

**Minutes of Meeting
Belton Planning Commission
City Hall Annex, 520 Main Street
June 4, 2012**

CALL TO ORDER

Chairman Holly Girgin called the meeting to order at 7:00 p.m.

ATTENDANCE

Commission: Chairman Girgin, Councilman Scott Von Behren, Commissioners Tim McDonough, Jeff Fletcher; Steven Chancellor; and Larry Thompson.

Staff: Jay Leipzig, Community Development Director; and Ann Keeton, Community Development Secretary.

Absent: Mayor Pro Tem Lathrop; Commissioners Sally Davila and Mike Van Eaton.

MINUTES

Commissioner Thompson moved to approve the minutes of the May 21, 2012, Commission meeting. Councilman Von Behren seconded the motion. All members present voted in favor, and the motion carried.

ANNOUNCEMENT

Chairman Girgin announced a letter has been received from Commissioner Chancellor, who is submitting his resignation from the Planning Commission. She commended Commissioner Chancellor for his service on the Commission and wished him well.

PUBLIC HEARING - Old Town Belton Overlay District boundaries

Mr. Leipzig gave an account of the past discussions about the Overlay District at both the Commission meetings and the Downtown Belton Main Street, Inc. Board meetings. Area residents were notified of a neighborhood meeting which was held in May to explain the Overlay District. According to Mr. Leipzig, the Old Town Belton Overlay District has the same boundaries as the Neighborhood Commercial District. He related some of the benefits of designating the boundaries of the Overlay District including pedestrian access. Mr. Leipzig pointed out there is a letter supporting the Overlay District from Art Ruiz, President of Downtown Belton Main Street, Inc. in the agenda packet.

Chairman Girgin opened the public hearing for consideration of the Old Town Belton Overlay District boundaries at 7:03 p.m. As there was no public input, Chairman Girgin closed the public hearing at 7:03 p.m.

Councilman Von Behren moved to recommend approval of the proposed Old Town Belton Overlay District boundaries. The motion was seconded by Commissioner Fletcher. When a vote was taken, the following was recorded: Ayes: 6 - Chairman Girgin, Councilman Von Behren,

Commissioners McDonough, Fletcher, Chancellor, and Thompson. Noes: none. Absent: 3 - Mayor Pro Tem Lathrop, Commissioners Davila and Van Eaton. The motion carried.

CAPITAL IMPROVEMENTS PROGRAM (CIP) AMENDMENT

It was reported by Mr. Leipzig that there is an opportunity to get state funding through a Surface Transportation Project (STP) application to fund improvements to 155th Street. Although improvements to 155th Street are part of the City's CIP, the improvements were originally scheduled for implementation in 2018. With this amendment, the project will be moved up to 2015/2016. Mr. Leipzig listed the funding sources for the improvements, referring Commissioners to a memo from the Public Works, Engineering Division and map of the project area (attached) in the agenda packet. He explained the 155th Street improvements will be a \$20,000,000 project with Belton / Grandview paying 20% and STP paying 80%, making Belton's share approximately \$2,000,000.

Mr. Leipzig related an approximate timeline for the 71 Highway conversion to I-49. Questions were asked about the number of lanes planned for 155th Street from North Scott to the east frontage road. A traffic study will be conducted before the number of lanes is finalized according to Mr. Leipzig. He indicated that if the amendment is approved, the project will move into the funding sequence for the CIP, which will allow the easement acquisition process to begin. Councilman Von Behren moved to recommend approval of the CIP amendment adding the 155th Street Widening Project from the East Frontage Road to Kentucky Road. Commissioner Fletcher seconded the motion. When a vote was taken, the following was recorded: Ayes: 6 - Chairman Girgin, Councilman Von Behren, Commissioners McDonough, Fletcher, Chancellor, and Thompson. Noes: none. Absent: 3 - Mayor Pro Tem Lathrop, Commissioners Davila and Van Eaton. The motion carried.

DIRECTOR'S REPORT

Announcements made by Mr. Leipzig in the Director's Report included:

- There might not be a Commission meeting on Monday, June 18, 2012.
- **There will be a review of a revised site plan for Menard's in July.**
- Staff met with a developer who is in the planning stage of a development in the area of 163rd Street and 58 Highway.

Mr. Leipzig gave an explanation of the reason for the change to the Menard's site plan, which had to do with the location of the floodplain. He also reported on the two phases of improvements to Mullen Road in the area of Menard's to 58 Highway. Questions were asked about whether a lake, to be used as a regional detention site, will be included in the design for the Mullen Road area.

There was discussion about the Memorial Park improvements and if they are still working on the park improvements. It was stated that the park appears to be abandoned and overgrown with weeds. Mr. Leipzig will get an update on the status of the Memorial Park improvements.

It was reported there is a MoDOT sign remaining on 163rd Street which was put up during the Y Highway / 71 Highway Interchange improvements. There is also an AT&T telephone cabinet laying on the ground on 163rd Street. Mr. Leipzig stated he would look into these reported items.

ADJOURNMENT

Councilman Von Behren moved to adjourn the meeting. Commissioner Thompson seconded the motion. All members present voted in favor, and the meeting adjourned at 7:23 p.m.

Ann Keeton
Community Development Secretary

ATTACHMENTS



**CITY OF BELTON – PUBLIC WORKS DEPARTMENT
MEMORANDUM**

Date: June 4, 2012
To: Planning Commission – City of Belton
From: Public Works, Engineering Division
Subject: CIP Amendment – 155th Street Widening Project

155th Street runs west to east from the Centerpoint development at the former Richards Gebaur Airport to Ward Road in Lee's Summit. With the Missouri Department of Transportation converting 71 Highway to Interstate 49 and potential development, 155th Street is projected to have large increases in traffic in the coming years and is a natural route for traffic to access 71 Highway. Widening of the 155th Street corridor has been a need for some time but securing funding for this need has been a challenge. The roadway is the dividing line for several entities with maintenance responsibilities split accordingly.

The overall vision for 155th Street from Kensington to Kentucky is to widen the roadway with turn lanes that provides serviceability for bicycles and pedestrians and accessibility to Interstate 49. 155th Street from Kensington to Kentucky can be split into three pieces as shown on the attached depiction and described as follows:

Kensington to North Scott

Partners for this piece involve the Port Authority of Kansas City, City of Kansas City, and the City of Belton. As part of the Adesa Development Agreement with the Port Authority of Kansas City, Adesa has agreed to pay construction fees for ½ of a major arterial divided roadway with turn lanes as needed. As part of the Adesa Development Agreement with the City of Belton, Adesa has agreed to install traffic signals at 155th and North Scott and the west off ramp from 71 Highway. All three partners believe the vision for this section should be a three lane section with turn lanes as needed. The Port Authority of Kansas City is working with the KCMO to secure design funding for this section of roadway. The plan is to utilize available Adesa funding from agreements with Belton and the Port Authority to pay for construction of the proposed three-lane roadway.

North Scott to the East Frontage (Outer) Road

The Missouri Department of Transportation (MoDOT) currently has funds to replace the bridge over 71 Highway. MoDOT is working on a 2015/2016 Surface Transportation Project (STP) application through the Mid America Regional Council application to add lanes to the bridge and ramps to reduce congestion at the interchange. MoDOT is hoping to combine current funds with STP funds to improve the overall functionality of the interchange.

East Frontage (Outer) Road to Kentucky

Partners for this piece involve the Cities of Belton and Grandview. Belton and Grandview are working together to complete a STP application to fund 80% of the funding for this project. Remaining costs would be split equally between Belton and Grandview. Belton and Grandview



CAPITAL IMPROVEMENTS PROGRAM

PROJECT TITLE: 155th Street Widening Construction Project

PROJECT TYPE: Transportation - New Roadway

DEPARTMENT: Public Works - Street Division

DESCRIPTION:
 This project involves the widening of 155th Street from the East Frontage (Outer) Road of 71 Highway to Kentucky Road. Project will include accommodations for pedestrians and bicyclists.



JUSTIFICATION:
 155th Street runs west to east from the Centerpoint development at the former Richards Gebaur Airport to Ward Road in Lee's Summit. With the Missouri Department of Transportation converting 71 Highway to Interstate 49 and potential development, 155th Street is projected to have large increases in traffic in the coming years and is a natural route for traffic to access 71 Highway. Belton is working with Grandview to secure Surface Transportation Funding (STP) through the Mid-America Regional Council. STP funds would pay for 80% of the project with the remaining costs to be split between Belton and Grandview.

Projected Five-Year Cost Schedule

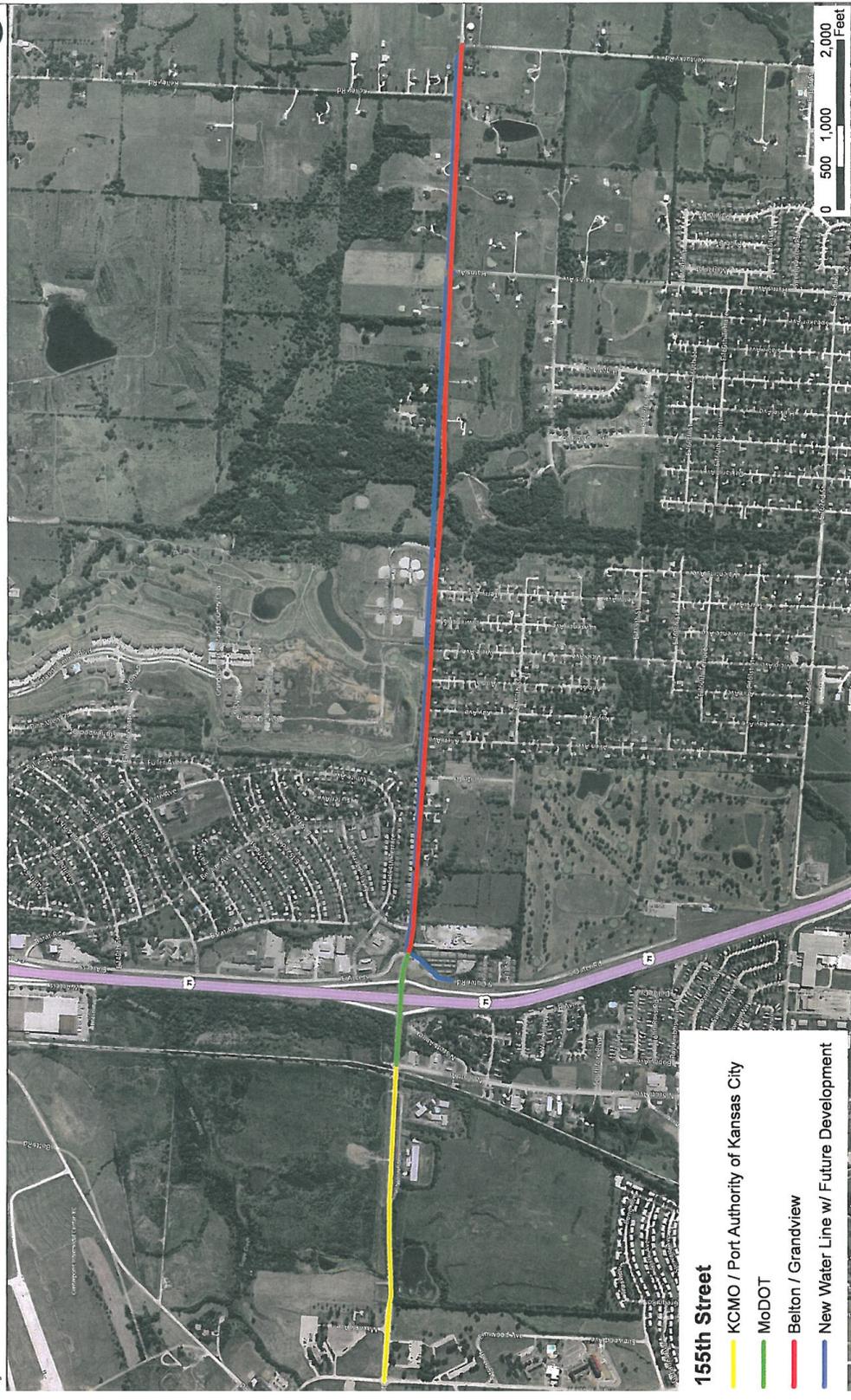
Breakdown	Prior	2013	2014	2015	2016	2017	Beyond	Total
Land	\$0	\$0	\$0	\$339,798	\$0	\$0	\$0	\$339,798
Design	\$0	\$0	\$0	\$1,317,236	\$980,933	\$701,361	\$0	\$2,999,530
Construction	\$0	\$0	\$0	\$0	\$6,362,765	\$6,362,765	\$0	\$12,725,530
Utility	\$0	\$0	\$0	\$305,430	\$0	\$0	\$0	\$305,430
General Conditions Cont. (Legal)	\$0	\$0	\$0	\$555,884	\$555,884	\$555,884	\$0	\$1,667,652
Contingency	\$0	\$0	\$0	\$791,692	\$791,692	\$791,692	\$0	\$2,375,076
Total	\$0	\$0	\$0	\$3,310,040	\$8,691,274	\$8,411,702	\$0	\$20,413,015
Op Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cost Savings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Projected Five-Year Funding Schedule

Source	Prior	2013	2014	2015	2016	2017	Beyond	Total
Capital Improvements Fund	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Transportation Fund	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Water Fund	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Wastewater Fund	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Bonds	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Grants	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unidentified (City Responsibility - Split between Belton & Grandview)	\$0	\$0	\$0	\$662,008	\$1,738,255	\$1,682,340	\$0	\$4,082,603
Potential TIF/TDD/CID/NID	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
MoDOT	\$0	\$0	\$0	\$2,648,032	\$6,953,019	\$6,729,361	\$0	\$16,330,412
General Fund	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$0	\$0	\$0	\$3,310,040	\$8,691,274	\$8,411,702	\$0	\$20,413,015



155th Street Improvements by Funding Source



- 155th Street**
- KCMO / Port Authority of Kansas City
- MoDOT
- Belton / Grandview
- New Water Line w/ Future Development