



**CITY OF BELTON
CITY COUNCIL
REGULAR MEETING
TUESDAY, MARCH 10, 2015 – 7:00 P.M.
CITY HALL ANNEX
520 MAIN STREET
AGENDA**

I. CALL REGULAR MEETING TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

IV. CONSENT AGENDA

One motion, non-debatable, to approve the “recommendations” noted. Any member of the Council may ask for an item to be taken from the consent agenda for discussion and separate action.

- A. Motion approving the minutes of the February 3, 2015, City Council special meeting, the February 24, 2015, City Council regular meeting, and the March 3, 2015, City Council special meeting.

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V. PERSONAL APPEARANCES

- A. Ed Hale, Ed’s Posse (7917 E 134th Ter., Grandview) – boot blocks in Belton.

VI. POLICE DEPARTMENT PRESENTATION OF 2014 DEPARTMENTAL AWARDS

Recess for Reception in Honor of Award Recipients

VII. ORDINANCES

- A. Motion approving *final* reading of Bill No. 2015-06:
AN ORDINANCE AMENDING SECTION 1-5, ENTITLED "GENERAL DEFINITIONS" AND SECTION 40-4, ENTITLED "RESIDENTIAL-MANUFACTURED HOME COMMUNITIES" OF THE BELTON UNIFIED DEVELOPMENT CODE.

Per the Attorney’s request, the ordinance language has been amended since first reading on January 27, 2015. It is highlighted.

Revised ordinance is attached.

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B. Motion to postpone the final reading of Bill No. 2015-07:
AN ORDINANCE ADOPTING PROVISIONS FOR COLLECTIVE BARGAINING WITH POLICE.

C. Motion approving *final* reading of Bill No. 2015-08:
AN ORDINANCE ADOPTING A POLICY PROHIBITING BOOT BLOCKS ON PUBLIC STREETS, HIGHWAYS, RIGHTS OF WAY, AND PUBLIC PROPERTY, AND REPEALING ORDINANCE NO. 2010-3660.

Ordinance previously distributed.

D. Motion approving *final* reading of Bill No. 2015-11:
AN ORDINANCE AMENDING CHAPTER 2, ARTICLE II, DIVISION 4, PERSONNEL CODE, OF THE CODE OF ORDINANCES FOR THE CITY OF BELTON, MISSOURI.

Ordinance previously distributed.

E. Motion approving *first* reading of Bill No. 2015-12:
AN ORDINANCE APPROVING THE ENGAGEMENT OF TROUTT, BEEMAN AND COMPANY TO AUDIT THE CITY FINANCIAL RECORDS FOR FISCAL YEAR 2015.

Ordinance and supporting documents are attached.

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F. Motion approving *first* reading of Bill No. 2015-13:
AN ORDINANCE APPROVING THE PROPOSED FISCAL YEAR 2016 CITY BUDGET, AS REVISED, AND APPROPRIATING FUNDS FROM THE REVENUES OF THE CITY.

Ordinance and supporting documents are attached.

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G. Motion approving *first* reading of Bill No. 2015-14:
AN ORDINANCE APPROVING THE FINAL PLAT OF A RE-PLAT OF LOT(S) 1, 2, AND 3, QUIKTRIP 233R, A 3.18-ACRE TRACT OF LAND, LOCATED AT 501 E. NORTH AVENUE, IN THE CITY OF BELTON, CASS COUNTY, MISSOURI.

Ordinance and supporting documents are attached.

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- H. Motion approving *first* reading of Bill No. 2015-15:
AN ORDINANCE APPROVING A FINAL DEVELOPMENT PLAN FOR QUIKTRIP, A C-STORE AND GAS CANOPY DEVELOPMENT, ON A 3.18-ACRE TRACT OF LAND, LOCATED AT 501 E. NORTH AVENUE, ON THE SOUTHEAST CORNER OF MO-58 HIGHWAY AND MO STATE HIGHWAY, ROUTE Y, CITY OF BELTON, CASS COUNTY, MISSOURI.

Ordinance and supporting documents are attached.

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- I. Motion approving *both* readings of Bill No. 2015-16:
AN ORDINANCE APPROVING A PUBLIC IMPROVEMENTS ESCROW AGREEMENT WITH PEACEFUL HOMES L.L.C. AND AUTHORIZING THE MAYOR TO EXECUTE SUCH AGREEMENT.

Ordinance is attached.

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VIII. RESOLUTIONS

IX. CITY COUNCIL LIAISON REPORTS

X. MAYOR'S COMMUNICATIONS

XI. CITY MANAGER'S REPORT

XII. MOTIONS

- A. A motion approving the purchase of golf maintenance equipment from Professional Turf Products, L.P. to paid for out of the FY16 budget for the amount of \$11,165.00.

This was discussed at the 3/3/15 work session.

Supporting documents are attached.

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- B. A motion approving the renewal of the employee provided health insurance with Blue Cross/Blue Shield, and dental insurance with Delta Dental of Missouri.

This was discussed at the 3/3/15 work session. The increase in premiums for health insurance is 3.93%, while dental insurance is 8%.

XIII. OTHER BUSINESS

XIV. ADJOURN

Copies of the proposed ordinances & resolutions are available for public inspection at the City Clerk's office, 506 Main Street, Belton, MO. 64012.

SECTION IV
A

**CITY OF BELTON
CITY COUNCIL SPECIAL MEETING
FEBRUARY 3, 2015
CITY HALL ANNEX
520 MAIN STREET,
BELTON, MISSOURI**

Mayor Davis called the special meeting to order at 7:30 P.M.

Councilmembers present: Mayor Jeff Davis, Councilmen Jackie Cook, Jeff Fletcher, Gary Lathrop, Everett Loughridge, Tim Savage, Chet Trutzel, and Scott Von Behren. Absent: Councilman Al Hoag.

At 7:33 P.M., Councilman Von Behren moved to enter in to Executive Session to discuss matters pertaining to preparation, including any discussion or work product, on behalf of a public governmental body or its representatives for negotiations with employee groups according to Missouri Statute 610.021.9 and that the record be closed. Councilman Lathrop seconded. The following vote was recorded: Ayes: 8, Councilmen Von Behren, Trutzel, Fletcher, Lathrop, Mayor Davis, Councilmen Savage, Loughridge, and Cook; Noes: None; Absent: 1, Councilmen Hoag.

The Council returned from Executive Session at 8:15.

ORDINANCES:

Mr. Trivitt gave the first reading of Bill No. 2015-07: **AN ORDINANCE ADOPTING PROVISIONS FOR COLLECTIVE BARGAINING WITH POLICE**. Presented by Councilman Lathrop, seconded by Councilman Savage. Mayor Davis made a few remarks. Vote on the first reading was recorded; Ayes: 3, Councilmen Trutzel, Lathrop, Savage; Noes: 4, Councilmen Von Behren, Fletcher, Mayor Davis, and Councilmen Cook; Abstain: 1, Councilman Loughridge; Absent: 1, Councilmen Hoag. First reading failed.

Being no further business, Councilman Von Behren moved to adjourn at 8:17 P.M. Councilman Fletcher seconded. All voted in favor. Councilman Hoag absent. Meeting adjourned.


Patti Ledford, City Clerk

Jeff Davis, Mayor

**MINUTES OF THE
BELTON CITY COUNCIL
REGULAR MEETING
FEBRUARY 24, 2015, CITY HALL ANNEX
520 MAIN STREET, BELTON, MISSOURI**

Mayor Davis called the public hearing to order at 7:00 P.M.

This hearing was held to receive public input on the proposed Annual Budget for the fiscal year beginning April 1, 2015, and ending March 31, 2016. There was no public input.

Mayor Davis closed the public hearing at 7:01 P.M.

Mayor Davis called the regular meeting to order at 7:01 P.M.

Councilman Savage led the Pledge of Allegiance to the Flag.

Councilmembers present: Mayor Jeff Davis, Councilmen Jackie Cook, Jeff Fletcher, Gary Lathrop, Everett Loughridge, Scott Von Behren, Al Hoag, Chet Trutzel, and Tim Savage. Also present were Aaron March, City Attorney; Ron Trivitt, City Manager; Patti Ledford, City Clerk; and Andrea Cunningham, Executive Secretary.

CONSENT AGENDA:

Councilman Von Behren moved to approve the consent agenda consisting of a **motion approving the minutes of the January 27, 2015, City Council meeting; and a motion approving the January 2015 Police Judge's Report.** Councilman Savage seconded. All voted in favor. Consent agenda approved.

PERSONAL APPEARANCES:

Richard Smith – 406 Main Street, was present on behalf of Main Street Car Cruises, hosted by Downtown Belton Main Street, Inc., to request Main Street be closed for Main Street Car Cruises on 4/25, 5/23, 6/27, 7/25, 8/22, 9/26, & 10/24 from 4:00-9:30 P.M. and for a car show on 6/14 from 11 A.M-5 P.M. **Councilman Loughridge moved to approve the closure of Main Street on the above dates and times.** Councilman Hoag seconded. All voted in favor. Motion carried.

Sally Smith – 315 Main Street, was present on behalf of Downtown Belton Main Street, Inc., to request Main Street be closed for the Belton Fall Festival, September 11-12, 2015, from 10 A.M. on September 11 until 11 P.M. on September 12. This would include Main Street from Loop Road to Chestnut, Ella one block either side of Main Street, and also Walnut one block either side of Main Street. They would also like signs posted the preceding days reminding people about the closure. They would like BEMA to provide security and City Hall to allow two vendors to plug into the water and electric. They would like permission to use the following City lots – 300 block Main-grassy area; 500 block Main-grassy area; 500 block Main-parking lot behind City Hall; and 500 block 2nd Street-parking lot for dumpster/overflow parking. They would like to be a rider on the City insurance. They would like to put flyers in the August water bills and have the festival information posted on the City website calendar and Channel 2. These are the same items as requested last year. Last year went very well. There are already 49 vendors signed

up for this year. Ms. Smith said they will bring in port-a-potties. Mayor Davis said in the past, the Main Street Fire Station restrooms were open for public use. He said he will also look into leaving City Hall open for public restroom use. Councilman Savage asked if the Council has the authority to allow the grassy area usage. Is it City property? Mr. Ron Trivitt, City Manager, responded yes, it's City property. **Councilman Hoag moved to approve the closure of Main Street on the above dates and times and allow the use of other City lots and amenities as listed above.** Councilman Loughridge seconded. All voted in favor. Motion carried.

Ed Hale – 7917 E 134th Ter., Grandview, was present on behalf of Ed's Posse to petition the Council to continue to allow boot blocks in Belton. Ed's Posse is the national top fundraiser for the March of Dimes. Mr. Hale is aware the City is talking about boot blocks being a public safety concern. He said in the 11 years they've been doing this they've never impeded traffic or caused an accident. They do boot blocks in the Kansas City area nearly every weekend in the summer. They feel the benefits outweigh the risks. The Mayor thanked Mr. Hale for coming.

Marion Biondo – 607 N Scott, addressed the Council by presenting them with balloons and boxes of documents through the years. He said it is a happy birthday gift since it's been a year since the Council has answered his questions. He said his questions are: Who do the City employees work for? Who does the Council work for? What does "grandfathered in" mean? He went on to say if his questions aren't answered he will sue the City. Mayor Davis let Mr. Biondo know that since he is threatening a lawsuit, the Council won't address his questions. His answers will come from our attorney.

ORDINANCES:

Mr. Trivitt gave the final reading of Bill No. 2015-04: **AN ORDINANCE APPROVING THE 2015 INTERGOVERNMENTAL AGREEMENT WITH THE MARC SOLID WASTE MANAGEMENT DISTRICT RELATING TO THE REGIONAL HOUSEHOLD HAZARDOUS WASTE PROGRAM.** Presented by Councilman Savage, seconded by Councilman Trutzel. The Council was polled and the following vote recorded: Ayes: 9, Councilmen Loughridge, Trutzel, Mayor Davis, Councilmen Lathrop, Von Behren, Fletcher, Cook, Hoag, and Savage; Noes: None; Absent: None. Bill No 2015-04 was declared passed and in full force and affect as Ordinance No. 2015-4071, subject to Mayoral veto.

Councilman Lathrop moved to postpone the final reading of Bill No. 2015-06: **AN ORDINANCE AMENDING SECTION 1-5, ENTITLED "GENERAL DEFINITIONS" AND SECTION 40-4, ENTITLED "RESIDENTIAL-MANUFACTURED HOME COMMUNITIES" OF THE BELTON UNIFIED DEVELOPMENT CODE.** Seconded by Councilman Trutzel. Councilman Hoag asked what the reason is for the postponement. City Attorney, Aaron March, said that in testing the draft ordinance with a real life application pending with the City, we found there were some additions that needed to be made in order for the ordinance to work better. They are basically clean-up issues, not substantive changes. It should be ready for the next regular meeting. The Council was polled and the following vote recorded: Ayes: 9, Councilman Savage, Mayor Davis, Councilmen Lathrop, Trutzel, Von Behren, Fletcher, Hoag, Cook, Loughridge; Noes: None; Absent: None. The vote to postpone passed.

Councilman Fletcher moved to reconsider Bill No. 2015-07: **AN ORDINANCE ADOPTING PROVISIONS FOR COLLECTIVE BARGAINING WITH POLICE.** Councilman Lathrop seconded. Councilman Loughridge asked if this is to reconsider the ordinance so it will have first reading tonight. Mr. Trivitt replied yes, it would have first reading tonight if the reconsideration

is passed. All present voted in favor of the reconsideration with the exception of Councilman Loughridge who voted no. The motion to reconsideration passed. Mr. Trivitt read Bill No. 2015-07: **AN ORDINANCE ADOPTING PROVISIONS FOR COLLECTIVE BARGAINING WITH POLICE**. Presented by Councilman Fletcher, seconded by Councilman Savage. Councilman Von Behren asked if first reading is approved tonight, can the Council still discuss this at the next work session. Mayor Davis replied yes, and it could also be postponed, if needed. Councilman Cook asked why not wait to work on this and postpone it. Is time of the essence? Police Chief James Person said it's been 1 ½ years since this was first brought before the Council. We need to make a decision. We need to show the Police Officer's Association and the Fraternal Order of Police that the Council is acting in good faith and that it will be discussed. Councilman Trutzel added that by doing the first reading, it gives the police a chance to come to a work session to clarify any questions. Councilman Loughridge stated he abstained from voting at the last meeting because there's more to this – on both sides. If he votes yes tonight, it will be to simply get it on the table so it can be worked out. Chief Person added clarification. The Council would not be meeting with the police department. It's the Police Officer's Association and their request to be represented by the Fraternal Order of Police. This ordinance is simply putting together the administrative ground work so the City can begin negotiating and bargaining with the police organization. You're not actually working out details or meeting with the police department. Mr. Brad Foster, Assistant City Manager said he, the Mayor, and Officer Bill Peek met yesterday to go over the proposed ordinance. It came down to three issues. The staff has been discussing how to alter the ordinance to address their issues. The idea was to bring it up tonight and then bring it to the March 3 work session so these things can be worked out. Officer Peek, Vice President of the Belton Police Officers Association, addressed the Council and said the position of the Association is that we want to continue the dialogue and work toward something we all agree with. There is no rush, but we want to keep this going to get this finalized. If the Council approves the first reading tonight and there are changes to the document after we iron everything out, how is that handled? Mr. March explained that if there are amendments after the first reading, a councilman will move to amend the ordinance at second reading to reflect a revised exhibit, and then it is the ordinance "as amended" that would be presented for second reading. Councilman Loughridge asked Officer Peek if he is comfortable with first reading tonight. Officer Peek said he has no objection as long as we can still work toward a final document. Mayor Davis asked Chief Person what the value is of having the first reading tonight. Chief Person said it is to move the ordinance forward and keep it formally on the agenda toward completion. **Councilman Loughridge called for the question.** Councilman Hoag seconded. All present voted in favor. The Council was polled and the following vote on the first reading was recorded: Ayes: 9, Mayor Davis, Councilmen Trutzel, Hoag, Fletcher, Lathrop, Von Behren, Savage, Cook, and Loughridge; Noes: None; Absent: None. First reading was passed.

Mr. Trivitt read Bill No. 2015-08: **AN ORDINANCE ADOPTING A POLICY PROHIBITING BOOT BLOCKS ON PUBLIC STREETS, HIGHWAYS, RIGHTS OF WAY, AND PUBLIC PROPERTY, AND REPEALING ORDINANCE NO. 2010-3660.**

Presented by Councilman Trutzel, seconded by Councilman Savage. Councilman Von Behren restated his position that he feels it's time for the boot blocks to end, but thinks waiting until the end of 2015 would be fine. Mayor Davis said boot blocks can be risky, but they're a good cause. We now have 6 applications pending. Councilman Loughridge agreed with Councilman Von Behren and Mayor Davis. He also said the City should pursue the idea of insurance. It could hurt these organizations' budgets since they were counting on the boot blocks for 2015.

Councilman Hoag said these 6 particular organizations had their applications in before the Council had formal discussion about this. They should be allowed to have their boot block.

Councilman Cook said everyone recognizes it's inevitable that the City will stop allowing boot blocks and that there's a safety issue, so how can the Council wait on this? The Council's duty is

to the citizens, not to the organizations. Councilman Savage said this is removing boot blocks from the public streets, not necessarily from the City. Mr. March stated, as the ordinance stands, it says the police department is to monitor/supervise all boot blocks. It puts the obligation on the police. It would be possible for it to put liability on the officer individually or possibly the City if there were an accident. The Council was polled and the following vote recorded: Ayes: 5, Councilmen Trutzel, Lathrop, Fletcher, Cook, Savage; Noes: 4, Councilmen Von Behren, Hoag, Mayor Davis, Loughridge; Absent: None. First reading was passed.

Mr. Trivitt read Bill No. 2015-09: **AN ORDINANCE APPROVING A CONTRACT WITH FOLEY COMPANY FOR THE WASTEWATER TREATMENT PLANT FACILITIES IMPROVEMENTS PROJECT.** Presented by Councilman Hoag, seconded by Councilman Lathrop. The Council was polled and the following vote on the first reading was recorded: Ayes: 9, Councilmen Trutzel, Loughridge, Hoag, Cook, Von Behren, Fletcher, Lathrop, Mayor Davis, Savage; Noes: None; Absent: None. First reading was passed. **Councilman Lathrop moved to hear the final reading.** Councilman Hoag seconded. All present voted in favor. The final reading was read. Presented by Councilman Hoag, seconded by Councilman Von Behren. The Council was polled and the following vote was recorded: Ayes: 9, Councilmen Savage, Trutzel, Mayor Davis, Councilmen Lathrop, Von Behren, Fletcher, Cook, Hoag, Loughridge; Noes: None; Absent: None. Bill No 2015-09 was declared passed and in full force and affect as Ordinance No. 2015-4070, subject to Mayoral veto.

Mr. Trivitt read of Bill No. 2015-10: **AN ORDINANCE AUTHORIZING THE CHIEF OF POLICE TO SUBMIT FOUR GRANT APPLICATIONS TO THE MISSOURI DEPARTMENT OF TRANSPORTATION (MODOT) DIVISION OF HIGHWAY SAFETY FOR 2015-2016.** Presented by Councilman Loughridge, seconded by Councilman Hoag. Chief Person noted there is a typographical error on p. 5 of each application. It has been fixed. The police department has received an average of \$25,000/year for the last 20 years from these grants. The Council was polled and the following vote on the first reading was recorded: Ayes: 9, Mayor Davis, Councilmen Savage, Hoag, Cook, Von Behren, Fletcher, Lathrop, Trutzel, Loughridge; Noes: None; Absent: None. First reading was passed. **Councilman Lathrop moved to hear the final reading.** Councilman Hoag seconded. All present voted in favor. The final reading was read. Presented by Councilman Von Behren, seconded by Councilman Hoag. The Council was polled and the following vote was recorded: Ayes: 9, Councilmen Savage, Trutzel, Mayor Davis, Councilmen Lathrop, Von Behren, Fletcher, Cook, Hoag, Loughridge; Noes: None; Absent: None. Bill No 2015-10 was declared passed and in full force and affect as Ordinance No. 2015-4069, subject to Mayoral veto.

Mr. Trivitt read Bill No. 2015-11: **AN ORDINANCE AMENDING CHAPTER 2, ARTICLE II, DIVISION 4, PERSONNEL CODE, OF THE CODE OF ORDINANCES FOR THE CITY OF BELTON, MISSOURI.** Presented by Councilman Trutzel, seconded by Councilman Loughridge. The Council was polled and the following vote recorded: Ayes: 9, Councilmen Lathrop, Cook, Von Behren, Savage, Hoag, Fletcher, Mayor Davis, Councilmen Trutzel, Loughridge; Noes: None; Absent: None. First reading was passed.

RESOLUTIONS:

Mr. Trivitt read Resolution R2015-09: **A RESOLUTION APPROVING AN INTERGOVERNMENTAL AGREEMENT BETWEEN THE CITIES OF BELTON, RAYMORE, PECULIAR, AND PLEASANT HILL FOR STREET MAINTENANCE CONTRACTS.** Presented by Councilman Trutzel, seconded by Councilman Hoag. All present voted in favor. The resolution passed.

Mr. Trivitt read Resolution R2015-10: **A RESOLUTION APPROVING A MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF BELTON AND THE CITY OF PECULIAR REGARDING THE TREATMENT OF WASTEWATER AT THE BELTON WASTEWATER TREATMENT PLANT (WWTP) THAT MAY BE PRODUCED BY NEW GROWTH NEAR THE FUTURE 211TH STREET AND 1-49 EXCHANGE.** Presented by Councilman Lathrop, seconded by Councilman Trutzel. All present voted in favor. The resolution passed.

Mr. Trivitt read Resolution R2015-11: **A RESOLUTION APPROVING TASK AGREEMENT #1 WITH WIEDENMANN CONSTRUCTION FOR THE PURPOSE OF REPLACING APPROXIMATELY 400 FEET OF 12 INCH WATER LINE ALONG CUNNINGHAM PARKWAY AT A COST NOT TO EXCEED \$70,000.** Presented by Councilman Savage, seconded by Councilman Von Behren. Mr. Jeff Fisher, Public Works Director, provided a copy of the task agreement with Wiedenmann. At the time of the agenda preparation, the task agreement was not available, thus there were blanks in the resolution. Mr. Fisher provided information that the private project on Cunningham Parkway found there were water lines that were too shallow. They need to be fixed. **Councilman Loughridge moved to amend the resolution to include the details of the task agreement.** Councilman Cook seconded. All present voted in favor of the amendment. Mr. Fisher reread the resolution as amended. Presented by Councilman Loughridge, seconded by Councilman Von Behren. All present voted in favor of the amended resolution. The resolution passed.

Mr. Trivitt read Resolution R2015-12: **A RESOLUTION APPROVING THE PURCHASE OF NETWORK SERVER UPGRADES, MICROSOFT EXCHANGE UPGRADES, WI-FI SYSTEM UPGRADES, NEW COMPUTER INSTALLATION AND A DISK TO DISK BACK UP SYSTEM FROM NETSTANDARD IN THE AMOUNT OF \$18,766, THE PURCHASE OF NEW COMPUTER SYSTEMS FROM CDW-G IN THE AMOUNT OF \$19,247, AND AUTHORIZING THE MAYOR TO SIGN THE PURCHASING AGREEMENT.** Presented by Councilman Hoag, seconded by Councilman Loughridge. All present voted in favor. The resolution passed.

CITY MANAGER'S REPORT:

Mr. Fisher has a few items of business. The Seabees facility is going through the disposal process. Mr. Fisher asked if the Council is in favor of submitting a notice of interest letter. The Council consensus was to move forward on this.

Mr. Fisher said we've been working with Lake Lotawona on a water rate study, similar to what we did with Loch Lloyd. Lake Lotawona has done some of the work already. The remaining cost would be \$4,999. Mr. Fisher asked if the Council is in favor of offering to pay for 2/3 of this. The Council consensus was to do this. Councilman Loughridge said there are long term advantages to the City partnering with this. Mr. Fisher said this could give us a possible second water source.

OTHER BUSINESS:

Councilman Trutzel expressed concern that there are still semi-trucks parked at the old Price Chopper lot. He stated he is aware that it's private property, but isn't there something in the City Code about this? Chief Person said that lot is private property for public use. It is not a police problem; it's the owner's problem. Councilman Loughridge asked if an ordinance could be passed that requires that owners must allow the truck parking. Councilman Cook said it looks

bad when that's what you see as you enter the City on the south end. We need to look for solutions; we can be creative. Mr. March said there are possible issues with zoning. He will work with staff on this. Chief Person said the trucks that are parked on Commercial Street have received summons to move them. It's improving. This is a public street, though, and not a public parking lot. Mr. Jay Leipzig, Community Development Director, added that the fire marshal has been working on this too.

Being no further business, Councilman Lathrop moved to adjourn at 8:29 P.M. Councilman Von Behren seconded. All present voted in favor. Meeting adjourned.



Andrea Cunningham, Executive Secretary

Jeff Davis, Mayor

**CITY OF BELTON, MISSOURI
CITY COUNCIL
SPECIAL MEETING MINUTES
TUESDAY, MARCH 3, 2015
CITY HALL ANNEX, 520 MAIN STREET**

Mayor Davis called the special meeting to order at 7:00 P.M.

Councilmembers present: Jeff Davis, Tim Savage, Chet Trutzel, Al Hoag, Scott Von Behren, and Jeff Fletcher; Absent: Councilmen Everett Loughridge, Jackie Cook and Gary Lathrop absent. Mayor Davis said Councilman Lathrop is making a presentation at a DARE Graduation and will be here when it's over.

At 7:01 **Councilman Von Behren moved to enter into executive session to discuss matters pertaining to preparation, including any discussions or work product, on behalf of a public governmental body or its representatives for negotiations with employee groups, according to Missouri statute 610.021.9, and that the record be closed.** Councilman Trutzel seconded. The following vote was recorded; Ayes: 6, Councilmen Von Behren, Trutzel, Fletcher, Hoag, Mayor Davis, Councilman Savage; Noes: None; Absent: 3, Councilmen Cook, Lathrop and Loughridge. Motion carried.

The Council returned from Executive Session at 8:09 P.M. .

Councilman Lathrop moved to adjourn. Councilman Hoag seconded. All voted in favor. Special meeting adjourned.



Patti Ledford, City Clerk

Jeff Davis, Mayor

SECTION VII
A

AN ORDINANCE AMENDING SECTION 1-5, ENTITLED "GENERAL DEFINITIONS" AND SECTION 40-4, ENTITLED "RESIDENTIAL-MANUFACTURED HOME COMMUNITIES" OF THE BELTON UNIFIED DEVELOPMENT CODE.

WHEREAS, the City of Belton adopted the Unified Development Code ("UDC") December 13, 2011; and

WHEREAS, the Belton Planning Commission held public hearings to solicit comment on proposed amendments to the UDC at regular meetings on August 18, 2014 and November 17, 2014; and

WHEREAS, the Belton Planning Commission voted by a majority of those present to recommend approval of the proposed amendments to the UDC

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF BELTON, CASS COUNTY, MISSOURI, AS FOLLOWS:

Section 1. That Section 1-5, entitled "General definitions", of the Belton Unified Development Code is hereby amended with the deletion of the stricken language:

~~*Manufactured home residential design.* A manufactured home which satisfies the following additional criteria:~~

- ~~(1) — Minimum dimensions of 22 feet in width and 40 feet in length;~~
- ~~(2) — The pitch of the roof of the manufactured home has a minimum vertical rise of four feet for each 12 feet of horizontal run and the roof finished with a type of shingle that is commonly used in standard residential construction in the city;~~
- ~~(3) — All roof structures provide an eave projection of no less than 12 inches, exclusive of any guttering;~~
- ~~(4) — The exterior siding consists of vinyl or metal horizontal lap siding (whose reflectivity does not exceed that of low luster white paint), wood, or hard-board, comparable in composition, appearance and durability to the exterior siding commonly used in construction in the city;~~
- ~~(5) — Is set up in accordance with the recommended installation procedures of the manufacturer and the standards set by the National Conference of States on Building Codes and Standards and published in "Manufactured Home Installations, 1987" (NCS BCS A 225.1), and a continuous, permanent masonry foundation or masonry curtain wall, or poured concrete wall, unpierced except for required ventilation and access, is installed under the perimeter of the residential design manufactured home;~~
- ~~(6) — Stairs, porches, entrance platforms, ramps and other means of entrance and exit to and from the home are installed or constructed in accordance with~~

~~the standards set by the building code and attached firmly to the primary structure and anchored securely to the ground; and~~

- (7) ~~Has substantially the appearance of an on-site, conventionally built, single-family dwelling.~~

Section 2. That Section 40-4 (1) entitled "Residential- Manufactured home communities", subsection (e) and subsection (f), of the Belton Unified Development Code is hereby amended with the addition of the underlined language, and the deletion of the stricken language:

Sec. 40-4. - Uses subject to conditions.

The following uses are allowed by right in certain zoning districts, provided additional criteria for approval are met.

(1) Residential—Manufactured home communities.

a. Manufactured homes may only be located for occupancy or occupied if located on a designated ~~lot~~ space within an existing manufactured home community.

b. Redevelopment of existing manufactured home communities shall be permitted under this regulation where fifty percent of the homes are removed and/or replaced as a part of the redevelopment, or where there are privately-initiated improvements to the public infrastructure, including but not limited to water lines, electrical lines and sewer systems. A detailed site plan preliminary development plan and a final development plan shall be submitted to the City in accordance with the requirements contained herein, and in accordance with Section 20-5 of this code. The preliminary and final site plans shall be considered by the planning commission and approved, denied, or approved with conditions. Appeals of the planning commission's decision shall be heard by the city council. The site plan shall include the location of all streets within the community, all open spaces and common areas, and each proposed manufactured home lot space. Each proposed lot space shall include the required parking and patio areas, and shall show the boundaries of each space in accordance with the area and setback requirements of these regulations.

c. All redeveloped manufactured home communities shall meet the following minimum community requirements/improvements:

1. Manufactured home community locations shall conform to the city's comprehensive plan, as amended.

2. Manufactured home communities shall be platted as one lot in accordance with local subdivision regulations.
3. Manufactured home communities shall contain a minimum gross area of 15 acres, which may include all private streets, parking spaces, manufactured home spaces and common areas within the community.
4. Manufactured home communities and lots spaces shall be located on a well-drained site, properly graded and maintained to ensure proper drainage and freedom from stagnant pools of water.
5. Manufactured home communities shall be provided with at least two permanent entrances both of which shall be at least 35 feet in width.
6. There shall not be more than 7 manufactured homes per gross acre within a manufactured home park community.
7. Manufactured home communities shall only be used for residential purposes, customary and incidental accessory uses common to residential districts, and service buildings as permitted by this ~~Ordinance of this~~ section but not be used for commercial sale of manufactured homes, unless specifically authorized by valid occupational license.
8. A sidewalk of at least 42 inches shall be constructed along at least one side of each street within the manufactured home community, except on turn around (cul-de-sac) streets, in accordance with city construction standards.
9. A minimum of 500 square feet of recreational or open space shall be provided per manufactured home space. Each recreational ~~hall~~ or open space shall contain a minimum of 5,000 square feet in area, and shall be fully developed when the community is 50 percent occupied. If the development of the tract is shown to be divided into phases on the approved plan, ~~park~~ recreational or open space ~~areas~~ may also be phased if the amount of ~~park land~~ recreational or open space is equivalent to 500 square feet for each manufactured home space in each phase; if this ~~park land~~ recreational or open space is fully improved when the appropriate phase is 50 percent occupied; and if each ~~park~~ recreational or open space ~~area~~ is accessible via a paved road or sidewalk to all residents within the developed areas of the manufactured home park. All developed ~~park or open space areas~~ recreational or open space shall be maintained in a neat

and usable manner with at least the improvements shown on the approved site plan.

10. Every space within a manufactured home community shall be provided with public sanitary sewer and public water service with all utility lines constructed in accordance with city approved plumbing, sanitary and other construction codes. Water and sewer lines under all streets shall be the same diameter and materials as required for public streets and shall loop or connect to each other as is practical. All utility lines, including electrical service, shall be placed underground.

11. No manufactured home space shall be located further than 300 feet from a fire hydrant.

12. All manufactured home communities shall be surrounded by a 10-foot-wide landscaped screen, ~~which shall be approved by the planning commission for its adequacy as a visual barrier.~~

13. Sidewalks and streets shall be adequately lighted at night so to be consistent with the standards established by the American Public Works Association for ~~mobile~~ manufactured home communities.

d. All existing and redeveloped manufactured home communities must meet the following requirements:

1. Each manufactured home shall be provided with a weather-tight durable container with a tight fitting cover for refuse. The ~~park~~-community owner shall ensure that containers are emptied regularly at least weekly, and maintained in a usable sanitary condition. Refuse containers and trash shall not be stored in the open, on the grass or in ~~the~~ parking areas.

2. A storm shelter consistent with the International Code Council (ICC) 500 Standard shall be provided which is sufficient to accommodate two persons per manufactured home and shall be located ~~throughout~~ within said ~~park~~ community so that no manufactured home is more than 600 feet away from a storm shelter. In addition, the storm shelter shall be architecturally compatible with surrounding structures. If necessary, more than one storm shelter may be provided to meet capacity and location requirements.

3. All landscaped areas must be capable of preventing soil erosion and of eliminating objectionable dust. In addition, all private walkways,

driveways, parking lots or public walkways must be maintained in good repair.

4. Community buildings or laundry facilities may be provided within a manufactured home ~~park~~-community. However, such service buildings may not occupy more than 5 percent of the area of the ~~park~~community. Service buildings shall be located, designed, and only intended to serve the residents of the ~~park~~-community and shall present no visible evidence of their commercial character from any area outside the ~~park~~-community. In addition, service buildings must be architecturally compatible with surrounding structures.

5. Sanitary conditions within any manufactured home ~~park~~-community shall be consistent with the regulations of the state board of health, clean water commission, other state regulatory agencies and ordinances of the city.

6. All manufactured home ~~parks~~-communities and individual spaces shall be maintained in a neat and presentable manner consistent with the ~~City of Belton International Property Maintenance Code~~ city's property maintenance code.

7. No manufactured home shall be parked or permitted to stand upon any public street, highway, road, alley or other such right-of-way for more than 24 hours unless approved by the city council for the purpose of temporarily supervising or policing a construction project.

e. New installations of manufactured homes, regardless of age, in existing and redeveloped communities must meet the following requirements:

- ~~1. Individual manufactured home spaces within a park shall have a minimum area of 5,000 square feet each.~~
- ~~2. Every manufactured home space shall have at least 40 feet of frontage on a paved curbed and guttered street constructed to city street standards. Turnaround streets (cul-de-sacs) shall have a minimum diameter of 80 feet.~~
- ~~3. No manufactured home shall be located closer than 20 feet from any property line bounding the manufactured home park community.~~
- ~~4. Minimum building setbacks shall be provided on each manufactured home space measured from the space boundaries as shown on the manufactured home park community site plan, as follows:~~

- ~~i. Minimum front yard: 22 feet.~~
- ~~ii. Minimum rear yard: 10 feet.~~
- ~~iii. Minimum side yard: 10 feet for any one and 17 feet for the other.~~

- ~~51.~~ All manufactured homes shall front facing a street within the manufactured home park community. (The front of a manufactured home shall contain its narrowest width). Where topography or the configuration of the entire manufactured home community makes it appropriate, manufactured home spaces may be arranged with the long side fronting the street. In addition, manufactured homes shall not be positioned vertically, stacked with one over the other, in whole or in part in the manufactured home community.
- ~~62.~~ Every manufactured home shall be placed on a solid concrete slab or on two four-foot-wide concrete runners with a design strength adequate to support the structure as certified by a state-licensed engineer or be consistent with the rules of the Department of Economic Development — Chapter 124 — Manufactured Home Tie-Down Systems. Each transportable section of a manufactured home shall be placed on such slab or runner. Every manufactured home shall be installed according to the home manufacturer's installation instructions, the Missouri Public Service Commission and the Department of Housing and Urban Development's Manufactured Housing Improvement Act ("HUD Regulations").
- ~~7.~~ Each manufactured home space shall be provided with two paved off-street parking spaces designed in accordance with the off-street parking requirements of these regulations.
- ~~83.~~ Each manufactured home shall may have a separate enclosed accessory structure ~~of at least 64 square feet with a height of at least 5 feet with a maximum size of 120 square feet~~ for storage located on a concrete slab where an on-space enclosed garage is not provided. ~~The accessory structure may not exceed 8 feet tall, 8 feet wide, by 12 feet long.~~ Accessory structures in the manufactured home park community shall be architecturally compatible in design and shall be maintained in good repair at all times.

- ~~9.~~ Each manufactured home shall be provided with landscaping to at least include two shade trees with a planted caliper of at least 1½ inches.
- ~~104.~~ Each manufactured home space shall be provided with an electrical source supplying at least 200 amps and natural gas, in accordance with city standards and construction codes.
- ~~115.~~ Each manufactured home shall be entirely skirted to a solid surface within 30 days after placement in a park community by enclosing the open area under the unit with a metal or synthetic material that is compatible with the exterior finish of the manufactured home, and must be ventilated in accordance with the Missouri Public Service Commission and HUD Regulations. In addition, all hitches must be removed from the home within 30 days of installation.
- ~~126.~~ Each manufactured home space ~~shall~~ may be provided with a paved patio area other than a parking space. Each manufactured home space ~~shall~~ may be provided with a minimum 6 feet by 8 feet front deck, and/or a 3 feet by 5 feet rear deck.
- ~~137.~~ All manufactured homes shall be blocked in accordance with manufacturer specifications or, if specifications are not available, a sealed report from a structural engineer licensed for such installations in the State of Missouri.
- ~~148.~~ Tie-downs and ground anchors shall secure all manufactured homes to the ground in accordance with state and laws federal laws and manufacturers specifications ~~and shall at least include anchors at each corner of the manufactured home and at the center of the length of the manufactured home frame.~~
- ~~159.~~ No manufactured home may be located in the 100-year floodplain.
- ~~1710.~~ Stairs, porches, entrance platforms, ramps and other means of entrance and exit to and from the homes shall be installed or constructed in accordance with the standards set by the building code.
- ~~1811.~~ Each manufactured home shall have the general appearance of an on-site, single-family dwelling.

f. Expansion of existing manufactured home communities.

1. When an existing manufactured home community approved prior to the date of this ordinance expands to an area not previously approved for manufactured home community use, the new area must be appropriately zoned and a detailed site plan preliminary development plan and a final development plan for the entire manufactured home community shall be submitted to the City in accordance with the requirements of this section, and in accordance with Section 20-5 of this code. The preliminary and final site plans shall be considered by the planning commission and approved, denied, or approved with conditions. Appeals of the planning commission's decision shall be heard by the city council.
2. All new areas shall be designed, approved and improved in accordance with section 40-4(1)c., d., and e.
3. Individual manufactured home spaces within the new area of the community shall have a minimum area of 5,000 square feet each.
4. Every manufactured home space within the new area of the community shall have at least 40 feet of frontage on a paved curbed and guttered street constructed to city street standards. Turnaround streets (cul-de-sacs) shall have a minimum diameter of 80 feet.
5. No manufactured home within the new area of the community shall be located closer than 20 feet from any property line bounding the manufactured home community.
6. Minimum building setbacks shall be provided for each manufactured home space in the new area of the community, and shall be measured from the space boundaries as shown on the approved manufactured home community site plan, as follows:
 - i. Minimum front yard: 22 feet.
 - ii. Minimum rear yard: 10 feet.

iii. Minimum side yard: 10 feet for any one and 17 feet for the other.

7. Each manufactured home space in the new area shall be provided with two paved off-street parking spaces designed in accordance with the off-street parking requirements of these regulations.

8. Each manufactured home in the new area shall be provided with landscaping to at least include two shade trees with a planted caliper of at least 1½ inches.

39. As a condition of approval of any such ~~addition-expansion~~, the following requirements of these listed sections must be complied with in the existing areas of the manufactured home ~~park~~ community:

Requirement	Code Section
Community uses	40-4(1)c.7.
Paved streets, space widths	40-4(1)e.2-f.4.
Off-street parking	40-4(1)e.f.7.
On-lot landscaping	40-4(1)f.98.
Garbage containers	40-4(1)d.1.
Electrical service	40-4(1)e.104.
Skirting	40-4(1)e.115.

Tie-downs	40-4(1)e.148.
Street lighting	40-4(1)c.13.
Storm shelters	40-4(1)d.2.
Unexposed surface areas	40-4(1)e.3.(v)
Sanitary codes	40-4(1)c.10.
Community landscaping	40-4(1)c.12.

g. Nonconformities. Manufactured homes, regardless of age, which were located in a manufactured home community prior to _____, 2015, which do not meet the requirements of the revisions to Section 40-4, adopted on _____, 2015, shall be considered lawful, nonconforming structures. As such, they may continue to exist so long as they remain otherwise lawful, provided that no increase in their nonconformity shall occur.

1. If a nonconforming building or structure is damaged or destroyed by fire, explosion, flood or other means that is not within control of the property owner to an extent of more than 60% of the development value, any replacement building or structure must fully meet the Unified Development Code. However, single family dwellings may be fully reestablished in any zoning district in compliance with subsection (2).

2. A nonconforming building or structure may be repaired, reconstructed or restored provided that no new nonconformities are created and that the existing degree of nonconformity is not increased. A building permit must be obtained for such rebuilding, restoration, repair or reconstruction within six months of the date of damage or destruction, and the construction must be initiated within one year of issuance of the building permit and diligently

pursued. If a building permit is not obtained within six months or the repairs or restoration are not initiated within one year of the issuance of the building permit, and diligently pursued, then the building or structure and use may be reestablished only if it fully complies with the Unified Development Code.

h. Nonconforming characteristics of use. When an otherwise lawful existing use is permitted generally in any given zoning district but where, due to the adoption of this Code, required off-street parking, paving of parking area, landscaping, screening and similar regulations are not provided, such deficiencies attributable to the use shall be considered lawful, nonconforming characteristics of such use. Said deficiencies shall be brought into conformance when the use or structure is expanded, enlarged or the intensity is increased, even though the use itself is permitted generally.

Section 3. That this Ordinance shall be in full force and effect from and after the date of its passage and approval.

Duly read two (2) times and passed this ___ day of _____, 2015.

Mayor Jeff Davis

Approved this ___ day of _____, 2015.

Mayor Jeff Davis

ATTEST:

Patricia A. Ledford, City Clerk

APPROVED AS TO FORM:

City Attorney

STATE OF MISSOURI)
CITY OF BELTON) SS.
COUNTY OF CASS)

I, Patricia A. Ledford, City Clerk, do hereby certify that I have been duly appointed City Clerk of the City of Belton and that the foregoing ordinance was regularly introduced for first reading at a meeting of the City Council held on the ____ day of ____, 2015, and thereafter adopted as Ordinance No. 2015-_____ of the City of Belton, Missouri, as a regular meeting of the City Council held on the ____ day of ____, 2015, after the second reading thereof by the following vote, to-wit:

AYES: COUNCILMEN:

NOES: COUNCILMEN:

ABSENT: COUNCILMEN:

Patricia A. Ledford, City Clerk

SECTION VII

E

BILL NO. 2015-12

ORDINANCE NO. 2015-

AN ORDINANCE APPROVING THE ENGAGEMENT OF TROUTT, BEEMAN AND COMPANY TO AUDIT THE CITY FINANCIAL RECORDS FOR FISCAL YEAR 2015.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BELTON, MISSOURI, AS FOLLOWS:

Section 1. That the engagement letter of Troutt, Beeman and Company, P.C. to conduct the FY2015 City audit and OMB Circular A-133, Audits of States, Local Governments, and Non-Profit Organizations is hereby approved and the Mayor is authorized and directed to execute the letter on behalf of the City. A copy of the engagement letter shall be attached and considered part of this ordinance.

Section 2. That this ordinance shall be in full force and effect from and after its passage and approval.

Duly read and passed this ____ day of March, 2015.

Approved this ____ day of March, 2015.

Mayor

Mayor

ATTEST:

Patricia A. Ledford, City Clerk
of the City of Belton, Missouri

STATE OF MISSOURI)
CITY OF BELTON)SS
COUNTY OF CASS)

I, Patricia A. Ledford, City Clerk, do hereby certify that I have been duly appointed City Clerk of the City of Belton and that the foregoing ordinance was regularly introduced for first reading at a meeting of the City Council held on the ____ day of March, 2015, and thereafter adopted as Ordinance No. _____ of the City of Belton, Missouri, at a regular meeting of the City Council held on the ____ day of March, 2015, after the second reading thereof by the following vote, to-wit:

AYES:

NOES:

ABSENT:

COUNCILMEN:

COUNCILMEN:

COUNCILMEN:

Patricia A. Ledford, City Clerk
of the City of Belton, Missouri

February 24, 2015

6-11-15

Mr. Jeff Davis, Mayor
City of Belton, Missouri
506 Main Street
Belton, Missouri 64012

You have requested that we audit the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Belton, Missouri (the City), as of March 31, 2015, and for the year then ended, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

In addition, we will audit the entity's compliance over major federal award programs for the period ended March 31, 2015. We are pleased to confirm our acceptance and our understanding of this audit engagement by means of this letter. Our audit will be conducted with the objective of our expressing an opinion on each opinion unit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, and historical context. As part of our engagement, we will apply certain limited procedures to the required supplementary information (RSI) in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist primarily of inquiries of management regarding their methods of measurement and presentation, and comparing the information for consistency with management's responses to our inquiries. We will not express an opinion or provide any form of assurance on the RSI. The following RSI is required by accounting principles generally accepted in the United States of America. This RSI will be subjected to certain limited procedures but will not be audited:

- Management Discussion and Analysis
- Missouri Local Government Employees Retirement System
- Schedules of Revenues, Expenditures, and Changes in Fund Balance--Actual and Budget--Major Funds

Mr. Jeff Davis, Mayor
City of Belton, Missouri
February 24, 2015
Page Two

Supplementary Information

Supplementary information other than RSI will accompany the City's basic financial statements as of March 31, 2015. We will subject the following supplementary information to the auditing procedures applied in our audit of the basic financial statements and certain additional procedures, including comparing and reconciling the supplementary information to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and additional procedures in accordance with auditing standards generally accepted in the United States of America. We intend to provide an opinion on the following supplementary information in relation to the financial statements as a whole:

- Combining Balance Sheets of Non-Major Funds
- Combining Statement of Revenues, Expenditures, and Changes in Fund Balance--Non Major Funds
- Schedule of Expenditures by Department
- Budgetary Comparison Schedules--Major Governmental Funds
- Budgetary Comparison Schedules--Non-Major Funds
- Fund Descriptions

Schedule of Expenditures of Federal Awards

We will subject the schedule of expenditures of federal awards to the auditing procedures applied in our audit of the basic financial statements and certain additional procedures, including comparing and reconciling the schedule to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and additional procedures in accordance with auditing standards generally accepted in the United States of America. We intend to provide an opinion on whether the schedule of expenditures of federal awards is presented fairly in all material respects in relation to the financial statements as a whole.

Unaudited Information

Also, the document we submit to you will include the following other additional information that will not be subjected to the auditing procedures applied in our audit of the financial statements:

- Statistical Information

The statistical information will not be audited.

Mr. Jeff Davis, Mayor
City of Belton, Missouri
February 24, 2015
Page Three

Audit of the Financial Statements

We will conduct our audit in accordance with auditing standards generally accepted in the United States of America (U.S. GAAS) and Government Auditing Standards of the Comptroller General of the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the basic financial statements are free from material misstatement. An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to error, fraudulent financial reporting, misappropriation of assets, or violations of laws, governmental regulations, grant agreements, or contractual agreements. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

Because of the inherent limitations of an audit, together with the inherent limitations of internal control, an unavoidable risk that some material misstatements may not be detected exists, even though the audit is properly planned and performed in accordance with U.S. GAAS and Government Auditing Standards of the Comptroller General of the United States of America.

In making our risk assessments, we consider internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. However, we will communicate to you in writing concerning any significant deficiencies or material weaknesses in internal control relevant to the audit of the financial statements that we have identified during the audit.

We will issue a written report upon completion of our audit of the City's basic financial statements. Our report will be addressed to the governing body of the City as of March 31, 2015. We cannot provide assurance that unmodified opinions will be expressed. Circumstances may arise in which it is necessary for us to modify our opinions, add an emphasis-of-matter or other-matter paragraph, or withdraw from the engagement.

Mr. Jeff Davis, Mayor
City of Belton, Missouri
February 24, 2015
Page Four

In accordance with the requirements of Government Auditing Standards, we will also issue a written report describing the scope of our testing over internal control over financial reporting and over compliance with laws, regulations, and provisions of grants and contracts, including the results of that testing. However, providing an opinion on internal control and compliance over financial reporting will not be an objective of the audit and, therefore, no such opinion will be expressed.

Audit of Major Program Compliance

Our audit of the City's major federal award programs compliance will be made in accordance with the requirements of the Single Audit Act, as amended; and the provisions of U.S. Office of Management and Budget Circular A-133, Audits of States, Local Governments, and Non-Profit Organizations; and will include tests of accounting records, a determination of major programs in accordance with Circular A-133, and other procedures we consider necessary to enable us to express such an opinion on major federal award program compliance and to render the required reports. We cannot provide assurance that an unmodified opinion on compliance will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or withdraw from the engagement.

Circular A-133 requires that we also plan and perform the audit to obtain reasonable assurance about whether the entity has complied with applicable laws and regulations and the provisions of contracts and grant agreements applicable to major federal award programs. Our procedures will consist of determining major federal programs and performing the applicable procedures described in the U.S. Office of Management and Budget Circular A-133 Compliance Supplement for the types of compliance requirements that could have a direct and material effect on each of the entity's major programs. The purpose of those procedures will be to express an opinion on the entity's compliance with requirements applicable to each of its major programs in our report on compliance issued pursuant to Circular A-133.

Also, as required by Circular A-133, we will perform tests of controls to evaluate the effectiveness of the design and operation of controls that we consider relevant to preventing or detecting material noncompliance with compliance requirements applicable to each of the entity's major federal award programs. However, our tests will be less in scope than would be necessary to render an opinion on these controls and, accordingly, no opinion will be expressed in our report.

We will issue a report on compliance that will include an opinion or disclaimer of opinion regarding the entity's major federal award programs, and a report on internal controls over compliance that will report any significant deficiencies and material weaknesses identified; however, such report will not express an opinion on internal control.

Management's Responsibilities

Our audit will be conducted on the basis that management and, when appropriate, those charged with governance acknowledge and understand that they have responsibility:

1. For the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America;
2. For the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to error fraudulent financial reporting, misappropriation of assets, or violations of laws, governmental regulations, grant agreements, or contractual agreements;
3. For safeguarding assets;
4. For identifying all federal awards expended during the period;
5. For preparing the schedule of expenses of federal awards (including notes and noncash assistance received) in accordance with OMB Circular A-133 requirements;
6. For the design, implementation, and maintenance of internal control over compliance;
7. For identifying and ensuring that the entity complies with laws, regulations, grants, and contracts applicable to its activities and its federal award programs;
8. For following up and taking corrective action on reported audit findings from prior periods and preparing a summary schedule of prior audit findings;
9. For following up and taking corrective action on current year audit findings and preparing a corrective action plan for such findings;

Mr. Jeff Davis, Mayor
City of Belton, Missouri
February 24, 2015
Page Six

10. For submitting the reporting package and data collection form to the appropriate parties;
11. For making the auditor aware of any significant vendor relationships where the vendor is responsible for program compliance;
12. To provide us with:
 - a. Access to all information of which management is aware that is relevant to the preparation and fair presentation of the financial statements, such as records, documentation, and other matters;
 - b. Additional information that we may request from management for the purpose of the audit; and
 - c. Unrestricted access to persons within the entity from whom we determine it necessary to obtain audit evidence.
13. For adjusting the financial statements to correct material misstatements and confirming to us in the management representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the current year period(s) under audit are immaterial, both individually and in the aggregate, to the financial statements as a whole; and
14. For confirming your understanding of your responsibilities as defined in this letter to us in your management representation letter.

With regard to the supplementary information referred to above, you acknowledge and understand your responsibility (a) for the preparation of the supplementary information in accordance with the applicable criteria, (b) to provide us with the appropriate written representations regarding supplementary information, (c) to include our report on the supplementary information in any document that contains the supplementary information and that indicates that we have reported on such supplementary information, and (d) to present the supplementary information with the audited financial statements, or if the supplementary information will not be presented with the audited financial statements, to make the audited financial statements readily available to the intended users of the supplementary information no later than the date of issuance by you of the supplementary information and our report thereon.

Mr. Jeff Davis, Mayor
City of Belton, Missouri
February 24, 2015
Page Seven

As part of our audit process, we will request from management and, when appropriate, those charged with governance, written confirmation concerning representations made to us in connection with the audit.

We understand that your employees will prepare all confirmations we request and will locate any documents or invoices selected by us for testing.

If you intend to publish or otherwise reproduce the financial statements and make reference to our firm, you agree to provide us with printers' proofs or masters for our review and approval before printing. You also agree to provide us with a copy of the final reproduced material for our approval before it is distributed.

Fees and Timing

The timing of our audit will be scheduled with management and the majority of the field work is usually performed in July. We plan to complete our audit and to issue our reports by September 30, 2015, in order for the City to apply for the GFOA Excellence in Financial Reporting Award.

Michael E. Groszek, CPA, is the engagement partner for the audit services specified in this letter. His responsibilities include supervising the audit services performed as part of this engagement and signing or authorizing another qualified firm representative to sign the audit report. He will also present the audit to the City Council at one public meeting.

Our fees are based on the amount of time required at various levels of responsibility, plus actual out-of-pocket expenses. Invoices will be rendered as work progresses and are payable upon presentation. We estimate that our fee for the audit will be:

Audit and preparation of Financial Statements	\$35,000
Single Audit	\$16,000

We will notify you immediately of any circumstances we encounter that could significantly affect this initial fee estimate. Whenever possible, we will attempt to use City personnel to assist in the preparation of schedules and analyses of accounts. This effort could reduce our time requirements and facilitate the timely conclusion of the audit.

Mr. Jeff Davis, Mayor
City of Belton, Missouri
February 24, 2015
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Other Matters

During the course of the engagement, we may communicate with you or your personnel via fax or e-mail, and you should be aware that communication in those mediums contains a risk of misdirected or intercepted communications.

The audit documentation for this engagement is the property of Troutt, Beeman & Co., P.C. and constitutes confidential information. However, we may be requested to make certain audit documentation available to state and federal agencies and the U.S. Government Accountability Office pursuant to authority given to it by law or regulation, or to peer reviewers. If requested, access to such audit documentation will be provided under the supervision of Troutt, Beeman & Co., P.C. personnel. Furthermore, upon request, we may provide copies of selected audit documentation to these agencies and regulators. The regulators and agencies may intend, or decide, to distribute the copies of information contained therein to others, including other governmental agencies. We agree to retain our audit documentation or work papers for a period of at least five years from the date of our report.

Further, we will be available during the year to consult with you on financial management and accounting matters of a routine nature.

During the course of the audit, we may observe opportunities for economy in, or improved controls over, your operations. We will bring such matters to the attention of the appropriate level of management, either orally or in writing.

At the conclusion of our audit engagement, we will communicate to those charged with governance the following significant findings from the audit:

- Our view about the qualitative aspects of the entity's significant accounting practices;
- Significant difficulties, if any, encountered during the audit;
- Uncorrected misstatements, other than those we believe are trivial, if any;
- Disagreements with management, if any;
- Other findings or issues, if any, arising from the audit that are, in our professional judgment, significant and relevant to those charged with governance regarding their oversight of the financial reporting process;
- Material, corrected misstatements that were brought to the attention of management as a result of our audit procedures;
- Representations we requested from management;
- Management's consultations with other accountants, if any; and

Mr. Jeff Davis, Mayor
City of Belton, Missouri
February 24, 2015
Page Nine

- Significant issues, if any, arising from the audit that were discussed, or the subject of correspondence, with management.

In accordance with the requirements of Government Auditing Standards, we have attached a copy of our latest external peer review report of our firm for your consideration and files.

Please sign and return the attached copy of this letter to indicate your acknowledgment of, and agreement with, the arrangements for our audit of the financial statements compliance over major federal award programs including our respective responsibilities.

We appreciate the opportunity to be your financial statement auditors and look forward to working with you and your staff.

Sincerely,



TROUTT, BEEMAN & CO., P.C.
Harrisonville, Missouri

RESPONSE:

This letter correctly sets forth our understanding.

Acknowledged and agreed on behalf of the City of Belton, Missouri, by:

Title: _____

Date: _____

SECTION VII
F

BILL NO. 2015-13

ORDINANCE NO. 2015-

AN ORDINANCE APPROVING THE PROPOSED FISCAL YEAR 2016 CITY BUDGET, AS REVISED, AND APPROPRIATING FUNDS FROM THE REVENUES OF THE CITY.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BELTON, MISSOURI, AS FOLLOWS:

Section 1. That the annual budget of the City of Belton, Missouri for the fiscal year beginning April 1, 2015 and ending March 31, 2016, as submitted by the City Manager on January 10, 2014, and as revised by the City Council, is hereby approved.

Section 2. That any future budget amendments shall be approved by resolution of the Council.

Section 3. That this ordinance shall be in full force and effect from and after its passage and approval.

Duly read two (2) times and passed this ___ day of March 2015.

Mayor Jeff Davis

Approved this ___ day of March 2015.

Mayor Jeff Davis

ATTEST:

Patti Ledford, City Clerk
of the City of Belton, Missouri

STATE OF MISSOURI)
CITY OF BELTON) SS
COUNTY OF CASS)

I, Patti Ledford, City Clerk, do hereby certify that I have been duly appointed City Clerk of the City of Belton and that the foregoing ordinance was regularly introduced for first reading at a

meeting of the City Council held on the ____ day of March, 2015, and thereafter adopted as Ordinance No. 2015-____ of the City of Belton, Missouri, at a regular meeting of the City Council held on the ____ day of March, 2015, after the second reading thereof by the following vote, to-wit:

AYES: COUNCILMEN:
NOES: COUNCILMEN:
ABSENT: COUNCILMEN:

Patti Ledford, City Clerk
of the City of Belton, Missouri

Summary of Changes Made to the FY2016 Proposed Budget....

General Fund (17.48% ending fund balance)

- 1) Line 010-3600-4001110 Fire Salaries decreased \$71,990 (to \$2,343,490) to account for retirements/promotions/new hires.
- 2) Line 010-3600-4001215 Fire Life Insurance decreased \$240 (to \$8,040) to account for retirements/promotions/new hires.
- 3) Line 010-3600-4001225 Fire Disability Insurance decreased \$290 (to \$10,800) to account for retirements/promotions/new hires.
- 4) Line 010-3600-4001230 Fire Social Security decreased \$5,510 (to \$207,050) to account for retirements/promotions/new hires.
- 5) Line 010-3600-4001235 Fire LAGERS decreased \$6,190 (to \$231,760) to account for retirements/promotions/new hires.
- 6) Line 010-3600-4001255 Fire Workers' Compensation decreased \$4,890 (to \$181,220) to account for retirements/promotions/new hires.
- 7) Line 010-3200-4002055 Emergency Management Building Maintenance decreased \$750 (to \$1,750) as recommended by EM Director.
- 8) Line 010-3200-4003020 Emergency Management Contractual decreased \$1,500 (to \$6,500) as recommended by EM Director.
- 9) Line 010-3200-4003215 Emergency Management Volunteer Fees decreased \$1,680 (to \$20,220) reflecting a reduction of budgeted paid volunteers to reflect current number (1 Deputy Director, 4 Captains, 15 Volunteers) as recommended by EM Director.
- 10) Line 010-3200-4003235 Emergency Management Expense Allowance decreased \$250 (to \$750) as recommended by EM Director.
- 11) Line 010-3200-4003405 Emergency Management Training decreased \$250 (to \$250) as recommended by EM Director.
- 12) Line 010-3200-4003605 Emergency Management Printing decreased \$200 (to \$400) as recommended by EM Director.
- 13) Line 010-3200-4004002 Emergency Management Medical Supplies decreased \$500 (to \$400) as recommended by EM Director.
- 14) Line 010-3200-4004005 Emergency Management Postage decreased \$50 (to \$50) as recommended by EM Director.
- 15) Line 010-3200-4004008 Emergency Management Minor Supplies decreased \$550 (to \$650) as recommended by EM Director.
- 16) Line 010-3200-4004009 Emergency Management Clothing decreased \$500 (to \$1,500) as recommended by EM Director.
- 17) Line 010-3200-4004011 Emergency Management Safety Equipment decreased \$100 (to \$300) as recommended by EM Director.
- 18) Line 010-3200-4004012 Emergency Management Minor Equipment decreased \$150 (to \$1,850) as recommended by EM Director.
- 19) Line 010-3200-4004014 Emergency Management Office Equipment decreased \$200 (to \$400) as recommended by EM Director.

- 20) Line 010-3200-4004050 Emergency Management Motor Fuels decreased \$568 (to \$1,800) as recommended by EM Director.
- 21) Line 010-4400-4957500 Capital Outlay Emergency Management Director Vehicle Replacement increased \$7,248 (to \$7,248) for a five year lease payment on a vehicle that would be purchased along with the Fire Staff Vehicles.
- 22) Line 010-4400-4957400 Capital Outlay Equipment Phone System City Hall/Annex \$25,000 carried over to FY16 from FY15, zero budget impact.
- 23) Line 010-0000-3181000 Gas Utility Franchise Tax increased \$23,000 (to \$523,000) to reflect increased revenues in the current fiscal year.
- 24) Line 010-0000-3181500 Telephone Utility Franchise Tax decreased \$3,000 (to \$75,000) to reflect decreased revenues in the current fiscal year.
- 25) Line 010-0000-3181505 Telephone-Wireless Utility Franchise Tax decreased \$30,000 (to \$600,000) to reflect decreased revenues in the current fiscal year.
- 26) Line 010-0000-3182000 Cable Utility Franchise Tax increased \$10,000 (to \$240,000) to reflect increased revenues in the current fiscal year.

Drug Seizure Fund

- 27) Line 232-0000-4957400 Equipment – Body Worn Video System \$30,000 carried over to FY16 from FY15, zero budget impact.

Street Capital Projects Fund

- 28) Line 445-5310-4957117 Markey Parkway Construction increased \$821,000 (to \$821,000) carried over to FY16 from FY15, zero budget impact.

Storm Water Projects Fund

- 29) Line 451-5605-4957117 Belton Research Medical Ditch Construction \$15,000 carried over to FY16 from FY15, zero budget impact.
- 30) Line 451-5609-4957117 Westover Construction \$29,500 carried over to FY16 from FY15, zero budget impact.

Wastewater Treatment Plant Improvements Fund

- 31) Line 463-0000-4957112 Engineering & Design increased \$97,869 (to \$712,629) carried over to FY16 from FY15, zero budget impact.

Wastewater Fund

- 32) Line 660-0000-4957300 Improvements- Disconnect Cedar Tree Lift Station increased \$825,000 (to \$1,200,000) carried over to FY16 from FY15, zero budget impact.
- 33) Line 660-0000-4957300 Improvements- CIPP 36 inch interceptor – Public I&I increased \$1,140,482 (to \$1,140,482) carried over to FY16 from FY15, zero budget impact.

SECTION VII
G

BILL NO. 2015-14

ORDINANCE NO. 2015-

AN ORDINANCE APPROVING THE FINAL PLAT OF A RE-PLAT OF LOT(S) 1, 2, AND 3, QUIKTRIP 233R, A 3.18-ACRE TRACT OF LAND, LOCATED AT 501 E. NORTH AVENUE, IN THE CITY OF BELTON, CASS COUNTY, MISSOURI.

WHEREAS, it is the Planning Commission’s responsibility to review and approve, approve conditionally or disapprove plats within a reasonable time after submission; and

WHEREAS, the Final Plat was hereby reviewed by staff and duly presented to the Belton Planning Commission at a regular meeting held on March 2, 2015; and

WHEREAS, the Belton Planning Commission voted unanimously to recommend approval of the Final Plat of a Re-Plat of Lot(s) 1, 2, and 3, QuikTrip 233R, to the City Council.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BELTON, CASS COUNTY, MISSOURI AS FOLLOWS:

Section 1. That the Final Plat of a Re-Plat of Lot(s) 1, 2, and 3, QuikTrip 233R, a 3.18-acre tract of land, located at 501 E. North Avenue, in the City of Belton, Cass County, Missouri is hereby accepted and approved and that the appropriate city officials are hereby authorized to execute same.

Section 2. That all ordinances or parts of ordinances in conflict with the provisions hereof are hereby repealed.

Section 3. That this ordinance shall be in full force and effect from and after its passage and approval.

Duly read two (2) times and passed this _____ day of _____, 2015.

Approved this _____ day of _____, 2015.

Mayor Jeff Davis

Mayor Jeff Davis

ATTEST:

Patricia A. Ledford, City Clerk
of the City of Belton, Missouri

STATE OF MISSOURI)
CITY OF BELTON)SS
COUNTY OF CASS)

I, Patricia A. Ledford, City Clerk, do hereby certify that I have been duly appointed City Clerk of the City of Belton and that the foregoing ordinance was regularly introduced for first reading at a meeting of the City Council held on the ____ day of _____, 2015, and thereafter adopted as Ordinance No. 2015-_____ of the City of Belton, Missouri, at a regular meeting of the City Council held on the ____ day of _____, 2015, after the second reading thereof by the following vote, to-wit:

AYES: COUNCILMEN:

NOES: COUNCILMEN:

ABSENT: COUNCILMEN:

Patricia A. Ledford, City Clerk
of the City of Belton, Missouri

Replat of QuikTrip 233R

A Replat of Lots 1, 2 and 3, QuikTrip 233R, A Subdivision in the Northwest Quarter of Section 13, Township 46 North, Range 33 West in the City of Belton, Cass County, Missouri

LEGAL DESCRIPTION:

A tract of land comprising all of Lots 1, 2 and 3 QUIKTRIP 233R, a subdivision in the City of Belton, Cass County, Missouri, according to the recorded plat thereof and being situated in the Northwest Quarter of Section 13, Township 46 North, Range 33 West, being more particularly described as follows:

Commencing on the Northwest Corner of Lot 2, Block 1, J.V. ROBINSON & SONS FIRST ADDITION, a subdivision in the City of Belton, Cass County, Missouri, according to the recorded plat thereof; thence South 89 degrees 52 minutes 32 seconds East along the North line of said Lot 2, a distance of 126.27 feet, thence South 04 degrees 07 minutes 20 seconds West, perpendicular to the East line of said Lot 2, a distance of 302.00 feet to the South right-of-way line of Missouri State Highway Route No. 58, being also the Northwest corner of Lot 1 of said QUIKTRIP 233R and the Point of Beginning of the tract of land to be herein described; thence South 83 degrees 52 minutes 50 seconds East along the South right-of-way line of said Missouri State Highway Route No. 58, being also the North line of Lot 1, a distance of 171.45 feet to the Northwest corner of said Lot 1; thence South 07 degrees 07 minutes 20 seconds West, perpendicular to the East line of said Lot 1, a distance of 210.00 feet to the Northwest corner of said Lot 1, being also the West line of said QUIKTRIP 233R; thence South 86 degrees 52 minutes 32 seconds East along the North line of said Lot 1, a distance of 187.11 feet to the Northwest corner of said Lot 1, being also the West line of said Lot 2, being also a point on the West right-of-way line of Missouri State Highway Route No. 58, being also the West line of Lot 2 and 3 and the Northwest corner of said Lot 3; thence South 07 degrees 07 minutes 20 seconds West along the East line of said Lot 3, being also along the West right-of-way line of said Lot 3, a distance of 396.00 feet to the Northwest corner of said Lot 3, being also a point on the West right-of-way line of Missouri State Highway Route No. 58, being also the West line of Lot 3 and 4 and the Northwest corner of said Lot 4; thence North 81 degrees 22 minutes 18 seconds East along the Northwest line of said Lot 4, being also an angle point of said Lot 4 right-of-way line, thence North 81 degrees 22 minutes 18 seconds East along the Northwest line of said Lot 4, a distance of 389.73 feet to an angle point on the East line of said Missouri State Highway Route No. 58, a distance of 171.45 feet to the Point of Beginning, containing 126,882 square feet or 2.88 acres, more or less.

The bearings shown on this Survey are based on the Horizontal Curvature QUIKTRIP 233R.

PLAT DEDICATION:

The undersigned proprietor of the new streets described herein has caused the same to be dedicated to the public use and to be subject to the provisions of the plat of QUIKTRIP 233R.

BUILDING LINES:

Building lines or setback lines are hereby established, as shown on the accompanying plat, and no building or portion thereof shall be built between this line and the lot line nearest thereto.

EASEMENT DEDICATION:

An easement is hereby granted to Belton, Missouri, for the purpose of locating, constructing, operating and maintaining facilities for water, gas, electrical service, telephone, radio, TV and surface drainage facilities, but limited to underground pipes and conduits, land installed transformers, service connections, any or all of them, poles, lines, under and above the surface of land, underground utility easements (U.L.E.). Where other easements are designated for a particular purpose, the use thereof shall be limited to that purpose only. All the above easements shall be held free from any sort of obstruction which would interfere with the construction or maintenance and proper, safe and continuous maintenance of the aforesaid lines and facilities. There shall not be built thereon or thereover any structure (except drainage pipes, conduits, poles, sheds and towers) with the acquisition of drainage easements (D.E.) where no notice shall be recorded. Nor shall there be any obstruction to interfere with the system and operation of Belton, Missouri, and its franchises within their proper scope and amount and no portion of the easements shall be used for any purpose not intended by the grantor and acceptor of Belton, Missouri, and its franchises within their proper scope and amount and no portion of the easements shall be used for any purpose not intended by the grantor and acceptor of Belton, Missouri, and its franchises within their proper scope and amount and no portion of the easements shall be used for any purpose not intended by the grantor and acceptor of Belton, Missouri, and its franchises within their proper scope and amount.

DRAINAGE EASEMENT MAINTENANCE:

Areas designated as Drainage Easements shall be maintained by the property owner.

IN WITNESS WHEREOF, the undersigned proprietor of the property described herein has caused the presents to be signed:

OWNER: QuikTrip Corporation

Kathy P. Vaughan

Kathy Vaughan, Director of Real Estate

STATE of North Carolina

COUNTY of Mecklenburg



BE IT REMEMBERED that on this 17th day of February, 2015, before me, the undersigned, a Notary Public in and for said County and State, came Kathy Vaughan, Director of Real Estate of QuikTrip Corporation, to my personal knowledge, and being by me duly sworn, she said that she is authorized to sign the aforesaid plat and that she has signed the instrument as to this plat and said plat.

Heather Oster

Notary Public Heather Oster

My Commission Expires 12-31-17

My REPLAT OF QUIKTRIP 233R has submitted to and approved by the Belton Planning Commission on this 16th day of 2015.

Heather Oster, Director

City Council

This is to certify that this plat was duly submitted to and approved by the Board of Aldermen of Belton, Missouri, on this 16th day of 2015.

Jeff Davis, Mayor

Dated on Public Record of this 16th day of 2015.

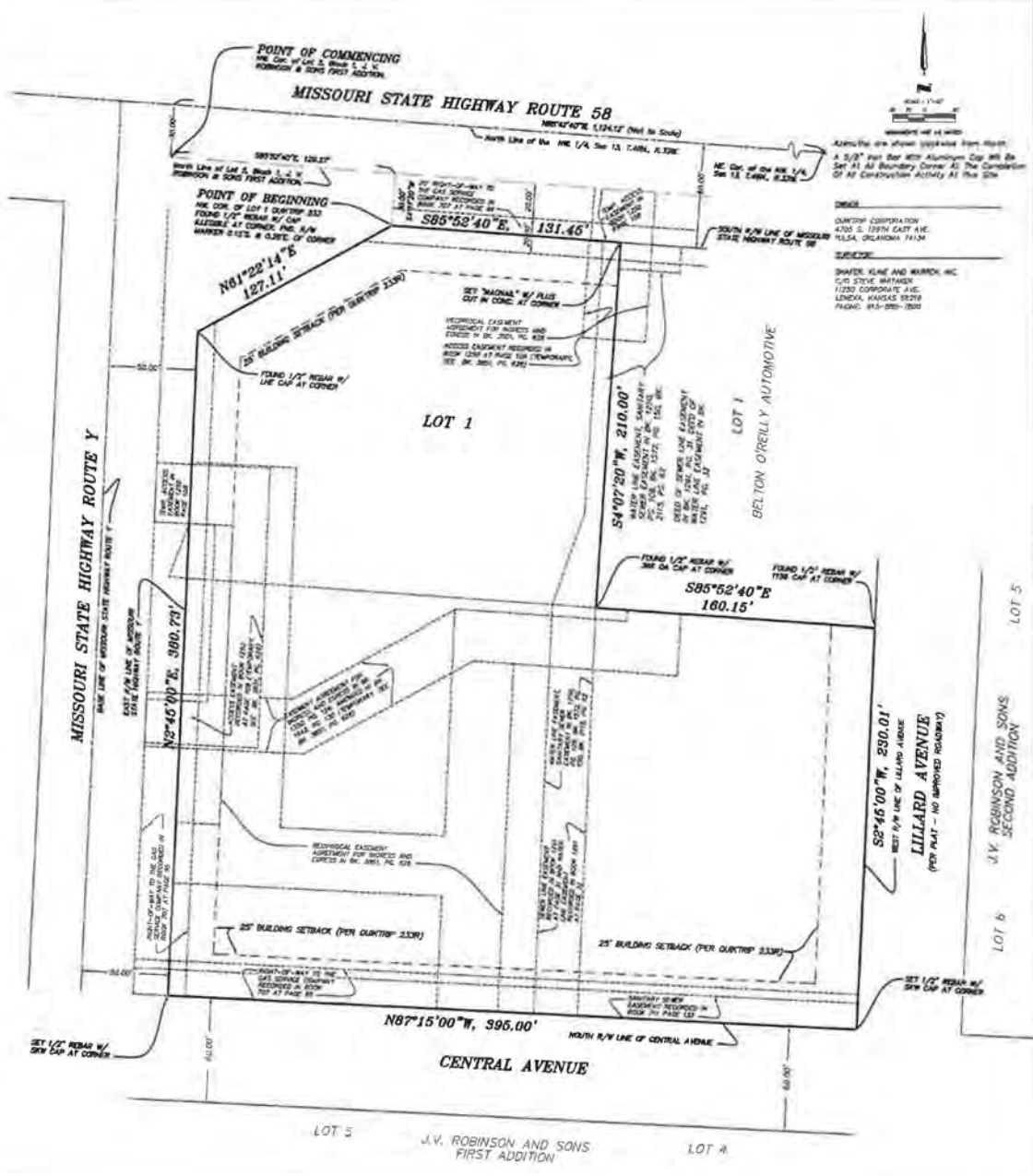
County Recorder

I hereby certify that on the Survey of "REPLAT OF QUIKTRIP 233R" Plat, I have surveyed the described property and subdivision as shown on the plat, in accordance with the current statutes of the State of Missouri and the Minimum Standards for Property Boundary Surveys as adopted by the Missouri Board for Architects, Professional Engineers and Professional Land Surveyors. I further certify that the plat meets all minimum standards and requirements. I further certify that the bearings shown on this plat are true bearings based on the State Plane Coordinate System of Missouri, Western Zone of the North American Datum of 1983. That the section and section's available corner monuments and survey boundary corner monuments were either found or set as indicated on this plat with permanent maintenance. I further certify that all of the information contained herein is true and correct, to the best of my professional knowledge and belief.



SHAPIER, KLING & WARREN, INC.
10000 N. HIGHWAY 160, SUITE 1000
BELTON, MISSOURI 64604
PHONE: 816-338-7500 FAX: 816-338-7504

J.V. ROBINSON AND SONS
SHAPIER, KLING & WARREN, INC. CORPORA/ENGINEER NO. 000001



QUIKTRIP CORPORATION
4705 S. 129TH EAST AVE.
TULSA, OKLAHOMA 74134

SHAPIER, KLING AND WARREN, INC.
10000 N. HIGHWAY 160, SUITE 1000
BELTON, MISSOURI 64604
PHONE: 816-338-7500

LOT 5
J.V. ROBINSON AND SONS
SECOND ADDITION
LOT 6

LOT 5
J.V. ROBINSON AND SONS
FIRST ADDITION
LOT 4



CITY OF BELTON
CITY COUNCIL INFORMATION FORM

MEETING DATE: March 10, 2015
ASSIGNED STAFF: Robert G. Cooper, City Planner

DEPARTMENT: Community Planning and Development

Table with 4 columns: Ordinance (checked), Resolution, Consent Item, Change Order; Agreement, Discussion, FYI/Update, Public Hearing.

CASE #FP14-09 & FDP14-09

Consideration of Final Plat and Final Development Plan approval for QuikTrip 233R, a 3.18-acre tract of land, addressed as 501 E. North Avenue, located on the southeast corner of MO State Highway Route 58 and MO State Highway Route Y.

BACKGROUND

Proposal / QT GEN 3 - Overview

Quik Trip owns the land directly behind (to the south) of the operating store and plans on building a new GEN 3 store right next to the operating store. The plan is to construct a new store and demolish the existing store and gas canopy. Estimated construction start date is middle April 2015 with a grand opening of the new store during middle September 2015.

The newly designed 5,858-square-foot convenience store, or c-store, features a Gen3 design will offer a redesign of both the exterior and interior of the building to promote the store's food options. The new design provides for separation of fuel paying customers from just food paying customers. The building will have four (4) public entry-ways. There will be no public access from the back side of the building...only vendors. The site will provide for an increase in landscaping and 'green-space'. In addition, the site will also provide diesel fuel, ethanol-free gasoline and an air-station.

REVIEW

PROPOSED PROJECT DEVELOPMENT

Existing Building: The existing building was originally constructed in 1993 as a 3,320-sq. ft. commercial building used as a convenience store and gas station

Current Zoning: C-2 (General Commercial) District.

Property Description: QuikTrip 233R, Lot(s) 1, 2, & 3

Size of Site: 138,853-sq. ft. / 3.18-acre(s)

Surrounding Zoning / Use:

East: C-2 /General Commercial – O’Reilly’s auto parts store

North: C-2 /General Commercial –Taco Bueno fast food

South: R-1 / Single-Family Residential – Residential housing

West: C-2 /General Commercial – CVS Pharmacy store

REVIEW

Site Dimensions: 138,853-sq. ft. or 3.18-acre(s).

Intended Use: Convenience store with gasoline service pumps.

Future Land Use Map: The subject site is located within the city’s primary commercial/retail corridor.

Height & Dimension of Building: The proposed building will be 5,858-sq. ft. with a maximum building height of 22-feet.

Conceptual Elevation: The general appearance of the building will be a gray split-face concrete masonry unit block (CMU) and brick combination.

Screening: HVAC units will be roof-mounted and screened from public view.

Driveway: The site will have four (4) ingress/egress points. Each driveway approach will be 35-feet wide. There will also be one (1) right-in/right-out approach from Mo-Y Highway, at the NW corner of the site, directly across from the CVS Pharmacy. This form of traffic control is common and effective in preventing vehicles from stacking and clogging the intersection and by preventing a vehicle crossing-over into oncoming traffic.

Parking: The parking ratio for this project is 1:300-sq. ft. (gfl), plus six for the fuel station area, which equates to no less than 26-parking stalls. The site will provide for 68 parking spaces which include four (4) handicap spaces.

Signage: Pursuant to City code, wall mounted and monument type signs are an acceptable form of signage in a C-2 (General Commercial) zoning district.

Landscaping: Pursuant to the Landscape Ordinance, one (1) tree per 40-feet of street frontage is required. The project will provide six (6) Honey Locust trees along 58-Highway and two (2) along Y-Highway and ten (10) Willow Oak trees along Central Avenue, all meeting the minimum caliper size of 2½ inches. Multiple shrubs; e.g.: juniper, boxwood, and barberry bushes are planted within the parking lot and along the perimeter. Twenty percent (20%) of the site will be landscaped, which is in accordance with City code.


Lot Coverage: Pursuant to Section 40 of the Unified Development Code, no more than 40% of the lot can be coverage by structures. This development site as proposed has a lot coverage of 23%.

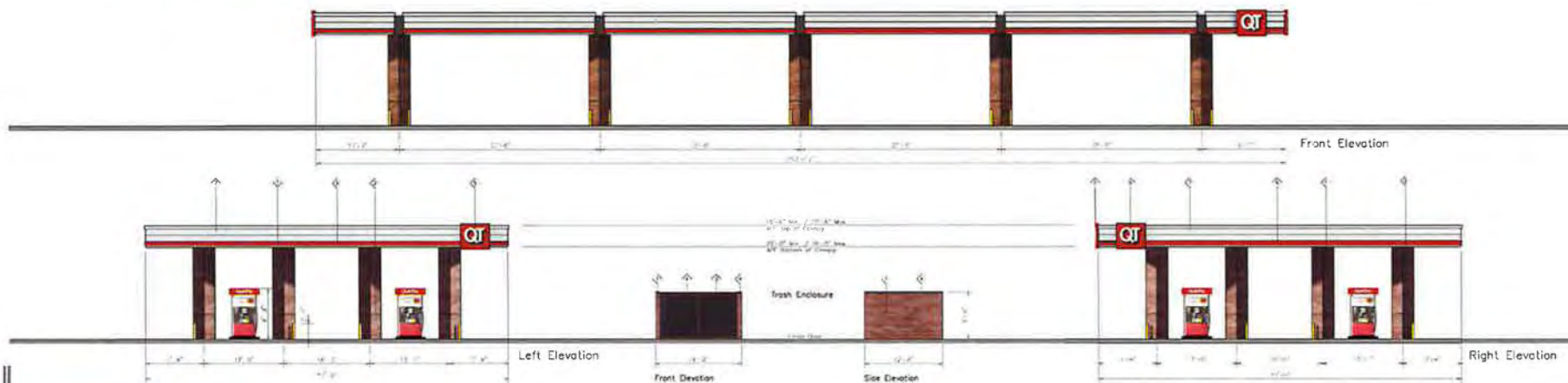
PLANNING COMMISSION RECOMMENDATION: Approve the Final Plat and Final Development Plan as proposed. The Planning Commission met on March 2, 2015 and considered the request for Final Plat and Final Development plan approval, and following staff presentation and discussion, the Planning Commission voted unanimously (7-0) to approve both applications.

ATTACHMENTS

1. Final Plat
2. Final Development Plan
3. Building Elevations
4. Landscape Plan



 QuikTrip <small>4705 South 129th East Ave. Tulsa, OK 74134-7008 P.O. Box 3475 Tulsa, OK 74101-3475 918-415-7700</small>	Store #	0233R	Building Elevations	Address:	501 E. N. Ave.	City, State:	Belton, MO	#	FRM#	MANUFACTURER	SPECIFICATION
	Serial #	02-0233-BST1	Scale:	1/8"=1'-0"	Issue Date:	4/15/14	Drawn By:	BP	Rev/Notes:	<small>Copyright © 2014 QuikTrip Corporation. All rights reserved. QuikTrip Plans are the exclusive property of QuikTrip Corporation. Tulsa, Oklahoma. These plans are protected in their entirety by domestic and international copyright and patent statutes, and unauthorized use, reproduction, publication, distribution or sale in whole or in part, is strictly prohibited.</small>	



Store # 0233R Doublestack 10 Gas Canopy Elevations with IDC-20 Signage

Address: 501 E. N. Ave.

City, State: Belton, MO

Serial # 02-0233-GD10

Scale: 1/8" = 1'-0"

Issue Date: 4/15/14

Drawn by: BP

Rev/Notes:

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ID	Part	MANUFACTURER	DESCRIPTION
1	Canopy	QUIKTRIP	10 GAS PUMP CANOPY
2	Support Column	QUIKTRIP	10 BRICK SUPPORT COLUMNS
3	Gas Pump	QUIKTRIP	10 GAS PUMPS
4	Trash Enclosure	QUIKTRIP	1 TRASH ENCLOSURE
5	Signage	QUIKTRIP	10 IDC-20 SIGNAGE



QuikTrip No. 0233R
 501 E. NORTH AVENUE
 BELTON, MO



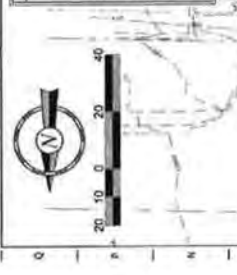
DATE	DESCRIPTION
05-12-2014	ORIGINAL ISSUE DATE

LANDSCAPE PLAN
 SHEET NUMBER
L100

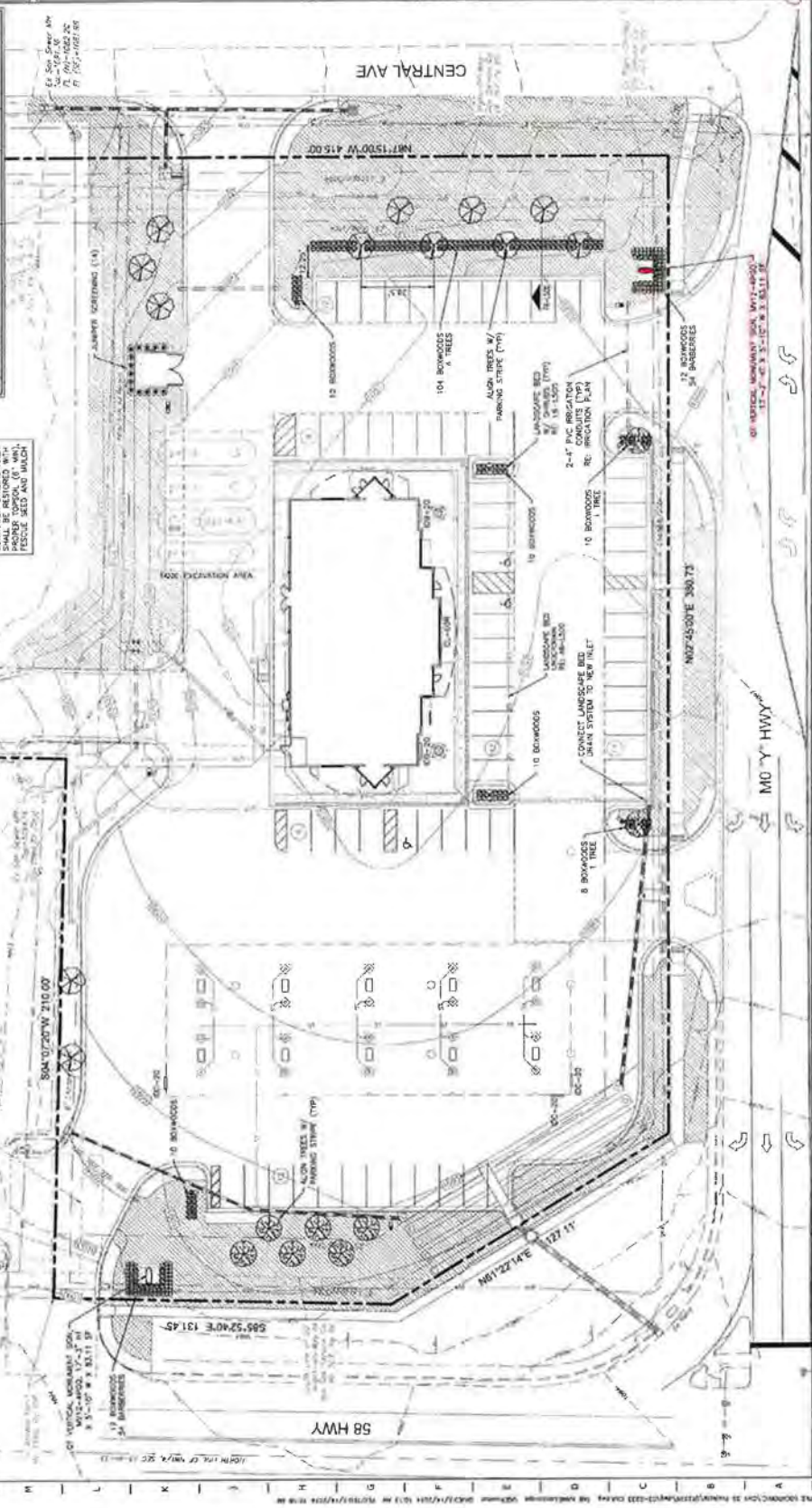
SITE SYMBOL	COMMO.	MAINT./REPAIRS	MARKING	ITEMS	REMARKS
○	10" BROWNWOODS	10"	10"	10"	10" BROWNWOODS
○	10" BROWNWOODS	10"	10"	10"	10" BROWNWOODS
○	10" BROWNWOODS	10"	10"	10"	10" BROWNWOODS
○	10" BROWNWOODS	10"	10"	10"	10" BROWNWOODS
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○	10" BROWNWOODS	10"	10"	10"	10" BROWNWOODS

ITEM	REQUIREMENTS
1. CONSTRUCTION	CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND APPROVALS.
2. MATERIALS	ALL MATERIALS SHALL BE SUPPLIED AND INSTALLED BY THE CONTRACTOR.
3. PLANTING	PLANTS SHALL BE SUPPLIED AND INSTALLED BY THE CONTRACTOR.
4. MAINTENANCE	CONTRACTOR SHALL MAINTAIN ALL LANDSCAPING THROUGHOUT CONSTRUCTION.
5. PROTECTION	CONTRACTOR SHALL PROTECT ALL EXISTING LANDSCAPING AND UTILITIES.

1.	THE 4" DIA. WATER MAINS SHALL BE INSTALLED AND COVERED WITH 12" SAND AND 18" GRAVEL AS SHOWN. ADD 10" SAND OVER FOR FINISH GRADE.
2.	LANDSCAPE SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. CONTRACTOR SHALL MAINTAIN ALL LANDSCAPING THROUGHOUT CONSTRUCTION.
3.	CONTRACTOR SHALL MAINTAIN ALL LANDSCAPING THROUGHOUT CONSTRUCTION.
4.	CONTRACTOR SHALL MAINTAIN ALL LANDSCAPING THROUGHOUT CONSTRUCTION.
5.	CONTRACTOR SHALL MAINTAIN ALL LANDSCAPING THROUGHOUT CONSTRUCTION.
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16.	CONTRACTOR SHALL MAINTAIN ALL LANDSCAPING THROUGHOUT CONSTRUCTION.
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18.	CONTRACTOR SHALL MAINTAIN ALL LANDSCAPING THROUGHOUT CONSTRUCTION.
19.	CONTRACTOR SHALL MAINTAIN ALL LANDSCAPING THROUGHOUT CONSTRUCTION.
20.	CONTRACTOR SHALL MAINTAIN ALL LANDSCAPING THROUGHOUT CONSTRUCTION.



DATE	DESCRIPTION
05-12-2014	ORIGINAL ISSUE DATE



*Project No. 14-0515-1310
 June 16, 14*

175' x 18' = 31' x 18'

SECTION VII
H

BILL NO. 2015-15

ORDINANCE NO. 2015

AN ORDINANCE APPROVING A FINAL DEVELOPMENT PLAN FOR QUIKTRIP, A C-STORE AND GAS CANOPY DEVELOPMENT, ON A 3.18-ACRE TRACT OF LAND, LOCATED AT 501 E. NORTH AVENUE, ON THE SOUTHEAST CORNER OF MO-58 HIGHWAY AND MO STATE HIGHWAY, ROUTE Y, CITY OF BELTON, CASS COUNTY, MISSOURI.

WHEREAS, it is the Planning Commission's responsibility to review and approve, approve conditionally or disapprove development plans within a reasonable time after submission; and

WHEREAS, the Final Development Plan was hereby reviewed by staff and duly presented to the Belton Planning Commission at a regular meeting held on June 16, 2014; and

WHEREAS, the Belton Planning Commission voted 8-0 to recommend approval of the Final Development Plan for QUIKTRIP, a c-store and gas canopy development, to the City Council.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BELTON, CASS COUNTY, MISSOURI, AS FOLLOWS:

Section 1. That the Final Development Plan for QUIKTRIP, a c-store and gas canopy development, located at 501 E. North Avenue, on the S.E. corner of MO-58 Highway and MO State Highway, Route Y, in the City of Belton, Cass County, Missouri, is hereby accepted and approved and that the appropriate city officials are hereby authorized to execute same.

Section 2. That all ordinances or parts of ordinances in conflict with the provisions hereof are hereby repealed.

Section 3. That this ordinance shall be in full force and effect from and after its passage and approval.

Duly read two (2) time and passed this ____ day of _____, 2015.

Mayor Jeff Davis

Approved this ____ day of _____, 2015.

Mayor Jeff Davis

ATTEST:

Patricia A. Ledford, City Clerk
of the City of Belton, Missouri

STATE OF MISSOURI)
CITY OF BELTON)SS
COUNTY OF CASS)

I, Patricia A. Ledford, City Clerk, do hereby certify that I have been duly appointed City Clerk of the City of Belton and that the foregoing ordinance was regularly introduced for first reading at a meeting of the City Council held on the _____ day of _____, 2015, and thereafter adopted as Ordinance No. 2015-_____ of the City of Belton, Missouri, at a regular meeting of the City Council held on the _____ day of _____, 2015, after the second reading thereof by the following vote, to-wit:

AYES: COUNCILMEN:

NOES: COUNCILMEN:

ABSENT: COUNCILMEN:

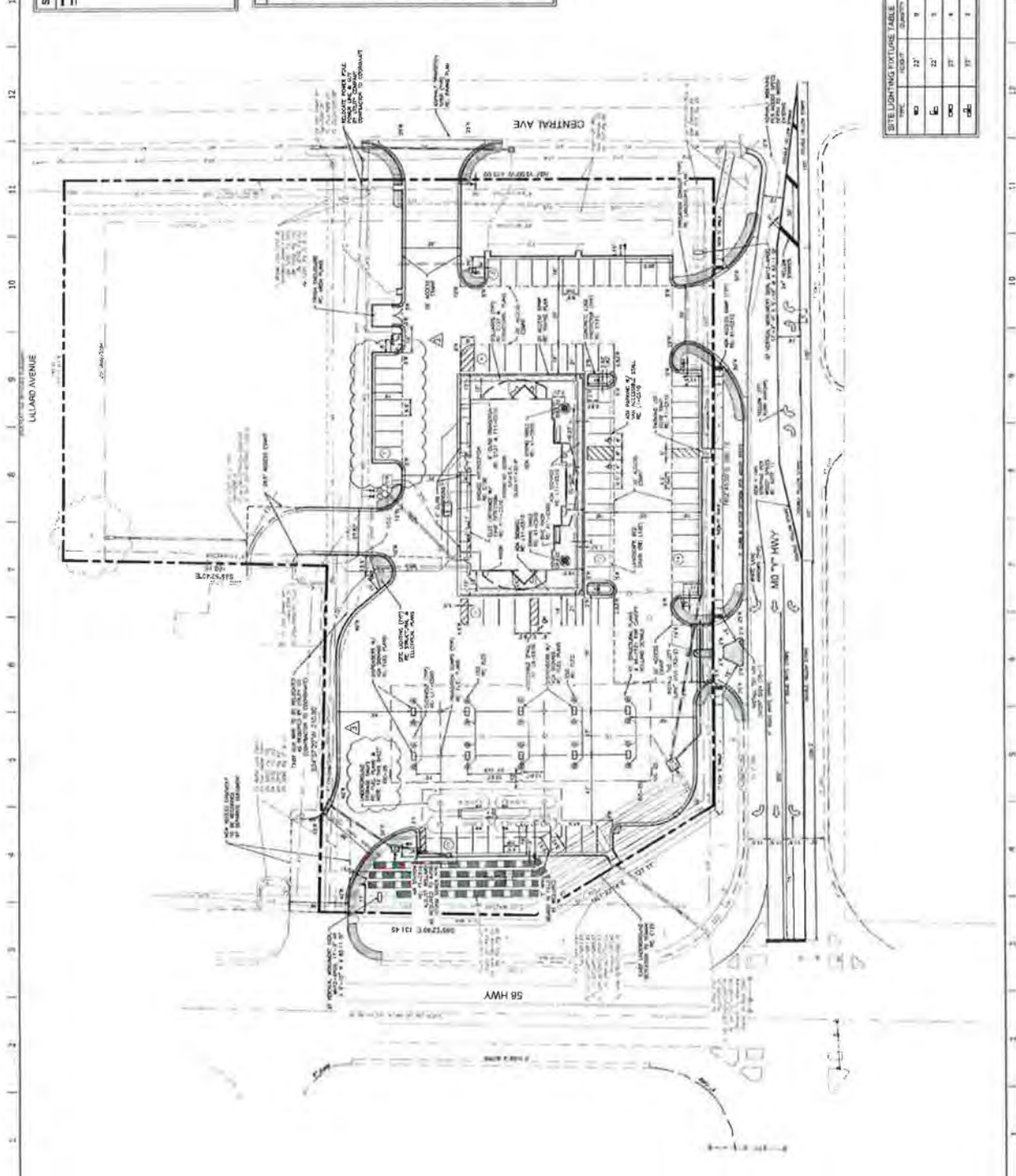
Patricia A. Ledford, City Clerk
of the City of Belton, Missouri

SITE LEGEND

BOUNDARY LINE
 CONCRETE CURB AND GUTTER
 OF ACCENT CONCRETE
 MOUNTABLE CURB #1/NOVUS
 #2/NOVUS
 #3/NOVUS
 #4/NOVUS
 #5/NOVUS
 #6/NOVUS
 #7/NOVUS
 #8/NOVUS
 #9/NOVUS
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MISCELLANEOUS SITE NOTES

1. THE SHOWN CURB AND GUTTER SHALL BE CONFORMANT WITH THE LATEST EDITION OF THE MDT DESIGN SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.
2. THE SHOWN CURB AND GUTTER SHALL BE CONFORMANT WITH THE LATEST EDITION OF THE MDT DESIGN SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.
3. ALL INTERSECTIONS SHALL BE CONFORMANT WITH THE LATEST EDITION OF THE MDT DESIGN SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.
4. THE SHOWN CURB AND GUTTER SHALL BE CONFORMANT WITH THE LATEST EDITION OF THE MDT DESIGN SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.
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9. THE SHOWN CURB AND GUTTER SHALL BE CONFORMANT WITH THE LATEST EDITION OF THE MDT DESIGN SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.
10. THE SHOWN CURB AND GUTTER SHALL BE CONFORMANT WITH THE LATEST EDITION OF THE MDT DESIGN SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.
11. THE SHOWN CURB AND GUTTER SHALL BE CONFORMANT WITH THE LATEST EDITION OF THE MDT DESIGN SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.



SECTION VII

I

BILL NO. 2015-16

ORDINANCE NO. 2015-

AN ORDINANCE APPROVING A PUBLIC IMPROVEMENTS ESCROW AGREEMENT WITH PEACEFUL HOMES L.L.C. AND AUTHORIZING THE MAYOR TO EXECUTE SUCH AGREEMENT.

WHEREAS, pursuant to Sections 36-110 and 36-111 of the City's Unified Development Code (the "Code"), the construction and maintenance of public improvements is to be secured; and

WHEREAS, Peaceful Homes L.L.C. wishes to satisfy the obligations of Sections 36-110 and 36-111 of the Code by posting cash in escrow with the City (the "Cash Escrow"); and

WHEREAS, the City will accept the Cash Escrow as satisfaction of the requirements of Sections 36-110 and 36-111 of the Code pursuant to the terms of the Escrow Agreement for Public Improvements attached hereto as Exhibit A (the "Escrow Agreement").

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BELTON, MISSOURI, AS FOLLOWS:

Section 1. The Escrow Agreement attached hereto as Exhibit A is hereby approved and the Mayor is authorized and directed to execute such Escrow Agreement on behalf of the City.

Section 2. That this Ordinance shall be in full force and effect from and after its passage and approval.

DULY READ TWO (2) TIMES AND PASSED this ____ day of _____, 2015.

Mayor Jeff Davis

APPROVED this ____ day of _____, 2015.

Mayor Jeff Davis

ATTEST:

Patricia A. Ledford, City Clerk
of the City of Belton, Missouri

STATE OF MISSOURI)
CITY OF BELTON) SS
COUNTY OF CASS)

I, Patricia A. Ledford, City Clerk, do hereby certify that I have been duly appointed City Clerk of the City of Belton and that the foregoing ordinance was regularly introduced for first reading at a meeting of the City Council held on the ____ day of _____, 2015, and thereafter adopted as Ordinance No. 2015-____ of the City of Belton, Missouri, at a regular meeting of the City Council held on the ____ day of _____, 2015, after the second reading thereof by the following vote; to-wit:

AYES: COUNCILMEN:
NOES: COUNCILMEN:
ABSENT: COUNCILMEN:

Patricia A. Ledford, City Clerk
of the City of Belton, Missouri

EXHIBIT A
Escrow Agreement

SECTION XII
A



**CITY OF BELTON
CITY COUNCIL INFORMATION FORM**

DATE: 3/10/15

AGENDA DATE: 3/10/15

ASSIGNED STAFF: Jay Kennedy

COUNCIL MTG. W.S.

DEPARTMENT: GOLF

Approvals:

Engineer: Department Director: Attorney: City Manager:

<input type="checkbox"/> Ordinance	<input type="checkbox"/> Resolution	<input type="checkbox"/> Consent Item	<input type="checkbox"/> Change Order	<input checked="" type="checkbox"/> Motion
<input type="checkbox"/> Agreement	<input type="checkbox"/> Discussion	<input type="checkbox"/> FYI/Update	<input type="checkbox"/> Public Hearing	<input type="checkbox"/> Both Readings

ISSUE/REQUEST:

We have requested to purchase a Heavy Duty Utility Vehicle and topdresser in the proposed FY16 budget. I was recently informed that the City of Overland Park will be coming off a 4 year lease of its maintenance equipment and two of those items meet our future purchase needs. As I stated during the budget discussions, our intent is to look for slightly used equipment that fits our needs before we look to purchase new equipment. These items are being pre-sold before they come available and we need to make a claim on these items before they are sold to another client.

PROPOSED CITY COUNCIL MOTION:

We are requesting City Council give approval to move forward with this purchase so it can be brought back to Council for final approval during a regular meeting.

BACKGROUND:

This purchase would replace our current 1998 Toro Workman Utility Vehicle and topdresser with a 2010 Toro Workman HDX Heavy Duty Utility Vehicle with high flow hydraulics, bed and approx. 831 hours of use. The other item is a 2010 ProPass topdresser. Both units have been under a service agreement with Professional Turf for the past 4 years and other than some cosmetic wear and tear, appear to be in excellent working condition. A full inspection of the equipment will be made by our staff prior to the March 3rd worksession. The expected cost to purchase these items new would be around \$35,000. The as-is price to purchase these two items will be \$11,165, a savings of \$23,835

IMPACT/ANALYSIS:

FINANCIAL IMPACT

Contractor:	Professional Turf Products, L.P.		
Amount of Request/Contract:	\$	\$	\$11,165
Amount Budgeted:	\$	\$	\$35,000
Funding Source:	FY16 Golf Course Budget		
Additional Funds:	\$	\$	
Funding Source:			
Encumbered:	\$	\$	
Funds Remaining:	\$	\$	

STAFF RECOMMENDATION, ACTION, AND DATE

Staff recommends the purchase of this item.

LIST OF REFERENCE DOCUMENTS ATTACHED:

Pictures of the two units (Stock Photos)
Professional Turf Products Purchase Agreement





Professional Turf Products, L.P.
 10935 Eichler Dr.
 Lenexa, Kansas 66219
 Brad Davison
 (888) 776-8873 ext. 5471
 davisonb@proturf.com



Ship To	Eagles' Landing Golf Course		Date	2/18/2015
Bill To	Eagles' Landing Golf Course		Tax Rate	
Contact	Jay Kennedy		Destination	1.50%
Address	4200 Bong Ave.		Trade-In	
City	Belton		Finance	
State	MO	Comments:	Account Type	STD
Postal Code	64012-4049	Equipment is being quoted in "as is" condition and without warranty.		
Phone	816-564-2390			
Fax				



Qty	Model #	Description	Unit	Extended
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Off Lease Equipment

1	07367	Used 2010 Workman HDX (S/N 311000194) w/ High Flow Hydraulics, Bed, and Approx. 831 Hours.		
1	44707	Use ProPass 200 Topdresser (S/N 311000140).		

HDX PP200 Offered as a Package	\$	11,000.00
SubTotal	\$	11,000.00
Destination	\$	165.00
Tax (Estimated)	\$	-
TOTAL	\$	11,165.00

Comments:

Terms & Conditions:

- Orders are considered contractual. Order cancellations are subject to fees up to 10% of the original order value.
- New equipment delivery time is estimated at six weeks from the time credit is approved & documents are executed.
- Pricing, including finance options, valid for 30 days from time of quotation.
- After 30 days all prices are subject to change without notice.
- Used and Demo equipment is in high demand and availability is subject to change.
 - Upon firm customer commitment to purchase, said equipment availability will be determined and "locked".
 - In the event equipment is unavailable at time of order, PTP will employ every resource to secure an acceptable substitute.
 - PTP strongly advises the customer to issue a firm PO as quickly as possible after acceptance of quotation.
- "Trade In Allowances" will be treated as a credit for future parts purchases on PTP account unless other arrangements have been made.

Returns Policy:

- All returns are subject to restocking, refurbishing, usage, and shipping fees.
- All returns must be able to be sold as new.
- Items missing parts are non returnable.
- Professional Turf Products will have sole discretion as to the resalable condition of the product.
- This policy does not apply to items that are defective, or shipped incorrectly by PTP or one of its vendors.

Payment:

- Terms are net 10 unless prior arrangements have been made.
- Quoted prices are subject to credit approval.
 - PTP will work with third party financial institutions to secure leases when requested to do so.
 - When using third party financiers, documentation fees & advance payments may be required.
 - For convenience, monthly payments are estimated based on third party rate factors in effect at time of the quotation.

- D. PTP assumes no liability in the event credit becomes unavailable or rates change during the approval process.
- 3. There will be a service charge equal to 1.5% per month (18% per annum) on all past due invoices.
- 4. By Law we are required to file a "Notice to Owner" of our intent to file lien in the event of payment default. This notice must be sent within 60 days of the date the original invoice and will happen automatically regardless of any special payment arrangements that may have been made.

Authorized Signature: _____

Date: _____