

**MINUTES OF THE
BELTON CITY COUNCIL
PUBLIC HEARING & REGULAR MEETING
MAY 9, 2017
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 pursuant to the requirements of section 67.1421 of the Revised Statutes of Missouri regarding the establishment of the Y Belton Two Community Improvement District.

Chris Kline, Husch Blackwell, was present on behalf of Y Belton LLC to formally request approval of the Y Belton Two CID. He said a copy of his presentation was included in the Council packet. He gave a brief overview of the project which included:

- Developer profile: Principal - David Christie
- History of the Y-Belton TIF Plan
- Proposed Y-Belton Two CID
- TIF Project Area Site Plan
- Estimated Development Schedule
- Comparison to amended TIF Plan
- Public Benefits
- Financing Plan

Rich Wood, Gilmore and Bell, City's bond counsel, said he would like to enter into the records Exhibits 1-7. He provided a copy of the binder to the city clerk. These are the documents related to public hearing showing we provided statutory notice of the public hearing and the petition and cooperative agreement which the Council will approve later. There are two ordinances on the agenda tonight – one approves the petition which forms the CID and the other approves the cooperative agreement. The cooperative agreement is essentially an agreement between the City and the CID regarding how the CID gets administered. The sales tax gets collected by the Department of Revenue and then it gets remitted to City so that the City has control of those funds and makes sure it is spent on valid project cost. The property tax is collected by Cass County and then remitted to the City. So the City stays involved in the CID, the City will have two representatives on the five member board.

Being no public input, the public hearing was declared closed at 7:11 P.M.

Mayor Davis called the regular meeting to order at 7:12 P.M.

Councilman Fletcher led the Pledge of Allegiance to the Flag.

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

CONSENT AGENDA:

Councilman Savage moved to approve the consent agenda consisting of a motion approving the minutes of the April 25, 2017, City Council Regular Meeting and the minutes of the May 2, 2017, City Council Special Meeting. Councilman Lathrop seconded. All present voted in favor. Councilman Newell absent. Consent agenda approved.

PERSONAL APPEARANCES:

Kurt Peterson with Posenelli, was present on behalf of the Cosentino family, 1601 College Boulevard, Overland Park, KS. Last time he was before the Council they had discussion on the history of the TIF and one of the take-a-ways was to make sure we are employing a fresh look and getting fully built out. He introduced the new brokerage team. He said they are one of the top in town. They are going to provide an overview of their marketing plan for the center. Ms. Stock is also here from Cosentino family.

Andy Epstein and Tommy McNeese, AREA Real Estate, 4717 Central Street, Kansas City, MO, introduced themselves to the Council. Mr. Epstein said he is excited about working on this project. He has been doing retail leasing since 1985. That is the kind of market he enjoys and he mostly does landlord representation but also does some tenant rep work. He provided a little history on AREA real estate; they previously were RED Brokerage Company. He said he is looking forward to the project. It is unique – there are lots of goals to be set and development in area which is spurring our attention and we need to get the word out that we have space and land for sale and hopefully introduce some new things. We need to get in some sales tax producers and fill up the lots.

Mr. McNeese said he is looking forward to the challenge.

Councilman Trutzel asked how long they have been on board. Mr. Epstein said about a month.

Councilman Finn asked what kind of business is missing. Mr. Epstein said he thinks restaurants are void in the market. There is some concern with the daytime population but think we can draw from the north. Mayor Davis said Jay Leipzig, Community and Economic Development Director, is out of town on business but said he has confidence with all of you and feels you will bring a new pulse and energy and is looking forward to the relationship. Mr. Epstein said they had lunch and talked about the pitfalls and it was a productive meeting.

ORDINANCES:

Patti Ledford, City Clerk, gave the final reading of Bill No. 2017-47: **An ordinance approving and authorizing a web based subscription agreement and amendment to the 2011 License Agreement contract between the City of Belton, Missouri through its municipal court and Tyler Technologies, Inc. to purchase additional court software modules for the current software through Tyler Technologies.** Presented by Councilman Trutzel, seconded by Councilman Peek. The Council was polled and the following vote recorded: Ayes: 8, Mayor Davis, Councilmen Savage, Peek, Fletcher, Finn, Lathrop, Trutzel, and VanWinkle; Noes: None; Absent: 1, Councilman Newell. Bill No. 2017-47 was declared passed and in full force and effect as Ordinance No. 2017-4347, subject to Mayoral veto.

Ms. Ledford gave the final reading of Bill No. 2017-48: **An ordinance authorizing and approving special permit conditions with a limited access easement to City property and waiver of accessory building regulations to maintain an existing storage shed and construct a fence at 412 Bradford Lane, Belton, Missouri partially located on City property and within a designated stream buffer.** Presented by Councilman Finn, seconded by Councilman Peek. The Council was polled and the following vote recorded; Ayes: 8, Councilmen Finn, Trutzel, Mayoral Davis, Councilmen Lathrop, Fletcher, VanWinkle, Peek, and Savage; Noes: None; Absent: 1, Councilman Newell. Bill No. 2017-48 was declared passed and in full force and effect as Ordinance No. 2017-4348, subject to Mayoral veto.

Ms. Ledford gave the final reading of Bill No. 2017-49: **An ordinance approving the reappropriation & revision of the City of Belton Fiscal Year 2018 adopted City budget.** Presented by Councilman Savage, seconded by Councilman Trutzel. The Council was polled and the following vote recorded; Ayes: 8, Mayor Davis, Councilmen Trutzel, Savage, Lathrop, Fletcher, VanWinkle, Finn, and Peek; Noes: None; Absent: 1, Councilman Newell. Bill No. 2017-49 was declared passed and in full force and effect as Ordinance No. 2017-4349, subject to Mayoral veto.

Ms. Ledford gave the final reading of Bill No. 2017-51: **An ordinance approving a special use permit to allow an electronic message center sign for Owen Lumber, located in a C-2 (general commercial) district, addressed as 617 North Scott Avenue, Belton, Missouri.** Presented by Councilman Lathrop,

seconded by Councilman Peek. The Council was polled and the following vote recorded; Ayes: 8, Councilmen Peek, VanWinkle, Savage, Mayor Davis, Councilmen Finn, Fletcher, Trutzel, and Lathrop; Noes: None; Absent; 1, Councilman Newell. Bill No. 2017-51 was declared passed and in full force and effect as Ordinance No. 2017-4350, subject to Mayoral veto.

Ms. Ledford read 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. Vote on the first reading was recorded with all present voting in favor. Councilman Newell absent. First reading passed.

Ms. Ledford read 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 Trutzel, seconded by Councilman Finn. Vote on the first reading was recorded with all present voting in favor. Councilman Newell absent. First reading passed.

Ms. Ledford read 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 Peek, seconded by Councilman Savage. Vote on the first reading was recorded with all present voting in favor. Councilman Newell absent. First reading passed.

Ms. Ledford read 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 Lathrop, seconded by Councilman Peek. Vote on the first reading was recorded with all present voting in favor. Councilman Newell absent. First reading passed.

Ms. Ledford read 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 Peek. Vote on the first reading was recorded with all present voting in favor. Councilman Newell absent. First reading passed.

Ms. Ledford read Bill No. 2017-57: **An ordinance approving the petition for and establishing the Y Belton Two Community Improvement District.** Presented by Councilman Lathrop, seconded by Councilman Peek. Vote on the first reading was recorded with all present voting in favor. Councilman Newell absent. First reading passed.

Ms. Ledford read 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 Peek, seconded by Councilman Savage. Vote on the first reading was recorded with all present voting in favor. Councilman Newell absent. First reading passed.

Ms. Ledford read Bill No. 2017-59: **An ordinance approving a professional services agreement with Krista Klaus Consulting, LLC for public information and communications consulting for Economic Development and City communications.** Presented by Councilman Trutzel, seconded by Councilman Peek. Ms. Barton said Ms. Klaus has more than 15 years of experience in broadcast and print newsroom experience and previously worked for KMBZ news and news radio and we are extremely lucky to have her experience. Vote on the first reading was recorded with all present voting in favor. Councilman Newell absent. **Councilman Lathrop moved to hear the final reading.** Councilman VanWinkle seconded. All present voted in favor. The final reading was read. Presented by Councilman Trutzel, seconded by Councilman Peek. The Council was polled and the following vote recorded; Ayes: 8, Councilmen Finn, Peek, Lathrop, Mayor Davis, Councilmen Trutzel, Fletcher, VanWinkle, and

Savage; Noes: None; Absent: 1, Councilman Newell. Bill No. 2017-59 was declared passed and in full force and effect as Ordinance No. 2017-4351, subject to Mayoral veto.

Ms. Ledford read Bill No. 2017-60: **An ordinance approving an employment agreement with Alexa Michelle Barton to serve as the City Manager of the City of Belton, Missouri.** Presented by Councilman Trutzel, seconded by Councilman Lathrop. Vote on the first reading was recorded with all present voting in favor. Councilman Newell 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 Trutzel. The Council was polled and the following vote recorded; Ayes: 8, Mayor Davis, Councilmen Savage, Peek, Finn, Fletcher, Lathrop, Trutzel, and VanWinkle; Noes: None; Absent: 1, Councilman Newell. Bill No. 2017-60 was declared passed and in full force and effect as Ordinance No. 2017-4352, subject to Mayoral veto.

Ms. Barton said she is thrilled to be in the city and is excited and thankful for the opportunity.

RESOLUTIONS:

Ms. Ledford read Resolution R2017-15: **A resolution approving Task Agreement No. 2017-4 with JCI Industries, Inc., under the on-call pump repair and service agreement per Ordinance 2016-4277 to install replacement gear box for aerator #6 in the amount of \$26,447.** Presented by Councilman Trutzel, seconded by Councilman Finn. Councilman Lathrop said there are four on call companies, how do you pick which one to use. Rex Olinger, Chief Operator Pollution Control, said we solicit all for bids and get a bid each time. Vote on the resolution was recorded with all present voting in favor. Councilman Newell absent. Resolution passed.

Ms. Ledford read Resolution R2017-16: **A resolution adopting a five-year capital improvement program for fiscal years 2018 through 2022.** Presented by Councilman Trutzel, seconded by Councilman Peek. Michael Doi, Public Works Director, said the ones truly outlined in the plan have funding. Vote on the resolution was recorded with all present voting in favor. Councilman Newell absent. Resolution passed.

MAYOR'S COMMUNICATIONS:

Mayor Davis announced the bulky trash disposal is June 10-11 from 8:00 A.M. to 4:00 P.M. The E-Waste disposal is June 10-11 from 8:00 A.M. to noon. The event will be held at Southwick Stadium. Residency is required at the site. Information is on the city website. Chad Elliott and Janatha Steen, from Transportation Services worked together on this and did a great job.

CITY MANAGER'S REPORT:

Councilman Peek announced the Park Department and City joined forces for Summerfest which will be Friday, June 2. The event will be at Memorial Park from 5:00 P.M.-10:00 P.M. The event is free and there will be lots of kid's activities, food trucks, craft booths, local dance and music performances. The Black Jackets will perform. This is part of Belton citizen appreciation days.

OTHER BUSINESS:

Mayor Davis said Councilman Newell is absent tonight and asked that he be remembered in your prayers and we are praying good things for him.

Councilman Peek read a Proclamation for Municipal Clerks Week – May 7-13.

Councilman Fletcher read a Proclamation for National Police Week – May 14-20, 2017 and for Peace Officer Memorial Day May 15.

Councilman Trutzel read a Proclamation for National Public Works Week – May 21-27, 2017.

Police Chief James Person said next week May 16 is Belton High School graduation. As we have done for the last 29 years Belton Cares will sponsor the after grad party at High Blue Wellness Center from midnight to 4:00 A.M. Mayor Davis said it is a great event and it helps keep kids safe and out of harm. It is great we can host it in our own town.

At 7:51 P.M., Councilman Trutzel moved to enter 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 matters pertaining to legal actions, according to Missouri Statute 610.021.1, and that the record be closed. Councilman Peek seconded. The following vote was recorded; Ayes: 8, Mayor Davis, Councilmen Fletcher, Trutzel, Savage, Lathrop, VanWinkle, Peek and Finn; Noes: None; Absent: 1, Councilman Newell.

The Council returned from Executive Session at 8:49 P.M.

Councilman Trutzel reported the Wi-Fi was down at the community center due to ransom ware. Ms. Barton said city hall was hit with it a couple months ago and the IT department is working to get that fixed and will try to find the source of the breach.

Being no further business, Councilman Lathrop moved to adjourn. Councilman Peek seconded. All voted in favor. Councilman Newell absent. Meeting adjourned.

Patti Ledford, City Clerk

Jeff Davis, Mayor