



**Agenda of the Belton City Council
Work Session
October 30, 2018 – 6:30 p.m.
City Hall Annex
520 Main Street, Belton, Missouri**

- I. CALL WORK SESSION TO ORDER
- II. PLEDGE OF ALLEGIANCE – Councilman Finn
- III. ITEMS FOR REVIEW AND DISCUSSION
 - A. FY18 Audit Report
 - B. Status update on Y Hwy Marketplace TIF
 - C. Georgia Place Tract Retention Basin
 - Page 3
 - D. Other Business
- IV. ADJOURN WORK SESSION

SECTION III
C



CITY OF BELTON CITY COUNCIL INFORMATION FORM

AGENDA DATE: October 30, 2018

DIVISION: Engineering/Legal

COUNCIL: Regular Meeting Work Session Special Session

<input type="checkbox"/> Ordinance	<input type="checkbox"/> Resolution	<input type="checkbox"/> Consent Item	<input type="checkbox"/> Change Order	<input type="checkbox"/> Motion
<input type="checkbox"/> Agreement	<input checked="" type="checkbox"/> Discussion	<input type="checkbox"/> FYI/Update	<input type="checkbox"/> Presentation	<input type="checkbox"/> Both Readings

ISSUE:

Benefits and costs of transfer of ownership to the City of Belton for perpetual maintenance of the stormwater retention pond in Georgia Place Subdivision located between Megan Street and Harris Avenue near 162nd Place. The property is a dedicated water retention parcel in the plat although it actually serves as detention for Georgia Place.

BACKGROUND:

In 2014, the Cass County Trustee purchased this tract at the delinquent real estate tax sale for the second time. Ronald L. Hardee and Betty C. Hardee, the original property owners, defaulted on taxes, and the property was turned over to the County in 1995. The property was later sold in 2000 to Cooper/Schultz Group Inc. (this company was acquiring easements for AT&T on the parcel), but taxes were again defaulted on and ownership was turned back over to the County in 2014. In 2014, the Cass County Trustee approached the City to consider taking ownership of the tract.

The Subdivision was platted in three phases between 1990 and 1992. The City is unaware of any homeowners association or development agreement for maintenance of the stormwater tract in the Subdivision. Little or no maintenance activities have been performed on the retention pond inlet and outlet structures in the past 28 years except for the mowing, debris removal and clean-up of illegal dumping by the City (and some good Samaritan neighbors), under the public nuisance function. Over the course of the years, the City has spent over \$7,000 to mow and clean-up the parcel. The resultant liens are not recoverable due to the delinquent tax sales by operation of law disallowing recovery of the City's liens (City did not change its public nuisance regulations until 2015 attaching the City's liens to the real estate tax bill). Since 2015, the tall grass and weeds have been maintained by an unknown party which has saved the City time and effort, however, recently multiple complaints regarding illegal dumping and tall grass and weeds at the Georgia Place detention basin have come to the City's attention. Cass County has again suggested that the City take over ownership of the property ensuring proper maintenance of the parcel and maintain value of the housing stock in the area.

By taking ownership of the property, the City will incur costs for the ongoing maintenance of the property including, but not limited to, mowing and stormwater infrastructure maintenance. The basin is consistently wet and there are native plantings that serve as stormwater best management practices (BMPs), which remove pollutants and improve water quality. The detention basin is not designed to meet current stormwater requirements and, assuming the property is deeded to the City, staff plans to reevaluate the detention basin design and potentially modify the outfall to improve functionality. Due to the parcel's proximity to Oil Creek, this site has the potential to be used for additional stormwater detention before discharging into the already overburdened Oil Creek. Modifying the outfall to meet

current standards will control the amount of stormwater entering into Oil Creek, which will be very beneficial to the City and its residents. Therefore, staff recommends that the City acquire this parcel of land from Cass County.

STAFF RECOMMENDATION:

City staff recommends the acquisition of the Georgia Place Tract – A Water Retention parcel as a valuable component of the City's stormwater detention and drainage system for safe and effective local storm water management and subdivision stabilization.

Exhibit 1: Site Map and Easements



Georgia Place Detention Basin Easements



