

**Minutes of the Belton City Council  
Public Hearing, Work Session, & Regular Meeting  
August 13, 2019  
City Hall Annex  
520 Main Street, Belton, Missouri**

Mayor Davis called the Public Hearing to order at 6:00 p.m.

A public hearing was held at 6:00 p.m., August 13, 2019, at Belton City Hall Annex, 520 Main Street, during which citizens were heard regarding property tax rates proposed to be set by the City of Belton. The tax rates shall be set to produce the revenues required to support the budget for the fiscal year beginning April 1, 2019 and ending March 31, 2020. The rates are based upon the current assessed valuation figures as provided by the Cass County Assessor's Office. Each tax rate is determined by dividing the amount of revenue, as authorized by the Missouri Constitution, by the current assessed valuation. This value is multiplied times 100 resulting in a tax rate expressed in cents per \$100 valuation.

**Assessed Valuation (applies to calendar year 2019):**

*(By Categories)*

	<b>Current Tax Year 2019</b>	<b>Prior Tax Year 2018</b>
<b>Real Estate</b>	<b>\$ 243,128,508</b>	<b>\$ 214,516,445</b>
<b>Personal Property</b>	<b>54,734,794</b>	<b>53,266,751</b>
<b>Total Assessed Valuation</b>	<b>\$ 297,863,302</b> =====	<b>\$ 267,783,196</b> =====

**Tax Levy (applies to City's fiscal year):**

	<b>Property Tax Revenue FY2020 Budget</b>	<b>Proposed Tax Rate FY2020</b>	<b>Prior Year Tax Rate FY2019</b>
<b>General Fund</b>	<b>\$ 1,588,000</b>	<b>\$ 0.4883</b>	<b>\$ 0.5261</b>
<b>Parks &amp; Recreation</b>	<b>634,000</b>	<b>0.2173</b>	<b>0.2341</b>
<b>Debt Service</b>	<b>3,047,000</b>	<b>1.3305</b>	<b>1.1305</b>
<b>Total</b>	<b>\$ 5,269,000</b> =====	<b>\$ 2.0361</b> =====	<b>\$ 1.8907</b> =====

**NOTE:** Assessed valuation figures are subject to change as determined by the Cass County Assessor. These changes, should they occur, may impact the tax rates as shown above.

Councilman Clark asked why the debt service levy doesn't get rolled back before we add an additional amount to it. Sheila Erzen, Assistant City Manager and Finance Director, replied the debt service levy is not subject to the Hancock Amendment.

Being no further input the public hearing adjourned at 6:05 p.m.

Mayor Davis called the work session to order at 6:05 p.m.

Members of the Cass County Landlords Association were in attendance to discuss concerns

regarding the Renal Inspection Program.

Renee Kurkoff, 112 Rainbow Circle, Raymore, Mo; Robert Mayo, 206 Cherry Hill Drive, Belton, Mo; and Darrell Schriver, 16917 E 170<sup>th</sup> Court, Belton Mo.

All expressed the concerns of the group as follows:

- Some municipalities that have instituted similar landlord programs have been sued for illegal search and seizure.
- Local landlords are not clear of what the purpose is for the inspections.
- Inspections will not improve the behavior of bad landlords

Being no further business, Mayor Davis adjourned the work session at 7:05 p.m. and called for a brief recess for people to view the new ambulance.

Mayor Davis called the regular meeting to order at 7:17 p.m.

Councilwoman Davidson lead the Pledge of Allegiance to the Flag.

Councilmembers present: Mayor Davis, Gary Lathrop, Chet Trutzel, Dean VanWinkle, Dave Clark, Stephanie Davidson, and Lorrie Peek

Councilmembers absent: Tim Savage, Ryan Finn

Staff present: Alexa Barton, City Manager; Padraic Corcoran, Attorney; and Donna Greener, Deputy City Clerk

## CONSENT AGENDA

Councilwoman Peek moved to approve the consent agenda consisting of a motion:

- **approving the minutes of the July 23, 2019, City Council Work Session & Regular Meeting.**
- **authorizing the sale of surplus city inventory/personal property by Mayo Auction & Realty.**
- **approving the purchase of 87,120 pounds of Meadows 3405 crack seal materials from Nu Way in the amount of \$40,946.40 for the Transportation Division.**
- **approving the purchase of a 2021 International Dump Truck with Viking-Cives elliptical dump body bed Model SSRXL-155058 to replace Truck No. 35.**
- **approving the renewal of the video camera system maintenance agreement from Kenton Brothers in the amount of \$4,559.95 for the police department.**
- **approving Resolution R2019-67: A resolution appointing John Sapp to serve on the Public Safety Sales Tax Oversight Committee.**
- **approving Resolution R2019-68: A resolution approving Task Agreement No. 2019-1 with Burns & McDonnell Engineering Company, Inc. to prepare the wastewater treatment facility's national pollutant discharge elimination system operation permit application renewal in the amount of \$12,570.00.**
- **approving Resolution R2019-69: A resolution approving actions of the City Manager to engage Breit Construction, LLC for emergency sanitary sewer repair located at 513 Mark Lane and ratifying Task Agreement No. 2019-1 in the amount of \$37,844.74.**

Councilman Clark seconded. All present voted in favor. Consent agenda approved.

## **PERSONAL APPEARANCES**

Mayor Davis and Mayor Pro-Tem Peek recognized Tom MacPherson as Belton's 2019 Missouri Municipal League (MML) Civic Leadership Award Honoree.

## **ORDINANCES**

Donna Greener, Deputy City Clerk, read Bill No. 2019-44: **An ordinance approving a Special Use Permit to allow a Home Daycare with more than four children at 206 Mary Way Belton, Cass County, Missouri.**

Presented by Councilman Trutzel, seconded by Councilman Clark. Councilwoman Peek would like to speak with the daycare's owner regarding recent changes in the Missouri daycare laws. Councilwoman Peek motioned to postpone the first reading of this ordinance until next meeting. This motion failed for lack of second. Councilman Trutzel withdrew his motion for first reading. After lengthy discussion, Councilman Clark moved for first reading, seconded by Councilman Trutzel. Dave Clements, Planning Director, will ask the daycare owner to attend the August 27, 2019 Council meeting. Vote on the first reading was recorded with all present voting in favor, except for Councilwoman Peek who voted no. First reading passed.

Ms. Greener read Bill No. 2019-45: **An ordinance levying and fixing the rate of tax for municipal purposes, for the Park Fund, and for the Debt Service Fund for Fiscal Year 2020.** Presented by Councilwoman Peek, seconded by Councilman Trutzel. Vote on the first reading was recorded with all present voting in favor. First reading passed.

Ms. Greener read Bill No. 2019-46: **An ordinance approving the reappropriation & revision of the City of Belton Fiscal Year 2020 adopted city budget for the purpose of park projects and training.**

Presented by Councilman Trutzel, seconded by Councilman Clark. Vote on the first reading was recorded with all present voting in favor. First reading passed. **Councilman Trutzel moved to hear the final reading.** Councilman VanWinkle seconded. Vote to hear the final reading was recorded with all present voting in favor. Motion passed. The final reading was read. Presented by Councilwoman Peek, seconded by Councilman Trutzel. Vote on the final reading was recorded:

Ayes: 7 Peek, Davidson, Clark, Lathrop, Trutzel, VanWinkle, Mayor Davis.

Noes: 0

Absent: 2 Savage, Finn

Bill No. 2019-46 was declared passed and in full force and effect as **Ordinance No. 2019-4531**, subject to Mayoral veto.

Ms. Greener read Bill No. 2019-47: **An ordinance readopting Ordinance No. 91-2073, as amended, establishing a procedure to disclose potential conflict of interest and substantial interest for certain municipal officials.**

Presented by Councilman Trutzel, seconded by Councilman Lathrop. Vote on the first reading was recorded with all present voting in favor. First reading passed. **Councilwoman Peek moved to hear the final reading.** Councilman Trutzel seconded. Vote to hear the final reading was recorded with all present voting in favor. Motion passed. The final reading was read. Presented by Councilman Trutzel, seconded by Councilman Clark. Vote on the final reading was recorded:

Ayes: 7 Lathrop, Trutzel, VanWinkle, Peek, Mayor Davis, Clark, Davidson

Noes: 0

Absent: 2 Savage, Finn

Bill No. 2019-47 was declared passed and in full force and effect as **Ordinance No. 2019-4532**, subject to Mayoral veto.

## **RESOLUTIONS**

Ms. Greener read Resolution R2019-70: **A resolution approving Task Agreement 2019-3 with Olsson to perform the removal of the underground used oil storage tank and associated soil sampling at Street Barn Lane in the amount of \$19,110.00.**

Presented by Councilman Trutzel, seconded by Councilwoman Peek. Vote on the resolution was recorded with all present voting in favor. Resolution passed.

Ms. Greener read Resolution R2019-71: **A resolution approving a Professional Services Agreement with Ensz and Jester, P.C. to review, revise and draft the City's personnel policies and practices.**

Presented by Councilwoman Peek, seconded by Councilman Trutzel. Vote on the resolution was recorded with all voting in favor. Resolution passed.

Ms. Greener read Resolution R2019-72: **A resolution approving Task Agreement 2019-3 with Breit Construction for the Belton I-49 Outer Road water line relocation project in the amount of \$165,891.00.**

Presented by Councilman Trutzel, seconded by Councilwoman Peek. Vote on the resolution was recorded with all voting in favor. Resolution passed.

## **CITY COUNCIL LIAISON REPORTS**

Councilwoman Davidson gave a Park report.

- Carnival, August 15-17 at Memorial Park
- Doggie Dip Day, September 7 at the outdoor waterpark
- There are roof repairs happening at High Blue Wellness Center
- Outdoor water park hours are changing due to start of school
- Party at the outdoor water park, August 23
- Fall Events at Memorial Park-Mama Mia, Oktoberfest

## **MAYOR'S COMMUNICATIONS**

- Main Street Theater Play "Death Trap" in September

## **CITY MANAGER'S REPORT**

### August/September 2019 meetings

08/27 work session & regular meeting – 6:00 p.m.

09/10 work session & regular meeting – 6:00 p.m.

09/24 work session & regular meeting – 6:00 p.m.

Celia Duran, Director of Public Works, gave an update on road construction projects in town.

Mr. Clements gave an update on the Shady Lane Duplexes remodel. It will be designated as a 55 and over community when completed.

Carolyn Yatsook, Economic Development Director, stated Chick-Fil-A is testing the market in Belton. They will be in town every Tuesday with their food truck until the end of the year.

Alexa Barton, City Manager, shared that Eagle's Landing Golf Course was featured in an article in a golf magazine commending the course and its manager, Jay Kennedy.

## **OTHER BUSINESS**

Councilman Trutzel asked for an update on the Avid Hotel project. Mr. Clements said the City is waiting for them to submit construction plans.

Councilman Clark asked for an update on the MoDOT road construction schedule. Ms. Duran said MoDOT is behind schedule and is trying to catch up. He asked if trash is added to all water bills. Ms. Ernzen said yes, that's the way the code is written.

Councilman Lathrop inquired if the berms being built at Northpoint are being inspected. Mr. Clements stated that yes.

Fire Chief John Sapp said the ladder truck repairs should be completed tomorrow.

At 7:57 p.m. Councilman Trutzel moved to enter Executive Session to discuss matters pertaining to Legal Actions, according to Missouri Statute 610.021.1; and matters pertaining to the leasing, purchase or sale of Real Estate, according to Missouri Statute 610.021.2, and that the record be closed, and the meeting adjourn from there. Councilman Lathrop seconded. The following vote was recorded.

Ayes: 7 Davidson, Clark, Peek, VanWinkle, Trutzel, Mayor Davis, Lathrop

Noes: 0

Absent: 2 Savage, Finn

Being no further business, the meeting was adjourned following the executive session.

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Donna Greener, Deputy City Clerk

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Mayor Jeff Davis