

**CITY OF BELTON
CITY COUNCIL
PUBLIC HEARING & REGULAR MEETING
MAY 23, 2017
CITY HALL ANNEX, 520 MAIN STREET
BELTON, MISSOURI**

Mayor Pro Tem Fletcher called the public hearing to order at 7:00 P.M.

*Mayor Pro Tem Fletcher said item 5 is being removed from the public hearing and not being discussed tonight as it is going back to the Planning Commission. It needs to be reviewed one more time.

This public hearing was held to receive public input on the following text amendments to the Unified Development Code of the City of Belton.

1. To amend Sign Permit fees within Section 30-3 & Appendix A
2. To define the Building Official's role and responsibilities
3. To define the appropriate appeals board as it relates to Nuisance, Building Code, and Property Maintenance Code issues
4. To remove the requirement for surveys for residential fence installation
5. *Removed - To increase the percentage of driveway area located in a cul-de-sac from 35% to 50%

Being no input the hearing was declared close at 7:02 P.M.

Mayor Pro Tem Fletcher called the regular meeting to order at 7:02 P.M.

Councilman Peek led the Pledge of Allegiance to the Flag.

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

CONSENT AGENDA:

It was noted there was a scrivener's error on the Park Board resolution of existing Board members showing Kevin Murphy and it should have read George Shrum.

Councilman Savage moved to approve the consent agenda consisting of a **motion approving the minutes of the May 9, 2017, City Council Regular Meeting; a motion approving the April 2017 Municipal Police Judge's Report;** a motion approving Resolution R2017-17: **a resolution reappointing Marvin Mickelson and appointing Barbara Miller and David Daniels to the Municipal Park Board;** and a motion approving Resolution R2017-18: **a resolution appointing Melvin Anderson, Gary Mallory, Tom MacPherson, and Steve Peterson to the Building and Fire Prevention Codes Board of Adjustment.** Councilman Peek seconded. All present voted in favor. Mayor Davis and Councilman Lathrop absent. Consent agenda approved.

PERSONAL APPEARANCES:

David Hicks - 413 Commercial Street, was present to ask the Council's assistance for him and his neighbors to get the property at 401 Commercial Street cleaned up and brought up to codes in compliance with the City. He said he and his neighbors have an easement to access the ally way and it is typically blocked by dumpsters and broken down vehicles. He and David Saultz have talked to property owner and were informed he didn't want anyone using the easement. Mr. Hicks said he was excited to hear of the hiring of Jim Brown, Certified Building Official. He has been looking for solutions since October last year and Mr. Brown had him fill out a citizen complaint form. This property is located one block off Main Street and is an eyesore. There are many violations - the list is numerous. He said he was urged by two councilmen to come before the council. He said he has pictures if the Council would like to see them.

Mayor Pro Tem Fletcher said we are taking this serious and will be looking into it.
Ms. Barton said we will pass along any pictures to the code enforcement officer.

ORDINANCES:

Patti Ledford, City Clerk gave the final reading of Bill No. 2017-52: **An ordinance approving an amendment to the City's zoning map for a 1.49-acre tract of land located at 512 Bong Avenue, Belton, Cass County, Missouri from C-2 (general commercial) to PR (parks, recreation, and public use) district.** Presented by Councilman Trutzel, seconded by Councilman Peek. The Council was polled and the following vote recorded: Ayes: 7, Councilmen Savage, Newell, Peek, Mayor Pro Tem Fletcher, Councilmen Finn, Trutzel, and VanWinkle; Noes: None; Absent: 2, Mayor Davis and Councilman Lathrop. Bill No. 2017-52 was declared passed and in full force and effect as Ordinance No. 2017-4354, subject to Mayoral veto.

Ms. Ledford gave the final reading of Bill No. 2017-53: **An ordinance authorizing and approving a first amendment to the lease agreement between the Belton Community Projects, Inc. and the City of Belton, Missouri to provide opportunities to sublease the old city hall to both for-profit and not-for-profit entities for public purposes.** Presented by Councilman Newell, seconded by Councilman Peek. The Council was polled and the following vote recorded; Ayes: 7, Councilmen Newell, Finn, Trutzel, Mayor Pro Tem Fletcher, Councilmen VanWinkle, Peek, and Savage; Noes: None; Absent: 2, Mayor Davis and Councilman Lathrop. Bill No. 2017-53 was declared passed and in full force and effect as Ordinance No. 2017-4355, subject to Mayoral veto.

Ms. Ledford gave the final reading of Bill No. 2017-54: **An ordinance authorizing the City of Belton, Missouri through its fire department to purchase an annual software license agreement platform with Target Solutions Learning, LLC for online training and tracking of all departmental training of the fire department.** Presented by Councilman Trutzel, seconded by Councilman Peek. The Council was polled and the following vote recorded; Ayes: 7, Councilmen Trutzel, Savage, Lathrop, Newell, Mayor Pro Tem Fletcher, Councilmen VanWinkle, Finn, and Peek; Noes: None; Absent: 2, Mayor Davis and Councilman Lathrop. Bill No. 2017-54 was declared passed and in full force and effect as Ordinance No. 2017-4356, subject to Mayoral veto.

Ms. Ledford gave the final reading of Bill No. 2017-55: **An ordinance authorizing and approving the City of Belton, Missouri through its fire department to enter into an agreement for new apparatus garage bay doors for fire station #1 with Mr. Door, Inc., Belton, Missouri.** Presented by Councilman Finn, seconded by Councilman Peek. The Council was polled and the following vote recorded; Ayes: 7, Councilmen Peek, VanWinkle, Savage,

Newell, Finn, Mayor Pro Tem Fletcher, Trutzel; Noes: None; Absent: 2, Mayor Davis and Councilman Lathrop. Bill No. 2017-55 was declared passed and in full force and effect as Ordinance No. 2017-4357, subject to Mayoral veto.

Ms. Ledford gave the final reading of Bill No. 2017-56: **An ordinance authorizing and directing the Mayor to execute the Seventh Amendment to the Redevelopment Agreement between the City of Belton, Missouri and Group Belton, LLC for implementation of the Y Highway Market Place Tax Increment Financing Redevelopment Plan, as amended.** Presented by Councilman Trutzel, seconded by Councilman Savage. The Council was polled and the following vote recorded; Ayes: 7, Councilmen Finn, Peek, Trutzel, Mayor Pro Tem Fletcher, Councilmen VanWinkle, Newell, and Savage ; Noes: None; Absent: 2, Mayor Davis and Councilman Lathrop. Bill No. 2017-56 was declared passed and in full force and effect as Ordinance No. 2017-4358, subject to Mayoral veto.

Ms. Ledford gave the final reading of Bill No. 2017-57: **An ordinance approving the petition for and establishing the Y Belton Two Community Improvement District.** Presented by Councilman Peek, seconded by Councilman Savage. The Council was polled and the following vote recorded; Ayes: 7, Councilman Savage, Peek, Newell, Finn, Mayor Pro Tem Fletcher, Councilmen Trutzel, and VanWinkle; Noes: None; Absent: 2, Mayor Davis and Councilman Lathrop. Bill No. 2017-57 was declared passed and in full force and effect as Ordinance No. 2017-4359, subject to Mayoral veto.

Ms. Ledford gave the final reading of Bill No. 2017-58: **An ordinance approving a cooperative agreement by and among the City of Belton, Missouri, Y Belton Two Community Improvement District, and Y Belton, LLC.** Presented by Councilman Savage, seconded by Councilman Peek. The Council was polled and the following vote recorded; Ayes: 7, Councilman Newell, Trutzel, Finn, Mayor Pro Tem Fletcher, Councilmen VanWinkle, Peek, and Savage; Noes: None; Absent: 2, Mayor Davis and Councilman Lathrop. Bill No. 2017-58 was declared passed and in full force and effect as Ordinance No. 2017-4360, subject to Mayoral veto.

Ms. Ledford read Bill No. 2017-62: **An ordinance authorizing and approving a Public Services Agreement between the City of Belton, Missouri and Belton Community Projects, Inc. to provide public services support for the Belton Community Days in Belton, Missouri in June 2017.** Presented by Councilman Trutzel, seconded by Councilman Peek. Vote on the first reading was recorded with all present voting in favor. Mayor Davis and Councilman Lathrop absent. **Councilman Finn moved to hear the final reading.** Councilman Peek seconded. All present voted in favor. Mayor Davis and Councilman Lathrop absent. The final reading was read. Presented by Councilman Trutzel seconded by Councilman Peek. The Council was polled and the following vote recorded; Ayes: 7, Councilmen Finn, Trutzel, Savage, Newell, Mayor Pro Tem Fletcher, Councilmen VanWinkle, and Peek; Noes: None; Absent: 2, Mayor Davis and Councilman Lathrop. Bill No. 2017-62 was declared passed and in full force and effect as Ordinance No. 2017-4361, subject to Mayoral veto.

Ms. Ledford read Bill No. 2017-63: **An ordinance approving the final plat of North Scott Dollar General addition, a 1.05-acre tract of land in the northeast ¼ of section 2, township 46, range 33, located at 1508 North Scott Avenue, in the city of Belton, Cass County, Missouri.** Presented by Councilman Trutzel, seconded by Councilman Peek. A scrivener's error was noted on the address it should be 1508 not 1504. Vote on the first reading was recorded with all present voting in favor. Mayor Davis and Councilman Lathrop absent. **Councilman Newell moved to hear the final reading.** Councilman Peek seconded. All present voted in favor. Mayor Davis and Councilman Lathrop absent. The final reading was read. Presented by

Councilman Trutzel, seconded by Councilman Peek. The Council was polled and the following vote recorded; Ayes: 7, Mayor Pro Tem Fletcher, Councilmen Finn, Trutzel, Newell, VanWinkle, Peek, and Savage; Noes: None; Absent: 2, Mayor Davis and Councilman Lathrop. Bill No. 2017-63 was declared passed and in full force and effect as Ordinance No. 2017-4362, subject to Mayoral veto.

Ms. Ledford read Bill No. 2017-64: **An ordinance authorizing and approving the first amendment to the Tax Increment Financing contract between the City of Belton and I-49 Investors, LLC for implementation of redevelopment project 1 of the Cedar Tree Tax Increment Financing plan.** Presented by Councilman Trutzel, seconded by Councilman Peek. Vote on the first reading was recorded with all present voting in favor. Mayor Davis and Councilman Lathrop absent. First reading passed.

Ms. Ledford read Bill No. 2017-65: **An ordinance amending Chapter 30 – Signs, Section 3 – Permits Required and Appendix A – Schedule of Fees and Charges, Part II of the Unified Development Code to consolidate and reflect sign permit fees.** Presented by Councilman Finn, seconded by Councilman Trutzel. Vote on the first reading was recorded with all present voting in favor. Mayor Davis and Councilman Lathrop absent. First reading passed.

Ms. Ledford read Bill No. 2017-66: **An ordinance amending the Unified Development Code Chapter 10, Article III, Sections 91 and 96 and amending the Code of Ordinances Chapter 14, Article I, Section 6 to consolidate and revise the duties and authorities of the building official for nuisance, building code and property maintenance violations.** Presented by Councilman Newell, seconded by Councilman Peek. Vote on the first reading was recorded with all present voting in favor. Mayor Davis and Councilman Lathrop absent. First reading passed.

Ms. Ledford read Bill No. 2017-67: **An ordinance amending the Unified Development Code Chapter 10, Article I, Section 2; Article III, Section 97; and amend Chapter 2, Article V, Section 119 to revise and clarify the appropriate appeal board for nuisance, building code and property maintenance violations.** Presented by Councilman Peek, seconded by Councilman Savage. Vote on the first reading was recorded with all present voting in favor. Mayor Davis and Councilman Lathrop absent. First reading passed.

Ms. Ledford read Bill No. 2017-68: **An ordinance amending the Unified Development Code Chapter 28 – Performance Standards, Section 8 – Fences. Item (a) (1) to amend and revise the regulations on fences.** Presented by Councilman Finn, seconded by Councilman Savage. Ms. Barton noted a clarification this is as it relates to residential fencing. Vote on the first reading was recorded with all present voting in favor. Mayor Davis and Councilman Lathrop absent. First reading passed.

CITY COUNCIL LIAISON REPORTS:

Councilman Peek announced Kids Night Out on May 27 will be a rock around the clock 50's party; registration at High Blue Wellness Center.

Summerfest is June 2 at Memorial Park and it is a Park and City joint effort and replaces the citizen's appreciation day. It will be from 5:00 P.M. to 10:00 P.M. There will be food trucks, music, bounce house, beer garden and free concert.

The Tree Board and Arboretum committee met and are developing a one year plan and 3-5 year long-range plan with the help of a facilitator and the Park Department is also getting together with the Master Gardeners Club of Cass County to see how to improve the green house.

Mayor Pro Tem Fletcher said there is a new Facebook page - Enjoy Belton – by the Park/Chamber of Commerce. There are a lot of ball tournaments this weekend and it directs people to restaurants, hotel, Main Street antique shops and other information about Belton and encouraged people to go out and like the page.

MAYOR’S COMMUNICATIONS:

Mayor Pro Tem Fletcher said the Public Works Department had a great luncheon today and thanked them for the invitation. It was a good meal and good time to sit and get to know people in public works.

Mayor Pro Tem Fletcher announced that Al kipper passed away a couple of days ago. He was a developer in town.

CITY MANAGER’S REPORT:

Michael Doi, Public Works Director, announce the hiring of the new transportation superintendent Monte Johnson. Mr. Johnson currently serves as a construction technician but is serving in both roles right now. Ms. Barton said she is looking forward to things happening in the transportation department.

OTHER BUSINESS:

Councilman Trutzel said he is back on the band wagon. It is time the City looks at its ordinances as to why the City can’t clean up the semi-trailers on Commercial and why they are allowed to repair the tractor trailers outside the building instead of inside the building. He would like to look at what other cities are doing to eliminate that situation and check the ordinances in Raymore, Peculiar and Grandview.

Being no further business, Councilman Finn moved to adjourn at 7:25 P.M. Councilman Savage seconded. All present voted in favor. Mayor Davis and Gary Lathrop absent. Meeting adjourned.

Patti Ledford, City Clerk

Jeff Davis, Mayor