

**MINUTES OF THE  
BELTON CITY COUNCIL  
REGULAR MEETING  
APRIL 24, 2018  
CITY HALL ANNEX, 520 MAIN STREET  
BELTON, MISSOURI**

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

Councilman Fletcher led the Pledge of Allegiance to the Flag.

Councilmembers present: Mayor Jeff Davis, Councilwoman Stephanie Davidson, Councilmen Ryan Finn, 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:**

Councilman Lathrop moved to approve the consent agenda consisting of a **motion approving the minutes of the April 10, 2018, City Council Regular Meeting and April 17, 2018, City Council Special Meeting; a motion approving the March 2018 Municipal Police Judge's Report; and a motion approving Resolution R2018-20: A resolution reappointing Melvin Anderson and Gary Mallory and appointing Jason Stephens to the Building and Fire Prevention Codes Board of Adjustment; and a motion canceling the May 22, 2018 City Council Regular Meeting.** Councilman Savage seconded. All voted in favor. Consent agenda approved.

**PERSONAL APPEARANCES:**

Lori Hershberger, Fraternal Order of Eagles (310 Main Street) appeared before the Council to request to close the 300 block of Main Street on Saturday, June 9, 2018, from 10:00 A.M. – 12:00 P.M. for the Biker's, Blues and BBQ Poker Run. She said the event raises money for children with autism and for Special Olympics. She was asked if they ran it by the merchants on Main Street that are open on Saturday. She said no. A merchant present at the meeting said the event has never been an issue. **Councilman Savage moved to approve closing the 300 block of Main Street on Saturday, June 9, 2018, from 10:00 A.M.-12:00 P.M. for the Biker's Blues and BBQ Poker Run.** Councilman Fletcher seconded. Vote on the motion was recorded with all voting in favor. Motion carried.

Jeffrey & Emily Bichel, Life Thyme Botanicals (319 Main Street) appeared before the Council to request to close the 300 block of Main Street on Saturday, June 16, 2018, from 4:00 P.M.– 10:00 P.M. for a 15<sup>th</sup> Anniversary Block Party. Mayor Davis confirmed that it is not the same night as a car show. They said they talked with the merchants in that block, with the exception of Simply Charmed, and they are fine with the event. **Councilman Lathrop moved to approve closing the 300 block of Main Street on Saturday, June 16, 2018, from 4:00 P.M. – 10:00 P.M. for a 15<sup>th</sup> Anniversary Block Party for Life Thyme Botanicals.** Councilwoman Peek seconded. All voted in favor. Motion carried.

10147

Monte Burgess (721 Main Street) – addressed the Council regarding trash pick-up concerns since the City went with city-wide waste hauling with Jim's Disposal on January 1, 2018. He said

there is nothing that can be done as it is already a deal. He said trash is spilled and they tear up his yard. Some people are okay with them; others have had a lot of problems. He has called Jim's Disposal and they hang up on him. He is not okay with them picking up trash at 9:00 P.M. and asked what else can be done. Councilman Finn asked when the last time was they picked up his trash at 9:00 P.M. Mr. Burgess said a couple weeks ago. Councilman Savage asked how they are damaging his yard. Mr. Burgess said the hydraulic truck slams down the carts in his yard and it is leaving a bald spot. Councilman Lathrop asked about Jim's hanging up on him. He said when he calls they tell him there is nothing they can do and they hang up on him.

## **ORDINANCES:**

Patti Ledford, City Clerk gave the final 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. The Council was polled and the following vote recorded; Ayes: 9, Councilwoman Davidson, Councilmen Finn, Trutzel, Mayor Davis, Councilmen Lathrop, Fletcher, VanWinkle, Councilwoman Peek, and Councilman Savage; Noes: None; Absent: None. Bill No. 2018-26 was declared passed and in full force and effect as Ordinance No. 2018-4428, subject to Mayoral veto.

Ms. Ledford gave the final 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 Councilman Savage. The Council was polled and the following vote recorded; Ayes: 9, Councilmen Fletcher, Trutzel, Savage, Lathrop, Councilwoman Davidson, Mayor Davis, Councilmen VanWinkle, Finn, and Councilwoman Peek. Bill No. 2018-27 was declared passed and in full force and effect as Ordinance No. 2018-4429, subject to Mayoral veto.

Ms. Ledford gave the final 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 Finn, seconded by Councilman Trutzel. The Council was polled and the following vote recorded; Ayes: 9, Councilwoman Peek, Councilmen Finn, Lathrop, Savage, Councilwoman Davidson, Mayor Davis, Councilmen Trutzel, VanWinkle, and Fletcher; Noes: None; Absent: None. Bill No.2018-28 was declared as passed and in full force and effect as Ordinance No. 2018-4430, subject to Mayoral veto.

Ms. Ledford gave the final 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 Councilman Lathrop. Councilman Lathrop asked if we have a development plan. Ms. Barton said not at this time – it is being worked on. The Council was polled and the following vote recorded; Ayes: 9, Mayor Davis, Councilwoman Peek, Councilmen Lathrop, Finn, Trutzel, Fletcher, VanWinkle, Councilwoman Davidson, Councilman Savage; Noes; None; Absent: None. Bill No. 2018-29 was declared passed and in full force and affect as Ordinance No. 2018-4431, subject to Mayoral veto.

10148

Ms. Ledford read Bill No. 2018-30: **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 Councilwoman

Peek, seconded by Councilman Trutzel. Councilman Savage said he doesn't know exactly what this is for and asked what we have gotten for it the last 6-8 months. Ms. Barton said Ms. Klaus acts as the city's public information officer and performs public relations type functions. She assists in marketing, promoting the city, press releases, programs, and helps apply for grants by doing research. She worked on the city's annual report. She worked with the Missouri Municipal to provide factual information on the use tax, as cities can only provide/promote factual information. She posts information on the city's Facebook page and website, prepares the Mayor's state of the city address, under his direction, and prepares publications for newspapers. Ms. Barton said she thinks because of her assistance the City has seen improvements in economic development that we might not otherwise have been considered for. Typically, a position like this is paid \$65,000-85,000 annually; we looked at it from the standpoint that we don't have funding for a full time position and thought we would test the waters. She has done a great job. She put information out regarding things coming to the city such as Panera Bread, Fairfield Inn, Cracker Barrel, etc. Also, a story surfaced last week that was untrue and she contacted the media to inform them of that and they pulled the online story. She was instrumental in the wastewater treatment plant open house in terms of coverage. She did a press release on the job fair this past weekend and we got coverage for that. She has done a remarkable job in marketing the city. She has done some other work for the city outside the scope of the contract for no additional fee. She previously worked for KMBZ 9 TV and a news radio station. Vote on the first reading was recorded with all voting in favor. First reading passed.

Ms. Ledford read Bill No. 2018-31: **An ordinance approving a revised Preliminary Plat for Traditions, part of lot 2, a 113 acre R-3 Planned Unit Development located on the east side of Mullen Road, north of East Cambridge Road, City of Belton, Cass County, Missouri.** Presented by Councilman Savage, seconded by Councilman Trutzel. Councilwoman Peek said there was discussion brought up at a work session by Police Chief James Person pertaining to the parking and she has some issues with the parking for emergency vehicles, visitors and people living there. Matt Schlicht, Engineering Solutions, 50 SE 30<sup>th</sup> Street, Lee's Summit, addressed the Council. He said with the redesign we have added some parking spaces and have agreed to add another lot to the east side, and is fine with no parking on one side of the street. All units have garages and enough set back to park in the driveway; we have increased the number of parking spaces from our original design. We have 23 units built and have not had any concerns or comments. Councilwoman Peek asked about emergency vehicles. Fire Chief Larkey said it is nice to have one side of the street as no parking. Police Chief James Person chimed in that as long as they have additional off street parking lots it should be okay. There was some discussion regarding the trail and development to 173<sup>rd</sup> Street. Vote on the first reading was recorded with all voting in favor. First reading passed.

Ms. Ledford read Bill No. 2018-32: **An ordinance authorizing the City of Belton, Missouri through its Fire Department to enter into a Memorandum of Understanding with the City of Grandview, Missouri, Mount Pleasant Fire Protection District, South Metro Fire Protection District, West Peculiar Fire Protection District and Western Cass Fire Protection District to participate in the feasibility study and administer the Professional Services Contract with Emergency Services Consulting International, Inc. Regarding a potential consolidation plan.** Presented by Councilwoman Peek, seconded by Councilman  
10149

Savage. Councilwoman Peek asked if any other cities/districts have signed or are we the first. Fire Chief Norman Larkey said everyone else has signed the MOU, which is the next item on the agenda, we are the last to sign. Councilman Lathrop asked about the fee. Chief Larkey explained the process, which is on page 64 in the agenda document. The city's portion is about \$13,000. The advantage is we act as one large department when we respond to calls as it is now, but we don't have the same SOP's, same philosophy, etc. We would physically train together.

Councilman VanWinkle said as Chief Larkey alluded to, he thinks if everyone is under the same operating procedures and it would increase safety and efficiency. **Councilwoman Peek moved to hear the final reading.** Councilman Fletcher seconded. All voted in favor. The final reading was read. Presented by Councilwoman Peek, seconded by Councilman Lathrop. Councilman VanWinkle said after reading the proposed contract, he assumes there would be public hearings and public input. Chief Larkey said yes. Being no further discussion, the Council was recorded and the following vote recorded; Ayes: 9, Councilman VanWinkle, Councilwoman Peek, Councilman Savage, Mayor Davis, Councilwoman Davidson, Councilmen Lathrop, Fletcher, Trutzel, and Finn; Noes:None; Absent: None. Bill No. 2018-32 was declared passed and in full force and effect as Ordinance No. 2018-4432, subject to Mayoral veto.

Ms. Ledford read Bill No. 2018-33: **An ordinance authorizing the City of Belton, Missouri through its Fire Department to enter into a Professional Services Contract with Emergency Services Consulting International, Inc. to conduct a feasibility study regarding a potential consolidation of city fire services and district fire protection services including emergency medical services with the City of Grandview, Mount Pleasant Fire Protection District, South Metro Fire Protection District, West Peculiar Fire Protection District and Western Cass Fire Protection District.** Presented by Councilman Trutzel, seconded by Councilwoman Peek. Councilwoman Davidson asked if the contract has been signed by the other cities/districts. Fire Chief Norman Larkey said no, we are the lead agency with the vendor. The other entities have signed the MOU. Vote on the first reading was recorded with all voting in favor. **Councilman Fletcher moved to hear the final reading.** Councilwoman Peek seconded. All voted in favor. The final reading was read. Presented by Councilwoman Peek, seconded by Councilman Savage. Councilman Trutzel asked for clarification if Loch Lloyd falls into this. Chief Larkey said their contract falls under Mt. Pleasant Fire Protection District. We have had meetings with Loch Lloyd and they are 100% on board with this. The Council was polled and the following vote recorded; Ayes: 9, Councilmen Fletcher, Trutzel, Councilwoman Davidson, Councilmen Finn, Savage, Lathrop, VanWinkle, Councilwoman Peek, and Mayor Davis; Noes: None; Absent: None. Bill No. 2018-33 was declared passed and in full force and effect as Ordinance No. 2018-4433, subject to Mayoral veto. Fire Chief Larkey said this is a five month process and requested both readings so they can get this going as soon as possible.

## **RESOLUTIONS:**

Ms. Ledford read Resolution R2018-21: **A resolution approving and authorizing Task Agreement No. 2018-1 with Superior Bowen Asphalt Company, LLC in a not-to-exceed amount of \$2,553,014.00 to complete the 2018 Street Preservation Program.** Presented by Councilman Trutzel, seconded by Councilwoman Peek. Councilwoman Davidson asked when the work will start. Ms. Barton said tomorrow if this is approved tonight. Mayor Davis asked about the streets in Apple Valley. Michael Christopher, Assistant City Engineer, said we base our rates off of OCI ratings and Apple Valley's OCI ratings are a step above many of the other roads in the City. Ms. Barton said when we brought this to the Council last fall; we talked about our roads with the lowest OCI rating. While Apple Valley may be coarse to drive on it does not meet

10150

the low OCI rating as the ones designated do. Mayor Davis asked when we will be able to get Apple Valley fixed. Ms. Barton said we hope to address it in a future bond issuance at a no tax increase to the citizens. We did look at a 2" overlay for Apple Valley but the cost would be about \$338,000. There was then discussion about chip and seal roads. Councilman Savage asked if we need to do some temporary patch work on Apple Valley to keep it up until next year. Mr. Christopher said the transportation department does have base repairs scheduled for this year. We are focusing on the worst that we have in our system. With future bond issuances we are

hoping to be able to reach much farther than we did on the roads we have listed. Councilman Savage asked if Apple Valley streets are holding water causing it to deteriorate faster and are we doing patch work in Apple Valley on the areas that are the worst. Mr. Christopher said he would have to defer to the street superintendent pertaining to Apple Valley, but as far as holding water, it would be on a case by case basis. We have a lot of springs and spider cracking. Ms. Barton said we have been doing some patching in that area already this year. Councilman Savage said he feels as though his questions are not getting answer and asked that staff come back with a direct report. Monte Johnson, Street Superintendent, addressed the Council. He said there are some repairs that need to be made in Apple Valley and there are some areas that do hold water. He has his list of the worst streets in need of repair and Apple Valley is not on his list. Councilman Trutzel asked if the OCI is done by core sampling or visual. Mr. Johnson said it is visual. Councilman Lathrop noted on a different road, Mullen Road by HyVee, the island appears to be holding water as there is always standing water in that area. Mr. Johnson said they would look into it. Being no further discussion, vote on the resolution was recorded with all voting in favor. Resolution passed.

Ms. Ledford read Resolution R2018-22: **A resolution approving Task Agreement No. 2018-4 with Olsson Associates under the On-Call Engineering Agreement per ordinance 2016-4187 to perform a site investigation and environmental remediation at Street Barn Lane at a previous underground storage tank location in a not-to-exceed amount of \$11,875.00.** Presented by Councilman Lathrop, seconded by Councilman Savage. Ms. Barton said this is cleaning up paper work at the EPA's direction. Vote on the resolution was recorded with all voting in favor. Resolution passed.

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

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

- The Park has a new director, Brian Welborn, from Higginsville. He will start April 30.
- There is still time to vote in the Meet Me at the Park Campaign to nominate Belton for a chance to receive a \$20,000 grant for improvements to one of our local parks. Voting ends April 30th. Find the link to vote by going to the Belton Parks & Rec web page or their Facebook Page. You can vote once a day.
- Friday and Saturday, June 1 and 2 will be the 2nd annual SummerFest in Belton's Memorial Park sponsored by Sprint. Free concerts both nights, food trucks, crafters, inflatable's for all ages, a huge beer garden with fireworks Saturday night at 9:30.
- Theater in the Park starts June 8th with Peter Pan.
- The next Food Truck Friday will be May 18th. Check the Belton Parks & Rec web page for more information.

Mayor Davis asked about the log cabin in Memorial Park. Councilwoman Peek said they hope to start on the foundation and dedicate it along with the rose garden. Chief Person said this was a

10151

topic at a recent DRC meeting. Kevin Feedback with the park department is getting permits and hopes to get it going as soon as possible.

Mayor Davis said there was a tree dedication for Norma Nelson (aka Mrs. Claus). A blooming magnolia was planted in her honor.

Mayor Davis said Faye Wallace was nominated for the Lt. Governor Senior Service Award.

## **MAYOR'S COMMUNICATIONS:**

Mayor Davis gave kudos to the job fair organizers, Carolyn Yatsook, Economic Development Director, and Diane Huckshorn, Executive Director of the Chamber of Commerce. Ms. Yatsook said there were 700 jobs available and it was well attended. It was a great success. Cerner was there; they have some customer service phone related work and patient services jobs available.

Mayor Davis asked if Ms. Yatsook has any development reports. Ms. Yatsook said Panera Bread will open the first or second week in June, Ross Dress for Less in July, Cracker Barrel in the fall and Fairfield in in the fall of 2019.

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

- Ms. Barton announced there is an elected officials training conference on May 11 at Park University. Since we are MPR members the fee is waived.
- Missouri Municipal League (MML) Elected Officials Conference is June 7-8. She will be attending and if any Council members wish to attend let the City Clerk know.
- May 24 the City of Harrisonville will be hosting the MML West Gate meeting. Richard Sheets, Deputy Director, will give a legislative wrap up.
- Ms. Barton announced Celia Duran, the new Public Works Director

### May Meetings

5/1 work session \_ 7:00 P.M.  
5/8 regular session – 7:00 P.M.  
5/15 special meeting – 7:00 P.M.  
5/22 regular session – canceled

Ms. Barton said there is nothing scheduled for the May 1 work session and suggested canceling it. **Councilwoman Peek moved to cancel the May 1 work session.** Councilman Lathrop seconded. All voted in favor. Motion carried.

Police Chief James Person announced that Saturday, April 28 is Police DEA Drug Take Back Day. Unused prescription drugs can be dropped off between 10:00 A.M.-2:00 P.M. at Price Chopper and any time they can be dropped off at the police station. Ms. Barton reminded people not to put unused drugs in our water system, but to dispose of them properly.

Chief Person said that the High School after graduation party is May 11 starting at midnight. He will be at the event along with some school resources officers and some detectives. He is sure any other chaperones would be appreciated. Belton Cares has been putting on this event for 30 years. It is very well attended and they give out a lot of prizes to the graduates. Councilwoman Davidson said they are still looking for donations for prizes.

10152

Councilman Fletcher said the Belton Research 5K for Health is May 5. He has a small City team. Chief Person said he sits on the hospital board and at this point they have raised \$49,500 and their goal is \$60,000. Anyone that would like to sign up for a team or be individual walker, we would be happy to accommodate them.

## **OTHER BUSINESS:**

Councilman Lathrop distributed a hand out that he received at the Cass County League of Cities from the Cass County Assessor's office delineating real estate by residential, agricultural and commercial and there worth in every city in Cass County.

Councilwoman Peek said she noticed construction at Taco Bueno and asked if a design change was made. Ms. Barton said the plans were approved; they met engineering design criteria.

At 8:16 P.M., Councilwoman Peek moved to enter Executive Session to discuss matters pertaining to Legal Actions, according to Missouri Statute 610.021.1, to discuss matters pertaining to the leasing, purchase or sale of Real Estate, according to Missouri Statute 610.021.2, and 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 that the record be closed. Councilman Finn seconded. The following vote was recorded; Ayes: 9, Mayor Davis, Councilmen Trutzel, VanWinkle, Lathrop, Savage, Fletcher, Finn, Councilwomen Davidson and Peek; Noes: None; Absent: None.

The Council returned from Executive Session at 9:17 P.M. Being no further business, Councilwoman Peek moved to adjourn. Councilman Finn seconded. All voted in favor. Meeting adjourned.

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Patti Ledford, City Clerk

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Jeff Davis, Mayor