

**MINUTES OF THE
BELTON CITY COUNCIL
PUBLIC HEARING AND REGULAR MEETING
OCTOBER 13, 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 regarding the proposed Cedar Tree Community Improvement District (CID) and Tax Increment Financing Redevelopment Plan (TIF) that will be utilized to fund improvements to the Cedar Tree Shopping Center, generally located west of Interstate 49 and north of Highway 58.

Brad Foster, Assistant City Manager, presented a brief staff report. He said this was discussed last week at the work session and there was an extensive presentation on the TIF. He directed the Council to Page 69 of the agenda - staff report regarding the formation of the CID. All public notices have been done as per state statute. CID's generate sales tax or property tax This CID is for property tax. It will help pay reimbursable project costs of \$2,967,703 that will be used to redevelop the project area.

Bob Johnson, Polsinelli Law Firm, 900 W. 48th Place, Suite 900, KCMO 64112, attorney for the developer, briefly touched upon the CID, specifically, on how it works in concert with the TIF. If the TIF under performs, we have the ability to assess as land owners and add real property tax to generate funds. The CID is administered by the city and operates similar to way TIF works. The City reviews and make sure of eligible costs. Mr. Johnson briefly ran through statutory factors in the ordinance. 1) filed valid CID petition; 2) CID is blighted; blight definition mirrors TIF definition. 3) CID established as outlined in petition. 4) CID will submit annual budget for city review and he requested the CID petition be adopted and established.

Mr. Foster, Assistant City Manager, followed up that all statutory requirements have been met and all necessary notifications were published for the CID. He indicated on the CID Board of Directors is a city staff member. Based on all of that information presented, Bill No. 2015-79 is on the agenda which would approve the petition for the CID, approves the petition establishing the Cedar Tree CID; determines the district area is blighted; authorizes the execution of a cooperative agreement between the City and I-49 Investors; and directing the city clerk to report the creation of the District to the Missouri Department of Economic Development.

Councilman Savage addressed some concerns to the owners about the blight in the proposed CID area. He said they currently have some tenants that they are going to have to stay with for one reason or another, but three times this week he has driven out there and has seen some pretty trashy areas on the south side. He feels this is not acceptable and asked how they are going to address the problem.

The developer said they will be keeping a close eye on it moving forward. Councilman Savage said if you can't correct that sort of thing he doesn't think the development is going to work and it is totally unacceptable. Mayor Davis mentioned if those tenants are going to stay maybe some fencing around the trash area would help. Councilman Savage said he has mixed feeling about that, trash is still trash even if it is fenced. He said getting that cleaned up is the difference as to whether it will work or not work.

Given no further public input the hearing was declared closed at 7:10 P.M.

Mayor Davis called the next public hearing to order. This hearing is held to receive public input regarding the proposed Grand Hill Community Improvement District that will be used to fund improvements to the sewer system and establish an additional property tax to pay for said improvements. The Grand Hill subdivision is generally located east of Interstate 49 and south of 155th.

David Panek – 9304 Valley Garden Drive, Kansas City, 64139, one of property owners, addressed the council. Said he works for the City of Kansas City, and has worked for them for 21 years. He has 11 years of public works experience in engineering and review and now is the project manager with parks and recreation and engineering and planning group. He went on to say they have been working with property for about 3 ½ years to get to this point. We have received a great amount of help from city staff. We have scoured alternatives and have been down a few roads. The development of a CID seems most feasible and cheapest system and it will make the subdivision sustainable through the future.

He is aware of property maintenance issues and they are going to attack those head on. Those that he has control of he will fix in a quick manner. The majority of the homes are owner occupied. They have a strong need to have a sewer system up and working and in compliance. The system is fairly simple that they are proposing– it is a grinder pump. It is a pressure system designed for the future. The taxation of the property with the CID to pay for that is a safe and guaranteed system to pay off the debt and has hopes of it being long-term and sustainable through future.

Mat Moore - landlord of 300 Grand, had some questions for Mr. Panek. There was a brief question and answer session between the two of them and Mayor Davis said it was not part of the public hearing and two of them can work it out later.

Brad Foster, Assistant City Manager, touched on some of the necessary public notices stating on July 28, 2015, the city received the petition to establish the Grand Hill Community Improvement District (CID); two public hearing notices were published in the Democrat-Missourian; notices were mailed to the address of record for each property within the boundaries proposed by the district and the petition is substantially in compliance.

Megan McGuire, City Attorney, said this is a unique situation and has implications to our receiving sewer system. She had the opportunity to discuss with Mr. Panek and his representative about design specifications. Ms. McGuire asked Mr. Panek if he has worked with an engineer to prepare the specific design specifications for this proposed lift station. Mr. Panek said yes. Harold Dillion did the design in cooperation with the state and it has been submitted and it is his understanding that it has been approved by the state. Ms. McGuire said the petition is the first step, but there may need to be a cooperative agreement between the district and the city, which she highly recommends, to put in types of things we talked about assuring that we have good I & I control, there is appropriate maintenance, and funding. There are a number of issues that are the next level but thinks it is important that the Council know that we have had those discussion between Mr. Panek, Jeff Fisher, Public Works Director, and herself ,and that we have gotten a lot better feel for the issues out there. She also talked with Mr. Panek about sustainability of the neighborhood and if he is going to encumber these properties for the next 20-30 years and he expects the special tax assessment to payback these obligations that the properties need to be habitable and sustainable.

Councilman Lathrop said he has some financial questions but will wait to bring them up under the ordinance.

Ron Trivitt, City Manager, asked Mr. Panek if he has had conversations with all the owners. Mr. Panek said as many as he could, he went door to door and talked to about ¾ of them. Mr. Trivitt then asked what percentage of property Mr. Panek owns. He said he owns two and his mom owns four. There are 13 buildings. Mr. Trivitt said he wonders if there should be a cooperative agreement between all owners before the city acts on this.

Mr. Panek said this is a starting point forming this. Mr. Trivitt said the city attorney had mentioned a cooperative agreement with the city, but he wants to make sure other owners, along with Mr. Panek, buy into this.

Councilman Trutzel asked when you have been in non-compliance and been fined, who has been paying the fines. Mr. Panek said he has. So the people you haven't talked to are getting by on your dime.

Councilman VanWinkle had some questions for Council pertaining to the 50% of property owners. Aaron March, City Attorney, said the CID statute says when 50% of the per capita owners as well as 50% of the owners of combined assessed value, hits the 50% threshold the statutory minimum that authorizes the filing and processing of a CID petition. Then it's worth bringing it forward to a government body. The statute does not require 100%. That is why it is important under the statute that serious notice be given to the public as well as by publication. That is all that is required by statute, beyond what you may require as manager of the district.

Councilman Newell asked if we know if all owners know they are in non-compliance. Mr. Panek said we tried to have some homeowners meeting about three years ago and they know we are in non-compliance. Councilman Newell said so they know they are not cooperating. Mr. Panek said yes.

Jim Panek - 1602 Tyler Drive, Raymore – owner of some of the homes said we know it is not in compliance and most everyone knows it is. We are all for the formation of a CID. That would make nine of the properties.

Being no further public input the hearing was declared closed at 7:29 P.M.

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

Councilman Van Winkle led the Pledge of Allegiance to the Flag.

Councilmembers present: Mayor Jeff Davis, Councilmembers Jeff Fletcher, Gary Lathrop, Bob Newell, Tim Savage, Chet Trutzel, Dean VanWinkle, and Scott Von Behren; Absent: Councilman Al Hoag. Also present were: Ron Trivitt, City Manager; Megan McGuire, City Attorney; and Patti Ledford, City Clerk.

CONSENT AGENDA:

Councilman Von Behren moved to approve the **minutes of the September 8, 2015, City Council regular meeting and September 15, 2015, City Council special meeting; motion approving the August 2015 Police Judge's Report; motion .approving closing the 400 block of Main Street between Walnut and Ella on Saturday, October 17, 2015, from 5:00-10:00**

P.M. for a street dance with live band. Councilman Savage seconded. All voted in favor. Councilman Hoag absent.

PERSONAL APPEARANCES:

Mayor Davis said there is a five minute time limit for personal appearances. Those individuals speaking please come to the podium and state your names, address, and concern.

Ed Fleetwood-111 Carnegie Drive, Belton - addressed the Council with concerns about handicapped parking. He said he has not given much consideration to it until the last few months. While he was in the hospital he noticed how few handicap parking spaces are available at the hospital as there are many patients and families in need of handicap parking. He said he saw a serious problem about 2-3 weeks ago; the nearest parking spot was about 100 yards out and many vehicles were parked in handicap spaces, and did not display a handicap tag. He thinks it would be an easy situation for strict enforcement by the police and eliminate the problem. Handicap spaces should be left for those who need them. Councilman Savage asked Mr. Fleetwood if he contacted the Belton Police Department before he came here. Mr. Fleetwood said no, he did not.

ORDINANCES:

City Clerk Patti Ledford gave the first reading of Bill No. 2015-76: **AN ORDINANCE AMENDING CHAPTER 34, ARTICLE I, SECTION 34-5 “REQUIREMENTS FOR PRIVATE DRIVEWAYS ALONG ROADS AND STREETS,” CHAPTER 34, ARTICLE III, SECTION 34-65 “BOND REQUIRED FOR EXCAVATION OF RIGHT-OF-WAY” OF THE BELTON UNIFIED DEVELOPMENT CODE OF THE CITY OF BELTON, MISSOURI AND AMENDING CHAPTER 19, ARTICLE I, SECTION 19-5 “REQUIREMENTS FOR PRIVATE DRIVEWAYS ALONG ROADS AND STREETS” OF THE CODE OF ORDINANCES OF THE CITY OF BELTON, MISSOURI.** Presented by Councilman Trutzel, seconded by Councilman Von Behren. Councilman Savage said this might have been discussed when he was on vacation. A bond required for a driveway seems like it is getting way out there to have to deal with it; he can understand permits. It just seems complicated. Jeff Fisher, Public Works Director, said he might recall the original code required a \$5,000 surety bond and \$200 cash bond. Now we require a permit but then residents don't call in for an inspection so then there is no follow-up. Staff is proposing to add the \$200 cash bond back into the right-of-way driveway/sidewalk permit to encourage residents and contractors to contact the engineering department before completing their work in the right-of-way. The \$5,000 surety bond will be waived for excavations less than or equal to 12". Vote on the first reading was recorded with all present voting in favor. Councilman Hoag absent. First reading passed.

Ms. Ledford gave the first reading of Bill No. 2015-77: **AN ORDINANCE ACCEPTING THE RECOMMENDATIONS OF THE TAX INCREMENT FINANCING COMMISSION OF BELTON, MISSOURI, ADOPTING THE CEDAR TREE TAX INCREMENT FINANCING REDEVELOPMENT PLAN; DESIGNATING I-49 INVESTORS, L.L.C. AS THE DEVELOPER OF THE REDEVELOPMENT PROJECT; AND AUTHORIZING AND DIRECTING THE MAYOR TO ENTER INTO A REDEVELOPMENT AGREEMENT WITH I-49 INVESTORS, L.L.C. FOR IMPLEMENTATION OF THE PLAN.** Presented by Councilman Lathrop, seconded by Councilman Newell. Vote on the first reading was recorded with all present voting in favor. Councilman Hoag absent. First reading passed.

Ms. Ledford gave the first reading of Bill No. 2015-78: **AN ORDINANCE APPROVING AND DESIGNATING REDEVELOPMENT PROJECT 1 OF THE CEDAR TREE TAX INCREMENT FINANCING REDEVELOPMENT PLAN AS A REDEVELOPMENT PROJECT AND ADOPTING TAX INCREMENT FINANCING THEREIN.** Presented by Councilman Lathrop, seconded by Councilman Savage. Vote on the first reading was recorded with all present voting in favor. Councilman Hoag absent. First reading passed.

Ms. Ledford gave the first reading of Bill No. 2015-79: **AN ORDINANCE APPROVING THE PETITION TO ESTABLISH THE CEDAR TREE COMMUNITY IMPROVEMENT DISTRICT, GENERALLY LOCATED AT THE NORTHWEST CORNER OF I-49 AND 58 HIGHWAY, IN BELTON, CASS COUNTY, MISSOURI; DETERMINING THAT THE DISTRICT AREA IS A BLIGHTED AREA; AUTHORIZING THE EXECUTION OF A COOPERATIVE AGREEMENT BETWEEN THE CITY, I-49 INVESTORS, L.L.C. AND THE DISTRICT; AND DIRECTING THE CITY CLERK TO REPORT THE CREATION OF THE DISTRICT TO THE MISSOURI DEPARTMENT OF ECONOMIC DEVELOPMENT.** Presented by Councilman Trutzel, seconded by Councilman Lathrop. Vote on the first reading was recorded with all present voting in favor. Councilman Hoag absent. First reading passed.

Ms. Ledford gave the first reading of Bill No. 2015-80: **AN ORDINANCE APPROVING THE PETITION TO ESTABLISH THE GRAND HILL COMMUNITY IMPROVEMENT DISTRICT; ESTABLISHING THE GRAND HILL COMMUNITY IMPROVEMENT DISTRICT, GENERALLY LOCATED EAST OF THE SOUTH OUTER ROAD OF INTERSTATE 49 ALONG GRAND STREET AND HILL STREET, ALL IN THE CITY OF BELTON, MISSOURI; AND DIRECTING THE CITY CLERK TO REPORT THE CREATION OF THE DISTRICT TO THE MISSOURI DEPARTMENT OF ECONOMIC DEVELOPMENT.** Presented by Councilman Trutzel, seconded by Councilman Lathrop. Councilman Lathrop said it appears in the financial statement submitted that over the life of the CID the payments presented in the 5-year plan petition are less than what is needed for the payment on the system improvements of \$220,000. The way he figures it they come up about \$70,000 short without interest charges. Megan McGuire, City Attorney, said she brought that up with Mr. Panek and asked that he get an updated plan together before the final reading. Councilman Savage said he doesn't have any reason that we shouldn't try to help with the sewers, however, that place is not extremely well kept. If they are trying to get help with improvement from the City then he wants to see some improvements - some forward action. He said it has been in this state for as long as he has known it – he is not seeing the best foot forward here.

Mayor Davis asked to what advantage to us is having a cooperative agreement ahead of time before considering this. Mr. Trivitt said based on what Aaron March, City Attorney said, if they need legal threshold to form a district it is not unnecessary. It didn't sound like he had been consulted. He wants to make sure everyone is aware of this. Mayor Davis said he is not comfortable with all the holes in it and can't support this at this time.

Brad Foster, Assistant City Manager, said they have to make improvements to their sewer system as it is failing. They have 16 total lots and one common lot; they have signatures on all but three. Mayor Davis said he would like to see some improvements and guarantees. What happens if they sell houses - who buys picks up the cost.

Councilman Trutzel said the sewer is not functioning and the State of Missouri is already involved. If we continue to do nothing they will close it down and we will have 13 empty houses. Although he understands what the Mayor is talking about, not connecting is not going to help.

Mayor Davis said if we pass this what are we on the hook for. He asked how come they are just now coming to the city. Didn't the city know this was going on? Mr. Panek received notification from the state. Mr. Foster said he knew they had a private system through the Department of Natural Resources (DNR) since 1962.

Councilman Lathrop said he is willing to pay to fix the problem, but right now at \$5,000 year pay back it is not going to make it and it comes up way short. If the lift station and sewer line have maintenance problems and we have to put new sewers and pumps in, where will that money come from. He has a lot of questions and this just doesn't make sense.

Councilman Newell said he sees the need for sewers and would hate to see it shut down, but it is already a blighted area. He wants a commitment from property owners.

Councilman Savage asked if anyone has calculated it to see if it will or won't work.

Aaron March, City Attorney, said the roll of staff when comes to reviewing a CID petition is whether it satisfies the requirements. If a CID comes up with the wherewithal to design and build, how it gets paid can be a consideration of yours. It is not a specific element. Staff's review is purely with compliance, anything beyond that is subject to legislative discretion.

Mayor Davis said he would like this brought back and discussed at a work session and would like to do it prior to the first reading – he is just not comfortable with this.

Councilman Lathrop moved to postpone the first reading and discuss it at the next regular work session. Councilman Savage seconded. All voted in favor. Councilman Hoag absent. Motion to postpone carried.

Ms. Ledford read Bill No. 2015-81: **AN ORDINANCE APPROVING THE AGREEMENT BETWEEN THE CITY OF BELTON AND ARVEST BANK AT LOT 5 OF CREST PLAZA TO PARTICIPATE IN THE MARKEY REGIONAL DETENTION PROGRAM.** Presented by Councilman Savage, seconded by Councilman Fletcher. Vote on the first reading was recorded with all present voting in favor. Councilman Hoag absent. First reading passed.

Ms. Ledford gave the first reading of Bill No. 2015-82: **AN ORDINANCE APPROVING A SPECIAL USE PERMIT TO ALLOW A POLE SIGN FOR TEXAS ROADHOUSE, ON PROPERTY ZONED C-2 (GENERAL COMMERCIAL), AND LOCATED AT 228 PECULIAR DRIVE, BELTON, MISSOURI.** Presented by Councilman Lathrop, seconded by Councilman Fletcher. Vote on the first reading was recorded with all present voting in favor. Councilman Hoag absent. First reading passed.

Ms. Ledford gave the first reading of Bill No. 2015-83: **AN ORDINANCE REPEALING ORDINANCE 2015-4119 AFTER PROPER PROCEDURAL DUE PROCESS AND PUBLIC HEARING NOTICES, AND APPROVING AN AMENDMENT TO THE CITY'S ZONING MAP, FROM R-1 (SINGLE-FAMILY RESIDENTIAL) TO R-3 (MULTI-FAMILY RESIDENTIAL), FOR A 1.0-ACRE TRACT OF LAND, LOCATED ON THE NORTH SIDE OF MINNIE AVENUE, JUST EAST OF LILLARD AVENUE, ADDRESSED AS 600 MINNIE AVENUE, IN THE CITY OF BELTON, CASS COUNTY, MISSOURI.** Presented by Councilman Lathrop, seconded by Councilman Von Behren. Jay Leipzig, Community and Economic Development Director, provided a quick explanation as to why this is being repealed. This went before the City Council on August 11, 2015, however, when we went through the notification to property owners within 185' we used the middle of the parcel instead of the edge and missed three property owners and had to go through the process

again. Vote on the first reading was recorded with all present voting in favor. Councilman Hoag absent. First reading passed.

Ms. Ledford gave the first reading of Bill No. 2015-84: **AN ORDINANCE APPROVING A FINAL PLAT FOR CARNEGIE VILLAGE SECOND PLAT, A REPLAT OF LOT 1, BEING A 13.4-ACRE TRACT OF LAND, LOCATED ON THE SOUTH SIDE OF MO-58 HIGHWAY, EAST OF MO-Y HIGHWAY, IN THE CITY OF BELTON, CASS COUNTY, MISSOURI.** Presented by Councilman Savage, seconded by Councilman Lathrop. Vote on the first reading was recorded with all present voting in favor. Councilman Hoag absent. First reading passed.

Ms. Ledford gave the first reading of Bill No. 2015-85: **AN ORDINANCE APPROVING A FINAL DEVELOPMENT PLAN FOR CARNEGIE VILLAGE, A SENIOR AND ASSISTED LIVING FACILITY, ON A 13.4-ACRE TRACT OF LAND, LOCATED ON THE SOUTH SIDE OF MO-58 HIGHWAY, EAST OF MO-Y HIGHWAY, CITY OF BELTON, CASS COUNTY, MISSOURI.** Presented by Councilman Trutzel, seconded by Councilman Lathrop. Vote on the first reading was recorded with all present voting in favor. Councilman Hoag absent. First reading passed.

RESOLUTIONS:

Ms. Ledford read Resolution R2015-40: **A RESOLUTION TO ADOPT THE REGIONAL MULTI-HAZARD MITIGATION PLAN.** Presented by Councilman Lathrop, seconded by Councilman Fletcher. Vote on the resolution was recorded with all present voting in favor. Councilman Hoag absent. Resolution passed.

Ms. Ledford read Resolution R2015-41: **A RESOLUTION OF THE BELTON CITY COUNCIL APPOINTING MEMBERS TO THE BOARD OF DIRECTORS OF THE BELTON/RAYMORE INTERCHANGE TRANSPORTATION DEVELOPMENT DISTRICT.** Presented by Councilman Trutzel, seconded by Councilman Von Behren. Vote on the resolution was recorded with all present voting in favor. Councilman Hoag absent. Resolution passed.

Ms. Ledford read Resolution R2015-42: **A RESOLUTION APPROVING CHANGE ORDER NO. 3 TO THE LANDMARK STRUCTURES I, LP CONTRACT NUMBER 464-5710-495-7117 ELEVATED WATER STORAGE TANK.** Presented by Councilman Lathrop, seconded by Councilman Trutzel. Vote on the resolution was recorded with all present voting in favor. Councilman Hoag absent. Resolution passed.

Ms. Ledford read Resolution R2015-43: **A RESOLUTION APPROVING THE PURCHASE OF TWO REPLACEMENT V-PLOWS FROM AMERICAN EQUIPMENT IN THE AMOUNT OF \$11,924.00 WITH FUNDS BUDGETED FOR THE VEHICLE AND EQUIPMENT REPLACEMENT ACCOUNT.** Presented by Councilman Newell, seconded by Councilman Lathrop. Vote on the resolution was recorded with all present voting in favor. Councilman Hoag absent. Resolution passed.

CITY COUNCIL LIAISON REPORTS:

Mayor Davis noted that he plans to appoint Councilman Newell to the Code Enforcement Committee.

MAYOR'S COMMUNICATIONS:

Mayor Davis said he had the pleasure of judging the dog show and parade on Saturday, October 10. He encouraged everyone to get out and support it next year.

Mayor Davis said hearts and prayers go out to all public safety officials and employees in light of the tragic accident in Kansas City in which two firefighters lost their lives last night. He said Belton Fire Chief Norman Larkey says we are just one accident away from a disaster.

There was Council discussion about the current chip and sealing of streets and the negative feedback they have received. Councilman Savage said he is not sure it is worth the negativity and dust all over the city and it looks like a mess. Not sure if it is financially worth it.

Councilman Trutzel suggested next time there be signage. If a bike rider came around the corner with no notification and makes a turn they could slide all over the rock. Bike riders may want to take a different route. Mr. Fisher said next time we will do a better job with signage.

Councilman Newell said he was out in town driving around and at the corner of Cambridge and Scott he saw two cars slide out in the middle of the intersection before they could stop. Mr. Fisher said once they have the aggregate down they come back and sweep.

Councilman Von Behren said citizens that have contacted him are unhappy about the notification being a door hanger. He realizes it is also on the website, but not everyone uses that as a communication tool, so maybe two door hangers would be best next time

Mr. Fisher said a lot of area cities do this. It works well and there is a purpose. We can't financially continue to do overlays we have to use chip and seal, and micro surface. We will get better. You can't compare overlay and with chip and seal. We did 10 miles of chip and seal but would have done less than 3 miles of overlay. Based on 20 years of evidence chip and seal gets 20 years more life.

Councilman Lathrop asked if it was done in house or contracted. Mr. Fisher said it was contracted.

Megan McGuire, city attorney, said the former road superintendent with the city of Booneville did chip and seal for a number of years; the main thing you are trying to buy is life of the roads and you can't replace roads, they are just too expensive, so you're trying to stretch out the life of road. It is very worthwhile we just need to get used to it.

Councilman Savage said he just doesn't think anyone saw this coming. A lot of notification would have gone a long way.

Councilman Newell said notification with door hangers is fine but maybe next time notification can also be put in the water bills.

CITY MANAGER'S REPORT:

Brad Foster, Assistant City Manager, gave a brief report on the Household Hazardous Waste (HHW) event on September 12. The city participated with Raymore. This is the fourth year we co-hosted with Raymore. In the three previous years we normally have 60-40 split between the two cities. This year there were 299 cars serviced, and 207 were from Belton. He thanked David Frazier, Street Superintendent, for coordinating the volunteers for the event.

Jay Leipzig, Community and Economic Development Director, informed the Council that today staff had an interesting economic development exercise. Belton was chosen for a mock site selection process which took place today. We were working with a site selector and looked at two sites; Markey Business Park and the old golf course. This gave us a chance to hon our skills. Representatives from Missouri Partnership, Kansas City Area Development Council (KCADC), Metropolitan Community College, Missouri Gas Energy, KCP&L and Time Warner participated. It was a chance to put our best foot forward and make a positive presentation. It will wrap up tomorrow morning. They will critique us telling what we did wrong and right. We had a similar exercise Monday with Cass County economic development. It gave us a chance to prefect our skills. It was well worth it and hopefully it will bear real fruit for us.

Mr. Leipzig said in other good news Menards broke ground this morning. It has been 4 years. We don't have a completion date, but we think ideally it might be May 2016. It is a 208,000 square foot building with a 40,000 square foot outdoor lumberyard.

Jeff Fisher said there is a planned ribbon cutting for the new water tower on the afternoon of November 4.

OTHER BUSINESS:

Councilman Lathrop said the West Gate Missouri Municipal League dinner will be the evening of October 15 at 6:00 P.M. in Independence.

Being no further business, Councilman Lathrop moved to adjourn at 8:22 P.M. Councilman Von Behren seconded. All present voted in favor. Councilman Hoag absent. Meeting adjourned.

Patti Ledford, City Clerk

Jeff Davis, Mayor