

MINUTES
RAYTOWN BOARD OF ALDERMEN
JUNE 4, 2024
REGULAR SESSION NO. 28
RAYTOWN CITY HALL
10000 EAST 59TH STREET
RAYTOWN, MISSOURI 64133
AND
ONLINE ZOOM WEBINAR
7:00 P.M.

Mayor Michael McDonough called the June 4, 2024, Board of Aldermen Regular meeting to order at 7:03 p.m. Reuben Samuels of River Church Family, provided the invocation and led the pledge of allegiance.

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

Present: Alderman Loretha Hayden, Alderman Greg Walters, Alderman Jim Aziere Alderman Ian Scott, Alderman Ryan Myers, Alderman Janet Emerson, Alderman Diane Krizek, Alderman Bill Van Buskirk, Alderman Bonnaye Mims, Alderman Theresa Garza

Absent: None

Proclamations/Presentations

Mayor McDonough presented Pat Ertz with a proclamation for being the 2024 Raytown Citizen of the Year.

Public Comments

Comments were made by:

Ron VanBibber, 8701 Kentucky Avenue

Communication from the Mayor

Mayor McDonough spoke on recent events and City business.

Communication from the City Administrator

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

Committee Reports

Comments and reports were shared by Aldermen Van Buskirk, Mims, and Krizek.

STUDY SESSION
Parks & Recreation Annual Report
Dave Turner, Parks & Recreation Director

Dave Turner, Parks & Recreation Director, presented the item.

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. An item designated for the Consent Agenda may be removed from the Consent Agenda at the request of the Mayor or an Alderman, where there is no objection by the remaining members of the Board. If there is an objection to removal of an item from the Consent Agenda, the item may be removed by a motion and vote of the Board.

Minutes from the May 21, 2024 Board of Aldermen Meeting

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

Ayes: Aldermen Mims, Scott, Hayden, Garza, Emerson, Van Buskirk, Walters, Aziere, Myers, Krizek

Nays: None

NEW BUSINESS

2. Public Hearing: A public hearing to consider an amendment to the Official Zoning Map of the City of Raytown regarding property located at Blue Ridge Cutoff and 62nd Terr.

2a. **FIRST READING: Bill No. 6666-24, Section XIII. AN ORDINANCE APPROVING AN AMENDMENT TO THE OFFICIAL ZONING MAP OF THE CITY OF RAYTOWN FROM R-3, HIGH DENSITY RESIDENTIAL TO NC, NEIGHBORHOOD COMMERCIAL, FILED BY THE PROPERTY OWNER, THIAGO GUERRA, IPANEMA BRYWOOD II, LLC., AFFECTING THE NORTHERN APPROXIMATELY 0.87-ACRE OF A 1.63-ACRE PARCEL OF LAND GENERALLY LOCATED AT THE NORTHWEST CORNER OF BLUE RIDGE CUTOFF AND E 62ND TERR., WITHIN THE CITY OF RAYTOWN, JACKSON COUNTY, MISSOURI. Point of Contact: Diane Egger, Community Development Director.**

Mayor McDonough opened the public hearing.

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

Shana Kelly, Planning & Zoning Coordinator, presented the item and remained for any discussion.

Power was momentarily lost, and the meeting was interrupted at 7:48 p.m.

The meeting resumed at 7:50 p.m.

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

Ayes: Aldermen Van Buskirk, Scott, Mims, Garza, Emerson, Hayden, Aziere, Myers, Krizek
Nays: Alderman Walters

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

Mayor McDonough called for any public comments.

Amanda Bellemere, property manager for the applicant, was present for any discussion.

Mayor McDonough closed the public hearing.

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

Ayes: Aldermen Myers, Mims, Walters, Garza, Emerson, Scott, Van Buskirk, Hayden, Aziere, Krizek

Nays: None

Became Ordinance 5758-24.

3. Public Hearing: A public hearing to consider a Conditional Use Permit for property located at 8830 E. 350 Highway.

3a. **FIRST READING: Bill No. 6667-24, Section XIII. AN ORDINANCE** APPROVING ISSUANCE OF A CONDITIONAL USE PERMIT TO NAVEED KHALID, MONSTER GARAGE, LLC. TO OPERATE A "VEHICLE REPAIR, LIMITED" FACILITY WITH "LIMITED VEHICLE SALES" AT 8830 E. 350 HIGHWAY IN AN HC, HIGHWAY COMMERCIAL, DISTRICT WITHIN THE CITY OF RAYTOWN, JACKSON COUNTY, MISSOURI. Point of Contact: Diane Egger, Community Development Director.

Mayor McDonough opened the public hearing.

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

Shana Kelly, Planning & Zoning Coordinator, presented the item and remained for any discussion along with the applicant, Naveed Khalid, and the property manager, Jim Blomquist.

Mayor McDonough closed the public hearing.

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

Ayes: Aldermen Mims, Aziere, Hayden, Garza, Emerson, Scott, Walters, Myers, Krizek

Nays: Alderman Van Buskirk

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

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

Ayes: Aldermen Scott, Garza, Emerson, Aziere, Walters, Mims, Van Buskirk, Hayden, Krizek, Myers

Nays: None

Became Ordinance 5759-24.

4. Public Hearing: A public hearing to consider a Conditional Use Permit for property located at 9305 E. 350 Highway.

4a. **FIRST READING: Bill No. 6668-24, Section XIII. AN ORDINANCE** APPROVING ISSUANCE OF A CONDITIONAL USE PERMIT TO JOSHUA MILLER, EMERALD AUTO, LLC. TO OPERATE A "VEHICLE REPAIR, LIMITED" FACILITY AT 9305 E. 350 HIGHWAY IN AN HC, HIGHWAY COMMERCIAL, DISTRICT WITHIN THE CITY OF RAYTOWN, JACKSON COUNTY, MISSOURI. Point of Contact: Diane Egger, Community Development Director.

Mayor McDonough opened the public hearing.

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

Shana Kelly, Planning & Zoning Coordinator, presented the item and remained for any discussion along with the applicant, Joshua Miller.

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

Ayes: Aldermen Emerson, Mims, Garza, Aziere, Hayden, Van Buskirk, Walters, Krizek, Scott, Myers

Nays: None

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

Mayor McDonough closed the public hearing.

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

Ayes: Aldermen Scott, Mims, Emerson, Garza, Aziere, Walters, Van Buskirk, Hayden, Krizek, Myers

Nays: None

Became Ordinance 5760-24.

5. Public Hearing: A public hearing to consider a text amendment to Chapter 50, to govern the development and expansion of major utilities within the City of Raytown.

5a. **FIRST READING: Bill No. 6669-24, Section XIII. AN ORDINANCE AMENDING CHAPTER 50, ARTICLE IV, OF THE CODE OF ORDINANCES OF THE CITY OF RAYTOWN, MISSOURI, TO GOVERN THE DEVELOPMENT AND EXPANSION OF MAJOR UTILITIES WITHIN THE CITY OF RAYTOWN.** Point of Contact: Diane Egger, Community Development Director.

Mayor McDonough opened the public hearing.

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

Shana Kelly, Planning & Zoning Coordinator, presented the item and remained for any discussion.

Mayor McDonough closed the public hearing.

6. **FIRST READING: Bill No. 6670-24, Section VI-B-I. AN ORDINANCE AN AUTHORIZING AND APPROVING THE ACCEPTANCE OF EASEMENTS IN CONNECTION WITH THE 83RD STREET STORMWATER IMPROVEMENT PROJECT.** Point of Contact: Robinson Camp, Public Works Director.

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

Robinson Camp, Public Works Director, presented the item and remained for any discussion.

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

Ayes: Aldermen Myers, Emerson, Garza, Aziere, Hayden, Mims, Van Buskirk, Walters, Krizek, Scott

Nays: None

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

Ayes: Aldermen Mims, Emerson, Garza, Aziere, Hayden, Van Buskirk, Walters, Krizek, Scott, Myers
Nays: None

Became Ordinance 5761-24.

7. **R-3606-24: A RESOLUTION** AUTHORIZING AND APPROVING AN ON-CALL PROFESSIONAL SERVICES AGREEMENT FOR WASTEWATER, STORMWATER SERVICES WITH LEATH & SONS, INC. UTILIZING THE CITY OF BELTON, MISSOURI'S COOPERATIVE BID IN AN AMOUNT NOT TO EXCEED \$110,000.00 FOR FISCAL YEAR 2023-2024. Point of Contact: Robinson Camp, Public Works Director.

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

Robinson Camp, Public Works Director, presented the item and remained for any discussion.

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

Ayes: Aldermen Mims, Scott, Emerson, Garza, Aziere, Hayden, Van Buskirk, Walters, Krizek, Myers
Nays: None

8. **R-3607-24: A RESOLUTION** AMENDING THE FISCAL YEAR 2023-2024 BUDGET RELATED TO PUBLIC WORKS PROJECTS UTILIZING AMERICAN RESCUE PLAN ACT FUNDS. Point of Contact: Robinson Camp, Public Works Director.

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

Damon Hodges, City Administrator, presented the item.

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

Ayes: Aldermen Myers, Garza, Emerson, Aziere, Hayden, Mims, Van Buskirk, Walters, Krizek, Scott
Nays: None

9. **R-3608-24: A RESOLUTION** AUTHORIZING THE CITY ADMINISTRATOR TO ENTER INTO A PROFESSIONAL SERVICES AGREEMENT WITH LEGACY UNDERGROUND CONSTRUCTION, INC. FOR THE 53rd STREET UTILITY IMPROVEMENTS PROJECT IN A TOTAL AMOUNT NOT TO EXCEED \$605,883.50 AND AMEND THE FISCAL YEAR 2023-2024 BUDGET. Point of Contact: Point of Contact: Robinson Camp, Public Works Director.

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

Robinson Camp, Public Works Director, presented the item and remained for any discussion.

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

Ayes: Aldermen Mims, Emerson, Garza, Aziere, Hayden, Van Buskirk, Walters, Krizek, Scott, Myers
Nays: None

10. R-3609-24: A RESOLUTION AUTHORIZING A PROFESSIONAL SERVICES AGREEMENT WITH GEORGE BUTLER ASSOCIATES, INC. FOR THE CONSTRUCTION PHASE OF THE 53RD STREET UTILITY RELOCATION PROJECT IN AN AMOUNT NOT TO EXCEED \$81,378.00 AND AMEND THE FISCAL YEAR 2023-2024 BUDGET. Point of Contact: Robinson Camp, Public Works Director.

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

Robinson Camp, Public Works Director, presented the item and remained for any discussion.

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

Ayes: Aldermen Myers, Scott, Krizek, Walters, Van Buskirk, Mims, Hayden, Aziere, Garza, Emerson
Nays: None

11. R-3610-24: A RESOLUTION AUTHORIZING A PROFESSIONAL SERVICES AGREEMENT WITH LAMP RYNEARSON FOR RAYTOWN MUNICIPAL SEPARATE STORM SEWER SYSTEM (MS4) IMPLEMENTATION SERVICES IN AN AMOUNT NOT TO EXCEED \$28,877.00 FOR FISCAL YEAR 2023-2024 AND AMEND THE FISCAL YEAR 2023-2024 BUDGET. Point of Contact: Robinson Camp, Public Works Director.

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

Robinson Camp, Public Works Director, presented the item and remained for any discussion.

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

Ayes: Aldermen Van Buskirk, Mims, Emerson, Garza, Aziere, Hayden, Walters, Krizek, Scott, Myers
Nays: None

12. R-3611-24: A RESOLUTION AUTHORIZING A PROFESSIONAL SERVICES AGREEMENT WITH GEORGE BUTLER ASSOCIATES, INC. FOR SURVEYING SERVICES FOR THE WHITE OAK WEST SANITARY SEWER BASIN IN AN AMOUNT NOT TO EXCEED \$178,589.00 AND AMEND THE FISCAL YEAR 2023-2024 BUDGET. Point of Contact: Robinson Camp, Public Works Director.

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

Robinson Camp, Public Works Director, presented the item and remained for any discussion.

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

Ayes: Aldermen Myers, Emerson, Garza, Aziere, Hayden, Mims, Van Buskirk, Walters, Krizek, Scott
Nays: None

ADJOURNMENT

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

The meeting adjourned at 9:07 p.m.