

TENTATIVE AGENDA
RAYTOWN BOARD OF ALDERMEN
SEPTEMBER 15, 2020
REGULAR SESSION NO. 35
RAYTOWN CITY HALL
10000 EAST 59TH STREET
RAYTOWN, MISSOURI 64133
7:00 P.M.

During Jackson County's Recovery Plan, the City of Raytown has chosen to continue to follow the County's social distancing guidelines and other recommendations. The public may attend under the following guidelines:

- All attendees (Board/Staff/Public) will use the main entrance door.
- Temperature will be taken prior to entrance into the building.
- Masks are required, per the modified Phase 2 guidelines of the Jackson County Recovery Plan. Masks will be provided to those without a personal mask to wear.
- Seating limited. Approximately six (6) seats will be available for the public to attend.
- Limited access to dais/table for Aldermen and Staff.

We are urging citizens to view the meeting via livestream as the meeting will be streamed on Google Ch. 145, Comcast Ch. 7 and online at www.raytown.mo.us

Members of the public are invited to give public comments in-person in accordance with the City's procedures for public comments. Once the available seats in the Council Chamber are full, members of the public present to give public comments are asked to wait outside of the Council Chamber until called to the podium to give their public comment. City staff will be present to assist with the County's social distancing guidelines.

Public Comments can also be made remotely by sending comments to the City Clerk at thenry@raytown.mo.us by 12:00 p.m. (noon) on Monday, September 14, so that the comments can be provided to the Board of Aldermen during the Public Comments section of the September 15, 2020 meeting agenda. All Public Comments received will be kept on file in the City Clerk's office.

OPENING SESSION

Invocation/Pledge of Allegiance
Roll Call

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

STUDY SESSION

Special Sales Tax Citizen Review Committee Report Card
Russ Petry, Finance Director

NEER Study Results
Jose Leon, Public Works Director

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.

Approval of the Regular September 1, 2020 Board of Aldermen meeting minutes.

REGULAR AGENDA

OLD BUSINESS

2. Public Hearing: A public hearing to consider text amendments to the Raytown Municipal Code, Chapter 50, regarding Establishment and Membership of the Planning & Zoning Commission.
 - 2a. **SECOND READING: Bill No. 6552-20, SECTION XIII. AN ORDINANCE** AMENDING CHAPTER 50, ARTICLE II, SECTION 50-38, ENTITLED, "ESTABLISHMENT AND MEMBERSHIP", OF THE CODE OF ORDINANCES OF THE CITY OF RAYTOWN, MISSOURI. Point of Contact: Chris Gilbert, Planning & Zoning Coordinator
3. Public Hearing: A public hearing to consider text amendments to the Raytown Municipal Code, Chapter 50 regarding Neighborhood Information Meeting.
 - 3a. **SECOND READING: Bill No. 6553-20, SECTION XIII. AN ORDINANCE** AMENDING CHAPTER 50, ARTICLE XI, SECTION 50-560.01, ENTITLED, "NEIGHBORHOOD INFORMATION MEETING", OF THE CODE OF ORDINANCES OF THE CITY OF RAYTOWN, MISSOURI. Point of Contact: Chris Gilbert, Planning & Zoning Coordinator
4. Public Hearing: A public hearing to consider text amendments to the Raytown Municipal Code, Chapter 50 regarding the Land Use Table.
 - 4a. **SECOND READING: Bill No. 6554-20, SECTION XIII. AN ORDINANCE** AMENDING CHAPTER 50, ARTICLE IV, SECTION 50-107, ENTITLED, "LAND USE TABLE", OF THE CODE OF ORDINANCES OF THE CITY OF RAYTOWN, MISSOURI. Point of Contact: Chris Gilbert, Planning & Zoning Coordinator

NEW BUSINESS

5. **FIRST READING: Bill No.: 6555-20, Section VIII. AN ORDINANCE** ESTABLISHING THE ANNUAL PROPERTY TAX LEVY RATE FOR THE CITY OF RAYTOWN GENERAL OPERATING FUND AND THE PARK FUND FOR THE YEAR 2020. Point of Contact: Russ Petry, Finance Director.
6. **CARES Act Funds – Update**
Damon Hodges, City Administrator

CLOSED SESSION

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

- 610.021(3) Hiring, firing, disciplining or promoting of particular employees by a public governmental body when personal information relating to the performance or merit of an individual employee is discussed or recorded; and/or
- 610.021(13) Individually identifiable personnel records, performance ratings or records pertaining to employees or applicants for employment.

ADJOURNMENT

Special Sales Tax Citizen Review Committee

DEDICATED TO
PROTECTING YOUR
SALES TAX DOLLARS



2019

ADMINISTRATIVE AND
FISCAL REPORT CARD

—◆◆◆—
1/2 Cent Transportation Sales Tax
3/8 Cent Capital Sales Tax
1/2 Cent Public Safety Sales Tax

Transportation Sales Tax

Audited Numbers as of October 31, 2019

Beginning Fund Balance - **\$337,444**

2019 Revenues - \$1,546,549

2019 Expenses - \$681,621

- Salt purchase
- Pavement Marking Project
- Asphalt Overlay Project
- Roadway Micro-Surfacing
- Raytown Trafficway Curb Replacement

Ending Fund Balance - **\$1,202,372**

* GAAP Encumbrances are included in the Ending Fund Balance.

2019 Transportation Purchases



Salt Purchase

**Pavement
Marking
Project**



2019 Transportation Improvements



Asphalt Overlay Project



Roadway Micro-Surfacing Project



Raytown Trafficway Curb Replacement

Capital Sales Tax

Audited Numbers as of October 31, 2019

Beginning Fund Balance **\$1,343,188**
 2019 Revenues - \$1,081,479
 2019 Expenses - \$ 900,876

- Plate Compactor
- City Hall Monument Sign
- Dual Drum Roller Compactor
- Canon IRS C7565i-III copier
- Microsoft Windows 2019 Server software for virtualization of network servers
- Two (2) Dell laptops
- Six (6) Ubiquiti Networks Ubiquiti UAP-AC-PRO Wireless Routers Access Points, a PEO Managed Switch and UNIFI M
- Sharp BIG PAD PN-L751H Aquos Board
- Sharp Shuttle PN-SPCi5W10C – Slim PC
- Digital Ally EVO HD In-Car Camera Systems with 5 additional MICS
- Panasonic Tough book with mounting system
- Epson Eco Tank ET-2760 printer with scanner and copier
- Three Quill Carder Mesh Black Fabric Computer and Desk Chairs
- Two Performa Big and Tall Mesh 24/7 Intensive Use Chairs
- Bullet proof vests
- 2019 crew cab 4X4 with plow attachment
- Valo Magnum Mesh Back 24/7 Intensive Use chair
- 12 APX 4500 mobile radios
- 10 Dell Optiplex Workstations
- 2020 Ford Explorer base model 4X4
- Bank Fees

Ending Fund Balance - **\$1,,523,791**

* Budgeted expenditures included 350 Highway capital expenditures that were rolled to FY 2020.

Public Works Purchases



Plate Compactor

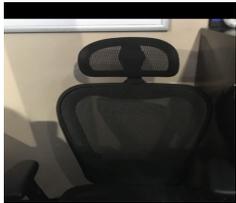


City Monument Sign



Dual Drum Roller Compactor

Police Department Purchases



24/7 Intensive Use Chairs



Epson Eco-tank Printer



EVO HD In-Car Camera



Panasonic ToughBook

Public Safety Sales Tax

Audited Numbers as of October 31, 2019

Beginning Fund Balance **\$1,215,774**

2019 Revenues - \$1,526,189

2019 Expenses - \$1,799,653

Police Department

- 12 sworn positions
- 1 Crime analyst position (civilian)
- Uniforms and equipment
- Software and IT expenses

Ending Fund Balance - **\$942,310**

* Ending Fund Balance is higher primarily restructuring of emergency management services. The amount left in fund balance is recommended for one-time Public Safety improvements for the City.

We are proud to say that we believe “Raytown City Government is operating at a high level of efficiency. We are confident they will continue to perform at this level for the remainder of the bond and sales tax issues. All expenditures are consistent with the sales tax expectations, and the voters’ intended use for the sales tax.”



2019 Administration Report Card

(Committee Submitted September 2020)

“As of October 31, 2019 all expenditures have met the intent of the Citizens of Raytown.”

Average Departmental Report Card Score

Mayor / Alderman Liaison

- Coordination / Procedures O/E

Finance Department

- Budget Forecasting O/E
- Bidding Process O/E
- Teamwork / Coordination O/E

Public Works Department

- Budget Forecasting O/E
- Bidding Process O/E
- Quality of Products Purchased O/E
- Quality of Traffic Signal Systems O/E
- Teamwork / Coordination O/E

Police Department

- Budget Forecasting O/E
- Bidding Process O
- Quality of Products Purchased O/E
- Teamwork / Coordination O/E

LEGEND:

(N) Needs Improvement; (B) Below Average; (M) Meets Committee Standards; (O) Outstanding; (E) Exceptional



Future Sales Tax Projects

The City plans to continue with its annual replacement program. The City has been reserving funds for major projects and plans to use those funds along with Missouri Department of Transportation funds to construct improvements on the City's roadways.

Special Sales Tax Citizen Review Committee Fiscal Year 2018

Chair - Jim Schaap

Ward 1
Deborah Sommer

Ward 2
Rudolph Pieters

Ward 3
Lisa Emerson

Ward 4
Darrell Swofford

Ward 5
Jim Schaap

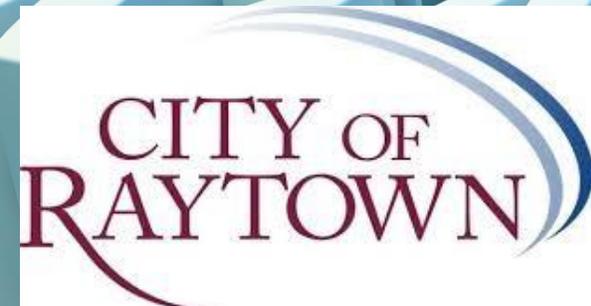
At Large Member
Jason Hull

At Large Member
Jeremy Bledsoe, Sr.

Board Liaison - Mary Jane Van Buskirk

City of
Raytown,
Missouri

NEER Platform and Tools



Raytown Sanitary Sewer Information

- ◇ What do we have?
- ◇ Is it all mapped (GIS)?
- ◇ Do we have gaps in our data?
- ◇ How can we quickly work through these issues?

EQ Basins	
Number of EQ Basins	2
Total Capacity	6 MG/ea

Asset Inventory	
Total Population	30,000
Total Sewer Main Segments	4364
Total Sewer Main Length, miles	165
Total Forcemain Segments	16
Total Forcemain Length, miles	1.8
Total Manholes	4325
Total Lift Stations	12

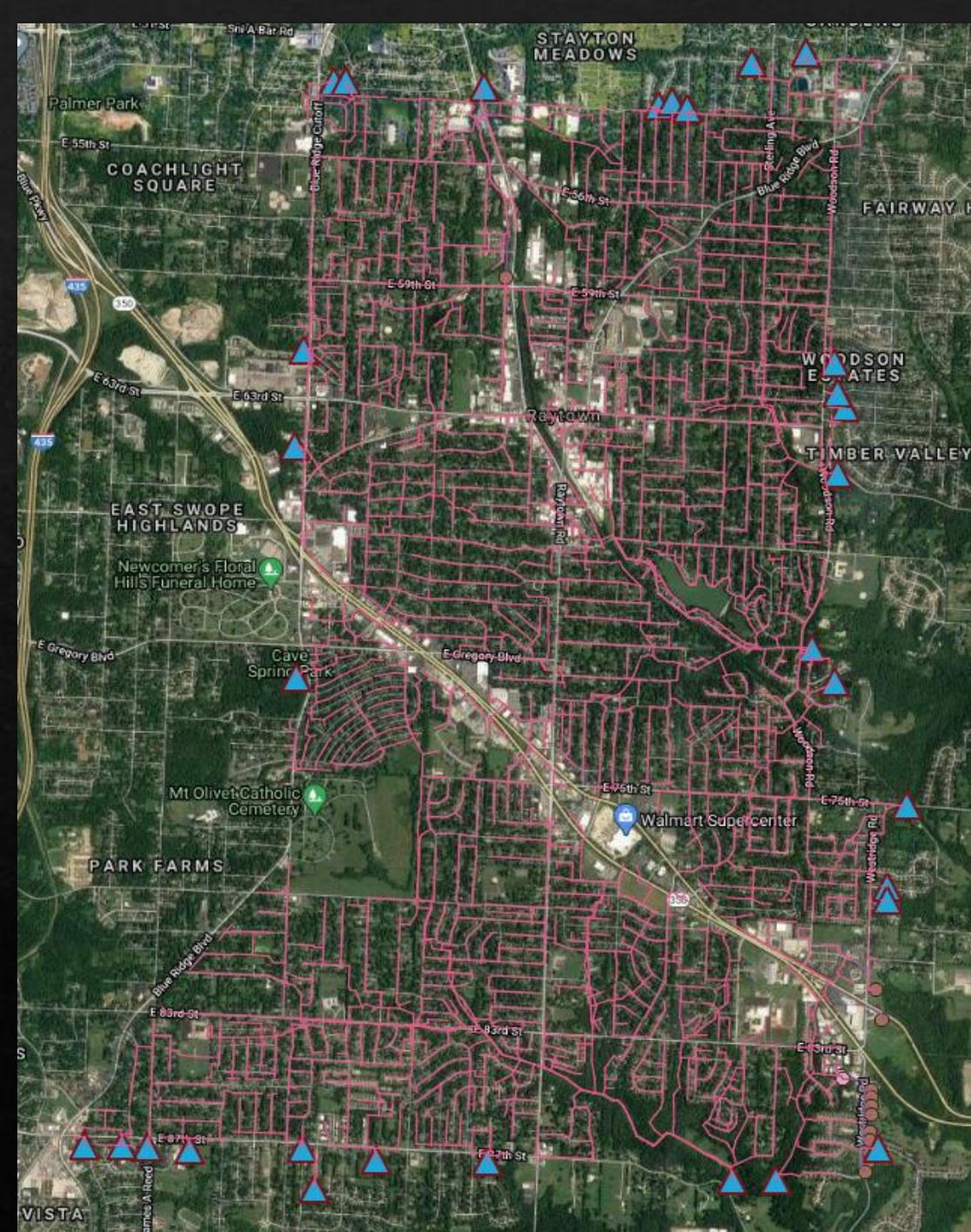
Raytown Sanitary Sewer Data Gaps

Data Gaps		
Pipes	Missing Condition Data	478
	Missing Pipe Diameter	1029
	Missing Pipe Material	884
	Missing US Node	15
	Missing DS Node	16
	Missing Installation Date	4364
	Missing Date of Inspection	4364
	Missing Ownership	4364
Manholes	Missing ID	15
	Missing Rim Elevation	470
	Missing Invert Elevation	1196
	Missing Manhole Installation Date	4325
	Missing Ownership	4325
	Missing Date of Inspection	465
Forcemain	Missing Forcemain Dia	1
	Missing Forcemain Material	15
	Missing Installation Date	16
	Missing Ownership	2

Pipe Diameter	DIP/CIP	INSITUFORM	NA	OTHER	PVC	UNK	VCP	Total
0		3	73	56	101	640	164	1037
4					1			1
6							5	5
8	13	35	124	3	119		2485	2779
10	1	3	12		3		192	211
12	5	13	16				93	127
15	1	6	7		1		108	123
18		9	1		1		32	43
20							1	1
21							23	23
24							1	1
30			3		6		4	13
Total	20	69	236	59	232	640	3108	4364

Where do we go from here?

- ◇ What parts of our system is priority?
- ◇ What information do we have to make decisions?
- ◇ How do we track our historical work?
- ◇ How can we assess our system evenly so we can began a management program that negates politics, preference, and comfort?
- ◇ Transition from reactive to proactive asset management department



Sanitary Sewer Projects since 2016

Name	Date modified	Type	Size
SSM-2015-01 Pipe Bursting at 7909 to 7919 Hedges Ave	4/17/2020 12:05 PM	File folder	
SSM-2015-02 Pipe Bursting at 9309 E 82nd Street	4/17/2020 12:03 PM	File folder	
SSM-2016-01 Emergency Repair at 11605 E 62nd Terrace	4/17/2020 12:06 PM	File folder	←
SSM-2016-02 Emergency Repair at 10717 E 71st Terrace	3/18/2020 10:55 AM	File folder	←
SSM-2017-01 Emergency Repair at 9404 and 9406 E 82nd Street	4/15/2020 11:58 AM	File folder	←
SSM-2017-02 Emergency Repair at 7508 Maple Lane	4/17/2020 2:16 PM	File folder	←
SSM-2018-01 Emergency Repair at 9805 MO-350 Highway	3/18/2020 11:30 AM	File folder	←
SSM-2018-02 Emergency Repair at 9705 E 80th Terrace	3/18/2020 11:30 AM	File folder	←
SSM-2018-03 Pipe Bursting at 6800 Block of Raytown Road	3/18/2020 11:32 AM	File folder	
SSM-2018-04 Pipe Bursting at 8923 to 9007 E 79th Street	3/18/2020 11:33 AM	File folder	
SSM-2018-05 Emergency Repair of Manhole at 87th Street Lagoon Creek	5/12/2020 3:39 PM	File folder	←
SSM-2018-06 Emergency Repair at 5825 Cedar Avenue	5/12/2020 4:07 PM	File folder	←
SSM-2019-01 Sanitary Sewer Maintenance Program	4/14/2020 3:50 PM	File folder	
SSM-2019-02 Emergency Repair of Manhole at 10200 E 85th Terrace	5/12/2020 4:19 PM	File folder	←
SSM-2019-03 Emergency Repair at 8402 Woodson Road	5/12/2020 4:23 PM	File folder	←
SSM-2019-04 Emergency Repair at 8520 Harvard Terrace	4/15/2020 11:51 AM	File folder	←
SSM-2019-05 CIPP East Basin Sewer Rehabilitation	4/14/2020 4:29 PM	File folder	
SSM-2020-01 Sanitary Sewer I&I Reduction Program	6/8/2020 9:51 AM	File folder	
SSM-2020-02 Emergency Repair at 6637 Maywood Avenue	4/24/2020 10:41 AM	File folder	←
SSM-2020-03 Sanitary Sewer Maintenance Program	4/20/2020 10:55 AM	File folder	
TEMPLATE	3/18/2020 8:31 AM	File folder	

- ◆ Bartlett & West Phase I-IV Studies
 - ◆ Generated projects for City between 2006-2012
- ◆ Since 2016 very reactive approach
- ◆ We need a better approach
- ◆ We need more information (GBA)
- ◆ Protect our investment
- ◆ Protect our residents

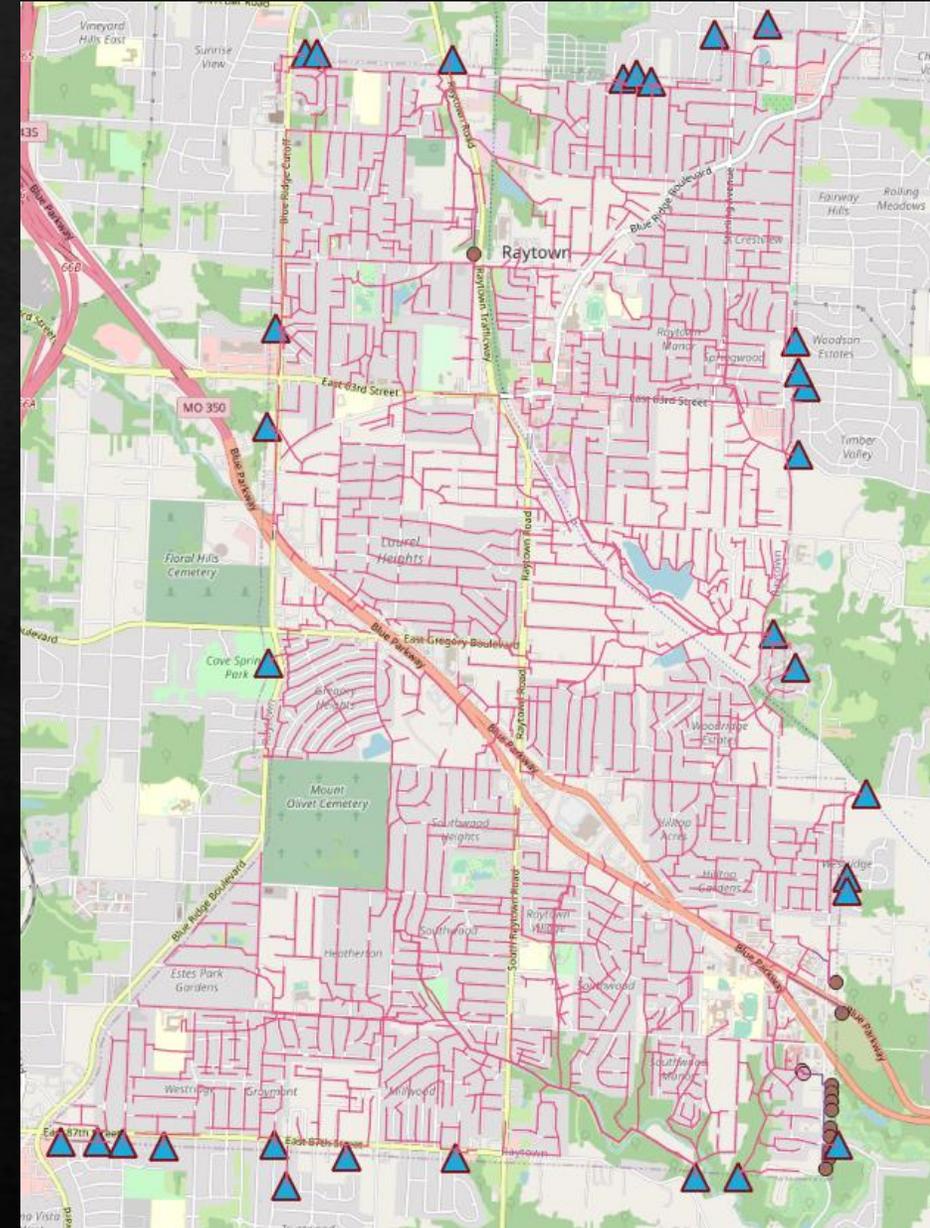


The good news is that is old news.....



Creative Thinking to Data Driven Decisions

- ◇ What/Who is out there to help us establish our proactive data driven decision making ability?
- ◇ Raytown teamed with NEER on a pilot program to evaluate our data to apply scoring to our sanitary infrastructure
- ◇ Staff has been working for the last 4 months with NEER to develop our decision making abilities
- ◇ We are working our way toward proactive asset management
- ◇ Who is NEER?



Who is NEER?

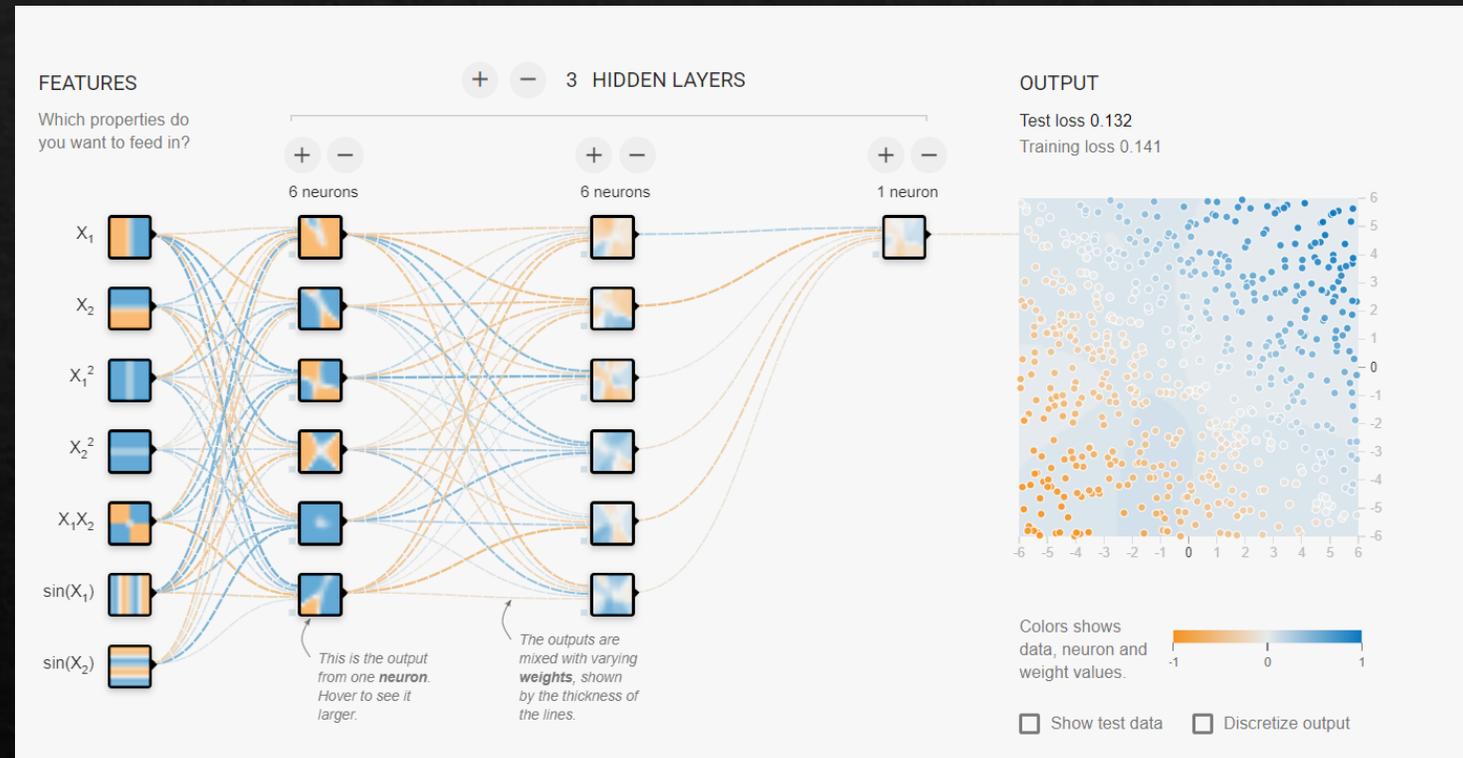


NEER is a Kansas City based young technology startup that leverages modern tools such as AI/Machine Learning to help communities make proactive data driven decisions for the water, sewer, & stormwater infrastructures.

ELANGO THEVAR, MBA, PE, CFM
Founder & CEO, NEER

The Future – Data Driven Decision Making

- ◆ Take existing data
 - ◆ Age and Material of infrastructure
 - ◆ Size of Pipes
 - ◆ Size of Manholes
 - ◆ Maintenance History
 - ◆ Routines Maintenance Issues
 - ◆ CCTV (Pipe Video)
 - ◆ Location
 - ◆ Identify data gaps/Populate missing information
 - ◆ Other open source data
 - ◆ And more than 100 variables.....
 - ◆ Artificial Intelligence/Machine Learning Method



The Future – Data Driven Decision Making

◆ Likelihood of Failure (LoF) Calculation

LoF measures the probability of failure of an asset

◆ Consequence of Failure (CoF) Calculation

CoF attempts to measure the impact of asset failures using economic, social, and environmental approach.

◆ Business Risk Exposure (BRE)

$[80\% * \text{LoF}] + [20\% * \text{CoF}]$

Risk Level	Score Range	
Very Low	1.0	2.3
Low	2.4	3.1
Moderate	3.2	3.6
High	3.7	4.2
Very High	4.3	5.0

LoF

CoF

	1.0	1.5	2.0	2.5	3.0	3.5	4.0	5.0
1.0	1.0	1.1	1.2	1.3	1.4	1.5	1.6	1.8
1.5	1.4	1.5	1.6	1.7	1.8	1.9	2.0	2.2
2.0	1.8	1.9	2.0	2.1	2.2	2.3	2.4	2.6
2.5	2.2	2.3	2.4	2.5	2.6	2.7	2.8	3.0
3.0	2.6	2.7	2.8	2.9	3.0	3.1	3.2	3.4
3.5	3.0	3.1	3.2	3.3	3.4	3.5	3.6	3.8
4.0	3.4	3.5	3.6	3.7	3.8	3.9	4.0	4.2
5.0	4.2	4.3	4.4	4.5	4.6	4.7	4.8	5.0

Raytown Sanitary System Scored

BRE - Manholes
Average Score – 3.6

Risk Level	Score Range		No of Assets	Percentage
Very Low	1.0	2.3	131	3.0%
Low	2.4	3.1	847	19.6%
Moderate	3.2	3.6	1063	24.6%
High	3.7	4.2	1948	45.0%
Very High	4.3	5.0	337	7.8%

BRE - Gravity Main
Average Score – 3.8

Risk Level	Score Range		No of Assets	Percentage
Very Low	1.0	2.3	109	2.5%
Low	2.4	3.1	294	6.7%
Moderate	3.2	3.6	1004	23.0%
High	3.7	4.2	2337	53.6%
Very High	4.3	5.0	620	14.2%



Time to show the platform



Questions?

MINUTES
RAYTOWN BOARD OF ALDERMEN
SEPTEMBER 1, 2020
REGULAR SESSION NO. 34
RAYTOWN CITY HALL
10000 EAST 59TH STREET
RAYTOWN, MISSOURI 64133
7:00 P.M.

OPENING SESSION

Mayor Michael McDonough called the September 1, 2020 Board of Aldermen meeting to order at 7:01 p.m.

Roll Call

Roll was called by Jennifer Baird, City Attorney, and the attendance was as follows:

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

Absent: Alderman Bonnaye Mims

Invocation and Pledge of Allegiance

Alderman Jason Greene provided the invocation and led the pledge of allegiance.

Public Comments

Tony Jacob, Raytown, Mo

Communication from the Mayor

Mayor McDonough spoke on recent events and City business.

Communication from the City Administrator

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

Committee Reports

Reports were given by Aldermen Bill Van Buskirk and Ward.

LEGISLATIVE SESSION

Alderman Bill Van Buskirk asked that R-3324-20 be removed from the Consent Agenda and added to the Regular 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.

Approval of the Regular August 18, 2020 Board of Aldermen meeting minutes.

R-3323-20 A RESOLUTION AUTHORIZING AND APPROVING THE APPOINTMENT OF CAROLYN WHITNEY TO THE HUMAN RELATIONS COMMISSION. Point of Contact: Mayor McDonough

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

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

Nays: None

Absent: Alderman Mims

Carolyn Whitney was called to the lectern to provide comments on her appointment to the Human Relations Commission.

NEW BUSINESS

REGULAR AGENDA

2. **R-3324-20 A RESOLUTION** RESCINDING RESOLUTION R-3320-20 REGARDING THE REAPPOINTMENT OF ANTHONY MOORE TO THE HUMAN RELATIONS COMMISSION. Point of Contact: Mayor McDonough

The item was read by title only by Jennifer Baird, City Attorney.

Alderman Myers, seconded by Alderman Mary Jane Van Buskirk, made a motion adopt. The motion was approved by a vote of 9-0-1.

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

Nays: None

Absent: Alderman Mims

3. **R-3325-20 A RESOLUTION** AUTHORIZING AND APPROVING AN AGREEMENT WITH MIDWEST ANIMAL RESQ FOR VETERINARY AND ADOPTION SERVICES IN EXCESS OF \$50,000.00 BUT WITHIN BUDGETED AMOUNTS. Point of Contact: Ray Haydaripoor, Community Development Director

The item was read by title only by Jennifer Baird, City Attorney.

Ray Haydaripoor, Community Development Director, presented the item and remained available for any discussion.

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

The item was discussed.

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

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

Nays: None

Absent: Alderman Mims

4. Public Hearing: A public hearing to consider text amendments to the Raytown Municipal Code, Chapter 50, regarding Establishment and Membership of the Planning & Zoning Commission.

4a. **FIRST READING: Bill No. 6552-20, SECTION XIII. AN ORDINANCE** AMENDING CHAPTER 50, ARTICLE II, SECTION 50-38, ENTITLED, "ESTABLISHMENT AND MEMBERSHIP", OF THE CODE OF ORDINANCES OF THE CITY OF RAYTOWN, MISSOURI. Point of Contact: Chris Gilbert, Planning & Zoning Coordinator

Mayor McDonough opened the public hearing.

The item was read by title only by Jennifer Baird, City Attorney.

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

The item was discussed.

Alderman Aziere, seconded by Alderman Bill Van Buskirk, made a motion to continue the public hearing to a date certain of September 15, 2020. The motion was approved by a vote of 9-0-1.

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

Nays: None

Absent: Alderman Mims

5. Public Hearing: A public hearing to consider text amendments to the Raytown Municipal Code, Chapter 50 regarding Neighborhood Information Meeting.

5a. **FIRST READING: Bill No. 6553-20, SECTION XIII. AN ORDINANCE** AMENDING CHAPTER 50, ARTICLE XI, SECTION 50-560.01, ENTITLED, "NEIGHBORHOOD INFORMATION MEETING", OF THE CODE OF ORDINANCES OF THE CITY OF RAYTOWN, MISSOURI. Point of Contact: Chris Gilbert, Planning & Zoning Coordinator

Mayor McDonough opened the public hearing.

The item was read by title only by Jennifer Baird, City Attorney.

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

The item was discussed.

Alderman Aziere, seconded by Alderman Mary Jane Van Buskirk, made a motion to continue the public hearing to a date certain of September 15, 2020. The motion was approved by a vote of 9-0-1.

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

Nays: None

Absent: Alderman Mims

6. Public Hearing: A public hearing to consider text amendments to the Raytown Municipal Code, Chapter 50 regarding the Land Use Table.

6a. **FIRST READING: Bill No. 6554-20, SECTION XIII. AN ORDINANCE** AMENDING CHAPTER 50, ARTICLE IV, SECTION 50-107, ENTITLED, "LAND USE TABLE", OF THE CODE OF ORDINANCES OF THE CITY OF RAYTOWN, MISSOURI. Point of Contact: Chris Gilbert, Planning & Zoning Coordinator

Mayor McDonough opened the public hearing.

The item was read by title only by Jennifer Baird, City Attorney.

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

The item was discussed.

Alderman Greene, seconded by Alderman Mary Jane Van Buskirk, made a motion to continue the public hearing to a date certain of September 15, 2020. The motion was approved by a vote of 9-0-1.

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

Nays: None

Absent: Alderman Mims

7. CARES Act Funds – Update

Damon Hodges, City Administrator

Damon Hodges, City Administrator, provided an update on CARES Act Funds.

ADJOURNMENT

Alderman Ward, seconded by Alderman Myers, made a motion to adjourn. The motion was approved unanimously.

The meeting adjourned at 8:54 p.m.

CITY OF RAYTOWN
Request for Board Action

Date: September 1, 2020

Bill No.: 6552-20

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 approval to amend the Raytown MO Code of Ordinances Chapter 50, Article II, Section 50-38, entitled, "Establishment and Membership"

Recommendation: Staff recommends approval of the attached ordinance as written.

Analysis: Membership of the Planning & Zoning Commission has been dwindling since the summer of 2019 when Tina Cochran resigned, followed by Tommy Bettis in early 2020, and Mary Phil Dwight will be resigning in 2020. It became necessary to look at the available options to keep the Raytown Planning & Zoning Commission operational. At present, the Planning & Zoning Commission should consist of 9 members, with 5 being a quorum. The Commission is presently down to 7 members (6 when Ms. Dwight steps down) but 5 is still a quorum so just making quorum is going to be harder in the future without additional volunteers stepping forward. In the absence of volunteers wanting to serve, reducing the Planning & Zoning Commission size from 9 members to 7 members is one method of maintaining a high level of customer service by reducing the possibility of no quorum meetings. By reducing the commission to 7 members, the two current vacancies would not need to be replaced and a quorum would drop to 4 members present. This would make a no-quorum situation far less likely to occur, particularly when Commissioner Dwight steps down. In this event, the Mayor would need to replace just one position instead of 3.

Municipal Code Section 50-38, Ordinance 5551-16, and the Planning & Zoning Commission By-Laws all establish the commission as needing a minimum of 5 citizen members, plus the Mayor (if he/she decides to serve) and a Board of Aldermen representative (if the Board appoints one, which it has, Alderwoman Emerson). The Ordinance does state 7 is the minimum size which is consistent with the current makeup of the commission anyways (6 citizen members, 1 Board of Aldermen member).

What the Zoning Ordinance does not presently state, and the purpose for this Community Development Department initiated amendment, is to establish Board of Aldermen Resolutions as the method for either increasing or decreasing the size of the Planning & Zoning Commission, as necessary, within the already codified range of 7 to 15 members. At present the Ordinance does not state how a size change is to be accomplished so this amendment will be a process clarification.

Alternatives: Do not approve the Ordinance and Planning & Zoning Commission continues as a 9-member body with multiple vacancies, hampering applicant efforts to get timely resolution of their applications due to a greater chance of no quorum meeting reschedulings.

Budgetary Impact:

Not Applicable

Additional Reports Attached:

Ordinance with Exhibit

Planning & Zoning Commission Staff Report, August 6, 2020

Planning & Zoning Commission Draft Minutes, August 6, 2020

AN ORDINANCE AMENDING CHAPTER 50, ARTICLE II, SECTION 50-38, ENTITLED, "ESTABLISHMENT AND MEMBERSHIP", OF THE CODE OF ORDINANCES OF THE CITY OF RAYTOWN, MISSOURI

WHEREAS, application PZ-2020-07, submitted by the City of Raytown, proposes to amend Chapter 50, Article I, Section 50-38, entitled "Establishment and Membership"; and

WHEREAS, after due public notice in the manner prescribed by law, the Planning & Zoning Commission held a public hearing on August 6, 2020 and by a vote of 6 in favor and 0 against, recommended approval of the amendment to Chapter 50, Article II, Section 50-38, entitled "Establishment and Membership", of the Code of Ordinances; and

WHEREAS, after due public notice in the manner prescribed by law, the Board of Aldermen held a public hearing on September 1, 2020 and rendered a decision on September 15, 2020, to approve the amendment to Chapter 50, Article II, Section 50-38, entitled "Establishment and Membership", of the Code of Ordinances.

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

SECTION 1 – APPROVAL OF AMENDMENTS. That the amendment to Chapter 50, Article II, Section 50-38, entitled "Establishment and Membership", of the Code of Ordinances is hereby amended as provided in Section 2.

SECTION 2 – AMENDMENTS. The following amendment as shown on Exhibit A is hereby adopted.

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 ____ day of September, 2020.

Michael McDonough, Mayor

ATTEST:

Teresa M. Henry, City Clerk

Approved as to Form:

Jennifer M. Baird, City Attorney

AN ORDINANCE AMENDING CHAPTER 50, ARTICLE II, SECTION 50-38, ENTITLED, "ESTABLISHMENT AND MEMBERSHIP", OF THE CODE OF ORDINANCES OF THE CITY OF RAYTOWN, MISSOURI

WHEREAS, application PZ-2020-07, submitted by the City of Raytown, proposes to amend Chapter 50, Article I, Section 50-38, entitled "Establishment and Membership"; and

WHEREAS, after due public notice in the manner prescribed by law, the Planning & Zoning Commission held a public hearing on August 6, 2020 and by a vote of 6 in favor and 0 against, recommended approval of the amendment to Chapter 50, Article II, Section 50-38, entitled "Establishment and Membership", of the Code of Ordinances; and

WHEREAS, after due public notice in the manner prescribed by law, the Board of Aldermen held a public hearing on September 1, 2020 and rendered a decision on September 15, 2020, to approve the amendment to Chapter 50, Article II, Section 50-38, entitled "Establishment and Membership", of the Code of Ordinances.

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

SECTION 1 – APPROVAL OF AMENDMENTS. That the amendment to Chapter 50, Article II, Section 50-38, entitled "Establishment and Membership", of the Code of Ordinances ~~are~~ hereby amended as provided in Section 2.

SECTION 2 – AMENDMENTS. The following amendment as shown on Exhibit A is hereby adopted.

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

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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 _____ day of September, 2020.

Michael McDonough, Mayor

ATTEST:

Teresa M. Henry, City Clerk

BILL NO. _____

ORDINANCE NO. _____

SECTION NO. XIII

Approved as to Form:

Jennifer M. Baird, City Attorney

EXHIBIT A

Sec. 50-38. - Establishment and membership.

- (a) *Created.* There shall be a planning commission, also known as "the planning and zoning commission," and as "the commission" shall consist of not more than 15 nor less than seven members, including:
1. The mayor, if the mayor chooses to be a member;
 2. A member of the council selected by the council, if the council chooses to have a member serve on the commission; and
 3. Not more than 15 nor less than five citizens appointed by the mayor and approved by the council. All citizen members of the commission shall serve without compensation. The term of each of the citizen members shall be for four years, except that the terms of the citizen members first appointed shall be for varying periods so that succeeding terms will be staggered. Any vacancy in a membership shall be filled for the unexpired term by appointment as aforesaid. The council may remove any citizen member for cause stated in writing and after public hearing. **At any time, the Mayor may present to the Board of Aldermen a Resolution, which, upon approval by the Board of Aldermen, shall alter the size of the planning Commission, within the range and makeup of membership as set forth in this Section.**
- (b) *Term.* The term of each of the citizen members shall be for four years, except that the terms of the citizen members first appointed shall be for varying periods so that succeeding terms will be staggered. Any vacancy in a membership shall be filled for the unexpired term by appointment as aforesaid.
- (c) *Compensation.* All members of the planning commission shall serve without compensation.
- (d) *Dismissal.* The board of aldermen may remove any citizen member for cause stated in writing and after public hearing.

(Code 1969, § 16-2; Ord. No. 139, § 2, 7-19-1966; Ord. No. 5551-16, § 1, 8-16-2016)

CITY OF RAYTOWN
PLANNING & ZONING COMMISSION
REGULAR MEETING
MINUTES

August 6, 2020
7:00 pm

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

1. Welcome by Acting Chair DeeAnn Stock

2. Call meeting to order and Roll Call

Wilson:	Absent	Thurman:	Present	Emerson:	Present
Robinson:	Present	Frazier:	Present	Stock:	Present
Dwight:	Present				

3. Approval of Minutes: Minutes of March 5, 2020, approved 6-0 upon motion by Ms. Dwight and second by Mr. Robinson.

4. New Business. All persons providing testimony for all public hearing items on the agenda were sworn in by Jennifer Baird, City Attorney.

A. Case No.: PZ 2020-07: Text Amendment to Municipal Code Chapter 50, Section 50-38, Regarding Modification of planning Commission Size.

1. Introduction of Application by Acting Chairman.

Acting Chair DeeAnn Stock opened the public hearing and introduced the application.

2. Explanation of any Ex Parte Communications Regarding the Application.

No commissioners reported Ex Parte communications with the applicant regarding this application.

3. Enter Relevant Exhibits into the Record.

Acting Chair DeeAnn Stock entered the staff report into the record as an exhibit.

4. Staff Presentation of proposed Text Amendments.

Chris Gilbert, Planning & Zoning Coordinator, presented the staff report, explaining the reasons for the text amendment being necessary.

5. Request for Public Comment by Acting Chairman.

Acting Chair DeeAnn Stock asked if anyone was present to speak on this application. No one presented themselves.

6. Commission Discussion.

None.

7. Commission Decision to Approve, Conditionally Approve, or Deny Application.

Chris Gilbert provided the staff recommendation to recommend approval of the proposed text amendment as written.

Mr. Frazier moved and Ms. Emerson seconded to recommend approval of the application to the Board of Aldermen. Motion passed 6-0.

B. Case No.: PZ 2020-08: Text Amendments to Municipal Code Chapter 50, Sections 50-560.01, Regarding Courtesy Noticing Procedures and 50-107, Regarding A Use Table Note Requiring Architectural Analysis for Assembly Uses.

1. Introduction of Application by Acting Chairman.

Acting Chair DeeAnn Stock opened the public hearing and introduced the application.

2. Explanation of any Ex Parte Communications Regarding the Application.

No Commissioners reported any Ex Parte communications regarding this application.

3. Enter Relevant Exhibits into the Record.

Acting Chair DeeAnn Stock entered the staff report into the record as an exhibit.

4. Staff Presentation of proposed Text Amendment on Noticing Procedures.

Chris Gilbert, Planning & Zoning Coordinator presented the staff report, explaining the reasons for this text amendment being necessary. Mr. Gilbert asked that the Planning Commission make separate motions on each of the two minor text amendments addressed by this staff report.

5. Request for Public Comment by Acting Chairman.

Acting Chair DeeAnn Stock asked for comments from the public on the application.

Alderman Greg Walters, Ward 1, spoke in support of the application, providing examples of situations in the past several years where some neighbors did not receive notice of hearings.

6. Commission Discussion.

Planning Commission discussion with questions for staff.

7. Commission Decision to Approve, Conditionally Approve, or Deny Application.

Chris Gilbert provided the staff recommendation to recommend approval of the text amendment to the Board of Aldermen as written.

Ms. Thurman moved and Mr. Frazier seconded to recommend approval to the Board of Aldermen as recommended in the staff report. Motion passed 6-0.

8. Staff Presentation of proposed Text Amendment on Requiring an Architectural Analysis for certain Assembly Type Uses.

Chris Gilbert, Planning & Zoning Coordinator presented the staff report, explaining the reasons for this text amendment being necessary.

Planning Commission discussion with questions for staff.

9. Request for Public Comment by Chairman.

Acting Chair DeeAnn Stock asked for comments from the public on the application.

Alderman Greg Walters, Ward 1, spoke in favor of the proposed amendment.

10. Commission Discussion.

Planning Commission discussion with questions for staff and the applicant.

11. Commission Decision to Approve, Conditionally Approve, or Deny Application.

Chris Gilbert provided the staff recommendation to recommend approval of the text amendment to the Board of Aldermen as written.

Mr. Frazier moved and Ms. Thurman seconded to recommend approval to the Board of Aldermen as recommended in the staff report. Motion passed 5-1 with Ms. Emerson opposed.

5. **Other Business-** Chris Gilbert provided a status update on several recent cases reviewed by the Planning Commission.
6. **Set Future Meeting Date – Next regular meeting on September 3, 2020.**
7. **Adjourn at 8:15 PM upon motion by Ms. Dwight and second by Ms. Thurman.**

DRAFT



PZ 2020-07

To: City of Raytown Planning and Zoning Commission

From: Chris Gilbert, Planning & Zoning Coordinator

Date: August 6, 2020

Re: Zoning Text Amendment, Section 50-38, Entitled "Establishment and Membership"

TEXT AMENDMENT SUMMARY

With the membership of the Planning Commission dwindling since the summer of 2019 when Tina Cochran resigned, followed by Tommy Bettis in early 2020, and Mary Phil Dwight considering stepping down in 2020 as well, it became necessary to look at the available options to keep the Raytown Planning Commission operational. At present, the Planning Commission should consist of 9 members, with 5 being a quorum. The Commission is presently down to 7 members but 5 is still a quorum so just making quorum is going to be harder in the future without additional volunteers stepping forward (the Mayor is reporting great difficulty recruiting volunteers for open board or commission seats of any type). If Commissioner Dwight does step down then it gets even more difficult to ensure quorums for any given meeting, which causes delays for applicants and projects.

In the absence of volunteers wanting to serve, reducing the Planning Commission size from 9 members to 7 members is one method of maintaining a high level of customer service by reducing the possibility of no quorum meetings. By reducing the commission to 7 members, the two current vacancies would not need to be replaced and a quorum would drop to 4 members present. This would make a no-quorum situation far less likely to occur, particularly if Commissioner Dwight does step down as well. In this event, the Mayor would need to replace just one position instead of 3.

Municipal Code Section 50-38, Ordinance 5551-16, and the Planning Commission By-Laws all establish the commission as needing a minimum of 5 citizen members, plus the Mayor (if he/she decides to serve) and a Board of Aldermen representative (if the Board appoints one, which it has, Alderwoman Emerson). The Ordinance does state 7 is the minimum size which is consistent with the current makeup of the commission anyways (6 citizen members, 1 Board of Aldermen member).

What the Zoning Ordinance does not presently state, and the purpose for this Community Development Department initiated amendment, is to establish Board of Aldermen Resolutions as the method for either increasing or decreasing the size of the Planning Commission, as necessary, within the already codified range of 7 to 15 members. At present the Ordinance does not state how a size change is to be accomplished so this amendment will be a process clarification.



Staff Report

Community Development
Planning and Development Services

Attachments:

- Notice of Public Hearing
- Proposed Zoning Ordinance Text Amendment to Sec 50-38

CITY OF RAYTOWN
Request for Board Action

Date: September 1, 2020

Bill No.: 6553-20

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 approval to amend the Raytown MO Code of Ordinances Chapter 50, Article XI, Section 50-560.01, entitled, "Neighborhood Information Meeting"

Recommendation: Alderman Walters requested this amendment and action on it was directed by the Board of Aldermen to the Planning Commission for review and recommendation at its next meeting with regular business due to the COVID-19 pandemic. The Planning Commission reviewed this amendment at its August 6, 2020, meeting and recommended approval by a vote of 6-0. This amendment will require courtesy notices to nearby property owners to be mailed via US Postal Service Certified Letter instead of the current method of mailing regular mail service letters to provide a better chance of nearby property owners being aware of public meetings in their vicinity. The applicant(s) for Planning Commission action will be responsible for sending out the mailings by Certified Letter and providing 'proof of mailing' receipts from the US Postal service. Staff will continue to provide the mailing lists to the applicant(s) of all owners within 185 feet of a subject property in addition to any other individuals that requested notice and known Homes Association Presidents.

Alternatives: Do not approve the Ordinance and required notices will continue to be mailed by regular U.S. Mail service.

Budgetary Impact:

Not Applicable

Additional Reports Attached:

Ordinance with Exhibit

Planning Commission Staff Report, August 6, 2020

AN ORDINANCE AMENDING CHAPTER 50, ARTICLE XI, SECTION 50-560.01, ENTITLED, "NEIGHBORHOOD INFORMATION MEETING", OF THE CODE OF ORDINANCES OF THE CITY OF RAYTOWN, MISSOURI

WHEREAS, application PZ-2020-08, submitted by the City of Raytown, proposes to amend Chapter 50, Article XI, Section 50-560.01 entitled "Neighborhood Information Meeting"; and

WHEREAS, after due public notice in the manner prescribed by law, the Planning & Zoning Commission held a public hearing on August 6, 2020 and by a vote of 6 in favor and 0 against, recommended approval of the amendment to Chapter 50, Article XI, Section 50-560.01, entitled "Neighborhood Information Meeting", of the Code of Ordinances; and

WHEREAS, after due public notice in the manner prescribed by law, the Board of Aldermen held a public hearing on September 1, 2020 and rendered a decision on September 15, 2020, to approve the amendment to Chapter 50, Article XI, Section 50-560.01, entitled "Neighborhood Information Meeting", of the Code of Ordinances.

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

SECTION 1 – APPROVAL OF AMENDMENTS. That the amendment to Chapter 50, Article XI, Section 50-560.01, entitled "Neighborhood Information Meeting", of the Code of Ordinances is hereby amended as provided in Section 2.

SECTION 2 – AMENDMENTS. The following amendment as shown on Exhibit A is hereby adopted.

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 _____ day of September, 2020.

Michael McDonough, Mayor

ATTEST:

Teresa M. Henry, City Clerk

Approved as to Form:

Jennifer M. Baird, City Attorney

AN ORDINANCE AMENDING CHAPTER 50, ARTICLE XI, SECTION 50-560.01, ENTITLED, "NEIGHBORHOOD INFORMATION MEETING", OF THE CODE OF ORDINANCES OF THE CITY OF RAYTOWN, MISSOURI

WHEREAS, application PZ-2020-08, submitted by the City of Raytown, proposes to amend Chapter 50, Article XI, Section 50-560.01 entitled "Neighborhood Information Meeting"; and

WHEREAS, after due public notice in the manner prescribed by law, the Planning & Zoning Commission held a public hearing on August 6, 2020 and by a vote of 6 in favor and 0 against, recommended approval of the amendment to Chapter 50, Article XI, Section 50-560.01, entitled "Neighborhood Information Meeting", of the Code of Ordinances; and

WHEREAS, after due public notice in the manner prescribed by law, the Board of Aldermen held a public hearing on September 1, 2020 and rendered a decision on September 15, 2020, to approve the amendment to Chapter 50, Article XI, Section 50-560.01, entitled "Neighborhood Information Meeting", of the Code of Ordinances.

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

SECTION 1 – APPROVAL OF AMENDMENTS. That the amendment to Chapter 50, Article XI, Section 50-560.01, entitled "Neighborhood Information Meeting", of the Code of Ordinances ~~are~~ is hereby amended as provided in Section 2.

SECTION 2 – AMENDMENTS. The following amendment as shown on Exhibit A is hereby adopted.

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 _____ day of September, 2020.

Michael McDonough, Mayor

ATTEST:

Teresa M. Henry, City Clerk

BILL NO. _____

ORDINANCE NO. _____

SECTION NO. XIII

Approved as to Form:

Jennifer M. Baird, City Attorney

EXHIBIT A

Sec. 50-560.01. - Neighborhood information meeting.

- (a) Purpose. Citizen participation in the planning process is essential to the successful growth of the community.

This citizen participation requirement is designed to inform and involve neighboring residents in the process of community change. It is not intended that complete consensus be achieved on all applications, but neighborhood concerns can be identified early on and addressed to some degree prior to the public hearing. Specifically, the purpose of citizen participation is to:

- (1) Ensure that applicants pursue early and effective citizen participation in conjunction with their applications, giving them the opportunity to understand and try to mitigate any real or perceived impacts their application may have on the community;
- (2) Ensure that the citizens and property owners of Raytown have an adequate opportunity to learn about applications that may affect them and to work with applicants to resolve concerns at an early state of the process; and
- (3) Facilitate ongoing communication between the applicant, interested citizens and property owners, city staff and elected officials throughout the application review process.

- (b) This section applies to rezoning, preliminary plat, planned development, conditional use and site plan applications.

- (c) ~~Applicants shall send a courtesy notice to property owners within 185 feet of the applicant property; the president of any home owners association or registered neighborhood within 500 feet of the application; and other interested parties who have requested that they be placed on the interested parties notification list maintained by the city.~~

~~The notice will provide a brief description of the application and will establish a date and location for a meeting to discuss the issues regarding the application. The meeting shall be held at least two weeks prior to the planning commission meeting for which the application is scheduled.~~

Applicants shall send a courtesy notice by Certified Letter through the United States Postal Service to each of the following:

- (1) Property owners within 185 feet of the applicant property;
- (2) The president of any active homeowners association within 500 feet of the applicant's property for which the contact information is known; and
- (3) Other interested parties who have requested that they be notified.

The notice shall provide a brief description of the application and shall establish a date and location for a neighborhood meeting to discuss the issues regarding the application. The meeting shall be held at least two weeks prior to the Planning Commission meeting for which the application is scheduled. Proof that these notices were mailed by Certified

Letter to all required parties enumerated above shall be provided to the City prior to the neighborhood meeting time. The City Hall Council Chambers may be reserved for this neighborhood meeting by the applicant, if desired, or held at another location accessible to the public.

- (d) The applicant will submit a written summary report identifying the number of persons attending the meeting, the issues raised, and the resolution to any issues solved. The report shall be submitted to the secretary of the planning commission at least ten days prior to the date of the planning commission meeting scheduled to discuss the application.

(Ord. No. 5567-17, § 2, 1-3-2017)



PZ 2020-08

To: City of Raytown Planning and Zoning Commission

From: Chris Gilbert, Planning & Zoning Coordinator

Date: August 6, 2020

Re: Zoning Text Amendments, Section 50-560.01, Entitled, "Neighborhood Information Meeting", and 50-107, Entitled, "Land Use Table"

TEXT AMENDMENTS SUMMARY

From time to time, changes to the existing Zoning Ordinance become necessary. The Ordinance was last amended in March, 2020, to adequately regulate uses that the Board of Aldermen had placed under Moratorium in 2019. This set of changes addresses issues that have come up in 2020 since the last set of amendments that need to be addressed adequately as follows:

Changes to Municipal Code Chapter 50 contained in this staff report:

1. **Section 50 Section 50-560.01.** Alderman Walters requested this amendment and action on it was directed by the Board of Aldermen to the Planning Commission for review and recommendation at its next meeting with regular business due to the COVID-19 pandemic. This amendment will require courtesy notices to nearby property owners to be mailed via US Postal Service Certified Letter instead of the current method of mailing regular letters to provide a better chance of nearby property owners being aware of public meetings in their vicinity.

Applicant(s) for Planning Commission action will be responsible for sending out the mailings by Certified Letter and providing 'proof of mailing' receipts from the US Postal service. Staff will continue to provide the mailing lists to the applicant(s) of all owners within 185 feet of a subject property in addition to any other individuals that requested notice and known Homes Association Presidents.

2. **Section 50-107.** Community Development Department initiated amendment that will add a use table note for commercial uses that commonly involve significant assemblies of people in enclosed spaces, requiring that an architectural analysis shall be provided to the City with any application for either a commercial use permit or Planning Commission action, upon request by the Director of Community Development or designated representative. This will help with ensuring that commercial buildings and lease spaces that are used or reused for activities involving assemblies of people are safe for patrons and employees to occupy. Additionally, the applicants will benefit by a greater level of awareness of such issues earlier in the process so they can decide whether to move forward with a particular building or space before the investment gets too significant.



Staff Report

Community Development
Planning and Development Services

The primary driver behind this amendment involves situations that have come up recently where buildings in Raytown were acquired and intended to be repurposed for churches or event spaces without any changes to the buildings. Each of these situations involved large enough spaces that they crossed Building Code and Fire Code thresholds adopted by both the City and the Raytown Fire District that would require potentially extremely costly improvements to the spaces to address life safety and emergency exiting standards. This amendment will provide a tool for an architectural analysis to be provided at the beginning of the process if it appears likely that such an analysis is necessary. It won't be required in every situation but gives staff and extra tool for managing the reutilization of Raytown's commercial and industrial buildings. This provision will not apply to any residential structures.

The uses on the attached use table that have the note proposed to be added to them display as red text for Note (29). These are all uses that can commonly (but not always) find themselves in a situation where a large number of people are in an enclosed space. Other uses listed on the table that are not labeled with the proposed new Note (29) could potentially also have this situation occur but it is far less likely and thus staff believes it is not necessary to place this requirement beyond the uses so noted with it.

3. **Section 50-107 and 50-127.** These two amendments regarding a use table note and change to Low Density Residential District use regulations for home day cares to reduce the distance separation requirement between licensed home day care businesses has been postponed as staff studies additional amendments beyond this one issue. These proposed amendments will be presented at a later meeting.

Attachments:

- Notice of Public Hearing
- Proposed Zoning Ordinance Text Amendments
- Section 50-107 Use Table with Proposed Note (29) added

CITY OF RAYTOWN
Request for Board Action

Date: September 8, 2020

Bill No.: 6554-20

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: Second Reading; Board of Aldermen approval to amend the Raytown MO Code of Ordinances Chapter 50, Article IV, Section 50-107, entitled, "Land use Table"

Recommendation: This amendment proposes to add a use table note for commercial uses that commonly involve significant assemblies of people in enclosed spaces, requiring that an architectural analysis be provided to the City with any application for either a commercial use permit or Planning Commission action, upon request by the Director of Community Development or designated representative. This will help with ensuring that commercial buildings and lease spaces that are used or reused for activities involving large assemblies of people are safe for patrons and employees to occupy. Additionally, the applicants will benefit by a greater level of awareness of such issues earlier in the process so they can decide whether to move forward with a particular building or space before the investment gets too significant. The Planning Commission voted 5-1 to recommend approval of this text amendment. The primary driver behind this amendment involves situations that have come up recently where buildings in Raytown were acquired and intended to be repurposed for churches or event spaces without any changes to the buildings. Each of these situations involved large enough spaces that they crossed Building Code and Fire Code thresholds adopted by both the City and the Raytown Fire District that would require potentially extremely costly improvements to the spaces to address life safety and emergency exiting standards. This amendment will provide a tool for an architectural analysis to be provided at the beginning of the process if it appears likely that such an analysis is necessary. It won't be required in every situation but gives staff an extra tool for managing the reutilization of Raytown's commercial and industrial buildings. This provision will not apply to any residential structures. The uses on the use table included with Exhibit A that have this note proposed to be added to them display as Note (29).

Alternatives: Do not approve the Ordinance and no special life safety analysis will be automatically requested for certain types of uses that typically place large numbers of people in confined spaces.

Budgetary Impact:

Not Applicable

Additional Reports Attached:

Architectural Analysis Estimates

Ordinance with Exhibit

Planning Commission Staff Report, August 6, 2020

Cost Range for Life Safety Architectural Analysis on a Fictitious 5000 Square Foot Assembly Space

Staff surveyed a number of architectural firms in the Kansas City metro and the following is the range of costs and services included that would impact applicants under the proposed changes to the Zoning Ordinance:

Lowest Cost Firm: \$200 to \$500

Service provided: Basic Analysis with Plans

Survey Average Cost: \$800 to \$1600

Service provided: Detailed Analysis with Basic Plans

Highest Cost Firm: \$2000 to \$3500

Service provided: Detailed Analysis with Detailed Plans

Note: The Firm names are not being provided in this document so as to not impact future applicants' personal decision on who to hire for such a professional service, should this Ordinance be approved.

AN ORDINANCE AMENDING CHAPTER 50, ARTICLE IV, SECTION 50-107, ENTITLED, "LAND USE TABLE", OF THE CODE OF ORDINANCES OF THE CITY OF RAYTOWN, MISSOURI

WHEREAS, application PZ-2020-08, submitted by the City of Raytown, proposes to amend Chapter 50, Article IV, Section 50-107 entitled "Land Use Table"; and

WHEREAS, after due public notice in the manner prescribed by law, the Planning & Zoning Commission held a public hearing on August 6, 2020 and by a vote of 5 in favor and 1 against, recommended approval of the amendments to Chapter 50, Article IV, Section 50-107 entitled "Land Use Table", of the Code of Ordinances; and

WHEREAS, after due public notice in the manner prescribed by law, the Board of Aldermen held a public hearing on September 1, 2020 and rendered a decision on September 15, 2020, to approve the amendments to Chapter 50, Article IV, Section 50-107 entitled "Land Use Table", of the Code of Ordinances.

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

SECTION 1 – APPROVAL OF AMENDMENTS. That the amendments to Chapter 50, Article IV, Section 50-107 entitled "Land Use Table", of the Code of Ordinances are hereby amended as provided in Section 2.

SECTION 2 – AMENDMENTS. The following amendments as shown on Exhibit A are hereby adopted.

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 ____ day of September, 2020.

Michael McDonough, Mayor

ATTEST:

Teresa M. Henry, City Clerk

Approved as to Form:

Jennifer M. Baird, City Attorney

EXHIBIT A

CHAPTER 50, ARTICLE IV. – DISTRICTS AND DISTRICT MAP

Sec. 50-107. – Land Use Table.

(a) *Generally.* The following land use table identifies uses that are either permitted by right, require approval of a conditional use permit or are not allowed in each of the applicable districts. Many of the uses are defined in [section 50-4](#). Any uses that are not defined in [section 50-4](#) shall be given their common meaning.

(1) *Permitted (allowed by right).* Uses identified in a zoning district column of the Use Table with a "P" are "permitted by-right" and shall be permitted in such zoning district, subject to such special use regulations as may be indicated in the "conditions" column and all other requirements of this article.

(2) *Conditional uses.* Uses identified in a zoning district column of the Use Table with a "C" are "conditional uses" and shall be permitted in such zoning district if reviewed and approved in accordance with the standards of article V of this chapter. Conditional uses shall be subject to such special regulations as may be specified in article V of this chapter and all other requirements of the city Code.

(3) *Not permitted.* Uses not identified in a zoning district column of the Use Table as permitted by-right or by conditional use are not allowed in such zoning district unless otherwise expressly permitted by other regulations of the city Code.

(4) *Conditions.* A letter in the "conditions" column of the Land Use Table refers to standards applicable to a particular use in one or more of the districts in which such use is allowed. The referenced regulations appear in subsection (b) of this section.

(b) *Land use conditions.* The following standards shall apply to permitted, conditional and accessory uses:

****NOTES (1) to (28) already codified****

(29) Uses that commonly involve assemblies of large numbers of persons in a small area may require additional architectural analysis to ensure compliance with the adopted Building and Fire Codes of the City. The Director of Community Development or designated representative may determine that such documentation is required to be submitted for review prior to consideration of approval of a Commercial Use Permit by staff or consideration of a Conditional Use Permit by the Planning Commission.

(Ord. No. 5498-14, § 2A—C, 7-15-2014; Ord. No. 5579-17, §§ 1, 2(Exh. A), 9-5-2017; Ord. No. 5575-17, § 1, 5-2-2017)

USES	ZONING DISTRICTS															Conditions
	Residential Districts				Nonresidential Districts							Overlay Districts				
	R-1	R-2	R-3	MH	NC	HC	M	N	TS	FP	HO	P	CD	HP	AE	
Accessory uses	P	P	P	P	P	P	P		P		P	P			P	(6), (11),(26)
Adult Book Store												P			P	(15)
Adult Day Care	C	C	C		P				P			P			P	(12)
Adult Entertainment Establishment												P			P	(15)
Adult Mini-Motion Picture Theater												P			P	(15), (29)
Adult Motion Picture Theater												P			P	(15)
Agriculture	P	P	P	P	P	P	P	P	P	P		P				
Airports and aviation fields including helicopter pads.							C									(11),(29)
Amusement Parks					C		C									
Animal Care, General							P		P							(13)
Animal Care, Limited							P		P			P				(13)
Arenas					C		C									(29)
Art Galleries					P	P			P			P				(5),(29)
Assembly Rooms					C		C									(29)
Athletic Fields					C		C									

USES	ZONING DISTRICTS															Conditions
	Residential Districts				Nonresidential Districts							Overlay Districts				
	R-1	R-2	R-3	MH	NC	HC	M	N	TS	FP	HO	P	CD	HP	AE	
Auction Facilities					C		C									(29)
Auditorium or Stadium							P		P			P				(13),(29)
Auditoriums																
Bakery, Retail					P	P			P							(10), (11)
Bed and breakfast homes with or without a related tearoom	C	C	C													
Boat Sales						C	C									
Camps								P	P			P				
Car Wash					C	C	C					P				(13)
Cemeteries, crematories and mausoleums	C	C	C	C	C	C	C	C								
Churches, chapels, mosques, synagogues, temples and other places of religious assembly	P	P	P	P	P	P	P		P			P			P	(3), (10), (11),(29)
College or University							P		P			P				(13),(29)

USES	ZONING DISTRICTS															Conditions
	Residential Districts				Nonresidential Districts							Overlay Districts				
	R-1	R-2	R-3	MH	NC	HC	M	N	TS	FP	HO	P	CD	HP	AE	
Commercial and retail uses that are not permitted by district regulations					C	C	C	C								
Communications towers	C	C	C	C	C	C	C	C	C							(16)
Condominium dwelling containing more than two household condominium dwellings			C									P	P			(17)
Construction Sales and Service							P		P			P				(13)
Convenience Stores					P	P	P		P			P				(13),(28)
Craft Brewery					C	P	P									(29)
Cultural Service							P		P			P				(13)
Dance halls, discotheques, and night clubs					C	C										(29)
Day care center					P				P			P				(12),(29)

USES	ZONING DISTRICTS														Conditions	
	Residential Districts				Nonresidential Districts						Overlay Districts					
	R-1	R-2	R-3	MH	NC	HC	M	N	TS	FP	HO	P	CD	HP		AE
Dormitories and fraternity or sorority houses		C	C													(29)
Drive-In Theater						P			P			P				(11)
Drive-through restaurants					P	P										
Dwelling, Large group living	C	C	P		P				P			P				(9)
Dwelling, Small group living	P	P	P						P		P	P				(2)
Equipment Sales							P					P				
Exhibit hall					C		C									(29)
Financial institutions					P	P										
Food/Bakery Product Manufacturing							P		P			P				
Fortune Tellers, palm readers, psychics, tarot card readers and similar uses						C										
Foster homes	P	P	P						P			P				

USES	ZONING DISTRICTS															Conditions
	Residential Districts				Nonresidential Districts							Overlay Districts				
	R-1	R-2	R-3	MH	NC	HC	M	N	TS	FP	HO	P	CD	HP	AE	
Fraternal club, service club, private club and/or tavern	C	C	C	C	C	C	C	C								(29)
Golf course	P	P	P				P		P			P			P	(4), (13)
Golf-driving, commercial or illuminated						C										
Government Uses, including but not limited to police station, fire station, emergency medical services	C	C	C	C	P	C	P		P			P			P	(13)
Group day care home					P				P			P			P	(12)
Group Home	C	C	C													
Health Club					P	P	P		P			P				(13),(29)
Home occupations	P	P	P						P		P	P				(7)
Hospital						P	P		P			P			P	(11), (13),(29)
Hotel or motel						P	P		P			P			P	(11), (13)
Junk yards or salvage yards							C									(18)
Kennels						C	C									(19)

USES	ZONING DISTRICTS														Conditions	
	Residential Districts				Nonresidential Districts						Overlay Districts					
	R-1	R-2	R-3	MH	NC	HC	M	N	TS	FP	HO	P	CD	HP		AE
Laundry						P			P			P			P	(11)
Laundry Service							P		P			P				(13)
Liquor Sales, Package					P	P										(25)
Manufactured home without a permanent foundation				P					P			P				(13)
Manufacturing and Assembly							P		P			P				(13)
Mobile Homes				P					P			P				
Modular Home	P	P	P	P												
Mortuaries					P	P			P			P			P	(11)
Motorcycle sales and service						P			P			P			P	(11)
Multi-household buildings			P						P			P	P			
Multi-household dwellings (i.e., communes)	C	C	C	C	C	C	C									
Museums	C	C	C		P				P			P				(29)
Nursery or Garden Center						P			P			P			P	(11)
Offices					P	P			P			P			P	(11)
Outdoor Gun Clubs						C										

USES	ZONING DISTRICTS															Conditions
	Residential Districts				Nonresidential Districts							Overlay Districts				
	R-1	R-2	R-3	MH	NC	HC	M	N	TS	FP	HO	P	CD	HP	AE	
Outdoor Storage Uses						C	C									
Parking Lot, Commercial							P		P			P				(13)
Parks and Recreation- Public	P	P	P	P			P	P	P			P				(13)
Penal, reformatory or other correctional uses				C		C										(29)
Pharmacy					P	P			P			P			P	(11)
Pitch and putt or miniature golf courses	P	P	P		C	C			P			P				
Pre-schools, nursery schools, children's day care or facilities of five persons but not more than ten persons	C	C	C													(29)
Printing and Publishing					P	P	P		P			P				(13)
Private swimming pools	P	P	P						P			P				(6)

USES	ZONING DISTRICTS															Conditions	
	Residential Districts				Nonresidential Districts							Overlay Districts					
	R-1	R-2	R-3	MH	NC	HC	M	N	TS	FP	HO	P	CD	HP	AE		
Public and private resource recycling centers not involving any hazardous or toxic waste				C		C	C										
Race Tracks							C										(29)
Recreation and Entertainment, Indoor					P	P	P		P			P					(13),(29)
Repair Service					P		P		P			P					(13)
Research Service							P		P			P					(13)
Residential care facility	C	C	P		P				P			P				P	(9)
Residential or outpatient facilities for the treatment of alcohol or drug abuse	C	C	C	C	C	C	C	C									
Restaurants					P	P			P			P				P	(11),(29)
Retail store or shop					P	P			P			P				P	(11),(29)
Riding stable (private)					C		C										(20)
Riding stable and academy (public)					C		C										(21)

USES	ZONING DISTRICTS															Conditions
	Residential Districts				Nonresidential Districts							Overlay Districts				
	R-1	R-2	R-3	MH	NC	HC	M	N	TS	FP	HO	P	CD	HP	AE	
Schools, private or parochial and non-profit	C	C	C	C	C	C	C	C								(29)
Service stations					C	C										
Single-household dwellings	P	P	P						P		P	P				(1)
Tobacco or Vape/E-cigarette Product Sales					P	P										(24)
Studio, Television or Film							P		P			P				(14)
Swimming pools, public or commercial					C											(29)
Tattoo parlors and body-piercing businesses					C	C										
Temporary Uses	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	(22)
Transit Facility							P		P			P				(14)
Two-household condominium dwellings		P	P						P			P				(9), (15)
Two-household dwellings		P	P						P			P				(9), (15)

USES	ZONING DISTRICTS															Conditions
	Residential Districts				Nonresidential Districts							Overlay Districts				
	R-1	R-2	R-3	MH	NC	HC	M	N	TS	FP	HO	P	CD	HP	AE	
Utility, Minor							P		P			P				(14)
Vehicle and Equipment Rental					C	C	C									
Vehicle Sales, New or Used						C	C					P				(27)
Vehicle Repair, General						C	P									
Vehicle Repair, Limited						C	P		P			P				(14)
Vehicle/Equipment Storage Yard						C	C									
Veterinary and small animal hospitals with outdoor containment						C	P									
Vocational School							P		P			P				(14),(29)
Warehousing and Wholesale							P		P			P				(14),(29)
Water towers	C	C	C	C	C	C	C	C								



PZ 2020-08

To: City of Raytown Planning and Zoning Commission

From: Chris Gilbert, Planning & Zoning Coordinator

Date: August 6, 2020

Re: Zoning Text Amendments, Section 50-560.01, Entitled, "Neighborhood Information Meeting", and 50-107, Entitled, "Land Use Table"

TEXT AMENDMENTS SUMMARY

From time to time, changes to the existing Zoning Ordinance become necessary. The Ordinance was last amended in March, 2020, to adequately regulate uses that the Board of Aldermen had placed under Moratorium in 2019. This set of changes addresses issues that have come up in 2020 since the last set of amendments that need to be addressed adequately as follows:

Changes to Municipal Code Chapter 50 contained in this staff report:

1. **Section 50 Section 50-560.01.** Alderman Walters requested this amendment and action on it was directed by the Board of Aldermen to the Planning Commission for review and recommendation at its next meeting with regular business due to the COVID-19 pandemic. This amendment will require courtesy notices to nearby property owners to be mailed via US Postal Service Certified Letter instead of the current method of mailing regular letters to provide a better chance of nearby property owners being aware of public meetings in their vicinity.

Applicant(s) for Planning Commission action will be responsible for sending out the mailings by Certified Letter and providing 'proof of mailing' receipts from the US Postal service. Staff will continue to provide the mailing lists to the applicant(s) of all owners within 185 feet of a subject property in addition to any other individuals that requested notice and known Homes Association Presidents.

2. **Section 50-107.** Community Development Department initiated amendment that will add a use table note for commercial uses that commonly involve significant assemblies of people in enclosed spaces, requiring that an architectural analysis shall be provided to the City with any application for either a commercial use permit or Planning Commission action, upon request by the Director of Community Development or designated representative. This will help with ensuring that commercial buildings and lease spaces that are used or reused for activities involving assemblies of people are safe for patrons and employees to occupy. Additionally, the applicants will benefit by a greater level of awareness of such issues earlier in the process so they can decide whether to move forward with a particular building or space before the investment gets too significant.



Staff Report

Community Development
Planning and Development Services

The primary driver behind this amendment involves situations that have come up recently where buildings in Raytown were acquired and intended to be repurposed for churches or event spaces without any changes to the buildings. Each of these situations involved large enough spaces that they crossed Building Code and Fire Code thresholds adopted by both the City and the Raytown Fire District that would require potentially extremely costly improvements to the spaces to address life safety and emergency exiting standards. This amendment will provide a tool for an architectural analysis to be provided at the beginning of the process if it appears likely that such an analysis is necessary. It won't be required in every situation but gives staff and extra tool for managing the reutilization of Raytown's commercial and industrial buildings. This provision will not apply to any residential structures.

The uses on the attached use table that have the note proposed to be added to them display as red text for Note (29). These are all uses that can commonly (but not always) find themselves in a situation where a large number of people are in an enclosed space. Other uses listed on the table that are not labeled with the proposed new Note (29) could potentially also have this situation occur but it is far less likely and thus staff believes it is not necessary to place this requirement beyond the uses so noted with it.

3. **Section 50-107 and 50-127.** These two amendments regarding a use table note and change to Low Density Residential District use regulations for home day cares to reduce the distance separation requirement between licensed home day care businesses has been postponed as staff studies additional amendments beyond this one issue. These proposed amendments will be presented at a later meeting.

Attachments:

- Notice of Public Hearing
- Proposed Zoning Ordinance Text Amendments
- Section 50-107 Use Table with Proposed Note (29) added

CITY OF RAYTOWN
Request for Board Action

Date: September 9, 2019
To: Mayor and Board of Aldermen
From: Russ Petry, Finance Director

Bill No.: 6555-20
Section No.: VIII

Department Head Approval: _____

City Administrator Approval: _____



Action Requested: Establish the 2020 Property Tax Levies.

Analysis: There is a need to establish the Property Tax Levy rates prior to October 1, 2020.

The City has received its notice of 2020 Assessed Valuation from the County. Finance has recalculated the levy rates using the formula supplied by the State Auditor's Office. These calculations indicate the City could levy a rate of \$0.3196 per \$100.00 assessed valuation for general city operations and a rate of \$0.1595 per \$100.00 assessed valuation for park operations. The 2020 proposed combined rate represents an increase from the 2019 rate based on lower assessment totals. According to Zillow the median home value for Raytown is approximately \$133,128. The total taxes collected for the City and Parks on the median home would be \$637.82 for each year. An Assessed Value on a property of \$20,679 would collect \$99.07.

The Adjusted Assessed Valuation:

- Real Estate values decreased by \$12,883,831 or 4.15% from last year's amounts for a 2020 value of \$297,854,052
- Personal property value increased by \$1,820,090 or 2.86% from last year's amounts for a 2020 value of \$65,419,767;

Based on the assessed valuation and the proposed mill levy, staff is projecting that approximately \$1,155,133 will be generated for the General Fund and approximately \$576,480 will be generated for the Park Fund, which equates to a 0.01% increase for both General Fund and Parks Fund.

In accordance with State law, the City must hold a public hearing on the establishment of the levy rate prior to passage of the ordinance approving the 2020 rates. Notice for this public hearing must be published in the newspaper prior to the meeting date. The public hearing on this matter will take place on September 22, 2020

Alternatives: None. This is a calculation required by State Law.

Additional Reports Attached:

- 1) 2020 Final Assessed Valuation reports from the County
- 2) MO State Auditor's Office Tax Rate Pro Forma

AN ORDINANCE ESTABLISHING THE ANNUAL PROPERTY TAX LEVY RATE FOR THE CITY OF RAYTOWN GENERAL OPERATING FUND AND THE PARK FUND FOR THE YEAR 2020

WHEREAS, pursuant to the provisions of Chapters 67 and 94, Sections 67.110, 94.100, and 94.330 of the Revised Statutes of the State of Missouri, the rate for the levy of taxes must be established for the year 2020 on all taxable realty and tangible personal properties situated in the City of Raytown, Missouri, for the maintenance and operation of the City government and services to the citizens of Raytown; and

WHEREAS, the rate for the levy of taxes for the year 2020 has been calculated by the Director of Finance in accordance with the Missouri Constitution and Statutes; and

WHEREAS, a Public Hearing on the proposed tax levy required by Section 67.110 RSMo. was held on September 22, 2020, after publication of required notice; and

WHEREAS, the Board of Aldermen find it is in the best interest of the citizens of the City of Raytown to set the City of Raytown's 2020 Property Tax Levy at 31.96 cents (\$0.3196) per one hundred dollars (\$100.00) assessed valuation for general City Operations and at 15.95 cents (\$0.1595) per one hundred dollars (\$100.00) assessed valuation for Park Operations.

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

SECTION 1 – GENERAL CITY OPERATING TAX RATE LEVY FOR 2020 ESTABLISHED. That the rate of levy of tax for the year 2020 on all taxable realty and tangible personal property within the City of Raytown, Missouri, is hereby established at 31.96/100 cents (\$0.3196) per one hundred dollars (\$100.00) assessed valuation for general expenses incurred by the City.

SECTION 2 – PARK TAX RATE LEVY FOR 2020 ESTABLISHED. That the rate of levy of tax for the year 2020 on all tangible realty and tangible personal property within the City of Raytown, Missouri, is hereby established at 15.95/100 cents (\$0.1595) per one hundred dollars (\$100.00) valuation for the purpose of a park fund to keep, maintain and further develop a system of public parks.

SECTION 3 – PROPERTY TAX LEVIED. That the aforesaid taxes, hereinafter referred to are hereby levied on all taxable realty and tangible personal property within the City of Raytown, Missouri for the year 2020 the same being due and payable on November 1, 2020, and delinquent on January 1, 2021, pursuant to Section 94.300 of the Revised Statutes of the State of Missouri.

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 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 22nd day of September, 2020.

Michael McDonough, Mayor

ATTEST:

Teresa M. Henry, City Clerk

Approved as to Form:

Jennifer M. Baird, City Attorney



**COUNTY LEGISLATURE
JACKSON COUNTY, MISSOURI**

Jackson County
Courthouse
415 E. 12th Street
Kansas City, MO
64106
816-881-3242

**NOTICE OF 2020
AGGREGATE ASSESSED VALUATION
FOR
POLITICAL SUBDIVISIONS
OTHER THAN SCHOOL DISTRICTS**

As required by Section 137.245.3 RSMo., I, Mary Jo Spino, County Clerk of Jackson County, State of Missouri, do hereby certify that the following is the aggregate assessed valuation in Jackson County of...

City of Raytown

a political subdivision, for the year 2020, as shown on the Jackson County Assessment Rolls, plus Railroad and Utility valuations as reported by the State Tax Commission.

REAL PROPERTY \$ **294,512,167**

	<u>County Assessment Rolls</u>		<u>Locally Assessed RR & Utility</u>		<u>Total</u>
Residential	\$ 239,780,572	+	N/A	=	\$ 239,780,572
Agricultural & Horticultural	\$ 28,612	+	N/A	=	\$ 28,612
Commercial	\$ <u>53,190,281</u>	+	\$ <u>1,512,702</u>	=	\$ <u>54,702,983</u>
	\$ 292,999,465	+	\$ 1,512,702	=	\$ 294,512,167

NEW CONSTRUCTION

Residential	\$ 30,590
Ag & Hort	\$
<u>Commercial</u>	\$
TOTAL	\$ 30,590

Note: The Amount of "New Construction" Value(s) are included above

The Non-Taxable Amount of "Abatement and/or TIF" Value(s) are **not** included above

PERSONAL PROPERTY \$ **63,933,961**

	<u>County Assessment Roll</u>		<u>Locally Assessed RR & Utility</u>		<u>Total</u>
"PP-B" Personal Property – Business	\$ 18,804,525	+	\$ 292,561	=	\$ 19,097,086
"PP-I" Personal Property - Individual	\$ <u>44,836,875</u>	+	N/A	=	\$ <u>44,836,875</u>
	\$ 63,641,400	+	\$ 292,561	=	\$ 63,933,961

STATE ASSESSED – REAL PROPERTY \$ **8,967,736**

STATE ASSESSED – PERSONAL PROPERTY \$ **1,485,806**

TOTAL CURRENT VALUATION \$ **368,899,670**

This information is transmitted to assist you in complying with Section 67.110 RSMo., which requires that notice be given and public hearings held before tax rates are set.



IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Seal of the County of Jackson, at my Office in Kansas City, Missouri, this 2nd day of Sept, 2020.

Mary Jo Spino

Mary Jo Spino Clerk



**ASSESSMENT DEPARTMENT
JACKSON COUNTY, MISSOURI**

Jackson County
Courthouse
415 E. 12th Street
Kansas City, MO
64106
816-881-3239

**NOTICE OF 2020
AGGREGATE ASSESSED VALUATION
OF TAX INCREMENT FINANCED PROPERTY**

CITY - RAYTOWN

For the year 2020, as shown on the Jackson County Assessment Rolls.

	<u>TIF VALUES</u>	
Residential	\$	893
Ag & Hort	\$	
Commercial	\$	5,624,958

TOTAL TIF INCREMENT..... \$ 5,625,851

<u>NEW CONSTRUCTION TIF</u>	
Residential	\$
Ag & Hort	\$
<u>Commercial</u>	\$ _____
TOTAL	\$

Note: The amount of "New Construction TIF" is included above.



NICOLE GALLOWAY, CPA
Missouri State Auditor

MEMORANDUM

September 08, 2020

TO: 09-048-0015 City of Raytown
RE: Setting of 2020 Property Tax Rates

The following are the tax rate computational forms that have been reviewed. Please follow the steps below to complete the process of setting your 2020 Property Tax Rate(s).

1. **Lines G - BB on the Summary Page should be completed** to show the actual tax rate(s) to levy.
2. Please **sign and date the Summary Page.**
3. Please **submit the finalized tax rate forms ready for certification to the County Clerk of each county** that your political subdivision resides in. The County Clerk must also sign the Summary Page and indicate the proposed tax rate to be entered on the tax books before submitting rate(s) to the State Auditor's Office for final review and certification.

If the attached pro forma calculation differs from the questionnaire submitted for review, please review the following line items for the reason(s) for the difference.

- **Form A, Line 2b - New Construction & Improvements - Personal Property**

Section 137.073.4, RSMo, states that the aggregate increase in valuation of personal property for the current year over that of the previous year is the equivalent of the new construction and improvements factor for personal property.

- **Form A, Line 5 - Prior Year Assessed Valuation**

If the 2020 questionnaire has a different amount on Form A, Line 5 than was previously submitted, we had to revise the 2019 calculation for this change. The revised 2019 tax rate ceiling is listed on the 2020 Summary Page, Line A. A copy of the revised 2019 calculation is available on your menu screen; please keep this form for your files.

- **(SCHOOL DISTRICTS ONLY) Form A, Line 14**

We revised the information the school district submitted on Line 14 to the amount computed by the Department of Elementary and Secondary Education (DESE).

If you have any questions about the enclosed forms, please contact the local government section at (573-751-4213.)



Summary Page

(2020)

For Political Subdivisions Other Than School Districts Levying a Single Rate on All Property

City of Raytown	09-048-0015	General Revenue
Name of Political Subdivision	Political Subdivision Code	Purpose of Levy

The final version of this form MUST be sent to the county clerk.

The information to complete the Summary Page is available from prior year forms, computed on the attached forms, or computed on this page. Information on this page takes into consideration any voluntary reduction(s) taken in previous even numbered year(s). If in an even numbered year, the political subdivision wishes to no longer use the lowered tax rate ceiling to calculate its tax rate, it can hold a public hearing and pass a resolution, a policy statement, or an ordinance justifying its action prior to setting and certifying its tax rate. The information in the Informational Data, at the end of these forms, provides the rate that would be allowed had there been no previous voluntary reduction(s) taken in an even numbered year(s).

For Political Subdivision Use in Calculating its Tax Rate

A. Prior year tax rate ceiling as defined in Chapter 137, RSMo, revised if the prior year data changed or a voluntary reduction was taken in a non-reassessment year (Prior year Summary Page, Line F minus Line H in odd numbered year or prior year Summary Page, Line F in even numbered year)	0.3090
B. Current year rate computed pursuant to Article X, Section 22, of the Missouri Constitution and Section 137.073, RSMo, if no voter approved increase (Form A, Line 18)	0.3196
C. Amount of rate increase authorized by voters for current year if same purpose, adjusted to provide the revenue available if applied to the prior year assessed value and increased by the percentage of CPI (Form B, Line 15)	
D. Rate to compare to maximum authorized levy to determine tax rate ceiling (Line B if no election, otherwise Line C)	0.3196
E. Maximum authorized levy the most recent voter approved rate	1.0000
F. Current year tax rate ceiling maximum legal rate to comply with Missouri laws Political subdivisions tax rate (Lower of Line D or E)	0.3196
G1. Less required sales tax reduction taken from tax rate ceiling (Line F), if applicable	
G2. Less 20% required reduction 1st class charter county political subdivision NOT submitting an estimated non-binding tax rate to the county(ies) taken from tax rate ceiling (Line F)	
H. Less voluntary reduction by political subdivision taken from the tax rate ceiling (Line F) WARNING: A voluntary reduction taken in an even numbered year will lower the tax rate ceiling for the following year.	
I. Plus allowable recoument rate added to tax rate ceiling (Line F) If applicable, attach Form G or H.	
J. Tax rate to be levied (Line F - Line G1 - Line G2 - Line H + Line I)	
AA. Rate to be levied for debt service , if applicable (Form C, Line 10)	
BB. Additional special purpose rate authorized by voters after the prior year tax rates were set, adjusted to provide the revenue available if applied to the prior year assessed value and increased by the percentage of CPI (Form B, Line 15 if a different purpose)	

Certification

I, the undersigned, _____ (Office) of _____ (Political Subdivision) levying a rate in _____ (County(ies)) do hereby certify that the data set forth above and on the accompanying forms is true and accurate to the best of my knowledge and belief.

Please complete Line G through BB, sign this form, and return to the county clerk(s) for final certification.

_____	_____	_____	_____
(Date)	(Signature)	(Print Name)	(Telephone)

Proposed rate to be entered on tax books by county clerk

based on certification from the political subdivision: Lines J _____ AA _____ BB _____

Section 137.073.7 RSMo, states that no tax rate shall be extended on the tax rolls by the county clerk unless the political subdivision has complied with the foregoing provisions of this section.

_____	_____	_____	_____
(Date)	(County Clerk's Signature)	(County)	(Telephone)



Form A

(2020)

For Political Subdivisions Other Than School Districts Levying a Single Rate on All Property

City of Raytown 09-048-0015 General Revenue
Name of Political Subdivision Political Subdivision Code Purpose of Levy

The final version of this form MUST be sent to the county clerk.

Computation of reassessment growth and rate for compliance with Article X, Section 22, and Section 137.073, RSMo.

1. (2020) Current year assessed valuation

Include the current state and locally assessed valuation obtained from the county clerk, county assessor, or comparable office finalized by the local board of equalization.

(a) 297,854,052 (Real Estate) + (b) 65,419,767 (Personal Property) = 363,273,819 (Total)

2. Assessed valuation of new construction & improvements

2(a) - Obtained from the county clerk or county assessor

2(b) - increase in personal property, use the formula listed under Line 2(b)

(a) 30,590 (Real Estate) + (b) 1,820,090 (Line 1(b) - 3(b) - 5(b) + 6(b) + 7(b) If Line 2b is negative, enter zero) = 1,850,680 (Total)

3. Assessed value of newly added territory

obtained from the county clerk or county assessor

(a) 0 (Real Estate) + (b) 0 (Personal Property) = 0 (Total)

4. Adjusted current year assessed valuation

(Line 1 total - Line 2 total - Line 3 total)

361,423,139

5. (2019) Prior year assessed valuation

Include prior year state and locally assessed valuation obtained from the county clerk, county assessor, or comparable office finalized by the local board of equalization.

NOTE: If this is different than the amount on the prior year Form A, Line 1, then revise the prior year tax rate form to recalculate the prior year tax rate ceiling. Enter the revised prior year tax rate ceiling on this year's Summary Page, Line A.

(a) 310,229,646 (Real Estate) + (b) 63,599,677 (Personal Property) = 373,829,323 (Total)

6. Assessed value of newly separated territory

obtained from the county clerk or county assessor

(a) 0 (Real Estate) + (b) 0 (Personal Property) = 0 (Total)

7. Assessed value of property locally assessed in prior year, but state assessed in current year

obtained from the county clerk or county assessor

(a) 0 (Real Estate) + (b) 0 (Personal Property) = 0 (Total)

8. Adjusted prior year assessed valuation

(Line 5 total - Line 6 total - Line 7 total)

373,829,323



Form A

(2020)

For Political Subdivisions Other Than School Districts Levying a Single Rate on All Property

City of Raytown	09-048-0015	General Revenue
Name of Political Subdivision	Political Subdivision Code	Purpose of Levy

The final version of this form MUST be sent to the county clerk.

Computation of reassessment growth and rate for compliance with Article X, Section 22, and Section 137.073, RSMo.

Information on this page takes into consideration any voluntary reduction(s) taken in previous even numbered year(s). If in an even numbered year, the political subdivision wishes to no longer use the lowered tax rate ceiling to calculate its tax rate, it can hold a public hearing and pass a resolution, a policy statement, or an ordinance justifying its action prior to setting and certifying its tax rate. The information in the Informational Data, at the end of these forms, provides the rate that would be allowed had there been no previous voluntary reduction(s) taken in an even numbered year(s).

For Political Subdivision Use in Calculating its Tax Rate

9. Percentage increase in adjusted valuation of existing property in the current year over the prior year's assessed valuation (Line 4 - Line 8 / Line 8 x 100)	-3.3187%
10. Increase in Consumer Price Index (CPI) certified by the State Tax Commission	2.3000%
11. Adjusted prior year assessed valuation (Line 8)	373,829,323
12. (2019) Tax rate ceiling from prior year (Summary Page, Line A)	0.3090
13. Maximum prior year adjusted revenue from property that existed in both years (Line 11 x Line 12 / 100)	1,155,133
14. Permitted reassessment revenue growth The percentage entered on Line 14 should be the lower of the actual growth (Line 9), the CPI (Line 10) or 5%. A negative figure on Line 9 is treated as a 0 for Line 14 purposes. Do not enter less than 0 or more than 5%.	0.0000%
15. Additional revenue permitted (Line 13 x Line 14)	0
16. Total revenue permitted in current year * from property that existed in both years (Line 13 + Line 15)	1,155,133
17. Adjusted current year assessed valuation (Line 4)	361,423,139
18. Maximum tax rate permitted by Article X, Section 22, and Section 137.073, RSMo (Line 16 / Line 17 x 100) Round a fraction to the nearest one/one hundredth of a cent. Enter this rate on the Summary Page, Line B	0.3196

* To compute the total property tax revenues billed for the current year (including revenues from all new construction and improvements and annexed property), multiply Line 1 by the rate on Line 18 and divide by 100. The property tax revenues billed would be used in estimating budgeted revenues.



Summary Page

(2020)

For Political Subdivisions Other Than School Districts Levying a Single Rate on All Property

City of Raytown 09-048-0015 Parks & Recreation
Name of Political Subdivision Political Subdivision Code Purpose of Levy

The final version of this form MUST be sent to the county clerk.

The information to complete the Summary Page is available from prior year forms, computed on the attached forms, or computed on this page. Information on this page takes into consideration any voluntary reduction(s) taken in previous even numbered year(s). If in an even numbered year, the political subdivision wishes to no longer use the lowered tax rate ceiling to calculate its tax rate, it can hold a public hearing and pass a resolution, a policy statement, or an ordinance justifying its action prior to setting and certifying its tax rate. The information in the Informational Data, at the end of these forms, provides the rate that would be allowed had there been no previous voluntary reduction(s) taken in an even numbered year(s).

For Political Subdivision Use in Calculating its Tax Rate

- A. Prior year tax rate ceiling as defined in Chapter 137, RSMo, revised if the prior year data changed or a voluntary reduction was taken in a non-reassessment year (Prior year Summary Page, Line F minus Line H in odd numbered year or prior year Summary Page, Line F in even numbered year) 0.1540
B. Current year rate computed pursuant to Article X, Section 22, of the Missouri Constitution and Section 137.073, RSMo, if no voter approved increase (Form A, Line 18) 0.1595
C. Amount of rate increase authorized by voters for current year if same purpose, adjusted to provide the revenue available if applied to the prior year assessed value and increased by the percentage of CPI (Form B, Line 15)
D. Rate to compare to maximum authorized levy to determine tax rate ceiling (Line B if no election, otherwise Line C) 0.1595
E. Maximum authorized levy the most recent voter approved rate 0.4000
F. Current year tax rate ceiling maximum legal rate to comply with Missouri laws Political subdivisions tax rate (Lower of Line D or E) 0.1595
G1. Less required sales tax reduction taken from tax rate ceiling (Line F), if applicable
G2. Less 20% required reduction 1st class charter county political subdivision NOT submitting an estimated non-binding tax rate to the county(ies) taken from tax rate ceiling (Line F)
H. Less voluntary reduction by political subdivision taken from the tax rate ceiling (Line F) WARNING: A voluntary reduction taken in an even numbered year will lower the tax rate ceiling for the following year.
I. Plus allowable recoument rate added to tax rate ceiling (Line F) If applicable, attach Form G or H.
J. Tax rate to be levied (Line F - Line G1 - Line G2 - Line H + Line I)
AA. Rate to be levied for debt service, if applicable (Form C, Line 10)
BB. Additional special purpose rate authorized by voters after the prior year tax rates were set, adjusted to provide the revenue available if applied to the prior year assessed value and increased by the percentage of CPI (Form B, Line 15 if a different purpose)

Certification

I, the undersigned, (Office) of (Political Subdivision) levying a rate in (County(ies)) do hereby certify that the data set forth above and on the accompanying forms is true and accurate to the best of my knowledge and belief.

Please complete Line G through BB, sign this form, and return to the county clerk(s) for final certification.

Form with fields for Date, Signature, Print Name, and Telephone.

Proposed rate to be entered on tax books by county clerk

based on certification from the political subdivision: Lines J AA BB

Section 137.073.7 RSMo, states that no tax rate shall be extended on the tax rolls by the county clerk unless the political subdivision has complied with the foregoing provisions of this section.

Form with fields for Date, County Clerk's Signature, County, and Telephone.



Form A

(2020)

For Political Subdivisions Other Than School Districts Levying a Single Rate on All Property

City of Raytown 09-048-0015 Parks & Recreation
Name of Political Subdivision Political Subdivision Code Purpose of Levy

The final version of this form MUST be sent to the county clerk.

Computation of reassessment growth and rate for compliance with Article X, Section 22, and Section 137.073, RSMo.

1. (2020) Current year assessed valuation

Include the current state and locally assessed valuation obtained from the county clerk, county assessor, or comparable office finalized by the local board of equalization.

(a) 297,854,052 (Real Estate) + (b) 65,419,767 (Personal Property) = 363,273,819 (Total)

2. Assessed valuation of new construction & improvements

2(a) - Obtained from the county clerk or county assessor

2(b) - increase in personal property, use the formula listed under Line 2(b)

(a) 30,590 (Real Estate) + (b) 1,820,090 (Line 1(b) - 3(b) - 5(b) + 6(b) + 7(b) If Line 2b is negative, enter zero) = 1,850,680 (Total)

3. Assessed value of newly added territory

obtained from the county clerk or county assessor

(a) 0 (Real Estate) + (b) 0 (Personal Property) = 0 (Total)

4. Adjusted current year assessed valuation

(Line 1 total - Line 2 total - Line 3 total)

361,423,139

5. (2019) Prior year assessed valuation

Include prior year state and locally assessed valuation obtained from the county clerk, county assessor, or comparable office finalized by the local board of equalization.

NOTE: If this is different than the amount on the prior year Form A, Line 1, then revise the prior year tax rate form to recalculate the prior year tax rate ceiling. Enter the revised prior year tax rate ceiling on this year's Summary Page, Line A.

(a) 310,737,883 (Real Estate) + (b) 63,599,677 (Personal Property) = 374,337,560 (Total)

6. Assessed value of newly separated territory

obtained from the county clerk or county assessor

(a) 0 (Real Estate) + (b) 0 (Personal Property) = 0 (Total)

7. Assessed value of property locally assessed in prior year, but state assessed in current year

obtained from the county clerk or county assessor

(a) 0 (Real Estate) + (b) 0 (Personal Property) = 0 (Total)

8. Adjusted prior year assessed valuation

(Line 5 total - Line 6 total - Line 7 total)

374,337,560



Form A

(2020)

For Political Subdivisions Other Than School Districts Levying a Single Rate on All Property

City of Raytown	09-048-0015	Parks & Recreation
Name of Political Subdivision	Political Subdivision Code	Purpose of Levy

The final version of this form MUST be sent to the county clerk.

Computation of reassessment growth and rate for compliance with Article X, Section 22, and Section 137.073, RSMo.

Information on this page takes into consideration any voluntary reduction(s) taken in previous even numbered year(s). If in an even numbered year, the political subdivision wishes to no longer use the lowered tax rate ceiling to calculate its tax rate, it can hold a public hearing and pass a resolution, a policy statement, or an ordinance justifying its action prior to setting and certifying its tax rate. The information in the Informational Data, at the end of these forms, provides the rate that would be allowed had there been no previous voluntary reduction(s) taken in an even numbered year(s).

For Political Subdivision Use in Calculating its Tax Rate

9. Percentage increase in adjusted valuation of existing property in the current year over the prior year's assessed valuation (Line 4 - Line 8 / Line 8 x 100)	-3.4499%
10. Increase in Consumer Price Index (CPI) certified by the State Tax Commission	2.3000%
11. Adjusted prior year assessed valuation (Line 8)	374,337,560
12. (2019) Tax rate ceiling from prior year (Summary Page, Line A)	0.1540
13. Maximum prior year adjusted revenue from property that existed in both years (Line 11 x Line 12 / 100)	576,480
14. Permitted reassessment revenue growth The percentage entered on Line 14 should be the lower of the actual growth (Line 9), the CPI (Line 10) or 5%. A negative figure on Line 9 is treated as a 0 for Line 14 purposes. Do not enter less than 0 or more than 5%.	0.0000%
15. Additional revenue permitted (Line 13 x Line 14)	0
16. Total revenue permitted in current year * from property that existed in both years (Line 13 + Line 15)	576,480
17. Adjusted current year assessed valuation (Line 4)	361,423,139
18. Maximum tax rate permitted by Article X, Section 22, and Section 137.073, RSMo (Line 16 / Line 17 x 100) Round a fraction to the nearest one/one hundredth of a cent. Enter this rate on the Summary Page, Line B	0.1595

* To compute the total property tax revenues billed for the current year (including revenues from all new construction and improvements and annexed property), multiply Line 1 by the rate on Line 18 and divide by 100. The property tax revenues billed would be used in estimating budgeted revenues.



Informational Data

(2020)

For Political Subdivisions Other Than School Districts Levying a Single Rate on All Property

Table with 3 columns: Name of Political Subdivision, Political Subdivision Code, Purpose of Levy. Values: City of Raytown, 09-048-0015, General Revenue.

This page shows the information that would have been on the line items for the Summary Page, Form A, and/or Form B had no voluntary reduction(s) been taken in prior even numbered year(s).

Based on Prior Year Tax Rate Ceiling as if No Voluntary Reductions were Taken

- Step 1 The governing body should hold a public hearing and adopt a resolution, a policy statement, or an ordinance justifying its action prior to setting and certifying its tax rate.
Step 2 Submit a copy of the resolution, policy statement, or ordinance to the State Auditor's Office for review.

Informational Summary Page

Table with 2 columns: Description, Value. Rows include Prior year tax rate ceiling (0.3090), Current year rate computed (0.3196), Amount of increase authorized by voters for current year, Rate to compare to maximum authorized levy (0.3196), Maximum authorized levy (1.0000), Tax rate ceiling if no voluntary reductions were taken in a prior even numbered year (0.3196).

Informational Form A

Table with 2 columns: Description, Value. Rows include Percentage increase in adjusted valuation (-3.3187%), Increase in Consumer Price Index (CPI) (2.3000%), Adjusted prior year assessed valuation (373,829,323), (2019) Tax rate ceiling from prior year (0.3090), Maximum prior year adjusted revenue (1,155,133), Permitted reassessment revenue growth (0.0000%), Additional reassessment revenue permitted (0), Total revenue permitted in current year (1,155,133), Adjusted current year assessed valuation (361,423,139), Maximum tax rate permitted by Article X, Section 22, and Section 137.073, RSMo (0.3196).

Informational Form B

Table with 2 columns: Description, Value. Rows include Prior year tax rate ceiling to apply voter approved increase to, Voter approved increased tax rate to adjust, Adjusted prior year assessed valuation, Maximum prior year adjusted revenue, Consumer Price Index (CPI), Permitted revenue growth for CPI, Total revenue allowed from the additional voter approved increase, Adjusted current year assessed valuation, Adjusted voter approved increased tax rate, Amount of rate increase authorized by voters for the current year.



Informational Data

(2020)

For Political Subdivisions Other Than School Districts Levying a Single Rate on All Property

Table with 3 columns: Name of Political Subdivision, Political Subdivision Code, Purpose of Levy. Row 1: City of Raytown, 09-048-0015, Parks & Recreation

This page shows the information that would have been on the line items for the Summary Page, Form A, and/or Form B had no voluntary reduction(s) been taken in prior even numbered year(s).

Based on Prior Year Tax Rate Ceiling as if No Voluntary Reductions were Taken

- Step 1 The governing body should hold a public hearing and adopt a resolution, a policy statement, or an ordinance justifying its action prior to setting and certifying its tax rate.
Step 2 Submit a copy of the resolution, policy statement, or ordinance to the State Auditor's Office for review.

Informational Summary Page

Table with 2 columns: Description, Value. Rows include Prior year tax rate ceiling (0.1540), Current year rate computed (0.1595), Amount of increase authorized by voters for current year, Rate to compare to maximum authorized levy (0.1595), Maximum authorized levy (0.4000), Tax rate ceiling if no voluntary reductions were taken in a prior even numbered year (0.1595).

Informational Form A

Table with 2 columns: Description, Value. Rows include Percentage increase in adjusted valuation (-3.4499%), Increase in Consumer Price Index (CPI) (2.3000%), Adjusted prior year assessed valuation (374,337,560), (2019) Tax rate ceiling from prior year (0.1540), Maximum prior year adjusted revenue (576,480), Permitted reassessment revenue growth (0.0000%), Additional reassessment revenue permitted (0), Total revenue permitted in current year (576,480), Adjusted current year assessed valuation (361,423,139), Maximum tax rate permitted by Article X, Section 22, and Section 137.073, RSMo (0.1595).

Informational Form B

Table with 2 columns: Description, Value. Rows include Prior year tax rate ceiling to apply voter approved increase to, Voter approved increased tax rate to adjust, Adjusted prior year assessed valuation, Maximum prior year adjusted revenue, Consumer Price Index (CPI), Permitted revenue growth for CPI, Total revenue allowed from the additional voter approved increase, Adjusted current year assessed valuation, Adjusted voter approved increased tax rate, Amount of rate increase authorized by voters for the current year.