

**MINUTES OF THE
BELTON CITY COUNCIL MEETING
APRIL 10, 2018
CITY HALL ANNEX, 520 MAIN STREET
BELTON, MISSOURI**

2017-2018 CITY COUNCIL

Mayor Davis called the meeting to order at 6:55 P.M.

Councilman Savage let the Pledge of Allegiance to the Flag.

Councilmembers present: Mayor Jeff Davis, Councilmen Ryan Finn, Jeff Fletcher, Gary Lathrop, Bob Newell, Councilwoman Lorrie Peek, Councilmen 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 Savage moved to approve the consent agenda consisting of a **motion approving the minutes of the March 20, 2018 Special Meeting and March 27, 2018 City Council Regular Meeting**. Councilman Lathrop seconded. All voted in favor. Consent agenda approved.

ORDINANCES:

Patti Ledford, City Clerk, gave the final reading of Bill No. 2018-20: **An ordinance amending Chapter 15 – Offenses, Article IV – Offenses Against Property, Section 15-250 - Trespassing of the Code of Ordinances of the City of Belton, Missouri to provide an alternative enforcement and penalty structure for trespass upon property of others in the second degree**. Presented by Councilman Lathrop, seconded by Councilman Peek. The Council was polled and the following vote recorded; Ayes: 9, Councilmen Newell, Finn, Trutzel, Mayor Davis, Councilmen Lathrop, Fletcher, VanWinkle, Councilwoman Peek, and Councilman Savage; Noes: None; Absent: None. Bill No. 2018-20 was declared passed and in full force and effect as Ordinance No. 2018-4424, subject to Mayoral veto.

Ms. Ledford gave the final reading of Bill No. 2018-21: **An ordinance approving the engagement of Troutt, Beeman and Company to audit the city financial records for fiscal year 2018**. Presented by Councilman Newell, seconded by Councilwoman Peek. The Council was polled and the following vote recorded; Ayes: 9, Councilmen Newell, Finn, Trutzel, Mayor Davis, Councilmen Lathrop, Fletcher, VanWinkle, Councilwoman Peek, and Councilman Savage; Noes: None; Absent: None. Bill No. 2018-21 was declared passed and in full force and effect as Ordinance No. 2018-4425, subject to Mayoral veto.

Ms. Ledford read Bill No. 2018-24: **An ordinance declaring the results of the annual election of municipal officers of the City of Belton, Missouri**. Presented by Councilman Trutzel, seconded by Councilwoman Peek. Vote on the first reading was recorded with all voting in favor. First reading passed. **Councilman Lathrop moved to hear the final reading**. Councilman Savage seconded. All voted in favor. The final reading was read. Presented by Councilwoman

Peek, seconded by Councilman Trutzel. The Council was polled and the following vote recorded; Ayes: 9, Councilwoman Peek, Councilmen VanWinkle, Savage, Mayor Davis, Councilmen Newell, Finn, Fletcher, Trutzel, and Lathrop; Noes: None; Absent: None. Bill No. 2018-24 was declared passed and in full force and effect as Ordinance No. 2018-4426, subject to Mayoral veto.

Ms. Ledford read Bill No. 2018-25: **An ordinance declaring the results of the election imposing a use tax for general revenue purposes.** Presented by Councilwoman Peek, seconded by Councilman Trutzel. Vote on the first reading was recorded with all voting in favor. First reading passed. **Councilman Lathrop moved to hear the final reading.** Councilwoman Peek seconded. Councilman Trutzel asked if we going to reconsider this again in the future. Alexa Barton, City Manager, said she will look to the Council to answer that; we need funding for capital items so she is looking for direction. Councilman Trutzel said he feels the voters didn't vote with clear understanding and how it actually works. He said he would like to see it come back. Councilman Savage said he thinks the voters understood it well. The word he got is that we need to do a better job up here. He knows that everyone has an opinion and this election sure spoke to it. Vote to hear the final reading was recorded with all voting in favor. The final reading was read. Presented by Councilman Lathrop, seconded by Councilwoman Peek. The Council was polled and the following vote recorded; Ayes: 9, Councilman Finn, Councilwoman Peek, Councilman Lathrop, Mayor Davis, Councilmen Trutzel, Fletcher, VanWinkle, Newell, and Savage; Noes: None; Absent: None. Bill No. 2018-25 was declared passed and in full force and effect as Ordinance No. 2018-4427, subject to Mayoral veto.

Mayor Davis and Mayor Pro Tem Fletcher presented a plaque to Councilman Bob Newell for his dedicated service as Ward 3 Councilman from April 14, 2015 to April 10, 2018.

At 7:03 P.M. the Council recessed for a reception for incoming and outgoing Council members, their family, friends and all present.

2018-2019 CITY COUNCIL

Mayor Davis called the meeting back to order at 7:22 P.M.

Patti Ledford, City Clerk, administered the Oath of Office to newly elected Councilwoman Stephanie Davidson, Councilmen Ryan Finn, Gary Lathrop, and Dean VanWinkle.

Councilmembers present: Mayor Jeff Davis, Councilwoman Stephanie Davidson, Councilmen Ryan Finn, Jeff Fletcher, Gary Lathrop, Councilwoman Lorrie Peek, Councilmen Tim Savage, Chet Trutzel, and Dean VanWinkle. Also present: Alexa Barton, City Manager; Megan McGuire, City Attorney; and Patti Ledford, City Clerk.

CONSENT AGENDA:

Councilwoman Peek moved to approve the consent agenda consisting of **a motion approving a temporary liquor permit for Jose Peppers, 1100 E North Ave, for a Cinco de Mayo celebration May 5, 2018, in a tent in their parking lot, contingent upon obtaining their state liquor permit and Fire Marshal approval.** Councilman Trutzel seconded. All voted in favor. Consent agenda approved.

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PERSONAL APPEARANCES:

Councilwoman Peek presented a Proclamation for Arbor Day 2018 to Tree Board President Janna Dillion.

ORDINANCES:

Ms. Ledford gave the first reading of Bill No. 2018-26: **An ordinance approving a Fourth Amendment to the Intergovernmental Cooperative Agreement between the City of Belton, Missouri and the Belton-Cass Regional Transportation Development District.** Presented by Councilman Trutzel, seconded by Councilwoman Peek. Vote on the first reading was recorded with all voting in favor. First reading passed.

Ms. Ledford gave the first reading of Bill No. 2018-27: **An ordinance authorizing the City of Belton, Missouri through its Police Department to renew the software subscription with Information Technologies, INC. (ITI).** Presented by Councilman Lathrop, seconded by Councilwoman Peek. Vote on the first reading was recorded with all voting in favor. First reading passed.

Ms. Ledford gave the first reading of Bill No. 2018-28: **An ordinance authorizing and approving a Lease Agreement of City Property at Markey Industrial Park for Agricultural Crops with Danny Chevalier.** Presented by Councilman Savage, seconded by Councilman VanWinkle. Mayor Davis asked what if we get a development in this area and what the agreement is if crops are in. Megan McGuire, City Attorney, said there are a couple of provisions. It is not an automatic renewal; there are up to four annual renewals commencing on April 15 each year. If the City Manager opts to renew the lease from year to year, the City will contact Mr. Chevalier and let him know the City is interested in renewing and if not, it will not be renewed. The lease may also be termed with 30 day notice by either party. If the City has development on part of the 51 acres and want to lease the other part out for crops, we can make an adjustment on a year to year basis. Councilman Trutzel asked if that does happen, what if any is our financial obligation for the loss of the crops. Ms. McGuire said we have a provision if the City terminates the leasee has the right to harvest crops for that year and if there are other issues it will be determined if crops will be allowed to be done or there will be a reasonable compensation for it. We have that in the renewal term. Vote on the first reading was recorded with all voting in favor. First reading passed.

Ms. Ledford gave the first reading of Bill No. 2018-29: **An ordinance approving and authorizing the Belton Cost Funding Agreement between Northpoint Development, LLC a Missouri Corporation and the City of Belton, Missouri, a Constitutional Charter City of the State of Missouri, for the preparation and implementation of an application for incentives, a redevelopment plan, and a redevelopment agreement.** Presented by Councilman Trutzel, seconded by Councilwoman Peek. Councilman Savage clarified the city will be reimbursed for legal and other services done. Ms. Barton said yes, the developer has agreed to pay the City's third party expense in connection with the project. Ms. Barton said there have been a few questions and comments with this project that was announced last week in which Northpoint has placed an option on the former Southview Golf Course to place multiple buildings of approximately two million square feet of flex industrial. The dates provided to go to the Planning Commission and then to City Council in May and June are tentative dates based

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upon the submittals and time to review. In addition, the applicant, Northpoint, has been asked to hold community meetings on their plans and use of property and to get feedback from the community and neighbors. Councilman Lathrop said he has had some questions from people that back up to the property and are worried about trucks in and out of the area all night. Ms. Barton

said they will be required to meet all the requirements within our code that address sound/pollution. Councilman Savage clarified the drainage will be reviewed, as we don't want more runoff in that area. Councilman Lathrop asked if there will be a public hearing. Ms. Barton said yes. Mayor Davis said this is the second biggest development this year in Missouri other than Amazon in St. Louis. The golf course yearly taxes have been \$4,100 for the past 10 years, it is blighted and an eyesore. Property values are skyrocketing. Councilman Finn said the average home price in Belton is \$183,000, up from the \$155,000-\$160,000 mark a couple of years ago. He is confident it will be a plus to our community. There is less than two months of real estate inventory; there is just not enough out there and the demand is high. The Mayor commended Carolyn Yatsook, Economic Development Director, and staff for doing a great job. Councilman Savage said he just wants to be sure we take a solid look at this development. Through the excitement we want to make sure folks don't feel like they are getting bulldozed over. Vote on the first reading was recorded with all voting in favor. First reading approved.

CITY COUNCIL LIAISON REPORTS:

Councilwoman Lorrie Peek, Park Board Liaison, provided the following report:

- Reminder that Meet Me at the Park Campaign kicked off April 1st. Please go online and nominate BELTON for a chance to receive a \$20-thousand grant for improvements to one of our local parks. You can vote once a day through the end of April. The link to vote can be found at The Belton Parks & Rec web page or their Facebook page. <https://www.nrpa.org/.../par.../initiatives/meet-me-at-the-park/> By voting you also will be entered in to a sweepstakes to win a GoPro Prize Pack. The city with the most nominations at the end of April will receive the funding.
- June 1st and June 2nd will be the 2nd Annual SummerFest in Belton's Memorial Park, sponsored by Sprint. There will be free concerts both nights, food trucks, crafters and a huge beer garden, inflatables for all ages, ending with Saturday night fireworks at 9:30 P.M. Additional parking will be available at the Assembly of God Church on 58-Highway.
- This year's Theater in the Park starts June 8th with Peter Pan; followed The Adams Family on July 10th; with the last Theater in the Park on September 7th with You're a Good Man Charlie Brown.
- Food Truck Friday's at the Wellness Center.... Every 3rd Friday of the month, starting April 20th, from 11A.M. – 1P.M. Cajun Cabin will be there this month with a different food truck each month through November.
- Getting closer to announcing the new director.

Tree Board

- Still working on their Long-Range Plan
- Bylaws will be reviewed and updated

Mayor Davis asked when the arboretum will be ready. According to Janna Dillion, Tree Board President, as far as she knows it is ready. Mayor Davis said it will be nice.

MAYOR'S COMMUNICATIONS:

Reminded Councilmembers to get out in their Wards and help and see what issues are out there

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and report them to appropriate staff. He asked the City Manager how she would like communication to go. She said communication between herself, Councilmembers and department heads is appropriate.

Councilman Trutzel moved to appoint Jeff Fletcher as Mayor Pro Tem. Councilwoman Peek seconded. All voted in favor. Motion carried.

Councilman Trutzel moved to appoint Lorrie Peek as Park Board Liaison. Councilman Fletcher seconded. All voted in favor. Motion carried.

Councilman Finn moved to appoint Chet Trutzel as Planning Commission Liaison. Councilwoman Peek seconded. All voted in favor. Motion carried.

CITY MANAGER'S REPORT:

Consideration of May meetings – 5th Tuesday in May there is no meeting. She would like the Council to consider changing the May 22 meeting to May 15 since she and the Mayor will be at a conference. That can be addressed at the next meeting.

April & May 2018 meetings

4/17 special meeting – 6:30 pm
4/24 regular session – 7:00 pm
5/1 work session – 7:00 pm
5/8 regular session – 7:00 pm
5/22 regular session – 7:00 pm

OTHER BUSINESS:

Councilman Fletcher asked if we have a report on the fire district study. Ms. Barton said not at this time. Fire Chief Norman Larkey said we received four RFP's (request for proposals) and are currently in the process of grading them. We should have something soon to select. The prices came in better than we thought. He said we have a meeting Friday and should have something to report next week.

At 7:47 P.M., Councilman Savage 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. Councilwoman Peek seconded. The following vote was recorded; Ayes: 9, Councilmen Finn, Lathrop, Fletcher, Councilwoman Davidson, Mayor Davis, Councilmen Savage, Trutzel, VanWinkle, and Councilwoman Peek; Noes: None; Absent: None.

The Council returned from Executive Session at 8:57 P.M. Being no further business, Councilwoman Peek moved to adjourn, seconded by Councilman Fletcher. All voted in favor. Meeting adjourned.

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Patti Ledford, City Clerk

Jeff Davis, Mayor