

**MINUTES OF THE  
BELTON CITY COUNCIL MEETING  
APRIL 26, 2016  
CITY HALL ANNEX, 520 MAIN STREET  
BELTON, MISSOURI**

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

Councilman Newell led the Pledge of Allegiance to the Flag.

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

**CONSENT AGENDA:**

Mayor Davis said Item D of the consent agenda approving the continuing education program with Metropolitan Community College in the amount of \$6,475 is being removed pending an updated contract. Councilman Trutzel moved to approve the remaining items of consent agenda consisting of a **motion approving the minutes of the April 12, 2016, City Council regular meeting; a motion approving the March 2016 Municipal Police Judge's Report; and a motion approving a 2-year Comprehensive Gateway Security (fire wall) for the Police Department and jail in the amount of \$3,930.39 from Essential Network Technologies.** Councilman Von Behren seconded. All voted in favor. Consent agenda approved.

**PERSONAL APPEARANCES:**

Mayor Pro Tem Jeff Fletcher presented a Proclamation proclaiming April 2016 as National Donate Life Month to Ray Gabel from Midwest Organ Donor and Phil Duncan. Mr. Gabel said on behalf of Midwest Organ Donor he wanted to thank families and those that say yes to organ donation. 60% of Cass County residents have said yes to organ donation.

Mayor Davis presented Leslie Dick a plaque recognizing her as Past Tree Board President that will be displayed in the City. He went on to say what a wonderful lady she is and she has done a great job for our city and as past chairman of the Tree Board committee. The Tree Board is vigorously working on an arboretum. It is a great cause and the effect of trees has a significant impact on the community. Mrs. Dick did a great job.

Mayor Davis presented a proclamation to David Frazier, Street Superintendent, for his service with the City. He has been with the city for 8 years and has done a great job. Jeff Fisher, Public Works Director, said Mr. Frazier is an excellent man with high character and integrity. It was a pleasure to work with him and we couldn't have done some of the things we have done without him. We are going to miss him. He was also presented a plaque for grateful appreciation.

**ORDINANCES:**

Patti Ledford, City Clerk, gave the final reading of Bill No. 2016-39: **AN ORDINANCE AUTHORIZING AND APPROVING THE CITY OF BELTON, MISSOURI THROUGH ITS FIRE DEPARTMENT TO ENTER INTO A PROFESSIONAL SERVICES AGREEMENT FOR MEDICAL DIRECTOR SERVICES WITH DR. ERIK J.**

**STAMPER, D. O. FOR FISCAL YEAR 2017.** Presented by Councilman Lathrop, seconded by Councilman Trutzel. The Council was polled and the following vote recorded; Ayes: 9, Councilmen Trutzel, Von Behren, Peek, Mayor Davis, Councilmen Lathrop, Fletcher, Newell, Van Winkle, and Savage; Noes: None; Absent: None. Bill No. 2016-39 was declared passed and in full force and effect as Ordinance No. 2016-4207, subject to Mayoral veto.

Ms. Ledford gave the final reading of Bill No. 2016-40: **AN ORDINANCE OF THE CITY OF BELTON, MISSOURI AUTHORIZING AND APPROVING THE AMENDMENT TO INTERGOVERNMENTAL COOPERATION AGREEMENT WITH THE CITY OF GRANDVIEW, MISSOURI FOR ADMINISTERING THE 155<sup>TH</sup> STREET WIDENING PROJECT.** Presented by Councilman Lathrop, seconded by Councilman Trutzel. Mayor Davis noted this is a great partnership with our neighbors to the north. The Council was polled and the following vote recorded; Ayes: 9, Councilmen Savage, Trutzel, Mayor Davis, Councilmen Lathrop, Von Behren, Fletcher, Van Winkle, Peek and Newell; Noes: None; Absent: None. Bill No. 2016-40 was declared passed and in full force and effect as Ordinance No. 2016-4208, subject to Mayoral veto.

Ms. Ledford gave the final reading of Bill No. 2016-41: **AN ORDINANCE OF THE CITY OF BELTON, MISSOURI AUTHORIZING AND APPROVING AN ON-CALL ARCHITECTURAL PROFESSIONAL SERVICES AGREEMENT WITH INCITE DESIGN STUDIO ARCHITECTS.** Presented by Councilman Von Behren, seconded by Councilman Fletcher. The Council was polled and the following vote recorded; Ayes: 9, Mayor Davis, Councilmen Savage, Peek, Newell, Von Behren, Fletcher, Lathrop, Trutzel, and VanWinkle; Noes: None; Absent: None. Bill No. 2016-41 was declared passed and in full force and effect as Ordinance No. 2016-4209, subject to Mayoral veto.

Ms. Ledford Motion approving final reading of Bill No. 2016-43: **AN ORDINANCE AUTHORIZING THE CITY COUNCIL TO APPROVE A FINANCIAL SERVICES AGREEMENT WITH PIPER JAFFRAY & COMPANY TO EVALUATE BOND ISSUANCE TERMS, DEBT SCHEDULES AND TRANSACTION MANAGEMENT IN ORDER TO DETERMINE FEASIBILITY OF ISSUING BONDS ON PHASE 1 AND 2 OF Y BELTON TAX INCREMENT FINANCING PROPERTIES, OTHERWISE REFERRED TO AS THE BELTON GATEWAY SHOPPING CENTER INCLUDING ACADEMY, HOBBY LOBBY, HEARTLAND DENTAL OFFICES, FAZOLIS AND A HOTEL SITE.** Presented by Councilman Lathrop, seconded by Councilman Trutzel. The Council was polled and the following vote recorded; Ayes: 9, Mayor Davis, Councilmen Savage, Peek, Newell, Von Behren, Fletcher, Lathrop, Trutzel and Van Winkle; Noes: None; Absent: None. Bill No. 2016-43 was declared passed and in full force and effect as Ordinance No. 2016-4210, subject to Mayoral veto.

Ms. Ledford gave the final reading of Bill No. 2016-44: **AN ORDINANCE AUTHORIZING THE CITY COUNCIL TO APPROVE A BOND REVENUE STUDY BY GAI CONSULTANTS, INC. IN ORDER TO DETERMINE FEASIBILITY OF ISSUING BONDS ON PHASE 1 AND 2 OF Y BELTON TAX INCREMENT FINANCING PROPERTIES, OTHERWISE REFERRED TO AS THE BELTON GATEWAY SHOPPING CENTER INCLUDING ACADEMY, HOBBY LOBBY, HEARTLAND DENTAL OFFICES, FAZOLIS AND A HOTEL SITE.** Presented by Councilman Von Behren, seconded by Councilman Trutzel. The Council was polled and the following vote recorded; Ayes: 9, Councilmen Lathrop, Newell, Von Behren, Savage, Peek, Fletcher, Mayor Davis, Councilmen Trutzel and VanWinkle; Noes: None; Absent: None. Bill No. 2016-44 was

declared passed and in full force and effect as Ordinance No. 2016-4211, subject to Mayoral veto.

Ms. Ledford gave the final reading of Bill No. 2016-45: **AN ORDINANCE AUTHORIZING THE CITY COUNCIL TO APPROVE A LETTER AGREEMENT WITH D. A. DAVIDSON TO PROVIDE INVESTMENT BANKING SERVICES AND ANALYSIS OF CAPITAL MARKETS IN ORDER TO DETERMINE FEASIBILITY OF ISSUING BONDS ON PHASE 1 AND 2 OF Y BELTON TAX INCREMENT FINANCING PROPERTIES, OTHERWISE REFERRED TO AS THE BELTON GATEWAY SHOPPING CENTER INCLUDING ACADEMY, HOBBY LOBBY, HEARTLAND DENTAL OFFICES, FAZOLIS AND A HOTEL SITE.** Presented by Councilman Lathrop, seconded by Councilman Trutzel. The Council was polled and the following vote recorded; Ayes: 9, Councilmen Trutzel, Von Behren, Peek, Mayor Davis, Councilmen Lathrop, Fletcher, Newell, VanWinkle, and Savage; Noes: None; Absent: None. Bill No. 2016-45 was declared passed and in full force and effect as Ordinance No. 2016-4212, subject to Mayoral veto.

Ms. Ledford gave the final reading of Bill No. 2016-46: **AN ORDINANCE APPROVING THE SECOND AMENDED AND RESTATED Y-BELTON PLAZA TAX INCREMENT FINANCING PLAN AND DESIGNATING Y BELTON, L.L.C. AS THE DEVELOPER FOR THE PLAN.** Presented by Councilman Trutzel, seconded by Councilman Von Behren. The Council was polled and the following vote recorded; Ayes: 9, Councilmen VanWinkle, Von Behren, Savage, Mayor Davis, Councilmen Lathrop, Fletcher, Newell, Trutzel, and Peek; Noes: None; Absent: None. Bill No. 2016-46 was declared passed and in full force and effect as Ordinance No. 2016-4213, subject to Mayoral veto.

Ms. Ledford gave the final reading of Bill No. 2016-47: **AN ORDINANCE APPROVING A SECOND AMENDED AND RESTATED TAX INCREMENT FINANCING REDEVELOPMENT AGREEMENT BY AND AMONG THE CITY OF BELTON, MISSOURI, AND Y BELTON, L.L.C.** Presented by Councilman Lathrop, seconded by Councilman Trutzel. The Council was polled and the following vote recorded; Ayes: 8, Councilmen Von Behren, Trutzel, Peek, Fletcher, Mayor Davis, Councilmen Lathrop, Newell, and VanWinkle; Noes:1, Councilman Savage; Absent: None. Bill No. 2016-47 was declared passed and in full force and effect as Ordinance No. 2016-4214, subject to Mayoral veto.

Ms. Ledford gave the final reading of Bill No. 2016-48: **AN ORDINANCE APPROVING AND DESIGNATING REDEVELOPMENT PROJECT 2-A OF THE Y-BELTON TAX INCREMENT FINANCING REDEVELOPMENT PLAN AS A REDEVELOPMENT PROJECT AND ADOPTING TAX INCREMENT FINANCING THEREIN.** Presented by Councilman Trutzel, seconded by Councilman Von Behren. The Council was polled and the following vote recorded; Ayes: 9, Mayor Davis, Councilmen Von Behren, Peek, Trutzel, Lathrop, Fletcher, Newell, VanWinkle and Savage; Noes: None; Absent: None. Bill No. 2016-48 was declared passed and in full force and effect as Ordinance No. 2016-4215, subject to Mayoral veto.

Ms. Ledford gave the final reading of Bill No. 2016-49: **AN ORDINANCE APPROVING AND DESIGNATING REDEVELOPMENT PROJECT 3 OF THE Y-BELTON TAX INCREMENT FINANCING REDEVELOPMENT PLAN AS A REDEVELOPMENT PROJECT AND ADOPTING TAX INCREMENT FINANCING THEREIN.** Presented by Councilman Trutzel, seconded by Councilman Lathrop. The Council was polled and the following vote recorded; Ayes: 9, Councilmen Newell, Von Behren, Fletcher, Savage, Lathrop, Peek, Trutzel, VanWinkle, and Mayor Davis; Noes: None; Absent: None. Bill No. 2016-49 was

declared passed and in full force and effect as Ordinance No. 2016-4216, subject to Mayoral veto.

Ms. Ledford read Bill No. 2016-50: **AN ORDINANCE APPROVING THE REAPPROPRIATION & REVISION OF THE CITY OF BELTON FISCAL YEAR 2017 ADOPTED CITY BUDGET.** Presented by Councilman Newell, seconded by Councilman Lathrop. All voted in favor. First reading passed.

Ms. Ledford read Bill No. 2016-51: **AN ORDINANCE APPROVING THE FINAL PLAT OF BELTON GATEWAY, ADDITION, UNIT 2, A SUBDIVISION IN THE CITY OF BELTON, CASS COUNTY, MISSOURI, SECTION 12, TOWNSHIP 46, RANGE 33, A 39.0-ACRE TRACT OF LAND, LOCATED WEST OF 163<sup>RD</sup> STREET AND NORTH OF TURNER ROAD, IN THE CITY OF BELTON, CASS COUNTY, MISSOURI.** Presented by Councilman Trutzel, seconded by Councilman Fletcher. All voted in favor. First reading passed.

Ms. Ledford read Bill No. 2016-52: **AN ORDINANCE OF THE CITY OF BELTON, MISSOURI APPROVING AND AUTHORIZING A ONE YEAR EXTENSION TO THE 2015 STREET PRESERVATION PROJECT / OVERLAY, CONTRACT # 225-2015-1 WITH SUPERIOR BOWEN ASPHALT COMPANY, LLC FOR THE PURPOSE OF PROVIDING ASPHALT MAINTENANCE ACTIVITIES.** Presented by Councilman Lathrop, seconded by Councilman Newell. All voted in favor. First reading passed.

Ms. Ledford read Bill No. 2016-53: **AN ORDINANCE OF THE CITY OF BELTON, MISSOURI AUTHORIZING AND APPROVING THE ABATEMENT ORDER ON CONSENT NO. 2016-WPCB-1348 WITH THE DEPARTMENT OF NATURAL RESOURCES REGARDING SANITARY SEWER OVERFLOWS ON SEPTEMBER 27, 2013 AND AUGUST 20, 2014.** Presented Councilman Lathrop, seconded by Councilman Trutzel. All voted in favor. First reading passed.

#### **CITY COUNCIL LIAISON REPORTS:**

Mayor Davis said Councilman Peek has volunteered to serve as the Tree Board Liaison if no one else wants to volunteer.

#### **MAYOR'S COMMUNICATIONS:**

Mayor Davis said SEMCO had a great outing for the Chamber of Commerce after hour's event. They have been super partners in Belton and really active in the Chamber.

The Car Show was Saturday. Councilman Fletcher said there were lots of cars even on every side street and in the bank parking lot. Lot of people up and down the street. It was a good turnout.

The Chamber of Commerce Golf Tournament is May 3 at Loch Lloyd. They are only missing 4 teams to sign up. The event last year was up over \$30,000 holding it at Loch Lloyd.

#### **OTHER BUSINESS:**

Councilman Trutzel said there was an article in The Kansas City Star today listing KC area healthy places to live. Platte County was No. 1; Cass County was No.8.

Mayor Davis asked Sheila Ernzen, Finance Director, how our sales tax is doing. Ms. Ernzen said we are a head of where we were last year.

Mayor Davis presented Councilman Von Behren a plaque for dedicated service as Ward 1 Councilman from April 10, 2012 to April 26, 2016 and for serving as Mayor Pro Tem from April 9, 2013 to April 12, 2016.

Mayor Pro Tem Fletcher said Councilman Von Behren has been on the Council for 4 years but they served on the Chamber of Commerce together. They developed a good friendship over the last 7-8 years and he really appreciates him.

Mayor Davis said the two of them got together before they ran for office. He said he used to bug him at the Hy-Vee store and they would talk about all of these events. He said he has been a great Councilman and leader in the community. He is a pillar in the community - he has a magic touch with people and they love him. It says a lot when your picture is on a Hy-Vee truck. He is a second generation Hy-Vee employee and we are going to miss him. Councilman Von Behren thanked everyone for the support and friendship on the Planning Commission and Council. He said we all hope we leave this place better than when we left it. He is confident the Council and city staff will see it through to better things.

At 7:28 P.M. Councilman Lathrop moved to enter Executive Session to discuss matters pertaining to leasing, purchase or sale of real estate by a public governmental body, according to Missouri Statute 610.021.2, and that the record be closed. Councilman Von Behren seconded. The following vote was recorded; Ayes: 9, Mayor Davis, Councilmen Savage, Peek, Trutzel, VanWinkle, Fletcher, Newell, Lathrop, and Von Behren; Noes: None; Absent: None.

The Council returned to regular session at 8:15 P.M. Being no further business, Councilman Lathrop moved to adjourn. Councilman Von Behren seconded. All voted in favor. Meeting adjourned.

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Patti Ledford, City Clerk

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Jeff Davis, Mayor