks.

Mr. Wilson mentions that he did not have the oath of truthfulness applied this evening. City Attorney, Julian Hartner swears Mr. Alsiyouhi in.

Mr. Frazier asks if the planning and zoning commission can request that the property be updated to fit the Highway 350 Corridor Design Guidelines. Mr. Haydaripoor states that the commission does have that power. They can add or take away conditions that city staff has set forth. Mr. Frazier asks if city staff will approve the location of the trash enclosure. Mr. Haydaripoor says that the trash enclosure is required to be screened by shrubbery or an actual enclosure. Mr. Frazier states he visited the site and noticed the rear property line.

Mrs. Dwight asks if someone were to buy the property next door and start a new business after two or three years of vacancy, would they not need to follow the Highway 350 Corridor Design Guidelines. If the applicant were to request to make exterior renovations, it would trigger the need to follow the guidelines. Mr. Haydaripoor states that Mrs. Dwight's statement is true.

Mr. Wilson asks for additional comments from the commission. None appear.

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

- a. Motion – Mrs. Emerson motions to approve with the six conditions recommended by staff.
- b. Second – Mr. Robinson seconds the motion.
- c. Additional Board Discussion –
Mrs. Dwight is concerned with the Highway 350 Corridor Design Guidelines not applying to this site. She also wonders what city staff is meaning by maintaining the property in good condition. What would constitute as good condition. Mrs. Dwight wonders how the property will look in 20 or so years if the surrounding properties are required to follow the Guidelines and this one is not.

Mr. Wilson asks how long the Conditional Use Permit (CUP) would be good for. Mr. Haydaripoor states that staff did not set a time limit but is willing to hear the commissioners' opinions on the matter.

Mr. Wilson states that had the business not sat vacant, the case would not have come to the Planning Commission and it would have only been handled in the business licensing department. Mr. Wilson states that the changing over of tenants on the 350 Highway corridor happens frequently and that it is the commissioners responsibility to regulate this.

Mrs. Dwight brings up the Tint Zone property where the applicant agreed to the conditions of city staff, but the commission brought the property owner to the next meeting to get their official approval of the recommended approval conditions.

Mr. Alsiyouhi states that the property has been sitting vacant for three years and that if he were to be able to start his business, the property would not continue to decline as he will be up keeping it. He then states that he may not be able to do everything the commission is requesting, as it would be the property owner's responsibility. He says he would upkeep the property to the best of his ability. He says as he does not own the property, he will not speak on the property owner's behalf.

Mr. Wilson states that the commission is struggling with the fact of approval without hearing from the property owner.

Mrs. Cochran asks that even if the business does not get approved and begin in the property, city staff is now aware of these property maintenance violations and they would need to be resolved. Mr. Haydaripoor agrees with her statement. Mr. Haydaripoor states that staff provided Mr. Alsiyouhi with the packet including the six recommended conditions for approval. He is unsure if that was shared and/or discussed with the property owners.

Mr. Haydaripoor recommends that the commission may request a letter from the property owner agreeing to follow the six conditions. Mrs. Dwight mentions that if they approve the CUP tonight, there is no incentive to get the building up to code. If they were to require the property owner to make the changes then obtain the CUP. Several members of the commission state that they agree.

Mr. Frazier states that since they are discussing property maintenance issues, there should be a condition that the property owner needs to approve the recommendations. He states that overall, they should try and require making the property meet as many design guidelines as they can. Mr. Frazier states that whether or not they approve the CUP, the property owner should be getting a property maintenance violation letter in the mail soon. He suggests that the applicant and property owner get together to figure out which design guidelines they can meet and come back to the commission with that information.

Mr. Wilson states that with all of the talk, he would ask the commission to consider rescinding the motion and second for approval of the case and rather continue the case to the next meeting that is appropriate as determined by city staff.

Mrs. Emerson and Mr. Robinson rescind their motion and second.

Mr. Wilson states that Case PZ 2019-03 will be continued to the next available PZ meeting giving the applicant and property owner the chance to discuss the recommendations staff is recommending, costs and design guidelines they would be able to meet.

- d. Motion - Mr. Frazier motions to continue Case PZ 2019-03 to the next available planning and zoning meeting.
- e. Second – Mrs. Cochran seconds the motion.
- f. Additional Board Discussion –
Mrs. Dwight suggests the applicant and property owner be provided with the Highway 350 Corridor Design Guidelines and a copy of their property maintenance violations. She would also like city staff to revisit the agreement between Arby's and the property owner.

Mr. Haydaripoor states that he has not seen the agreement. He has heard it second hand from other members of city staff.

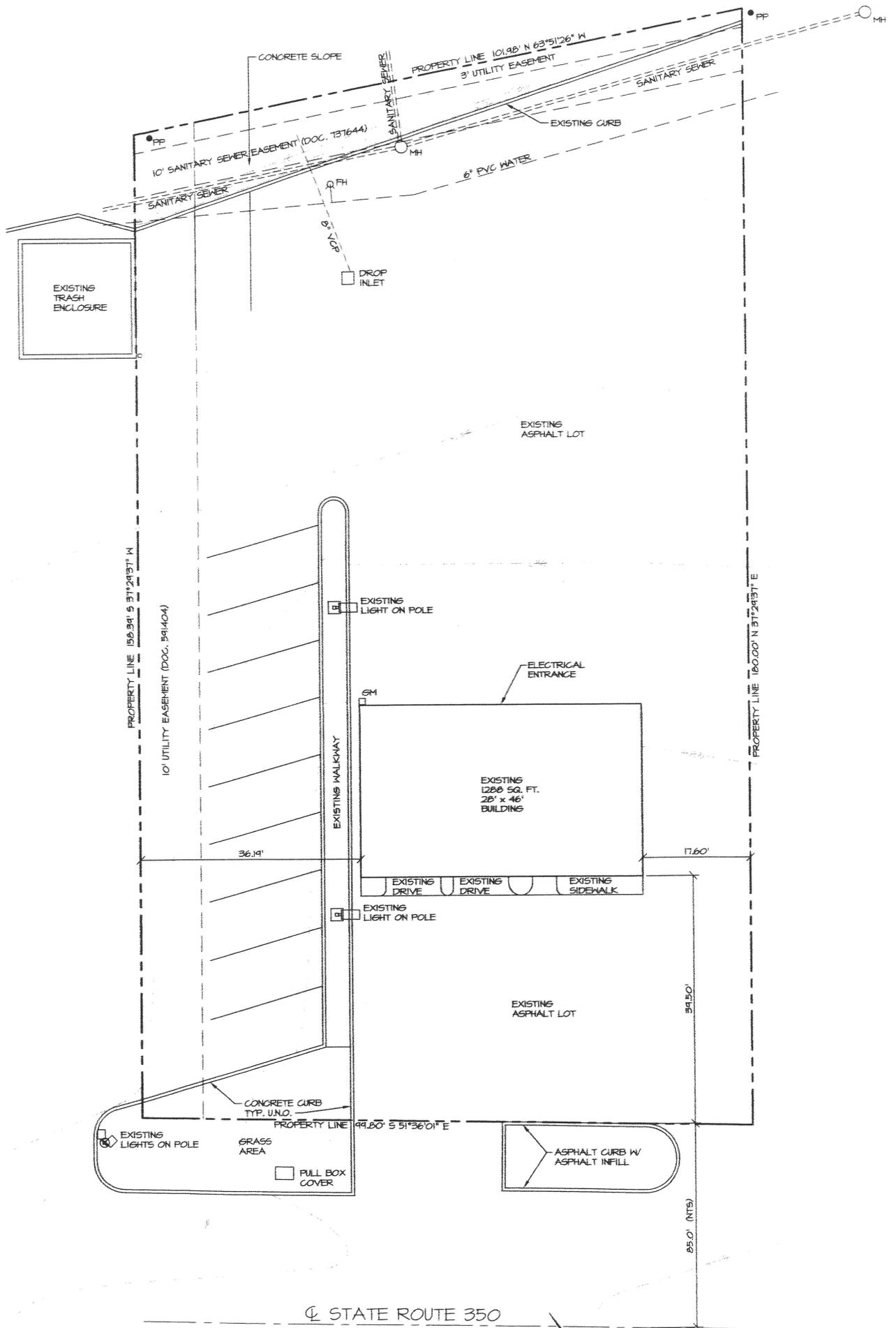
Mrs. Dwight asks that that agreement also be sent back to the commissioners for review.

- g. Vote (6-0) – Motion continues unanimously.

6. Other Business- None

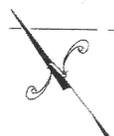
8. Set Future Meeting Date - Thursday, May 2, 2019 at 7:00 PM

9. Adjourn



STATE ROUTE 350

EXISTING SITE PLAN
SCALE: 1" = 10'



Case Number _____
Date Received 11/14/18
Map Page _____

CITY OF RAYTOWN
APPLICATION FOR CONDITIONAL USE PERMIT

PART I Background Information

1. This request applies to property at the following address:

9100 E. 350 Hwy

2. The name(s), address(es), and phone number(s) of the property owners: (As listed on the deed)

Name Address Phone

Henry and Bella Machauf

9532 Russell St. Shawnee Mission, KS 66212

3. We, the property owner(s), do hereby appoint the following person as our agent during consideration of our request:

Name Address Phone/Email

HENRY MACHAUF 9532 Russell, O.P. KS 66212 913-648-4183

4. The property is currently being used for the following purposes:

vacant

5. Zoning classification of the property: Hwy commercial HC

6. Specify the use desired for the property: Tire repairs and minor auto repairs

7. Please list all existing structures and their heights located on the property:

Structure

Height

8. We, the undersigned, do hereby authorize the submission of this application and associated documents, and do hereby certify that all the information contained therein is true and correct. (Signatures of property owners)

Colman A. 11/14/18

Henry Machauf

AFFIDAVIT OF PUBLICATION

STATE OF MISSOURI
COUNTY OF JACKSON

} S.S.

Before the undersigned Notary Public personally appeared Chanel Jones on behalf of THE DAILY RECORD, KANSAS CITY who, being duly sworn, attests that said newspaper is qualified under the provisions of Missouri law governing public notices to publish, and did so publish, the notice annexed hereto, starting with the June 26, 2019 edition and ending with the June 26, 2019 edition, for a total of 1 publications:

06/26/2019

Notice of Public Hearing

The Community Development Department has received an application for a Conditional Use Permit for an auto/tire repair shop for the property at 9100 E. 350 Highway in Raytown, Missouri.

A public hearing to consider this application will be held by the Raytown Planning & Zoning Commission at 7:00pm on Thursday July 11, 2019.

The Raytown Board of Aldermen will also hold public hearings regarding the above-described application tentatively scheduled for 7:00pm on Tuesday, August 6, 2019 and 7:00pm on Tuesday, August 20, 2019.

Both public hearings will take place in the Council Chambers at Raytown City Hall located at 10000 E. 59th St. Raytown, MO 64133.

The public is invited to attend the public hearing to ask questions and provide comment regarding this application. Additional information regarding this application can be obtained from the Department of Community Development located in Raytown City Hall at 10000 East 59th Street, by telephone at (816) 737-6059 or by e-mail at chris@raytown.mo.us.

If you will require any special accommodation (i.e., qualified interpreter, large print, reader, hearing assistance) in order to attend either of these public hearings, please notify the Department of Community Development at Raytown City Hall at (816) 737-6014 no later than 48 hours prior to the applicable public hearing date.

11761380 Jackson Jun. 26, 2019

Chanel Jones

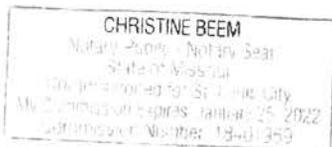
Chanel Jones

Subscribed & sworn before me this 26th day of Jun, 2019

(SEAL)

Christine Beem

Notary Public



CITY OF RAYTOWN
Request for Board Action

Date: August 15, 2019
To: Mayor and Board of Aldermen
From: Alderman Bonnaye Mims

Bill No.: 6511-19
Section No.: III-A-9

Department Head Approval: _____

Finance Director Approval: _____

City Administrator Approval: _____



Action Requested: Approving an ordinance repealing Ordinance No. 5603-19 and enacting a new ordinance to clarify the ballot language authorizing and approving the extension of the one-eighth (1/8) of one percent parks/storm water control sales tax. More specifically, the ballot language is being amended to include the division of funds between parks and storm water control.

Analysis: The Parks Sales tax was first approved by voters in November 2003 as a Local Parks sales tax. In May of 2010, staff was directed to draft a renewal that was consistent with statutory language to include Storm Water Control.

At the May 21, 2019 Board of Aldermen meeting, the Board adopted Ordinance 5603-19 authorizing and supporting the submission of ballot language to renew the Parks/Storm Water Control Sales Tax for a five (5) year term. Should that Ordinance be rescinded per the request of the Sponsoring Alderman, a replacement ordinance would need to be approved immediately if the Board desires to place the measure on the November 5, 2019 the ballot.

While Ordinance 5603-19 stated the current Board's direction for the division of the funds between local parks and storm water control (75% of the monies received from the tax would be dedicated to local parks and 25% of the monies received would be dedicated to storm water control), the ballot language did not clearly state for the voter such division. If the division of funds language is not included in the ballot language, the intent in Ordinance 5603-19 could be subject to change by future Board of Aldermen during the five (5) year term.

The proposed ordinance clarifies in the ballot language the division of sales tax proceeds and protects such intent from being changed without the vote of qualified voters in the City of Raytown during the five-year term.

AN ORDINANCE REPEALING ORDINANCE NO. 5603-19 AND ENACTING A NEW ORDINANCE AUTHORIZING AND APPROVING SUBMISSION AT THE SPECIAL ELECTION TO BE HELD NOVEMBER 5, 2019 TO THE QUALIFIED VOTERS OF THE CITY OF RAYTOWN, MISSOURI, THE QUESTION OF WHETHER THE CITY SHALL CONTINUE TO IMPOSE A SALES TAX IN THE AMOUNT OF ONE-EIGHTH (1/8) OF ONE PERCENT FOR THE PURPOSE OF FUNDING LOCAL PARKS/STORM WATER CONTROL WITHIN THE CITY FOR A TERM OF FIVE (5) YEARS AND IMPOSING SUCH TAX IF APPROVED BY A MAJORITY OF THE QUALIFIED VOTERS VOTING THEREON

WHEREAS, in accordance with the provision of Chapter 644 and Section 644.032 of the Revised Statutes of the State of Missouri (“RSMo”), the City of Raytown (“City”) is authorized to submit to the qualified voters of the City the question of whether to impose by ordinance a sales tax for the purpose of funding Local Parks/Storm Water Control; and

WHEREAS, the City desires to submit to the qualified voters of the City at the special election to be held November 5, 2019, the question of whether to continue to impose an existing sales tax for the purpose of funding Local Parks/Storm Water Control in the amount of one-eighth (1/8) of one percent; and

WHEREAS, the City of Raytown Board of Aldermen support the continuation of an existing one-eighth (1/8) of one percent Local Parks/Storm Water Control sales tax on the November 5, 2019 special election ballot and is cognizant of its responsibility to the voters and the importance of accountability to the public in the expenditure of tax funds; and

WHEREAS, if a majority of the votes cast by qualified voters voting thereon are in favor of the proposal, the City desires to continue to impose an existing sales tax for the purpose of funding Local Parks/Storm Water Control in the amount of one-eighth (1/8) of one percent;

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

SECTION 1 – REPEAL OF ORDINANCE. Ordinance No. 5603-19 is hereby repealed in its entirety.

SECTION 2 - SUBMISSION TO THE VOTERS AUTHORIZED. That there shall be submitted to the voters of the City at the special election to be held in the City on the 5th day of November 2019, a proposal to authorize the City to continue to impose an existing sales tax for the purpose of funding Local Parks/Storm Water Control within the City, pursuant to the provisions of Section 644.032 RSMo.

SECTION 3 – BALLOT FORM. That the ballot of submission for the Local Parks/Storm Water Control sales tax shall be in substantially the following form:

Question 1

Shall the City of Raytown, Missouri continue to impose an existing sales tax at a rate of one-eighth (1/8) of one percent for the purpose of funding Local Parks/Storm Water Control within the City for a term of five (5) years? The monies received from the Local Parks/Storm Water Control sales tax shall be distributed with Local Parks receiving seventy-five percent (75%) and Storm Water Control receiving twenty-five percent (25%) for their respective functions.

[] YES [] NO

If you are in favor of the question, place an "X" in the box opposite "YES". If you are opposed to the question, place an "X" in the box opposite "NO".

SECTION 4 – NOTIFICATION TO JACKSON COUNTY ELECTION AUTHORITY. The City Clerk is hereby authorized and directed to notify the Jackson County Election Authority of the adoption of this ordinance no later than 5:00 p.m. on Tuesday, August 27, 2019, and include in that notification all of the terms and provisions required by Chapter 115, RSMo, as amended, including a certified copy of the legal notice of election. This election shall be held and conducted and the result thereof shall be canvassed in all respects in conformity with the Constitution and laws of the State of Missouri, and in accordance with appropriate ordinances adopted by the Board of Aldermen of the City of Raytown, Missouri.

SECTION 5 – IMPOSITION OF TAX, IF APPROVED BY VOTERS. That if a majority of the votes cast by qualified voters voting thereon are in favor of the proposal, then a city sales tax for the purpose of funding Local Parks/Storm Water Control in the amount of one-eighth (1/8) of one percent shall be imposed, upon the receipts for the sale at retail of all tangible personal property or taxable services at retail within the City, if such property and services are subject to taxation by the State of Missouri under the provisions of Sections 144.010 to 144.525 RSMo, as amended from time to time, including all sales of metered water services, electricity, electrical current and natural, artificial or propane gas, wood, coal or home heating oil for domestic use only.

SECTION 6 – SPECIAL FUND ESTABLISHED. That all monies received by the City from a sales tax for the purpose of funding Local Parks/Storm Water Control shall be deposited in a special fund to be known as the "Parks & Recreation Fund" and "Storm Water Fund" and all monies in such Parks & Recreation Fund and Storm Water Fund shall be appropriated and disbursed only for improving Local Parks/Storm Water Control as enumerated in Sections 644.032 and 644.033 RSMo, as amended from time to time.

SECTION 7 – ADMINISTRATION. That any sales tax imposed pursuant to this ordinance shall be computed, imposed, reported, administered, collected, enforced and shall operate in all respects in accordance with the provisions of the Revised Statutes of the State of Missouri and upon such forms and under such administrative rules and regulations as may be prescribed by the Director of Revenue, any provision of this ordinance notwithstanding.

Further that through the annual process of budgeting, planning for improvement and maintenance, the Raytown Park Board recognizes that revenues from the Local Parks/Storm Water Control Sales Tax must be approved by resolution by the Board of Aldermen as part of the City's annual budget process and said resolution is anticipated to be adopted at the same time the new fiscal year budget is adopted and shall then authorize and approve the Park Board to expend all sales tax in accordance with the approved budget document and will maintain its accountability to the voters of Raytown.

The Local Parks/Storm Water Control tax funds collected will be used for but not limited to the following:

- Storm Water Control needs within the City of Raytown.
- Community beautification, including the landscaping and maintenance of landscaping on certain public right-of-ways and city properties, to be included in the annual park's sales tax budget.
- Capital improvements, as identified in a capital improvement plan, annually authorized and approved by the Park Board.
- Park maintenance of existing facilities, including the funding of maintenance accounts, annually authorized and approved by the Park Board.

- Matching grant funds to leverage local dollars with funds from other sources.
- General operations, including the funding of personnel to perform maintenance, to be included in the annual park’s sales tax budget.

Further that the term “Community beautification, including landscaping and maintenance” as herein described pertains to the care of trees, flowers, shrubs, and other plant materials used specifically for beautification but, intentionally excludes the care of grass in medians and right-of-ways, all traffic control curbs and signs, sidewalks, and all waterlines and utilities, located within the areas where community beautification is achieved.

SECTION 8 – NOTIFICATION OF DIRECTOR OF REVENUE. That within ten (10) days after approval by the voters of the City of any of the sales tax pursuant to this ordinance, the City Clerk shall forward to the Director of Revenue of the State of Missouri by United States registered mail, a certified copy of this ordinance together with certifications of the election returns and accompanied by a map of the City clearly showing the boundaries of the City.

SECTION 9 – EFFECTIVE DATE OF TAX. That any sales tax imposed pursuant to this ordinance shall be effective on the first day of the second calendar quarter after the director of revenue receives notice of the adoption of the sales tax.

SECTION 10 – REPEAL OF ORDINANCES IN CONFLICT. All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

SECTION 11 – 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 12 – 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 day of August, 2019.

Michael McDonough, Mayor

ATTEST:

Approved as to Form:

Teresa M. Henry, City Clerk

Jennifer M. Baird, City Attorney

AN ORDINANCE AUTHORIZING AND APPROVING SUBMISSION AT THE SPECIAL ELECTION TO BE HELD NOVEMBER 5, 2019 TO THE QUALIFIED VOTERS OF THE CITY OF RAYTOWN, MISSOURI, THE QUESTION OF WHETHER THE CITY SHALL CONTINUE TO IMPOSE A SALES TAX IN THE AMOUNT OF ONE-EIGHTH (1/8) OF ONE PERCENT FOR THE PURPOSE OF FUNDING LOCAL PARKS/STORM WATER CONTROL WITHIN THE CITY FOR A TERM OF FIVE (5) YEARS AND IMPOSING SUCH TAX IF APPROVED BY A MAJORITY OF THE QUALIFIED VOTERS VOTING THEREON

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WHEREAS, the City desires to submit to the qualified voters of the City at the special election to be held November 5, 2019, the question of whether to continue to impose an existing sales tax for the purpose of funding Local Parks/Storm Water Control in the amount of one-eighth (1/8) of one percent; and

WHEREAS, the City of Raytown Board of Aldermen support the continuation of an existing one-eighth (1/8) of one percent Local Parks/Storm Water Control sales tax on the November 5, 2019 special election ballot and is cognizant of its responsibility to the voters and the importance of accountability to the public in the expenditure of tax funds; and

WHEREAS, if a majority of the votes cast by qualified voters voting thereon are in favor of the proposal, the City desires to continue to impose an existing sales tax for the purpose of funding Local Parks/Storm Water Control in the amount of one-eighth (1/8) of one percent;

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

SECTION 1 - SUBMISSION TO THE VOTERS AUTHORIZED. That there shall be submitted to the voters of the City at the special election to be held in the City on the 5th day of November 2019, a proposal to authorize the City to continue to impose an existing sales tax for the purpose of funding Local Parks/Storm Water Control within the City, pursuant to the provisions of Section 644.032 RSMo.

SECTION 2 – BALLOT FORM. That the ballot of submission for the Local Parks/Storm Water Control sales tax shall be in substantially the following form:

Question 1

Shall the City of Raytown, Missouri continue to impose an existing sales tax at a rate of one-eighth (1/8) of one percent for the purpose of funding Local Parks/Storm Water Control within the City for a term of five (5) years?

[] YES

[] NO

If you are in favor of the question, place an "X" in the box opposite "YES". If you are opposed to the question, place an "X" in the box opposite "NO".

SECTION 3 - DISTRIBUTION OF MONIES RECEIVED FROM TAX. That the monies received from the Local Parks/Storm Water Control sales tax shall be distributed with Local Parks receiving seventy-five percent (75%) and Storm Water Control receiving twenty-five percent (25%) for their respective functions.

SECTION 4 – IMPOSITION OF TAX, IF APPROVED BY VOTERS. That if a majority of the votes cast by qualified voters voting thereon are in favor of the proposal, then a city sales tax for the purpose of funding Local Parks/Storm Water Control in the amount of one-eighth (1/8) of one percent shall be imposed, upon the receipts for the sale at retail of all tangible personal property or taxable services at retail within the City, if such property and services are subject to taxation by the State of Missouri under the provisions of Sections 144.010 to 144.525 RSMo, as amended from time to time, including all sales of metered water services, electricity, electrical current and natural, artificial or propane gas, wood, coal or home heating oil for domestic use only.

SECTION 5 – SPECIAL FUND ESTABLISHED. That all monies received by the City from a sales tax for the purpose of funding Local Parks/Storm Water Control shall be deposited in a special fund to be known as the “City Local Parks Trust Fund” and all monies in such Local Parks Trust Fund shall be appropriated and disbursed only for improving Local Parks/Storm Water Control as enumerated in Sections 644.032 and 644.033 RSMo, as amended from time to time.

SECTION 6 – ADMINISTRATION. That any sales tax imposed pursuant to this ordinance shall be computed, imposed, reported, administered, collected, enforced and shall operate in all respects in accordance with the provisions of the Revised Statutes of the State of Missouri and upon such forms and under such administrative rules and regulations as may be prescribed by the Director of Revenue, any provision of this ordinance notwithstanding.

Further that through the annual process of budgeting, planning for improvement and maintenance, the Raytown Park Board recognizes that revenues from the Local Parks/Storm Water Control Sales Tax must be approved by resolution by the Board of Aldermen as part of the City’s annual budget process and said resolution is anticipated to be adopted at the same time the new fiscal year budget is adopted and shall then authorize and approve the Park Board to expend all sales tax in accordance with the approved budget document and will maintain its accountability to the voters of Raytown.

The Local Parks/Storm Water Control tax funds collected will be used for but not limited to the following:

- Storm Water Control needs within the City of Raytown.
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- General operations, including the funding of personnel to perform maintenance, to be included in the annual park’s sales tax budget.

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SECTION 7 – NOTIFICATION OF DIRECTOR OF REVENUE. That within ten (10) days after approval by the voters of the City of any of the sales tax pursuant to this ordinance, the City Clerk shall forward to the Director of Revenue of the State of Missouri by United States registered mail, a certified copy of this ordinance together with certifications of the election returns and accompanied by a map of the City clearly showing the boundaries of the City.

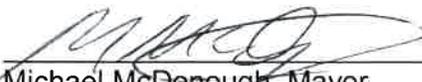
SECTION 8 – EFFECTIVE DATE OF TAX. That any sales tax imposed pursuant to this ordinance shall be effective on the first day of the second calendar quarter after the director of revenue receives notice of the adoption of the sales tax.

SECTION 9 – REPEAL OF ORDINANCES IN CONFLICT. All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

SECTION 10 – 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 11 – EFFECTIVE DATE. This ordinance shall be in full force and effect from and after the date of its passage and approval.

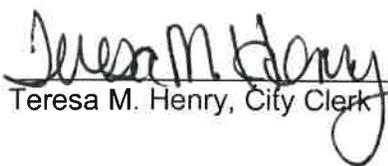
BE IT REMEMBERED that the above was read two times by heading only, **PASSED** and **ADOPTED** by a majority of the Board of Aldermen and **APPROVED** by the Mayor of the City of Raytown, Jackson County, Missouri, this 21st day of May, 2019.



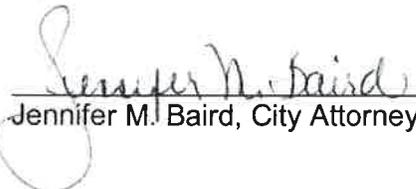
Michael McDonough, Mayor

ATTEST:

Approved as to Form:



Teresa M. Henry, City Clerk



Jennifer M. Baird, City Attorney

CITY OF RAYTOWN
Request for Board Action

Date: August 16, 2019
To: Mayor and Board of Aldermen
From: Damon Hodges, City Administrator

Bill No. 6512-19
Section No. XXI-E-8

Department Head Approval: _____

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

City Administrator Approval: _____

Action Requested: Approve the recommended sewer rate user fee to provide coverage for necessary operational, capital, treatment and debt expenses and the repeal of Section 44-154

Analysis: Over the past several years, sewer treatment costs have risen for treatment services provided by Kansas City Missouri (KCMO) and Little Blue Valley Sewer District (LBVSD). For several years, City staff were able to maintain the City rate through the implementation of numerous cost-saving programs.

In order to be compliant with funding requirements associated with debt issued for the sewer fund, the sewer rate will need to be increased approximately 7% across the board. This will ensure sustainability of the fund. Based on historical increases from KCMO and LBVSD there will be additional increases needed in future years.

Due to rising costs in treatment, maintenance, and operations, staff is recommending the following adjustments to Chapter 44, Article III, Sec. 44-154:

- 1) Amend c (4) to read Base Rate - the Base Rate shall be \$[16.00] 17.12 [Sixteen dollars] Seventeen dollars and Twelve cents per month.
- 2) Amend c (9) to read *Variable rate*. The revenue charge expressed in per 1,000 gallons that is derived when the annual variable rate revenue requirement is divided by the customer volumes, estimated to be \$[9.84] 10.53 [Nine dollars and Eighty-four] Ten dollars and Fifty-three cents (See Attached) per 1,000 gallons, in excess of 1,000 gallons.

Alternatives: Due to the rising cost of treatment, staff does not believe there are any alternatives to raising the sewerage rate to cover the increases.

Fiscal Impact: Increasing the user fee will offset increases in expenses that are outside the control of the City.

Additional Reports Attached: 2019-2020 Proposed Sewer Fund Budget

AN ORDINANCE AMENDING CHAPTER 44, UTILITIES; ARTICLE III; SEWERS, DIVISION 3; SERVICES CHARGES, SECTION 44-154 AND REPEALING SECTION 44-154(b) OF THE CODE OF ORDINANCES OF THE CITY OF RAYTOWN, MISSOURI

WHEREAS, the City of Raytown (the "City") owns and operates its sanitary sewer system; and

WHEREAS, the City of Raytown, pursuant to RSMo Chapter 250, is authorized to establish, make and collect charges for sewerage services; and

WHEREAS, pursuant to Ordinance 5587-18 the City adopted a formula for the calculation of sanitary sewer service charges to customers within the City; and

WHEREAS, prior to establishing the sanitary sewer charge the City is required to hold a public hearing on the proposed rate to be utilized; and

WHEREAS, after due public notice as required by law, a public hearing on the proposed sanitary sewer service charges was held on September 24, 2019; and

WHEREAS, after considering the proposed charges and the public input, the City of Raytown desires to establish sanitary sewer charges within the City as set forth herein; and

WHEREAS, the Board of Aldermen recommend the repeal of Section 44-154(b) as it related to a Sanitary Sewer Services Procedure Manual which is to be held as a stand-alone departmental document; to amend and repeal certain Sections of Chapter 44-154;

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

SECTION 1 – APPROVAL OF AMENDMENT AND REPEAL. That Section 44-154, commonly known as Formula for Calculating Rates Established of the Code of Ordinances of the City of Raytown is hereby amended as provided in Section 2 and Repealed as provided in Section 3.

SECTION 2 - AMENDMENT. The City Code Chapter 44, Utilities; Article III, Sewers; Division 3; Services Charges, Section 44-154 relating to the formula for calculating rates established within the City is hereby amended to read as follows:

Section 44-154. Formula for Calculating Rates Established.

- (c) The following variables shall be used in calculating the rate of sanitary sewer service charges:
- (4) Base Rate - the base rate shall be \$[16.00] 17.12 [Sixteen dollars] Seventeen dollars and Twelve cents per month.
- (9) Variable Rate - The revenue charge expressed in per 1,000 gallons that is derived when the annual variable rate revenue requirement is divided by the customer volumes, estimated to be \$[9.84] 10.53 [Nine dollars and Eighty-four cent] Ten dollars and Fifty-three cents per 1,000 gallons, in excess of 1,000 gallons.

SECTION 4 – REPEAL OF ORDINANCES IN CONFLICT. All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

SECTION 5 – 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 6 – EFFECTIVE DATE. This ordinance shall be in full force and effect from and after its date of passage.

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 _____, September, 2019.

Michael McDonough, Mayor

ATTEST:

Teresa M. Henry, City Clerk

APPROVED AS TO FORM:

Jennifer M. Baird, City Attorney

City of Raytown Fiscal Year 2019 Annual Budget

Detailed Summary of Sewer Fund Revenues

SUMMARY OF REVENUES, EXPENDITURES, AND NET POSITION SEWER FUND

| | 2017-2018 Actual | 2018-2019 Budget | 2018-2019 Projected | 2019-2020 Budget |
|---|---------------------|---------------------|------------------------|---------------------|
| Total Revenues | \$7,255,068 | \$7,681,323 | \$7,649,884 | \$7,999,370 |
| Percentage Change | 7.12% | 5.88% | -0.41% | 4.57% |
| Total Expenditures | \$6,521,005 | \$7,551,594 | \$7,251,000 | \$7,451,954 |
| Percentage Change | 3.42% | 15.80% | -3.98% | 2.77% |
| Revenues over (under) Expenditures | \$734,063 | \$129,729 | \$398,884 | \$547,416 |
| Net Position | | | | |
| Unrestricted Net Position | \$3,154,518 | \$3,888,581 | \$3,888,581 | \$4,834,881 |
| Percentage Change | 17.06% | 23.27% | 0.00% | 24.34% |
| Net Investment in Capital Assets | \$4,740,531 | \$4,740,531 | \$4,740,531 | \$4,740,531 |
| Restricted Net Position | \$559,232 | \$559,232 | \$559,232 | \$559,232 |
| Total Fund Balance | \$9,188,344 | \$9,318,073 | \$9,587,228 | \$10,134,644 |
| Percentage Change | 8.59% | 1.41% | 2.89% | 5.71% |

City of Raytown Fiscal Year 2019 Annual Budget

Detailed Summary of Sewer Fund Revenues

| | | 2017-2018 Actual | 2018-2019 Budget | 2018-2019 Projected | 2019-2020 Budget |
|---|---------------------|-------------------------|-------------------------|-------------------------|-------------------------|
| FUND: Sewer | | | | | |
| <u>Service Charges</u> | | | | | |
| Sewer Use Charge | 501-42-00-100-44331 | 6,674,821 | 7,184,000 | 6,953,999 | 7,440,000 |
| Sewer Late Pay Penalties | 501-00-00-100-44332 | 207,672 | 215,000 | 221,091 | 222,000 |
| Circuit Breaker | 501-42-00-402-44541 | (6,999) | (10,000) | (7,000) | (10,000) |
| Returned Items | 501-42-00-100-46501 | 5,595 | 5,000 | 3,000 | 3,000 |
| Admin Charges | 501-00-00-100-46502 | 28,478 | - | 33,747 | 30,000 |
| Total Service Charges | | 6,909,567 | 7,394,000 | 7,204,837 | 7,685,000 |
| <u>Licenses & Permits</u> | | | | | |
| Total Licenses & Permits | | | - | | |
| <u>Miscellaneous</u> | | | | | |
| Credit Card Processing Fee | 501-42-00-000-42122 | 35,600 | 30,000 | 39,942 | 42,000 |
| Interest Earnings | 501-00-00-100-46101 | 41,521 | 25,000 | 63,500 | 40,000 |
| Investment Income | 501-00-00-100-46102 | 30,093 | 15,000 | 37,950 | 37,000 |
| SRF Interest Subsidy | 501-00-00-006-46111 | 136,596 | 123,405 | 123,405 | 109,520 |
| SRF Interest Subsidy | 501-00-00-007-46111 | 101,691 | 93,918 | 93,918 | 85,850 |
| Total Miscellaneous | | 345,501 | 287,323 | 358,715 | 314,370 |
| <u>One Time Revenues</u> | | | | | |
| Total One Time Revenues | | | - | | |
| <u>Transfer From Other Funds</u> | | | | | |
| Total Transfers From Other Funds | | | - | | |
| <u>TOTAL SEWER REVENUE</u> | | <u>7,255,068</u> | <u>7,681,323</u> | <u>7,563,552</u> | <u>7,999,370</u> |

City of Raytown Fiscal Year 2019 Annual Budget

Detailed Summary of Sewer Fund Revenues

| Expense Category | 19/20 Request |
|--|---------------|
| <i>Personnel Services</i> | |
| 501-42-00-100-51102 | 152,060 |
| Civilian Employees | |
| Annual Salary | 149,771 |
| COLA/Merit Increase | 2,288 |
| 501-42-00-100-51111 | 2,782 |
| Civilian Employees Overtime | |
| 501-42-00-100-51206 | 413 |
| Life Insurance | |
| 501-42-00-100-51212 | 3,097 |
| Civilian Pension- 401A Match | |
| 501-42-00-100-51214 | 21,213 |
| Deferred Compensation- LAGERS | |
| 501-42-00-100-51215 | 30,766 |
| Health Insurance | |
| 501-42-00-100-51218 | 600 |
| Med Exp - HSA Contribution | |
| 501-42-00-100-51220 | 1,575 |
| Dental | |
| 501-42-00-100-51221 | 382 |
| Vision | |
| 501-42-00-100-51225 | 11,845 |
| FICA | |
| 501-42-00-100-51236 | - |
| Ins Opt Out Incentive | |
| 501-42-00-100-51238 | 72 |
| Phone Allowance | |
| 501-42-00-100-51240 | 365 |
| Workers Compensation Insurance | |
| <i>Supplies, Services, and Charges</i> | |
| 501-42-00-100-52101 | 2,500 |
| Office Supplies | |
| 501-42-00-100-53101 | 66,000 |
| Postage | |
| Postage - Arista Information Systems | 54,000 |
| Monthly prepaid write-off | 12,000 |
| 501-42-00-100-53241 | 23,200 |
| Printing & Promotions | |
| Sewer quarterly bill inserts | 3,200 |
| Printing (Arista Information System) | 20,000 |
| 501-42-00-100-53500 | 1,225 |
| Equipment | |
| Postage Machine Rental | 1,225 |
| 501-42-00-100-53644 | 16,810 |
| Computer Services | |
| Incode | 16,810 |
| 501-42-00-100-53701 | 2,500 |
| Education and Training | |
| Conferences - 2 employees | 1,500 |
| Webinar's - Incode Training | 1,000 |
| 501-42-00-100-53705 | 150 |
| Meetings & Events | |
| 501-42-00-100-53711 | 1,750 |
| Meals & Travel | |
| Conferences - 2 employees | 1,750 |
| 501-42-00-100-53821 | 70,000 |
| Bad Debt Expense | |
| 70,000 | |
| 501-42-00-100-53823 | 2,500 |
| Collection Agency | |
| 501-42-00-100-53913 | 64,240 |
| General Liability Insurance | |
| | 4,280,000 |
| Sewer Treatment | |
| 501-42-00-100-53931 | 2,650,000 |
| Quarterly Charges - Little Blue Valley | |
| 501-42-00-100-53932 | 1,630,000 |
| Monthly Charges - KC Water | |
| 501-42-00-100-53961 | 7,000 |
| Bank Charges | |
| <i>Repairs & Maintenance</i> | |
| - | |
| <i>Utilities</i> | |
| - | |
| <i>Capital Expenditures</i> | |
| - | |
| <i>Debt Service</i> | |
| | 1,279,516 |
| SRF Principal | 895,000 |
| 501-00-00-006-54132 | 445,000 |
| SRF 06 Principal Pymt | |
| 501-00-00-007-54132 | 280,000 |
| SRF 07 Principal Pymt | |

City of Raytown Fiscal Year 2019 Annual Budget

Detailed Summary of Sewer Fund Revenues

| | | | | |
|---------------------------------|--------------------|---------------------|---------|------------------|
| 501-00-00-013-54132 | | 2013 Refunding Bond | 170,000 | |
| | SRF Interest | | | 348,575 |
| 501-00-00-006-54142 | | Interest SRF 06 | 165,563 | |
| 501-00-00-007-54143 | | Interest SRF 07 | 129,850 | |
| 501-00-00-013-54143 | | Interest SRF 13 | 53,162 | |
| | Fiscal Agent Fee's | | | 35,941 |
| 501-00-00-006-54133 | | DNR Fee SRF 06 | 18,126 | |
| 501-00-00-006-54133 | | UMB Fee SRF 06 | 1,072 | |
| 501-00-00-007-54133 | | DNR Fee SRF 07 | 15,327 | |
| 501-00-00-007-54133 | | UMB Fee SRF 07 | 872 | |
| 501-00-00-013-54133 | | UMB Fee 13 | 544 | |
| 501-00-00-013-54133 | | Rebate Fee | | |
| 501-00-00-013-54133 | | Misc | | |
| <i>Total Sewer Fund Request</i> | | | | <i>6,042,562</i> |

City of Raytown Fiscal Year 2019 Annual Budget

Detailed Summary of Sewer Fund Revenues

Public Works Budget

| Expense Category | |
|--|------------------|
| Personnel Services | 721,882 |
| Supplies, Services, and Charges | 175,675 |
| Repairs & Maintenance | 220,985 |
| Utilities | 17,850 |
| Capital Expenditures | 273,000 |
| Debt Service | - |
| Total Sewer Fund Request | 1,409,392 |
| Request Increase (Decrease) from FY 18 | (135,555) |
| % change from FY 18 | -8.46% |

City of Raytown Fiscal Year 2019 Annual Budget

Detailed Summary of Sewer Fund Revenues

| Expense Category | 19/20 Request |
|---|--|
| <i>Personnel Services</i> | |
| 721,882 | |
| 501-62-00-100-51102 Civilian Employees | 459,870 |
| | Annual Salary 459,870 |
| | COLA/Merit Increase - |
| 501-62-00-100-51106 Part Time Employees | 11,310 |
| | Annual Salary 11,310 |
| | COLA/Merit Increase - |
| 501-62-00-100-51111 Civilian Employees Overtime | - |
| | Overtime - |
| | Special Hours - |
| 501-62-00-100-51206 Life Insurance | 1,524 |
| 501-62-00-100-51212 Civilian Pension- 401A Match | 6,271 |
| 501-62-00-100-51214 Deferred Compensation- LAGERS | 62,427 |
| 501-62-00-100-51215 Health Insurance | 102,077 |
| 501-62-00-100-51218 Med Exp - HSA Contribution | 6,450 |
| 501-62-00-100-51220 Dental | 4,721 |
| 501-62-00-100-51221 Vision | 750 |
| 501-62-00-100-51225 FICA | 35,864 |
| 501-62-00-100-51236 Ins Opt Out Incentive | 6,373 |
| 501-62-00-100-51238 Phone Allowance | 576 |
| 501-62-00-100-51240 Workers Compensation Insurance | 23,669 |
| <i>Supplies, Services, and Charges</i> | |
| 175,675 | |
| 501-62-00-100-52101 Office Supplies | 3,000 |
| | General Office Supplies 2,550 |
| | Copier + Overages 450 |
| 501-62-00-100-52200 Operating Supplies | 13,000 |
| | General Supplies 2,000 |
| | Sanitation Supplies 4,000 |
| | Tools & Labor Supplies 7,000 |
| 501-62-00-100-52233 Uniforms | 5,500 |
| | Rental 2,000 |
| | Purchase 3,500 |
| 501-62-00-100-52250 Professional Services | 100,000 |
| | Capital Sanitary Sewer Design 100,000 |
| 501-62-00-100-53101 Postage | 200 |
| 501-62-00-100-53301 Dues & Membership | 2,100 |
| | Water/Wastewater 500 |
| | APWA 1,600 |
| 501-62-00-100-53500 Equipment | 20,000 |
| | Equipment Rentals 3,000 |
| | Minor Equipment(ex. Sewer truck , jetter hoses, replacement nozzles) 17,000 |
| 501-62-00-100-53644 Computer Services | 3,000 |
| | Web GIS 3,000 |
| 501-62-00-100-53701 Education and Training | 4,100 |
| | Water/Wastewater Conference 3,000 |
| | APWA PWX 1,100 |
| 53705 Meetings & Events | |

City of Raytown Fiscal Year 2019 Annual Budget

Detailed Summary of Sewer Fund Revenues

| | | | |
|----------------------------------|-------------------------------|-------------------------------|------------------|
| 53812 | Administrative Fee | | |
| | | Comcast | 1,200 |
| | | DNR Connection Fees | 11,000 |
| | | Root Treatments | 9,825 |
| <i>Repairs & Maintenance</i> | | | 220,985 |
| 501-62-00-100-52300 | Repair & Maintenance Supplies | | 7,687 |
| | | Sewer manhole & line supplies | 7,687 |
| 501-62-00-100-52301 | Fuel | | 15,548 |
| 52750 | Building Maintenance | | |
| | | Emergency Repair | 150,000 |
| | | Copier Maintenance | 1,500 |
| | | Pump repair & service | 3,500 |
| 501-62-00-100-55000 | Vehicle Expense | | 42,750 |
| | | Repairs & Service | 40,000 |
| | | Supplies & Tools | 2,750 |
| <i>Utilities</i> | | | 17,850 |
| 501-62-00-100-53421 | Water | | 3,800 |
| | | 6417 Railroad | 1,800 |
| | | Truck Fill | 2,000 |
| 501-62-00-100-53401 | Electricity | | 7,000 |
| | | 6417 Railroad | 5,000 |
| | | VM Building | 1,000 |
| | | Pump Station | 1,000 |
| 501-62-00-100-53411 | Gas | | 3,250 |
| | | 6417 Railroad | 2,500 |
| | | VM Building | 750 |
| 53431 | Telephone (hard lines) | | |
| | | PW Director | 300 |
| | | City Engineer | 300 |
| | | Superintendent | 3,200 |
| <i>Capital Expenditures</i> | | | 273,000 |
| 501-62-00-100-57000 | Capital Expenditures | | 273,000 |
| | | Sewer Mitigation | 3,000 |
| | | Sewer Rehabilitation | 270,000 |
| <i>Debt Service</i> | | | - |
| 54132 | SRF Principal | | |
| Total Sewer Fund Request | | | 1,409,392 |