

**MINUTES OF THE  
BELTON CITY COUNCIL  
PUBLIC HEARING AND REGULAR MEETING  
OCTOBER 11, 2016  
CITY HALL ANNEX  
520 MAIN STREET  
BELTON, MISSOURI**

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

A public hearing to determine if the following tax increment financing plans and the redevelopment projects associated with such plans are making satisfactory progress under the proposed time schedules contained within the approved plans for completing of the projects.

Jay Leipzig, Community and Economic Development Director, talked briefly about the Tax Increment Financing Districts (TIF). There is a five year reporting requirement per RSMo. 99.865. City staff, city attorney and the economic development staff have developed a very good program to keep everyone updated and informed. In the Council packets is a TIF report prepared by former Assistant City Manager Brad Foster, with an overview of the TIFs. In conformance with State Statute RSMo. 99.865, the public hearing notices were published four times, September 16, 23, 30, and October 7, 2016 in the Democrat Missourian. In accordance with that we have the affidavits of publication.

Mr. Leipzig said there are 6 active TIFs and he talked briefly about them. Two of the TIFs we will need to provide additional information. He went on to give a brief update on the 6 TIFs. The TIF report will be attached and made an official part of the minutes.

***Belton Towne Center (Home Depot, Target, Kohl's)***

- *TIF completed*
- *All public and private improvements completed*
- *Time line completed*
- *Blight finding cured*

***Belton Marketplace (Starbucks, Petsmart, JoAnn's, Buffalo Wild Wings)***

- *Public improvements complete*
- *Private improvements complete*
- *Blight finding cured*

***Y Highway Marketplace (Price Chopper and Arvest Bank)***

- *Still believe additional information should be provided to the Council*
- *Determination of satisfactory progress pending*
- *Further updates from developer - hopefully will have a report in November*
- *Pending until the end of the year*

***Southtowne Plaza (Menards)***

- *Determination of satisfactory progress pending updates from developers*
- *Time for performance is coming due and city is anticipating an amendment to the TIF in the near future*
- *Project slow to get started*
- *Scheduled to open possibly next Wednesday*

***Y Belton Plaza (Academy Sports and Hobby Lobby)***

- *Two phases - project area 1 and 2*
- *Project area 1 essentially complete*
- *Project area 2 is still in process – a lot of dirt being moved*
- *Vertical construction by the end of the year*
- *Moving forward*

***Cedar Tree Shopping Center***

- *Completely under construction*
- *Anchor tenant Brewbakers Bar and Grill – open before Thanksgiving*
- *Actively working on that and moving forward*

Mr. Leipzig then took questions. Mayor Davis asked Ron Trivitt, City Manager, who will be responsible for the required hearings. Mr. Trivitt said a combination of staff, but he asked Mr. Leipzig to get familiar with all the TIFs and handle the presentation tonight. Mr. Leipzig and Megan McGuire, City Attorney, will make sure we are on tracks.

Councilman Trutzel said he feels it would be advantageous to give a quick summary on how many millions of dollars are being developed and how much is going into infrastructure. Mr. Leipzig said he can do that in the future. He doesn't have the specific dollar amount. Some of the information will be in our economic development report that will be published in the near future.

Being no public input the public hearing was declared closed at 7:09 P.M.

Mayor Davis called the regular meeting to order at 7:10 P.M.

Councilman VanWinkle led the pledge of allegiance to the flag.

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

**CONSENT AGENDA:**

Councilman Lathrop moved to approve the consent agenda consisting of **a motion approving the minutes of the September 27, 2016, City Council regular meeting; a motion approving R2016-37:A RESOLUTION FORMALLY ACCEPTING FREDDY'S FROZEN CUSTARD SEWER LINE EXTENSION; a motion approving R2016-38: A RESOLUTION APPROVING ZACHARY MATTEO, INTERIM PUBLIC WORKS DIRECTOR AND CITY ENGINEER, AS AUTHORIZED REPRESENTATIVE/DAILY CONTACT PERSON FOR THE CITY OF BELTON, MISSOURI WASTEWATER TREATMENT FACILITY (WWTF) SITE IMPROVEMENTS PROJECT FUNDED THROUGH MISSOURI WASTEWATER STATE REVOLVING FUND LOAN PROGRAM UNDER THE TERMS OF THE MISSOURI CLEAN WATER LAW; and a motion approving R2016-39: A RESOLUTION OF THE BELTON CITY COUNCIL APPOINTING MEMBERS TO THE BOARD OF DIRECTORS OF THE BELTON/RAYMORE INTERCHANGE TRANSPORTATION DEVELOPMENT DISTRICT.** Councilman Trutzel seconded. All present voted in favor. Councilman Savage absent. Consent agenda approved.

**MOTIONS:**

Councilman Lathrop moved to **approve a motion determining the redevelopment project described in the Belton Towne Center TIF Plan and submitted to the Belton City Council at the public hearing held on October 11, 2016, is making satisfactory progress under the proposed time schedule**

**contained within the approved plans for completion of such project.** Councilman Trutzel seconded. All present voted in favor. Councilman Savage absent. Motion carried.

Councilman Trutzel moved to **approve a motion determining the redevelopment project described in the Belton Marketplace TIF Plan and submitted to the Belton City Council at the public hearing held on October 11, 2016, is making satisfactory progress under the proposed time schedule contained within the approved plans for completion of such project.** Councilman Newell seconded. All present voted in favor. Councilman Savage absent. Motion carried.

Councilman Finn moved to **approve a motion determining the redevelopment project described in the Y Belton Plaza TIF Plan and submitted to the Belton City Council at the public hearing held on October 11, 2016, is making satisfactory progress under the proposed time schedule contained within the approved plans for completion of such project.** Councilman Peek seconded. All present voted in favor. Councilman Savage absent. Motion carried.

Councilman Trutzel moved to **approve a motion determining the redevelopment project described in the Cedar Tree Shopping Center TIF Plan and submitted to the Belton City Council at the public hearing held on October 11, 2016, is making satisfactory progress under the proposed time schedule contained within the approved plans for completion of such project.** Councilman Peek seconded. All present voted in favor. Councilman Savage absent. Motion carried.

#### **PERSONAL APPEARANCES:**

Diane Huckshorn – Executive Director of the Chamber of Commerce, was present to give an update on the recent Vintage Market Days September 16-18<sup>th</sup>. Mayor Davis asked her what the current membership is and Ms. Huckshorn said 315 members. Ms. Huckshorn thanked Carolyn Yatsook, Sally Smith and Valerie McCoy for their help with the event. Ms. Huckshorn said the event was held at the Lone Wolf Arena in Cleveland, Mo. The facility is a covered 90,000 square foot arena off of State Line Road. She said the wins for the city were:

- Favorable social media buzz and feedback
- Most, if not all, vendors had an exceptional show in terms of sales meaning those in attendance spent money
- Covered, turn-key venue with few physical and logistical challenges – most found the venue despite its rural location and mixed directions on Google maps
- Ample parking for the event, but will not support growth expected next March and October
- Very effective, passionate partnership with Belton Chamber of Commerce and City of Belton – excellent resource and very quick response.
- Event hosted by City of Belton/Chamber for vendors on Friday night on Main Street Moving forward to 2017 and beyond:
- Start sooner with advertising and partnership with Belton community
- Possible poster release event hosted by Downtown Belton
- A larger presence of Belton sponsors
- Use data from September show to have a more effective, targeted approach in the Belton/Raymore area
- Presence in local parades prior to future events
- Explore banner/billboard options more effectively

She introduced Ken Hendricks, promoter from Vintage Market Days, and he gave a brief update.

He said first and foremost he wanted to reiterate the community in Belton. He said his wife is the face of the business and he thanked Diane, Sally, Carolyn and Valerie for being a host city. Belton was kind to step in since Cleveland is a small community. There were 6,700 folks at event at Lone Wolf Arena and it was a huge win with lots of positive feedback.

There will be two events next year in March and October. We will have a lot more time to plan for the March event. He is looking forward to a continued partnership. He said he has some tickets for the November show in Wyandotte County November 11-13. He thanked Belton for the great event. Mayor Davis said it made a huge economic impact.

Councilman Peek asked how many vendors. He said there were 100 and 5 food trucks by design. Mayor Davis then asked Ms. Huckshorn when next big Chamber event is. She said Friday is the Pinktoberfest Golf Tournament in Grandview at River Oaks. If you don't want to golf you can make donations. Also, the Holiday Extravaganza at Belton High School and the annual turkey bowl. She said she appreciates the support.

## **ORDINANCES:**

Patti Ledford, City Clerk, gave the first reading of Bill No. 2016-103: **AN ORDINANCE AUTHORIZING AND APPROVING AN ADDITIONAL STATEMENT OF WORK TO THE ORIGINAL BLUEPRINCE AGREEMENT TO INTEGRATE "BLUEPRINCE PAYPAL" INTO THE EXISTING COMMUNITY DEVELOPMENT SOFTWARE CONTRACTOR BUNDLE.** Presented by Councilman Trutzel, seconded by Councilman Finn. Councilman Trutzel said with checks going away, this is a move in the right direction. Vote on the first reading was recorded with all present voting in favor. Councilman Savage absent. First reading passed.

Ms. Ledford gave the first reading of Bill No. 2016-104: **AN ORDINANCE APPROVING CONTINUED PARTICIPATION IN THE PUBLIC AUCTION SERVICES PROGRAM PARTNERSHIP WITH MID-AMERICA REGIONAL COUNCIL/KANSAS CITY REGIONAL PURCHASING COOPERATIVE UNDER THE TERMS AND CONDITION OF A YEARLY CONTRACT FOR AUCTION SERVICES AWARDED TO AFFILIATED AUCTIONEERS, LLC.** Presented by Councilman Newell, seconded by Councilman Peek. Mayor Davis asked how many years has the City been doing this. Mr. Trivitt said 10-12 years with great success. Vote on the first reading was recorded with all present voting in favor. Councilman Savage absent. First reading passed.

Ms. Ledford gave the first reading of Bill No. 2016-105: **AN ORDINANCE APPROVING AND AUTHORIZING THE EXECUTION OF THE MEMORANDUM OF AGREEMENT BETWEEN THE DRUG ENFORCEMENT ADMINISTRATION, KANSAS CITY DISTRICT OFFICE AND THE CITY OF BELTON, MISSOURI FOR THE USE OF THE CITY FIRING RANGE.** Presented by Councilman Trutzel, seconded by Councilman Peek. Police Chief James Person said this is similar to the agreement we have with Honeywell for security folks to do the training and they are paying us a fee - it's a good thing. Vote on the first reading was recorded with all present voting in favor. Councilman Savage absent. **Councilman Lathrop moved to hear the final reading.** Councilman Finn seconded. All present voted in favor. The final reading was read. Presented by Councilman Peek, seconded by Councilman Finn. The Council was polled and the following vote recorded: Ayes: 8, Councilmen VanWinkle, Newell, Peek, Fletcher, Finn, Lathrop, Trutzel, and Mayor Davis; Noes: None; Absent: 1, Councilman Savage. Bill No. 2016-105, was declared passed and in full force and effect as Ordinance No. 2016-4269, subject to Mayoral veto.

Ms. Ledford gave the first reading of Bill No. 2016-106: **AN ORDINANCE OF THE CITY OF BELTON, MISSOURI AUTHORIZING AND APPROVING AN AGREEMENT AWARD TO PYRAMID EXCAVATION & CONSTRUCTION, INC. FOR THE 155<sup>TH</sup> STREET SANITARY SEWER EXTENSION PROJECT IN THE NOT-TO-EXCEED AMOUNT OF \$239,087.** Presented by Councilman Trutzel, seconded by Councilman Peek. Councilman Lathrop asked if Grandview was participating in this. Mr. Trivitt said no. Zach Matteo, Interim Public Works Director, said we are taking three Belton residents off of septic systems and avoiding impacts to our waterline on the south side of the road improvements for Belton. This is related to the project but not improving

Grandview. Mr. Trivitt said part of the cost is necessary to pay for it and was approved at a previous council meeting. The Bill below will appropriate additional money to pay the remainder. The benefits of the project will benefit the water and street and is worth the investment. Vote on the first reading was recorded with all present voting in favor. Councilman Savage absent. First reading passed.

Ms. Ledford gave the first reading of Bill No. 2016-107: **AN ORDINANCE AUTHORIZING AND APPROVING THE RE-APPROPRIATION AND REVISION OF THE CITY OF BELTON FISCAL YEAR 2017 ADOPTED CITY BUDGET IN THE SEWER IMPACT FEE FUND (460) TO INCREASE THE EXPENDITURE LINE ITEM FOR THE 155<sup>TH</sup> STREET SANITARY SEWER PROJECT IN THE AMOUNT OF THE \$39,087.** Presented by Councilman Trutzel, seconded by Councilman Peek. Vote on the first reading was recorded with all present voting in favor. Councilman Savage absent. First reading passed.

Ms. Ledford gave first reading of Bill No. 2016-108: **AN ORDINANCE AUTHORIZING AND APPROVING AMENDMENTS TO APPENDIX B, TABLE 4. – SPEED ZONES OF THE CODE OF ORDINANCES OF THE CITY OF BELTON, MISSOURI DESIGNATING SPEED LIMIT ON TOWNE CENTER DRIVE FROM MARKEY PARKWAY TO STATE HIGHWAY 58.** Presented by Councilman Lathrop, seconded by Councilman Finn. Police Chief James Person said the police department does not set the speed limits, it is done by engineers. Vote on the first reading was recorded with all present voting in favor. Councilman Savage absent. First reading passed.

Ms. Ledford gave the first reading of Bill No. 2016-109: **AN ORDINANCE AUTHORIZING AND APPROVING AMENDING APPENDIX B, TABLE 4. – SPEED ZONES OF THE CODE OF ORDINANCES OF THE CITY OF BELTON, MISSOURI DESIGNATING SPEED LIMITS ON PECULIAR DRIVE FROM STATE HIGHWAY 58 TO CUNNINGHAM INDUSTRIAL PARKWAY AND PECULIAR DRIVE FROM CUNNINGHAM INDUSTRIAL PARKWAY TO NORTH CASS PARKWAY.** Presented by Councilman Newell, seconded by Councilman Finn. Vote on the first reading was recorded with all present voting in favor. Councilman Savage absent. First reading passed.

Ms. Ledford gave the first reading of Bill No. 2016-110: **AN ORDINANCE OF THE CITY OF BELTON, MISSOURI AUTHORIZING AND APPROVING AN ON-CALL PUMP REPAIR AND SERVICE AGREEMENT WITH 1) COGENT, INC. (LEE MATHEWS/FLUID EQUIPMENT), 2) JCI INDUSTRIES, INC., AND 3) FTC EQUIPMENT, LLC, FOR A TERM OF ONE (1) YEAR WITH THE OPTION OF UP TO FOUR (4) ADDITIONAL ONE (1) YEAR RENEWALS AS ADVERTISED AND AWARDED BY THE CITY OF KANSAS CITY, MISSOURI.** Presented by Councilman Peek, seconded by Councilman Newell. Councilman Lathrop said he couldn't find in the agreement any dollar amounts. Zach Matteo, Interim Public Works Directors, said we are not asking for any money, it is under the task agreement and to use them on call in future. The rates are in the cooperative agreement with Kansas City. Mayor Davis asked the Council be provided a copy of the rate schedule in the future. Vote on the first reading was recorded with all present voting in favor. Councilman Savage absent. First reading passed.

Ms. Ledford gave the first reading of Bill No. 2016-111: **AN ORDINANCE OF THE CITY OF BELTON, MISSOURI AUTHORIZING AND APPROVING THE MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION SIDEWALK AND BIKE BOX IMPROVEMENTS AGREEMENT FOR THE STP 3356 (403) BELTON NEXUS TRAIL PROJECT.** Presented by Councilman Finn, seconded by Councilman Peek. Mayor Davis asked if the Nexus trail includes Menards. Zach Matteo, Interim Public Works Director, said it runs next to Menards along Markey Parkway and can ride under I-49. Mayor Davis asked how far cyclist and joggers can go on the connection. Mr. Matteo said he doesn't know the distance but the park has a plan. Jay

Leipzig, Community and Economic Development Director, said the park master plan shows it going up oil creek to connect into Katy Trail system. Councilman Lathrop asked if this is a project with the Highway Department. Mr. Matteo said we are completing the project standard which includes a sidewalk on 58 and the city will maintain the sidewalk. Megan McGuire, City Attorney, said we are approving their agreement to abide by their rules and regulations. Mayor Davis asked if we are working with Raymore on the Nexus trail. Mr. Matteo said no, not on the Nexus trail. Vote on the first reading was recorded with all present voting in favor. Councilman Savage absent. First reading passed.

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

Councilman Peek congratulated Memorial Park as they are now officially a level two arboretum through the arboretum program. They planted 500 trees. Mayor Davis extended congratulations to them stating it is a great honor.

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

Mayor Davis congratulated Ron Trivitt, City Manager, on his 40 years of public service. Mr. Trivitt received recognition from the International City Manager's Association at their annual conference which was held in Kansas City this year. He said it is a tough job and we respect what Mr. Trivitt has done.

Red Ribbon week will kick off next week and there will be a breakfast this Friday at the police station from 7:30-9:00 A.M. Police Chief James Person said it is a week of drug and alcohol abuse messages and events sponsored across US. He gave a brief history of how it began. Belton Police, Belton Cares and the School District distribute red ribbons and highlight different programs. The Mayor will present a proclamation to honor the event. Chief Person said he along with the late Representative Ed Hartzler, Dodie Maurer, and Dr. Kenny Southwick started Belton Cares in 1989 which then started the after graduation parties. Chief Person remembered one year tying red ribbons up and down Main Street with Representative Hartzler. He invited anyone to attend the breakfast Friday morning at the Police Station. There will be a soccer game next Friday at Southwick Stadium and they will serve hot dogs and chips. Mayor Davis said it is a great cause.

Mayor Davis mentioned November 11<sup>th</sup> is Veteran's Day and Hy-Vee will host a breakfast. It is a big deal and there is a sense of excitement about veterans; the same day the school will host its annual Senior Citizen Thanksgiving dinner.

#### **OTHER BUSINESS:**

**Letter of support to the Missouri Housing Development Commission for the Compass Health Network, Cass Pointe Apartments project.** Letter of support fails due to lack of a motion.

At 7:43 P.M., Councilman Trutzel 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 Peek seconded. All present voted in favor. Councilman Savage absent. The following vote was recorded; Ayes: 8, Mayor Davis, Councilmen Peek, Newell, Finn, Fletcher, Lathrop, Trutzel, and VanWinkle; Noes: None; Absent: 1, Councilman Savage.

The Council returned from Executive Session at 8:15 P.M. Being no further business, Councilman Lathrop moved to adjourn. Councilman Peek seconded. All voted in favor. Councilman Savage absent. Meeting adjourned.

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Patti Ledford, City Clerk

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Jeff Davis, Mayor