

**MINUTES OF THE
BELTON CITY COUNCIL MEETING
SEPTEMBER 26, 2017
CITY HALL ANNEX
520 MAIN STREET
BELTON, MISSOURI**

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

Councilman Peek led the Pledge of Allegiance to the Flag.

Councilmembers present: Mayor Jeff Davis, Councilmen Ryan Finn, Jeff Fletcher, Gary Lathrop, Lorrie Peek, Bob Newell, Tim Savage, Chet Trutzel, and Dean VanWinkle. Also present: Alexa Barton, 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 12, 2017, City Council Public Hearing and Regular Meeting. Councilman Savage seconded. All voted in favor. Consent agenda approved.

PERSONAL APPEARANCES:

Dr. Christopher Cone (15800 Calvary Rd), Calvary University, appeared before the Council to request to rename a portion of Bong Avenue to Warrior Way. His letter of request is attached and made an official part of these minutes.

PRESENTATION – APWA (American Public Works Association) Public Works Department Reaccreditation

Mayor Davis said the City of Belton was extremely grateful to learn that our public works department has received full reaccreditation by the APWA Reaccreditation Council. The designation is a four year period and recognizes Belton is committed to excellence. Obtaining reaccreditation is time consuming and tedious, but ultimately a rewarding process. He recognized Michael Doi, Public Works Director, for his leadership and the entire Public Works staff for their initiative. He individually recognized Ryan Vaughan, Reaccreditation Manager, and Linda Beard, Reaccreditation Assistant Manager, and Alexa Barton, City Manager. This is a great thing for the city and staff and we are proud of this accomplishment. It was great team work.

Chuck Williams, Regional Director with APWA, said it's a pleasure to be here again. He was here four years ago when Belton became accredited; he was impressed then and is more impressed now. The APWA Accreditation Program is of continuous improvement. It is not a one time and you're done. There is a requirement to continue to improve in your practices and policies and update the manual periodically. There are new requirements each time and the City of Belton really shined initially and in the reaccreditation. The evaluators were from Canada and Oregon and were not only impressed the public works staff but with the community as they toured it. Belton public works department achieved 100% compliance with all best practices reviewed. Even more so, the association and the evaluators try to recognize agencies that go above and beyond. They call those model practices and not all agencies get that. He said he has never given a model practice. Belton achieved three model practices in training goals, risk

management, and infrastructure maintenance, improvement and replacement. These model practices will now be shared with all agencies. Belton is out there nationally. With a great deal of pleasure he presented Michael Doi, Public Works Director, and the City Council with the reaccreditation plaque that is good until 2021.

Mayor Davis thanked everyone and said it is quite a process and we need to celebrate our big victories. This is a big deal and we appreciate the efforts all the staff makes.

Alexa Barton, City Manager, also thank the public works crew, and a special recognition to Ryan Vaughan and Linda Beard for all the work they did on the reaccreditation process. It did not go unnoticed and she went on to say they made our Belton family proud. She also recognized a number of public works employees in the audience and thanked them all again for the fabulous job.

ORDINANCES:

Patti Ledford, City Clerk gave the final reading of Bill No. 2017-82: **An ordinance approving a public service agreement with Oats, Inc at a rate of \$2,106 for a 12 month term.** Presented by Councilman Newell, seconded by Councilman Peek. The Council was polled and the following vote recorded; Ayes: 9, Mayor Davis, Councilmen Savage, Newell, Peek, Fletcher, Finn, Lathrop, Trutzel, and VanWinkle; Noes: None; Absent: None. Bill No. 2017-82 was declared passed and in full force and effect as Ordinance No. 2017-4381, subject to Mayoral veto.

Ms. Ledford gave the final reading of Bill No. 2017-83: **An ordinance approving a Tips Hotline contract with the Kansas City Metropolitan Crime Commission.** Presented by Councilman Peek, seconded by Councilman Lathrop. The Council was polled and the following vote recorded; Ayes: 9, Councilmen Newell, Finn, Trutzel, Mayor Davis, Councilmen Lathrop, Fletcher, VanWinkle, Peek and Savage; Noes: None; Absent: None. Bill No. 2017-83 was declared passed and in full force and effect as Ordinance No. 2017-4382, subject to Mayoral veto.

Ms. Ledford gave the final reading of Bill No. 2017-84: **An ordinance approving the petition for and establishing the Fairfield Inn Community Improvement District.** Presented by Councilman Finn, 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; Abstain: 1, Councilman Newell after discussion with the City Attorney, Absent: None. Bill No. 2017-84 was declared passed and in full force and effect as Ordinance No. 2017-4383, subject to Mayoral veto.

Ms. Ledford gave the final reading of Bill No. 2017-85: **An ordinance approving a cooperative agreement by and among the City of Belton, Missouri, Fairfield Inn Community Improvement District, and Salina Hotel Corporation.** Presented by Councilman Trutzel, 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; Abstain: 1, Councilman Newell; Absent: None. Bill No. 2017-85 was declared passed and in full force and effect as Ordinance No. 2017-4384, subject to Mayoral veto.

Ms. Ledford gave the final reading of Bill No. 2017-86: **An ordinance approving a plan for an industrial development project for Salina Hotel Corporation; authorizing the issuance of taxable industrial revenue bonds (Fairfield Inn & Suites project), in an amount not to**

exceed \$7,746,700 for the purpose of purchasing and constructing a facility for use as a hotel to be operated as a commercial project within the City; and authorizing certain documents and action in connection therewith. Presented by Councilman Lathrop, 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; Abstain: 1, Councilman Newell; Absent: None. Bill No. 2017-86, was declared passed and in full force and effect as Ordinance No. 2017-4385, subject to Mayoral veto.

Ms. Ledford read Bill No. 2017-87: **An ordinance authorizing the City of Belton, Missouri through its municipal court to approve the license and services agreement with Tyler Technologies, Inc. to purchase Brazos eCitation mobile application software.** Presented by Councilman Lathrop, seconded by Councilman Savage. Vote on the first reading was recorded with all voting in favor. First reading passed.

Ms. Ledford read Bill No. 2017-88: **An ordinance of the City of Belton, Missouri, approving a special waste service agreement for non-hazardous waste with Republic Services for sludge disposal.** Presented by Councilman Trutzel, seconded by Councilman Peek. Councilman Finn said he noticed in the contract we are looking at reducing the sludge by 20% by composting it. In the future, are we looking at composting more of that sludge? Michael Doi, Public Works Director, said yes, there should be a number of benefits such as reducing the sludge, landfill costs, and benefits of having compost that we don't have to pay for to use on various city facilities. Councilman Finn asked if we have a time line for upping the 20% sludge. Mr. Doi said this is a new program and we are working on getting to the 20% but he does expect that we will continue to increase that. He is not sure we will ever reach 100%, but is hopeful we will exceed the 20% within the first year or two of production. **Councilman Trutzel moved to hear the final reading.** Councilman Savage seconded. All voted in favor. The final reading was read. Presented by Councilman Savage, seconded by Councilman Trutzel. The Council was polled and the following vote recorded; Ayes: 9, Councilmen Newell, Trutzel, Finn, Mayor Davis, Councilmen Lathrop, Fletcher, VanWinkle, Peek and Savage; Noes: None; Absent: None. Bill No. 2017-88 was declared passed and in full force and effect as Ordinance No. 2017-4386, subject to Mayoral veto.

Ms. Ledford read Bill No. 2017-89: **An ordinance authorizing and approving the Markey Parkway access and connection agreement between Grace Property and Investment, Inc., and the City of Belton, Missouri to issue a special right-of-way access permit under the terms and conditions of this agreement for the Masters Transportation location at 800 Quik Trip Way.** Presented by Councilman Lathrop, seconded by Councilman Trutzel. Councilman Savage said in reading the information we are sitting closer than 1,300 feet between intersections; how close we are and is it an issue. Megan McGuire, City Attorney, said it has taken us about 18 months come to fruition; it had a number of issues to resolve. Normally, you would not see a special addition to this effect but this is a right-of-way permit for a curb cut. The parties here today have no idea where Markey Parkway may extend in the future. This curb cut as it sits today may not be available over time. We had to come up with some special terms and conditions so that all the parties today and any potential future owners know that this agreement will run with the land and if there needs to be a re-connection in the future or if Masters Transportation wants to close the connection if Markey Parkway gets moved, then everyone knows what those requirements are going into it. The maintenance, cost, and all of that are borne by the property owner. Councilman Savage said he can't foresee that distance being a problem but we have to plan for the in/out to keep traffic moving. Ms. McGuire said she knew that Zach Matteo, former city engineer, worked extensively to make sure that whatever works on the short-term phase would work for the city and Masters Transportation. It is not perfect, but she believes

it will work. Vote on the first reading was recorded with all voting in favor. **Councilman Lathrop moved to hear the final reading.** Councilman Savage seconded. All 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: 9, Councilman Finn, Trutzel, Savage, Lathrop, Newell, Fletcher, VanWinkle, Peek, and Mayor Davis; Noes: None; Absent: None. Bill No. 2017-89 was declared passed and in full force and effect as Ordinance No. 2017-4387, subject to Mayoral veto.

RESOLUTIONS:

Ms. Ledford read Resolution R2017-39: **A resolution supporting the North Scott corridor overlay district and guidelines, and directing the Planning Commission to initiate public hearings to amend the Unified Development Code and comprehensive plan to allow adoption of the plan in the City of Belton, Missouri.** Presented by Councilman Newell, seconded by Councilman Peek. Councilman Savage said he has some concerns about the guidelines. He commented there is a lot of small print and big pictures. He specifically pointed out:

- Page 77, Map - proposed green space or park green space since making guideline and/or turning it into some form of agreement in the future– he questions where the green space is and that the property move back to the original owner. He feels we are missing a step or two in making that a plan.
- Page 82 - need to score on landscape plan ranking - score minimum of 65 points. He said that concerns him as some of these properties could have more landscaping on them then we can even get a building on. Building or parking lot it's hard to get to 65 in some cases. It is a bit of a stretch, and we need to look at and rethink this and take more time.
- Page 102 – incompatible uses: restaurants with drive through services. He thinks we need to rethink that as something permissible. It could fit the bill and might even be a need. Not sure it's wise today to eliminate 100%. More flexible options.

He said it is a quick read and he need more time to read it.

Ms. Barton said this resolution will be taken back to the Planning Commission to initiate a public hearing process to be able to hear from other individuals as well. She would like take the Council's notes and bring it back at the Planning Commission hearing so that we are able to share that with the Planning Commission and know it has been a work in progress for quite a while and this is the type of feedback they want to hear. In the end, this is an overlay plan, it's fluid, and it's a guideline. As many plans are they need to be able to ebb and flow, as the needs of our city changes, and different things occur; and at the end of the day it is a plan and to be able to take a look at the suggestions made tonight bears some measure.

Dave Clements, Community Planning and Building Director, said we do anticipate taking this to the Planning Commission public hearing on October 19 and incorporate those concerns in the staff report going to the Planning Commission. Councilman Savage asked once through the Planning Commission it comes back to Council a little more solidified. Ms. Barton said if you want to be more open to drive thru restaurants then it needs to be addressed on the front end. Councilman Savage said it needs flexibility to grow and build on. We can keep our approach, façade, and general layout with much broader flexibility. He went on to say it is important to pay attention and build something we can actually use.

Mayor Davis said staff did a good job. The points are well taken.

Councilman Lathrop said he thought we should have a work session and discuss it locally on what the Council prefers; we don't usually have resolution. Ms. McGuire, City Attorney, said it is actually a requirement when you make a change to the comprehensive plan that it be done by resolution. Ms. Barton said this has been discussed a few times but any comments or directions need to go to the Planning Commission for them to consider. If the Council has any further questions, comments or concerns, they can contact Carolyn Yatsook, Director of Economic Development, Mr. Clements, or herself.

Vote on the resolution was then recorded with all voting in favor. Resolution passed.

Ms. Ledford read Resolution R2017-40: **A resolution authorizing the offering for sale of general obligation bonds for the benefit of the City of Belton, Missouri.** Presented by Councilman Savage, seconded by Councilman Peek. Sheila Ernzen, Finance Director, said this is a refunding of the 2010/2011 callable portion of general obligation bonds. She anticipates saving over one million dollars in interests costs over the lifetime of the bonds, paired with the \$2.1 million already voted on street bonds that were not issued at the time because the levy would have had to be increased. The voters were promised a no tax increase. Now we have the opportunity to save money without an increase in the levy. Sid Douglas, Gilmore Bell, Bond Counsel for the City said this is authorizing the preparation of the documents to accomplish the financing. The ordinance authorizing the bonds will be presented at the next Council meeting. We will be asking for both readings at the next Council meeting. Vote on the resolution was recorded with all voting in favor. Resolution passed.

Ms. Ledford read Resolution R2017-41: **A resolution approving the Markey Road dedication sign memorandum of understanding between the City of Belton, Missouri and Christie Development Associates for the purchase and perpetual maintenance of the dedication sign honoring the generous donation of land by 58-71 Limited Partnership General Partners for street right-of-way now comprising the Towne Center Drive and Markey Parkway and installation coordinated by Blake Reed for his Eagle Scout project.** Presented by Councilman Trutzel, seconded by Councilman Peek. Vote on the resolution was recorded with all voting in favor. Resolution passed.

Ms. Ledford read Resolution R2017-42: **An resolution providing an endorsement of Tradition Villas by Sallee Development and providing a letter of support to the Missouri Housing Development Commission for a senior housing community in the City of Belton, Cass County, Missouri.** Presented by Councilman Peek, seconded by Councilman Newell. Vote on the resolution was recorded with all voting in favor, except Councilman Savage who voted no. Resolution passed.

CITY COUNCIL LIAISON REPORTS:

Councilman Peek, Park Board Liaison, gave a brief update on the park.

- The Land and Water Conservation Grant (LWCF) grant should be done in early December. It included two shelters houses which are complete and they are working on the restrooms.
- The Dash for the Dog Park 5K/10K walk/run raised over \$5,000 and had a fairly good participation. The money raised will be used for a water fountain and fence renovation. It was a good walk.

- High Blue Wellness Center renovated the garage area and deep cleaned to prepare for the new year.
- Oktoberfest is this Saturday at Memorial Park from 5:00 P.M.-10:00 P.M.
- The log cabin presentation will be held October 12 at 6:00 P.M. at Memorial Station. The presentation will center on the civil war era cabin and its history and Federal Order #11 discussed before the signing. We are excited about what it is going to bring to Belton.

Mayor Davis commented it is going to be spectacular and it is amazing that we got it in the first place. Memorial Park is looking good. He attended the MIA/POW event. There was a great turn out and members from the fire and police departments were there. It was a good crowd and he was pleased to be invited and asked to speak. It was breathtaking, the 120 MIA's they ring the chime for.

Mayor Davis said the Dash for Dog Park was a spectacular event. The staff did a great job. The Park is doing a good job.

City Manager, Alexa Barton said she and Councilman Peek met this afternoon with Don Shuster and Jana Dillion of the Tree Board. Dan Cash, from the University of Missouri Extension office, will be providing strategic planning and tree services, to help them with their long-term planning and goals and how they fit within the realm of what that Tree Board and City wants to do. We had a great open conversation of what that looks like and some of the break down where communications lie. Mr. Cash said he would like to meet and chat with each council member on their thoughts and directions and it shouldn't take more than 20-30 minutes of your time. She will provide him with contact information for all of you.

MAYOR'S COMMUNICATIONS:

Mayor Davis asked for prayers for Police Chief James Person. He underwent shoulder surgery this morning.

He said last Friday that he along with some Council members and the City Manager attended an event at the army reserves for an Army military police group returning from Guantanamo Bay. These are very special people. They are tough men and women and it is a tough job for their family and friends. We sleep better at night knowing they are here. He asked that they be kept in your prayers as they transition into home life.

OTHER BUSINESS:

Councilman Trutzel asked about the upgrade to the City's website. Carolyn Yatsook, Economic Development Director, said it is for the Economic Development department and it is very close. The go-live date will be in early October.

Councilman Savage said going back to the overlay district he failed to compliment where he should and put a positive spin - the setbacks are very good and will work down there. Mayor Davis said rest assured we will be going over it again. There is nothing worse to do it wrong from the get go and have to go back and fix it.

Being no further business, Councilman Lathrop moved to adjourn at 7:57 P.M. Councilman seconded. All voted in favor. Meeting adjourned.

Patti Ledford, City Clerk

Jeff Davis, Mayor