

**MINUTES OF THE  
BELTON CITY COUNCIL  
PUBLIC HEARING & REGULAR MEETING  
NOVEMBER 14, 2017  
CITY HALL ANNEX  
520 IN STREET, BELTON, MISSOURI**

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

**Y Belton Plaza Tax Increment Financing (TIF) Plan**

This hearing was held to determine if the Y Belton Plaza TIF plan and the redevelopment plan associated with such plan are making satisfactory progress under the proposed time schedules contained within the approved plans for completion of the project.

Carolyn Yatsook – Economic Development Director, reported on the TIF Redevelopment Plan for Belton Gateway Phases 1 & 2. The first amended and restated TIF was from January 2014 to allow for private investment, public improvements and commercial development and the extension of Markey Parkway and for the removal of Quik Trip Way for Academy Sports. It is known as Project Area 1 in the development schedule. The Second Amended and Restate TIF (April 2016) expanded the boundaries of the TIF district for the purpose of additional private commercial development and public improvements including the relocation of Turner Road. This includes Kneaders and the five shell buildings which will be Marshall's, Ross, Petco, Party City, and Five Below and the redevelopment of Turner Road and several other lots that are to be built out.

The proposed completion dates are included on the council communication sheet for each of the lots and phases and the actual completion date. She pointed out the language in the development agreement says estimated completion dates. She opened it up for Council questions. Mayor Davis asked if the projects have been completed. Ms. Yatsook said yes, all but lot 5 in Project Area 1 – it is a proposed hotel site but at this time there is no letter of intent.

Mayor Davis asked if the finances are up to par. Sheila Ernzen, Finance Director, said it is a pay as you go TIF. When you don't have TIF bonds all the money that comes in are EATS and PILOTS and required by law to go into a TIF special fund. The developer isn't getting paid unless revenues are coming in. The TIF can't go any longer than 23 years.

Councilman Fletcher asked if we are on schedule and if the finances are on schedule. Ms. Ernzen said there is an estimated cost because all of the costs have not been certified. He is still incurring costs and there are still vacancies and businesses have not completely taken up tenancy, so it is too early to tell.

Being no public input the hearing was declared closed at 7:06 P.M.

Mayor Davis called the regular meeting to order at 7:07 P.M.

Councilman Trutzel led the Pledge of Allegiance to the Flag.

Councilmembers present: Mayor Jeff Davis, Councilwoman Lorrie Peek, Councilmen Ryan Finn, Jeff Fletcher, Bob Newell, Chet Trutzel, and Dean VanWinkle; Absent: Councilmen Gary Lathrop and Tim Savage.

### **CONSENT AGENDA:**

Before the reading of the consent items, Councilwoman Peek said she would be abstaining from Resolution R2017-53, A resolution appointing Ron Peek to the Enhanced Enterprise Zone Board. Councilman Trutzel moved to approve the consent agenda consisting of a **motion approving the minutes of the October 24, 2017, City Council Regular Meeting and minutes of the November 7, 2017, City Council Special Meeting; a motion approving the October 2017 Municipal Police Judge's Report; a motion approving Resolution R2017-53: A resolution appointing Ron Peek to the Enhanced Enterprise Zone Board; and a motion approving the purchase of a 2017 E45 T4 Bobcat Compact Excavator with Towmaster Trailer T14-DT from K.C. Bobcat Company in Olathe, KS, for a total purchase price of \$56,940.00 for the Transportation Department.** Councilman Finn seconded. Vote on the consent agenda was recorded with all present voting in favor, Councilman Peek abstaining from Resolution R2017-53; Councilmen Lathrop and Savage absent. Consent agenda approved.

### **ORDINANCES:**

Patti Ledford, City Clerk, read Bill No. 2017-93: **An ordinance amending Chapter 18 - General Use Regulations, Section 18-8 - North Scott Corridor Overlay District + Guidelines; Chapter 6 - Agricultural and Residential Zoning Districts, Section 6-2 (a) - Bulk and Dimensional Standards Table; Chapter 12 - Commercial, Industrial, Parks, Recreation and Public Use Zoning Districts; Section 12-1 (j) – Business, Commercial and Industrial districts, and Section 12-2 (a) - Bulk and Dimensional Standards Table; Chapter 22 - Landscaping and Screening, Section 22-1 (c) - Applicability; Chapter 28 – Performance Standards, Section 28-1 (5) - Building Design Standards; Chapter 30 - Signs, Section 30-2 - Applicability; and Chapter 40 - Use Specific Standards - Residential, Commercial, Other, Section 40-1 (h) (1) - Use Specific Standards to implement the standards and code revisions from the North Scott Corridor Overlay District + Guidelines dated November 7, 2017.** Presented by Councilman Trutzel, seconded by Councilwoman Peek. Dave Clements, Building and Planning Director, informed the Council the Planning Commission did review the document at the Planning Commission meeting, and it was approved unanimously and recommend approval to the Council. Vote on the first reading was recorded with all present voting in favor. Councilmen Lathrop and Savage absent. First reading passed.

Ms. Ledford read Bill No. 2017-94: **An ordinance approving a development and maintenance agreement for Autumn Woods, a 9.81 acre subdivision in the City of Belton, Cass County, Missouri.** Presented by Councilman Finn, seconded by Councilwoman Peek. Councilman Trutzel had some questions pertaining to the master water meter as opposed to separate meters. Dave Clements, Building and Planning Director, said typically these types of meters are found in condominium and townhomes. Mayor Davis asked we have the option to say no. Megan McGuire, City Attorney, said she thinks we have an option, however, the development and maintenance agreements were pretty well vetted in 2015. Vote on the first reading was recorded with all present voting in favor. Councilmen Lathrop and Savage absent. First reading passed.

Ms. Ledford read Bill No. 2017-95: **An ordinance amending Appendix B – Traffic Schedules, table 6 – No Parking Zones as referenced to Chapter 13 – Section 13-333 in the Code of Ordinances of the City of Belton, Missouri to include no parking on the south side of**

**Spring Valley road from Lea Avenue to Bel-Ray Boulevard.** Presented by Councilman Finn, seconded by Councilwoman Peek. Vote on the first reading was recorded with all present voting in favor. Councilmen Lathrop and Savage absent. First reading passed.

Ms. Ledford read Bill No. 2017-96: **An ordinance authorizing and approving a minor construction service agreement with Performance Contracting of Kansas, Inc. for the painting of the operations building of the Belton wastewater treatment facility in a not-to-exceed amount of \$11,813.00.** Presented by Councilwoman Peek, seconded by Councilman Trutzel. Vote on the first reading was recorded with all present voting in favor. Councilmen Lathrop and Savage absent. First reading passed.

Ms. Ledford read Bill No. 2017-97: **An ordinance amending ordinance No. 2015-4102 authorizing the issuance of not to exceed \$13,977,000 principal amount of sewerage system revenue bonds (State of Missouri – direct loan program) series 2015 of the City of Belton, Missouri.** Presented by Councilman Trutzel, seconded by Councilwoman Peek. Sheila Ernzen, Finance Director, said staff is requesting both readings because the State has asked us to get this done as soon as possible. This results in a reduction of the administrative fee from ½ to ¼ saving over \$713,400 over the life of the SRF loan. Vote on the first reading was recorded with all present voting in favor. Councilmen Lathrop and Savage absent. Councilman Trutzel moved to hear the final reading. Councilwoman Peek seconded. All present voted in favor. The final reading was read. Presented by Councilman Trutzel, seconded by Councilwoman Peek. Councilman VanWinkle clarified with Ms. Ernzen that this is not a reissuance, but is a modification to adjust the fee and only involves that amount of savings. The Council was polled and the following vote recorded; Ayes: 7, Councilmen Finn, Councilwoman Peek, Mayor Davis, Councilmen Trutzel, Fletcher, VanWinkle and Newell; Noes: None; Absent: 2, Councilmen Lathrop and Savage. Bill No. 2017-97 was declared passed and in full force and effect as Ordinance No. 2017-4392, subject to Mayoral veto.

## **RESOLUTIONS:**

Ms. Ledford read Resolution R2017-49: **A resolution approving Task Agreement #2017-5 with Wiedenmann, Inc. to make public storm pipe repairs and additions between 201 and 203 Dawn Avenue in the amount of \$21,364.00 with a 20% contingency totaling \$25,637.00.** Presented by Councilman Newell, seconded by Councilwoman Peek. Vote on the resolution was recorded with all present voting in favor. Councilmen Lathrop and Savage absent. Resolution passed.

Ms. Ledford read Resolution R2017-50: **A resolution amending the comprehensive city plan of the City of Belton, Missouri to include an updated future land use map reflecting the North Scott corridor overlay district.** Presented by Councilman Trutzel, seconded by Councilman Finn. Vote on the resolution was recorded with all present voting in favor. Councilmen Lathrop and Savage absent. Resolution passed.

Ms. Ledford read Resolution R2017-51: **A resolution authorizing and approving an amendment to Task Agreement #2017-1 with Superior Bowen Asphalt Company, LLC in the amount of \$14,468.00 to cover additional costs needed to complete the asphalt mill and overlay of East Pacific Drive and East Sunrise Drive between Cedar Street and South Scott Avenue.** Presented by Councilwoman Peek, seconded by Councilman Trutzel. Vote on the resolution was recorded with all present voting in favor. Councilmen Lathrop and Savage absent. Resolution passed.

Ms. Ledford read Resolution R2017-52: **A resolution authorizing and approving the City Manager to execute a task agreement with the low bidder to construct urgent repairs on Vicie Avenue between 159<sup>th</sup> Street and 157<sup>th</sup> Street including a large concrete box culvert designed for the 100-year flood event.** Presented by Councilwoman Peek, seconded by Councilman Finn. Councilman Finn asked about the box culvert being installed in the cold temperature. Michael Doi, Public Works Director, said there is cold weather concrete and ways to cover them with thermal blankets, unlike with asphalt. We still have to do concrete work for the wing walls and they will be delivered in two sections. It is weather dependent but good at 30-40 degrees. Councilman Finn asked how long ago this happened. Mr. Doi said during the rain event July 27 and August 22 and after that the street caved in and eventually we had to block the entire street. We originally planned on putting back what was there, but when we did the design and culverts it was not sufficient to carry the 100 year storm and so we had to redesign the culverts. Vote on the resolution was recorded with all present voting in favor. Councilmen Lathrop and Savage absent. Resolution passed.

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

Councilwoman Peek, Park Board Liaison, gave an update:

#### **Park Board-**

- ✓ Decent weather on Saturday evening, October 28<sup>th</sup> brought ~1500 children, some dressed in costume and their parents to Memorial Park for the annual Pumpkin Palooza where everyone enjoyed face painting, haunted hayrides, music, treats and more. This year's Palooza was larger than last year... growing more each year.
- ✓ The Parks Department organized this year's Veterans Day parade that took place on November 4<sup>th</sup>. They want to thank all of those who came out to support our veterans and active military. Chief Master Sergeant Charles Sibert was the Grand Marshal of this year's parade. He was WWII POW who was just 19 years old when he went on his first mission, was shot down and then captured on his second mission. Chief Master Sergeant was missing in action for 548 days before being rescued by U.S. forces. His wife Julie joined him in the parade... this couple have been married for 72-years.
- ✓ The annual Holiday Craft show will be this Saturday, November 18<sup>th</sup> from 9a-2p at the High Blue Wellness Center. More than 40-vendors are expected to help you get a jump start on your holiday shopping. There will be free hot cocoa and a chance to win a free family membership to High Blue. You will also be able to enjoy Greg Co BBQ food truck. They will be on offering Breakfast or BBQ during the Craft Show hours.
- ✓ Reminder that resurfacing of the men and women locker room floors at High Blue which are much needed will be in December.
- ✓ Mason's Give a Heart Foundation Drive.... High Blue is again a drop off site for hats, mittens, gloves and scarves. This annual drive runs November 8<sup>th</sup> – December 13 and provides the donations to patients and their families at Children's Mercy Hospital.... The hospital requires that all donations be NEW. The barrel is located at the High Blue front counter.
- ✓ High Blue Wellness Center will again be doing The Biggest Loser which is a 12 nutrition and workout program with certified trainers starting January 8<sup>th</sup>. Cost is \$149 for members and \$199 for non-members. If you have questions, contact Annette at High Blue... her email is [annetteb@beltonparks.org](mailto:annetteb@beltonparks.org)
- ✓ The Park Department along with the City of Belton are preparing for the annual Mayor's Christmas Tree Lighting which will be held at Memorial Park, Monday, November 27<sup>th</sup> starting at 5:45. Join Mayor Davis along with Miss Belton Sadie Messmer for the official Tree lighting and the kick off for Operation Santa. Enjoy entertainment, prizes, FREE hot dogs and hot chocolate. Bring 2 unexpired canned goods or a new unwrapped toy and

receive a FREE ticket to enter for prizes.... Additional tickets available for purchase and you must be present to win. Santa will arrive at 6 with the tree lighting at 6:05.

- ✓ As previously mentioned Operation Santa kicks off November 27th... The Park Department has again partnered with the Belton Welfare Association to collect nonperishable food items and NEW toys for Toys for Tots to be distributed to qualified families in Belton. Please drop off items at the High Blue Wellness Center lobby....

#### **Tree Board-**

- ✓ Strategic planning is still going on.
- ✓ Tree nominations are still being accepted for the 2017 Blue Ribbon Tree Program through November 30<sup>th</sup>. Nomination forms can be picked up at the Belton High Blue Wellness Center, City Hall, or by emailing [beltontreeboard@gmail.com](mailto:beltontreeboard@gmail.com). You can also visit the Belton Tree Board Facebook page for more information.

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

Provided a brief update on the Mayor's Christmas tree event/lighting which will be held November 27, 2017 at Memorial Park. He appreciates the support the community gives.

#### **CITY MANAGER'S REPORT:**

Alexa Barton, City Manager, mentioned Belton school district will be hosting a joint breakfast for school and city staff and council on December 15.

Councilman Fletcher gave a brief update on the State of the City address given at the Chamber of Commerce luncheon today at Memorial Station, catered by Kneaders. Ms. Barton said it will be posted on the city website.

#### **OTHER BUSINESS:**

Councilman Finn announced that the Veteran's Day breakfast at Hy-Vee was a huge success. They served 1300 meals. It was great to shake hands with the veterans. The Belton choir and band on were on hand to perform. Mayor Davis said also Texas Roadhouse and Applebee's fed them that day. Hy-Vee is great partner. Jesse the manager deserves a lot of credit. He said the Belton Hy-Vee had the best month in the corporation for this region – they are doing well in Belton.

Being no further business, Councilwoman Peek moved to adjourn at 7:34 P.M. Councilman VanWinkle seconded. All present voted in favor. Councilmen Lathrop and Savage absent. Meeting adjourned.

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Patti Ledford, City Clerk

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Jeff Davis, Mayor