



**Agenda of the Belton City Council  
Work Session & Regular Meeting  
November 12, 2019 – 6:00 p.m.  
City Hall Annex  
520 Main Street, Belton, Missouri**

- I. CALL WORK SESSION TO ORDER
- II. ITEMS FOR REVIEW AND DISCUSSION
  - A. Shady Lane Planned Unit Development

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- III. ADJOURN WORK SESSION
- IV. CALL REGULAR MEETING TO ORDER
- V. PLEDGE OF ALLEGIANCE – Councilmember Finn
- VI. ROLL CALL
- VII. CONSENT AGENDA

One motion, non-debatable, to approve the “recommendations” noted. Any member of the Council may ask for an item to be taken from the consent agenda for discussion and separate action.

- A. **Motion approving the minutes of the October 22, 2019, City Council Work Session & Regular Meeting and November 5, 2019, Special Meeting.**

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- B. **Motion approving a bid from Top Coat KC to paint the Police Department building for the amount of \$9,999.00**

This bid is within budget.

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C. Motion approving Resolution R2019-100

**A resolution approving actions of the City Manager to engage Breit Construction, LLC for emergency repair of sinkhole located at 204 Hillcrest Drive and ratifying Task Agreement No. 2019-9 in the amount of \$11,500.03.**

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VIII. PERSONAL APPEARANCES

A. Ford Next Generation Learning Proclamation

B. Buckle Up, Phone Down Proclamation

IX. ORDINANCES

A. Motion approving the final reading of Bill No. 2019-54

**An ordinance approving a Rental Inspection Program in the City of Belton, Missouri, by adding a new Article V to Chapter 10 of the Unified Development Code.**

B. Motion approving the first reading of Bill No. 2019-57

**An ordinance approving an amendment to the City's Zoning Map to authorize the creation of a Planned Unit Development in an existing R-2 (Single Family and Two Family Planned Unit Development) District, subject to plan documents and conditions herein specified, for Shady Lane, an existing two-family neighborhood located North of East North Avenue and East of Shady Lane, Belton, Cass County, Missouri.**

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X. RESOLUTIONS

XI. CITY COUNCIL LIAISON REPORTS

XII. MAYOR'S COMMUNICATIONS

XIII. CITY MANAGER'S REPORT

November/December 2019 meetings

11/26 work session & regular meeting – 6:00 p.m.

12/10 work session & regular meeting – 6:00 p.m.

12/24 work session & regular meeting – Canceled

XIV. OTHER BUSINESS

XV. Motion to enter Executive Session to discuss matters pertaining to Legal Actions, according to Missouri Statute 610.021.1, and that the record be closed, and the meeting adjourn from there.

# **SECTION II**

## **A**



# CITY OF BELTON CITY COUNCIL INFORMATION FORM

**AGENDA DATE:** November 12, 2019

**Department:** Planning and Building Department

**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

**ITEM FOR CONSIDERATION:**

This application was filed to allow the creation of a Planned Unit Development (PUD) for the Shady Lane Duplexes, and a Final Development Plan. Shady Lane is an existing two-family neighborhood just north of East North Avenue, along Shady Lane and several internal streets. There are 44 two-unit buildings for a total of 88 dwelling units.

**BACKGROUND:**

The applicant recently acquired the two-family neighborhood of Shady Lane, and the property owner is in the process of interior and exterior renovations of all the units with a goal of providing an age restricted, 55 and older community.

The applicant explained to the Planning Commission that the concept is to create an active adult community for seniors looking for an alternative to larger facilities that allow for an independent lifestyle with social activities and entertainment. The property owner will provide onsite management and maintenance seven days per week, as well as lawn care, snow removal, overnight security and social programs and activities.

The Project will include 88 one and two-bedroom duplex units, which will be one-story and will include amenities such as a rear patio, updated kitchen and appliances, full-sized washers and dryers, privacy fencing and assigned covered parking. The Project will also include walking paths, a community garden, and a clubhouse with a gym and kitchen. The requested PUD is necessary in order to enhance the Project's security and parking accommodations, as the PUD will authorize the closure of certain public streets and permit the construction of covered parking facilities.

**PROPOSED PLANNED UNIT DEVELOPMENT**

The property is currently zoned a R-2 Two-Family Residential District. The existing two-family buildings are conforming with this zoning classification, and the existing lots meet the lot size requirements of the district.

The Planned Unit Development request was filed to allow the construction of carports with a two-foot (2') setback over the existing off-street parking aprons, in the vicinity of public utilities. Without the PUD designation, the carports would have to be located behind the principal building.

The PUD is also necessary in order to vacate the public streets to create a private street system with security gates. Portions of Hargis Street and North Oak Drive, and Sunny Drive and Sunny Circle are proposed to be vacated and become private streets.

The plan also includes the construction of a community center for resident activities, a network of walking trails, and community gardens. Also, a new board fence was recently constructed around the perimeter of the property.

The PUD plan includes information sheets pertaining to the location of the carports, information of the community center design and building materials, location and details concerning the security gate design, and location of the trails and community gardens.

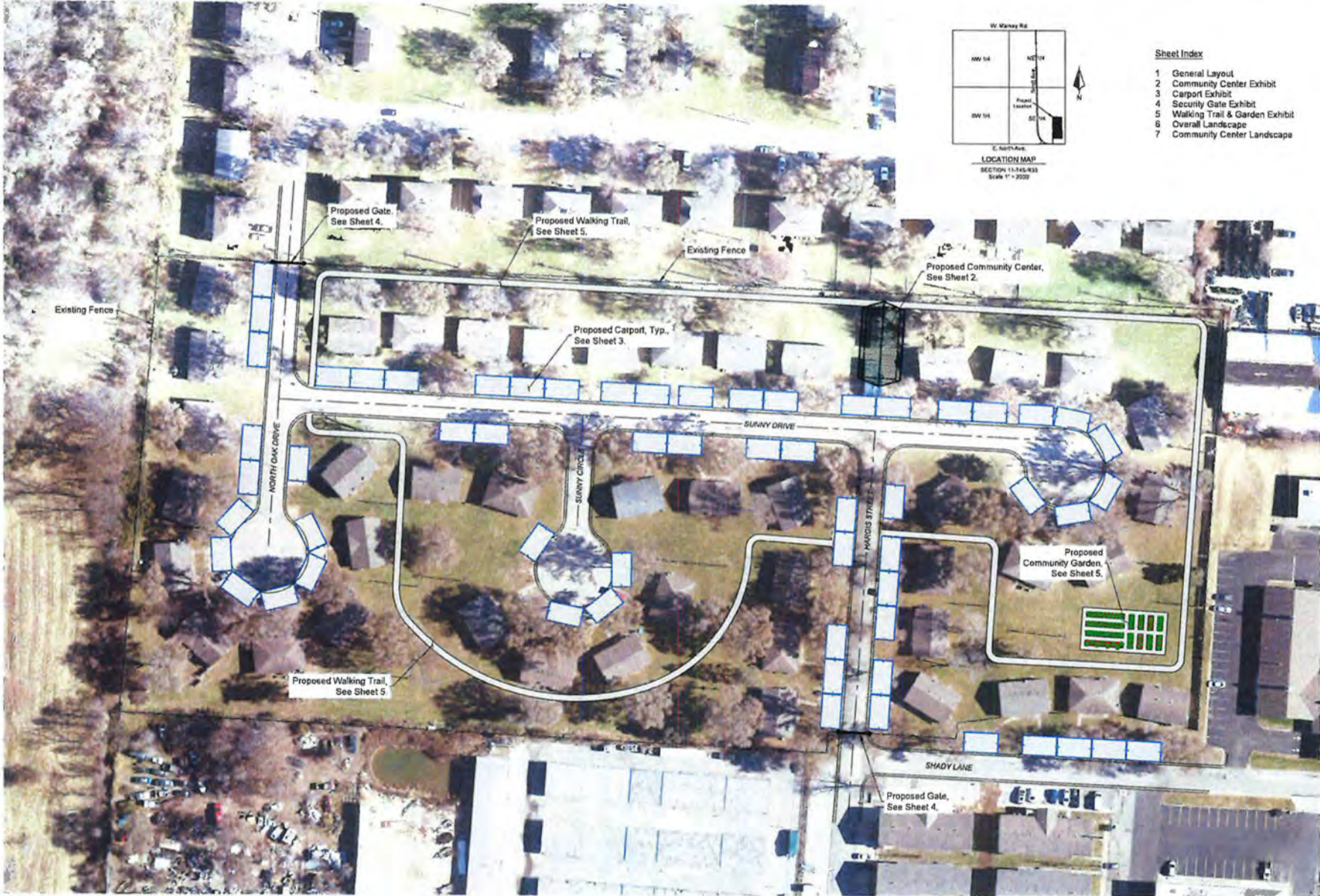
### **PLANNING COMMISSION RECOMMENDATION**

The Planning Commission considered the request at their meeting of October 21, 2019. The Planning Commission recommends approval of the request for a Planned Unit Development (PUD) designation for Shady Lane Duplexes, and the vacation of public right-of-way as shown on the final plan, with the following conditions:

1. The PUD request for Shady Lane Duplexes is hereby approved, as shown on plan set Renaissance Infrastructure Consulting, Project #18-3207.
2. A Development Agreement shall be submitted to the City Council for approval as part of the PUD authorization. The Development Agreement shall address utility access and maintenance, provisions for maintenance of the private streets as a result of the vacation, review by Spire Energy, considerations related to carport locations, timing of trail construction, and any other considerations deemed necessary to implement the Final Development Plan.
3. The location of carports on the Final Development Plan shall be revised to minimize conflicts with utilities.

### **ATTACHMENTS:**

1. Shady Lane PUD Plan set-7 pages.
2. Title Survey
3. Area Map.



LOCATION MAP  
SECTION: 11-145-9-23  
SCALE: 1" = 200'

Sheet Index

- 1 General Layout
- 2 Community Center Exhibit
- 3 Carport Exhibit
- 4 Security Gate Exhibit
- 5 Walking Trail & Garden Exhibit
- 6 Overall Landscape
- 7 Community Center Landscape

**General Layout**  
LOTS 1 THRU 44, INCLUSIVE, TWIN OAKS SUBDIVISION  
CITY OF BELTON, CASS COUNTY, MISSOURI



Prepared For:  
Mr. Aron Ratzman  
Vendor Management, LLC  
4741 Carroll Ave.  
Suite 2001  
Kansas City, MO 64112


**COMMUNITY CENTER:**

OFFICE, EXERCISE AREA, LOUNGE,  
GATHERING SPACE, UTILITY and STORAGE

**MATERIALS**

**EXT. WALLS:**

- HARDIE PANEL SMOOTH BOARD SIDING  
W/ 2"-0" O.C. REVEALS, PAINTED  
(COLOR TBD BY OWNER)
- T1-11 PLYWOOD SIDING W/ 4" GROOVE  
PATTERN, PAINTED (COLOR TBD BY  
OWNER)

**ROOF:**

- ASPHALT SHINGLES - GAF -  
WEATHERED WOOD



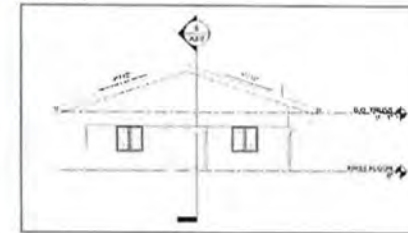
LOCATION MAP  
Scale 1" = 50'  
N

**COMMUNITY CENTER INSPIRATION PHOTOS**

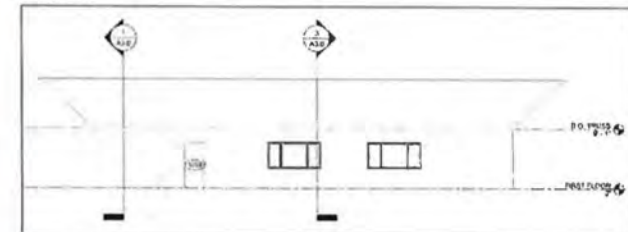


**COMMUNITY CENTER ELEVATIONS**

**EAST FAÇADE**



**NORTH FAÇADE**



**Community Center Exhibit**

LOTS 1 THRU 44, INCLUSIVE, TWIN OAKS SUBDIVISION  
CITY OF BELTON, CASS COUNTY, MISSOURI

Prepared For:  
Mr. Steve Warren  
Pondair Management, LLC  
4581 Central Ave.  
Suite 2002  
Kansas City, MO 64112

**Renaissance Infrastructure Consulting**  
172 Alma Avenue  
Kansas City, MO 64112  
816.337.6000  
www.ri-consulting.com  
P.L.L.C.

**CARPORTS:**



**MATERIALS**

- ROOF- COMPOSITE SHINGLES

**NOTES**

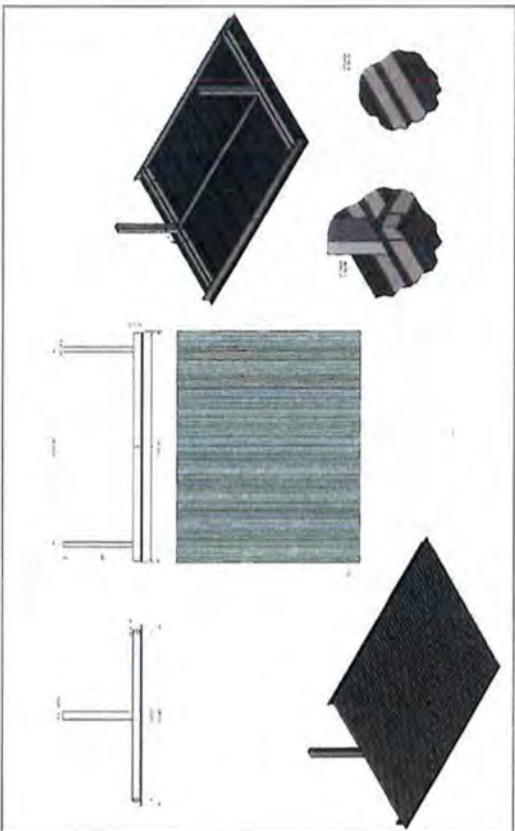
1. EDGE OF CARPORTS TO BE LOCATED 2' FROM BACK OF CURB.



**CARPORT INSPIRATION PHOTOS**



**CARPORT DETAILS**






**SECURITY GATE:**

**ELECTRIC GATE SPANNING ENTIRE ROAD WIDTH**

**NOTES**

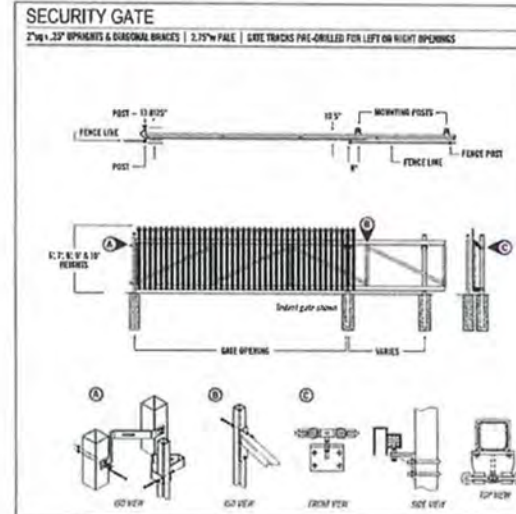
1. The installation of security gates across a fire apparatus access road shall be approved by the fire code official and maintained in accordance with Section 503.2.1. Where security gates are installed, they shall have an approved means of emergency operation. The security gates and the emergency operation shall be maintained operational at all times.
2. Gates that use electric or other means of power to automatically open or unlock shall have a manual override system. Manual override controls shall be located on the entrance side of the gate, or when power has failed, the gate(s) shall open and stay open until power is restored for normal operations.
3. Any non-electric security gates will require "Knox" padlock for after-hours fire department access.



**SECURITY GATE INSPIRATION PHOTOS**



**SECURITY GATE DETAILS EXAMPLE**



**Security Gate Exhibit**

LOTS 1 THRU 44, INCLUSIVE, TWIN OAKS SUBDIVISION  
 CITY OF BELTON, CASS COUNTY, MISSOURI

Prepared For:  
 Mr. Aron Reeves  
 Investor Management, LLC  
 6363 Cantrell Ave  
 Suite 2200  
 Kansas City, MO 64113







ZONING INFORMATION	
Name	RESIDENTIAL
Code	R-1
Use	Single-Family Detached
Lot Area	10,000 sq. ft. or more
Front Setback	10 feet
Side Setback	5 feet
Back Setback	10 feet
Height	35 feet
Other	
Notes	See Ordinance 11-1-2009



**REPORT BY: MEDICINE LAND TITLE INSURANCE COMPANY**  
 Survey No. 11-1-2009  
 Date of Survey: December 14, 2009 at 8:00 AM

**PREPARED BY: MEDICINE LAND TITLE INSURANCE COMPANY**  
 Survey No. 11-1-2009  
 Date of Survey: December 14, 2009 at 8:00 AM

**REVISIONS:**

1. Corrected the boundary line between Lot 1 and Lot 2.
2. Corrected the boundary line between Lot 3 and Lot 4.
3. Corrected the boundary line between Lot 5 and Lot 6.
4. Corrected the boundary line between Lot 7 and Lot 8.
5. Corrected the boundary line between Lot 9 and Lot 10.
6. Corrected the boundary line between Lot 11 and Lot 12.
7. Corrected the boundary line between Lot 13 and Lot 14.
8. Corrected the boundary line between Lot 15 and Lot 16.
9. Corrected the boundary line between Lot 17 and Lot 18.
10. Corrected the boundary line between Lot 19 and Lot 20.
11. Corrected the boundary line between Lot 21 and Lot 22.
12. Corrected the boundary line between Lot 23 and Lot 24.
13. Corrected the boundary line between Lot 25 and Lot 26.
14. Corrected the boundary line between Lot 27 and Lot 28.
15. Corrected the boundary line between Lot 29 and Lot 30.
16. Corrected the boundary line between Lot 31 and Lot 32.
17. Corrected the boundary line between Lot 33 and Lot 34.
18. Corrected the boundary line between Lot 35 and Lot 36.
19. Corrected the boundary line between Lot 37 and Lot 38.
20. Corrected the boundary line between Lot 39 and Lot 40.
21. Corrected the boundary line between Lot 41 and Lot 42.
22. Corrected the boundary line between Lot 43 and Lot 44.

**NOTICE:** This survey was prepared in accordance with the provisions of the Missouri Land Title Act, Chapter 456, R.S.Mo., and the rules and regulations of the Missouri Board of Land Surveyors, Chapter 193, R.S.Mo.

**DISCLAIMER:** This survey is based on the information provided to the surveyor and does not constitute a warranty of any kind. The surveyor is not responsible for any errors or omissions in this survey.

**LEGEND:**

- Easement
- Utility Line
- Boundary Line
- Lot Line
- Right-of-Way Line
- Other

**CONTRACT:**

This contract is made this 14th day of December, 2009, between MEDICINE LAND TITLE INSURANCE COMPANY, a Missouri corporation, and the undersigned, for the purpose of surveying the land described in the attached plat.

**WITNESSES:**

\_\_\_\_\_  
 \_\_\_\_\_

**DATE:** December 14, 2009



**ALTA/NPS LAND TITLE SURVEY**

LOTS 1 THRU 44, INCLUSIVE, TWIN OAKS SUBDIVISION  
 IN THE CITY OF BELTON, CASS COUNTY, MISSOURI

Sheet 1 of 1  
 Project # 10-2009

Surveyed by: [Signature]  
 Date: December 14, 2009

# Belton, MO



## Legend

- Street
- Parcel
- Subdivision
- Parks
- Cemetery

1 in. = 202ft. 

404.3 0 202.16 404.3 Feet

This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

## Notes

# **SECTION VII**

## **A**

**Minutes of the Belton City Council  
Work Session and Regular Meeting  
October 22, 2019  
City Hall Annex  
520 Main Street, Belton, Missouri**

Mayor Davis called the Work Session to order at 6:00 p.m.

Mike Groszek with Troutt, Beeman presented the FY19 Audited Consolidated Annual Financial Report (CAFR).

Being no further business, Mayor Davis adjourned the work session at 6:20 p.m. and called the regular meeting to order.

Councilmember Finn lead the Pledge of Allegiance to the Flag.

Councilmembers present: Mayor Davis, Tim Savage, Gary Lathrop, Chet Trutzel, Dean VanWinkle, Ryan Finn, Stephanie Davidson, and Lorrie Peek

Councilmember absent: Dave Clark (Councilmember Clark arrived at 6:22 p.m.)

Staff present: Alexa Barton, City Manager; Padraic Corcoran, Attorney; and Andrea Cunningham, City Clerk

**CONSENT AGENDA**

Councilmember Lathrop asked for items F, G, and H to be taken from the consent agenda for discussion and separate action.

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

- approving the minutes of the October 8, 2019, City Council Work Session & Regular Meeting.
- approving a temporary liquor permit for Roadside Bar & Grill for a Halloween party in their parking lot, located at 444 N Scott Avenue, on November 2, 2019, from 8 p.m. to 1:00 a.m.
- approving the September 2019 Municipal Division Summary Report for Municipal Court.
- approving the engagement of Key Equipment & Supply Co, for the emergency repair of Truck No. 26 Camel/Freightliner Jet/Vacuum truck in the amount of \$13,078.34, for the Water Services Division.
- approving Resolution R2019-95: **A resolution approving a maintenance contract with Ed M. Feld Equipment Company, Inc. (Feld Fire) for preventative maintenance on 2 Bauer Breathing Air Compressors.**
- approving Resolution R2019-99: **A resolution approving Task Agreement No. 2019-8 with Trekk Design Group, LLC to perform engineering services for the City of Belton in the amount of \$40,000.00.**

Councilmember Trutzel seconded. All voted in favor. Consent agenda approved.



F. Andrea Cunningham, City Clerk, read Resolution R2019-96: **A resolution approving actions of the City Manager to engage Pyramid Excavation and Construction, Inc. for emergency repair of sanitary sewer located at 111 London Way and ratifying Task Agreement No. 2019-3 in the amount of \$94,750.00.**

Presented by Councilmember Trutzel, seconded by Councilmember VanWinkle. Councilmember Lathrop asked what the “lump sum addition” was on the invoice. Michael Christopher, Acting Public Works Director, said once Pyramid was on-site, there was additional work needed. The invoice was in the form of a letter, so it didn’t reflect all the costs. Vote on the resolution was recorded with all voting in favor. Resolution passed.

G. Ms. Cunningham read Resolution R2019-97: **A resolution approving actions of the City Manager to engage Breit Construction, LLC for emergency repair of sinkhole located at the intersection of Monroe Avenue and Trevis Avenue and ratifying Task Agreement No. 2019-6 in the amount of \$71,201.18.**

Presented by Councilmember Trutzel, seconded by Councilmember Peek. Councilmember Lathrop said there isn’t an itemized statement. The one from Breit Construction at the last meeting was less expensive. Mr. Christopher said this project was more excavation, pipe, and traffic control. Councilmember Trutzel asked for a breakdown of the costs to be shown on the task agreement. Vote on the resolution was recorded with all voting in favor. Resolution passed.

H. Ms. Cunningham read Resolution R2019-98: **A resolution approving an amendment to Task Agreement No. 2019-1 with The Janik Group in the amount of \$45,681.00 for a total amount of \$57,631.00 for the excavation of clarifier #1 drain valve and installation of accessible access tube.**

Presented by Councilmember Trutzel, seconded by Councilmember Peek. Councilmember Lathrop said there were no itemized costs. Don Tyler, Water Services Manager, said there was a document left out of the agenda packet. He handed it out. The project turned out bigger than originally expected. Vote on the resolution was recorded with all voting in favor. Resolution passed.

## **PERSONAL APPEARANCES**

Mayor Pro-Tem Peek presented the Belton Police Department a proclamation for Red Ribbon Week.

## **ORDINANCES**

Ms. Cunningham read Bill No. 2019-55: **An ordinance approving the reappropriation & revision of the City of Belton Fiscal Year 2020 Adopted City Budget for the purpose of purchasing two used vehicles for the Park Department as approved by the Park Board.**

Presented by Councilmember Clark, seconded by Councilmember Trutzel. Councilmember Lathrop asked if this was coming out of the Park Funds. Sheila Ernzen, Finance Director and Assistant City Manager, said yes. Vote on the first reading was recorded with all voting in favor. First reading passed. **Councilmember Trutzel moved to hear the final reading.** Councilmember Finn seconded. Vote to hear the final reading was recorded with all voting in favor. Motion passed. The final reading was read. Presented by Councilmember Lathrop, seconded by Councilmember Peek. Vote on the final reading was recorded:

Ayes: 9 Mayor Davis, Savage, Davidson, Trutzel, VanWinkle, Lathrop, Finn, Clark, Peek  
Noes: 0  
Absent: 0

Bill No. 2019-55 was declared passed and in full force and effect as **Ordinance No. 2019-4541**, subject to Mayoral veto.

Ms. Cunningham read Bill No. 2019-56: **An ordinance approving an agreement for the installation and maintenance of a gaging station, to be located at the City of Belton Municipal Golf Course, Eagle's Landing, between the U.S. Department of the Interior through the U.S. Geological Survey and the City of Belton, authorizing the execution of the same.**

Presented by Councilmember Clark, seconded by Councilmember Lathrop. Councilmember Peek asked what happens if the gaging station gets hit on the golf course. Jay Kennedy, Golf Course Director, said they took that into consideration when they chose the place for it. It's out of the normal play area. Vote on the first reading was recorded with all voting in favor. First reading passed. **Councilmember Clark moved to hear the final reading.** Councilmember Finn seconded. Vote to hear the final reading was recorded with all voting in favor. Motion passed. The final reading was read. Presented by Councilmember Clark, seconded by Councilmember Finn. Vote on the final reading was recorded:

Ayes: 9 VanWinkle, Savage, Davidson, Peek, Finn, Lathrop, Trutzel, Clark, Mayor Davis  
Noes: 0  
Absent: 0

Bill No. 2019-56 was declared passed and in full force and effect as **Ordinance No. 2019-4542**, subject to Mayoral veto.

Ms. Cunningham read Bill No. 2019-54: **An ordinance approving a Rental Inspection Program in the City of Belton, Missouri, by adding a new Article V to Chapter 10 of the Unified Development Code.**

Presented by Councilmember Trutzel, seconded by Councilmember Peek. Mayor Davis said the Code Enforcement Advisory Committee and staff have been looking at a rental inspection program for the last 6 years; in the past 2 years they visited other cities and brought the program before the Council. Alexa Barton, City Manager, said this type of program is already approved in 9 cities in Cass, Clay, and Jackson Counties, with 2 additional cities in Cass County considering rental programs. Councilmember Savage said it feels like an invasion of privacy. Councilmember Finn said it's just like an inspection when you sell a house that's currently occupied. The current tenant is given plenty of notice that people will be in their house. The landlords would give the tenants notice. Councilmember Clark said he'd still like to see the inspections at change of tenant and connected to the water bills. Councilmember Savage said the ordinance still needs more work. Mayor Davis said the bottom line is safety. Councilmember Peek said this ordinance is a minimum standard of living. This ordinance is needed. Councilmember Davidson said it gives tenants a path to remediation without being the whistleblowers. Councilmember Savage said we need to correct the City, but didn't believe this is the right approach. Councilmember Peek Called for the Question, Councilmember Trutzel seconded. Vote on the Call for the Question was recorded:

Ayes: 6 Savage, Davidson, Peek, Finn, Trutzel, Mayor Davis  
Noes: 3 VanWinkle, Lathrop, Clark  
Absent: 0

Vote on the first reading was recorded with all voting in favor except for Councilmembers Clark, Lathrop, Savage, and VanWinkle who voted no. First reading passed.

## **CITY COUNCIL LIAISON REPORTS**

Councilmember Davidson gave a Park report.

- High Blue is offering 2 free Matrix training sessions
- Pumpkin Palooza at Memorial Park, October 26, 6:00 p.m.
- Veteran's Day Parade on Main Street, November 9, 10:00 a.m.
- Craft Show at High Blue, November 23

## **MAYOR'S COMMUNICATIONS**

- Mayor's Christmas Tree Lighting, Memorial Park, December 2. Don't forget to give Andrea your donation.
- Trick or Treat on Main Street, October 26
- Chamber of Commerce Craft Show, November 2

## **CITY MANAGER'S REPORT**

### November/December 2019 meetings

11/12 work session & regular meeting – 6:00 p.m.

11/26 work session & regular meeting – 6:00 p.m.

12/10 work session & regular meeting – 6:00 p.m.

12/24 work session & regular meeting – Canceled

- November 2 is the second City Adopt-a-Stream Clean Up. We're meeting in the Menard's parking lot at 8:30 a.m.
- November 3 is Daylight Saving Time.

## **OTHER BUSINESS**

Councilmember Clark said the Fire Department hired 2 new employees. Where does the Police Department stand? Captain Don Spears said they hired 2 new employees in the last week.

Councilmember VanWinkle said the Public Safety Sales Tax Oversight Committee will meet for the first time on October 28.

At 7:28 p.m. Councilmember Trutzel moved to enter Executive Session to discuss matters pertaining to Legal Actions, according to Missouri Statute 610.021.1, and to discuss matters pertaining to the hiring, firing, disciplining or promotion of personnel, according to Missouri Statute 610.021.3, and that the record be closed, and the meeting adjourn from there. Councilmember Finn seconded. The following vote was recorded.

Ayes: 9 Davidson, Savage, Clark, Peek, Finn, VanWinkle, Trutzel, Lathrop, Mayor Davis

Noes: 0

Absent: 0

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

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Andrea Cunningham, City Clerk

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Mayor Jeff Davis

**Minutes of the Belton City Council  
Special Meeting  
November 5, 2019  
City Hall Annex  
520 Main Street, Belton, Missouri**

Mayor Davis called the special meeting to order at 6:01 p.m.

Mayor Davis led the Pledge of Allegiance to the Flag.

Councilmembers present: Mayor Davis, Tim Savage, Chet Trutzel, Dean VanWinkle, Gary Lathrop, Stephanie Davidson, Ryan Finn, and Lorrie Peek

Councilmember absent: Dave Clark (Councilmember Clark arrived at 6:07 p.m.)

Staff present: Alexa Barton, City Manager; Padraic Corcoran, Attorney; and Andrea Cunningham, City Clerk

Councilmember Trutzel moved to enter Executive Session to discuss matters pertaining to negotiated contracts, according to Missouri Statute 610.021.12; matters pertaining to Legal Actions, according to Missouri Statute 610.021.1; and matters pertaining to the hiring, firing, disciplining or promotion of personnel, according to Missouri Statute 610.021.3, and that the record be closed, and the meeting adjourn from there. Seconded by Councilmember Finn. The following vote was recorded:

Ayes: 8 Peek, Davidson, Finn, VanWinkle, Trutzel, Lathrop, Savage, Mayor Davis

Noes: 0

Absent: 1 Clark

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

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Andrea Cunningham, City Clerk

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Mayor Jeff Davis

**SECTION VII**  
**B**



**CITY OF BELTON  
CITY COUNCIL INFORMATION FORM**

AGENDA DATE: November 12, 2019  
 ASSIGNED STAFF: James R. Person  
 DEPARTMENT: Police

Approvals

Engineer:                      Dept. Dir:                      Attorney:                      City Admin.:

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

**ISSUE/REQUEST:** For the City Council to approve a bid for painting the Police Department building.

**PROPOSED CITY COUNCIL MOTION:** To approve the bid from Top Coat KC to paint the Police Department building for the amount of \$9,999.00.

**BACKGROUND:** *(including location, programs/departments affected, and process issues)*  
 The City Council approved \$10,000.00 for the FY20 budget to paint the Police building. There were three bids received.

Patrick's Painting for \$9,950.00 – This is with many areas eliminated.  
 Dayco Painting - \$11,521.00 – This is with many areas eliminated.  
 Top Coat KC - \$9,999.00

---

**IMPACT /ANALYSIS:**  
 The company with the best bid was Top Coat KC for \$9,999.00 which will include several areas that would have been eliminated by the other two companies.

**FINANCIAL IMPACT**

Contractor:	Top Coat KC
Amount of Request/Contract:	
Amount Budgeted:	\$10,000.00
Funding Source:	010-4400-4957300
Additional Funds	
Funding Source	
Encumbered:	\$
Funds Remaining:	\$

<b>TIMELINE</b>	Start: Now	Finish:
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**OTHER INFORMATION/UNIQUE CHARACTERISTICS:**

**STAFF RECOMMENDATION: Approved**

**OTHER BOARDS & COMMISSIONS ASSIGNED:**  
 Date:  
 Action:

Memo from Sergeant J.J. Mosby  
 Bid from Patrick’s Painting  
 Bid from Dayco Painting  
 Bid from Top Coat KC

# Belton Police Department

*James R. Person, Chief of Police*

7001 E. 163rd Street • Belton, Missouri 64012-4614 • (816) 331-5522 • FAX (816) 322-7057  
[www.beltonpd.org](http://www.beltonpd.org)

BELTON POLICE DEPARTMENT

BUILDING IMPROVEMENTS

#01044004957300

We have received three bids for specific painting of portions of the police building. After the initial bids were received I contacted the companies and instructed them of the budget the city was working with, they all resubmitted their bids. To get within the budget Patrick's Painting and Dayco Painting were forced to eliminate some of the rooms that were on the original proposal to get under the budget. Top Coat Painting was only forced to eliminate a few of the rooms.

It is my recommendation we contract with Top Coat Painting for the project.

Jimmy J Mosby

A handwritten signature in black ink, appearing to read "Jimmy J Mosby", with a long horizontal flourish extending to the right.



TOP COAT KC

INVOICE

816-813-3146  
[topcoatkc@gmail.com](mailto:topcoatkc@gmail.com)

102 SW Madison  
Lee's Summit, MO  
64063

Attention: Belton PD  
Date: 8/29/19

Title: 7001 E 163 st

Project Description : Paint  
exterior and interior



Description	Quantity	Unit Price	Cost
Painting outside 5 doors	5	\$ 400.00	\$ 400.00
Painting outside 450ft of flashing	450	\$ 750.00	\$ 750.00
Painting outside 4 concert beams / columns	4	\$ 100.00	\$ 400.00
painting outside 3 windows	3	\$ 65.00	\$ 200.00
Paint inside - green blocks on wall	70ft	\$ 200.00	\$ 200.00
painting inside doors	7	\$ 500.00	\$ 500.00
Painting inside break room	1000sf	\$ 1,650.00	\$ 1,650.00
paint inside hallway	2100sf	\$ 3,500.00	\$ 3,500.00
Painting inside work room	300	\$ 400.00	\$ 400.00
		<b>Subtotal</b>	<b>\$ 8,000.00</b>
<b>All paint and materials</b>			<b>\$ 1,999.00</b>
		<b>Total</b>	<b>\$ 9,999.00</b>

Thank you for your business. It's a pleasure to work with you on your project.

# Patrick's Painting

Quote

Patrick O'Hara  
7853044892  
7853044892  
Patrickspaintingcompany@gmail.com

QUOTE NO. 159 ISSUE DATE 8/29/2019 VALID UNTIL 9/19/2019

**FROM**  
Patrick's Painting  
1419 South Sheridan Bridge Place  
Olathe KS 66062  
United States

**FOR**  
SGT. JJ Mosby  
7001 East 163rd Street  
Belton MO 64012  
United States

DESCRIPTION	QTY.	UNIT PRICE (\$)	AMOUNT (\$)
Exterior fascia painting	1	4,500.00	4,500.00
Exterior doors painting (6) Exterior window trim painting (3)	1	350.00	350.00
Exterior columns painting (4)	1	400.00	400.00
<b>Total (USD):</b>			<b>\$5,250.00</b>

*Proposal includes the costs of all paint, materials, and labor.*

*We will power wash all of the exterior fascia, doors, and columns prior to painting.*

*We will use Sherwin Williams "DTM" exterior paint on all of the fascia work, window trim, and doors.*

*The concrete columns will be Sherwin Williams exterior "loxon" primer, followed with 2 coats of "Superpaint"*

*Estimated time to complete job - 5 days.*

# Patrick's Painting

<b>QUOTE NO.</b>	171	<b>ISSUE DATE</b>	8/29/2019	<b>VALID UNTIL</b>	9/19/2019
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**FROM**  
 Patrick's Painting  
 1419 South Sheridan Bridge Place  
 Olathe KS 66062  
 United States

**FOR**  
 SGT. JJ Mosby  
 7001 East 163rd Street  
 Belton MO 64012  
 United States

DESCRIPTION	QTY.	UNIT PRICE (\$)	AMOUNT (\$)
Interior hallway walls and door jams (Minus 150 feet of hallway and 11 door jams)	1	4,700.00	4,700.00

**Total (USD):** **\$4,700.00**

*Proposal includes the costs of all paint, materials and labor.*

*Cover all flooring in working area*  
*Fill and repair all dings/dents in walls.*  
*Use frog tape to ensure clean, straight lines throughout*  
*Apply 2 coats of Sherwin Williams "Superpaint" throughout.*

*We will remove coving to paint then apply adhesive and re-install same coving on walls.*

*Estimated time to complete job - 10 days*

*Police dept. is responsible for moving furniture in rooms we will be painting.*



# DAYCO PAINTING INC.

500 Zumwalt • Grandview, MO 64030  
(816) 761-3353 • FAX (816) 763-2703

## *Revised Proposal*

**Date:** *October 4, 2019*

**Submitted To:** *Belton Police Station*

**Attention:** *Jimmy Mosby*

**Job Name:** *Belton Police Station Exterior*

We hereby submit estimates for all painting as specified.

### Includes:

- ✔ **Exterior:**
- ✔ 390 LF - Roof Cap: Power wash, Chemical Wipe, Sand, & 1 Coat Sherwin Williams Bond Plex
- ✔ 30' Metal Panel: Power wash, Chemical Wipe, Sand, & 1 Coat Sherwin Williams Bond Plex
- ✔ Split Large 12'x12' Window & Door Set: Chemical Wipe, Sand, & 1 Coat Sherwin Williams Bond Plex
- ✔ Split 3 Windows 2'x3': Chemical Wipe, Sand, & 1 Coat Sherwin Williams Bond Plex
- ✔ 5 Hollow Metal Doors & Frames: Chemical Wipe, Sand, & 1 Coat Sherwin Williams Bond Plex
- ✔ 4 Raw Concrete Columns: 1 coat Loxon Surface primer, 2 coat A-100 Exterior

**Total for Materials and Labor: \$4,925.00**

### Excludes:

- ✔ Overtime & Night Labor
- ✔ All Other Work Not Included In My Inclusions

***Nathan Underwood***  
***Estimator/Project Manager***

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be assessed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance. Owner subject to full attorneys fees, legal fees and court cost for collection of past due invoices.

***"The company that believes in personalized service"***



# DAYCO PAINTING INC.

500 Zumwalt • Grandview, MO 64030  
(816) 761-3353 • FAX (816) 763-2703

## *Proposal*

*Date:* October 8, 2019  
*Submitted To:* Belton Police Station  
*Attention:* Jimmy Mosby  
*Job Name:* Belton Police Station Interior

We hereby submit estimates for all painting as specified.

### Includes:

- ALT # 1 ADD: 1067LF Hallways: Patch, Prime, & 1 Full Coat of Pro Mar 200 HP "Eggshell" to Gypsum & CMU Walls ADD: \$4,376.00
- ALT # 2 ADD: 44 Hollow Metal Door Frames: Split All Corridor Side- Sand, Wipe, & 1 Coat of Finish ADD: \$2,220.00

### Excludes:

- Overtime and Night Labor

***NOTE: Estimate is contingent upon positive results of adhesion test on all walls that have semi-gloss, prior to the project beginning***

***Nathan Underwood***  
***Estimator/Project Manager***

*All material is guaranteed to be as specified. All work is to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Damages to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance. Owner subject to full attorney's fees, legal fees and court cost for collection of past due invoices.*

*"The company that believes in personalized service"*

# **SECTION VII**

## **C**

**R2019-100**

**A RESOLUTION APPROVING ACTIONS OF THE CITY MANAGER TO ENGAGE BREIT CONSTRUCTION, LLC FOR EMERGENCY REPAIR OF SINKHOLE LOCATED AT 204 HILLCREST DRIVE AND RATIFYING TASK AGREEMENT NO. 2019-9 IN THE AMOUNT OF \$11,500.03.**

**WHEREAS**, on July 3, 2019, a sinkhole was discovered in a grassy area by an Area Inlet at 204 Hillcrest. Based upon the Transportation Division inspection and viewing the CCTV video that was performed by TREKK Design Group, it was determined that the sinkhole was due to a collapsed 12-inch corrugated metal pipe (CMP) in two separate locations that is a part of the City's stormwater conveyance system. The Transportation Division immediately placed barricades around the sinkhole area for public safety concerns; and

**WHEREAS**, the City Manager, in conference with the Director of Public Works and Transportation Superintendent, subsequently determined that emergency repairs were necessary and authorized immediate commencement of the repair work to resolve the emergency issue; and

**WHEREAS**, using On-Call Water, Wastewater, and Stormwater Services Agreement (approved by R2019-32 on April 9, 2019), Breit Construction, LLC (Breit) was contacted for emergency repair services. Breit removed and replaced 12' of the damaged 12-inch CMP. The scope of work also included replacing 2 panels of sidewalk, mud-jacking under driveway, and restoration of seed and straw mat at a total cost of \$11,500.03; and

**WHEREAS**, the City Council believes that Task Agreement 2019-9 with Breit accurately reflects the work performed to repair sinkhole located at 204 Hillcrest Drive on an emergency basis in the amount of \$11,500.03.

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BELTON, MISSOURI, AS FOLLOWS:**

**SECTION 1.** That the action of the City Manager to engage Breit Construction, LLC on an emergency basis is hereby authorized and ratified.

**SECTION 2.** That Task Agreement No. 2019-9, herein attached and incorporated as **Exhibit A** to this Resolution, in the amount of \$11,500.03 is hereby authorized and ratified.

**SECTION 3.** That this resolution shall be in full force and effect from and after its passage and approval.

Duly read and passed this \_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
Mayor Jeff Davis

ATTEST:

\_\_\_\_\_  
Andrea Cunningham, City Clerk  
of the City of Belton, Missouri

STATE OF MISSOURI)  
COUNTY OF CASS )SS  
CITY OF BELTON )

I, Andrea Cunningham, City Clerk, do hereby certify that I have been duly appointed City Clerk of the City of Belton, Missouri, and that the foregoing Resolution was regularly introduced at a regular meeting of the City Council held on the \_\_\_\_ day of \_\_\_\_, 2019, and adopted at a regular meeting of the City Council held the \_\_\_\_ day of \_\_\_\_, 2019 by the following vote, to-wit:

AYES:            COUNCILMEN:

NOES:            COUNCILMEN:

ABSENT:        COUNCILMEN:

\_\_\_\_\_  
Andrea Cunningham, City Clerk  
of the City of Belton, Missouri





## CITY OF BELTON CITY COUNCIL INFORMATION FORM

**AGENDA DATE:** November 12, 2019

**DIVISION:** Public Works/Transportation

**COUNCIL:**  **Regular Meeting**       **Work Session**       **Special Session**

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

**ISSUE/RECOMMENDATION:**

On July 3, 2019, a sinkhole was discovered in a grassy area by an Area Inlet at 204 Hillcrest. Based upon the Transportation Division inspection and viewing the CCTV video that was performed by TREKK Design Group, it was determined that the sinkhole was due to a collapsed 12-inch corrugated metal pipe (CMP) in two separate locations that is a part of the City’s stormwater conveyance system. The Transportation Division immediately placed barricades around the sinkhole area for public safety concerns.

The City Manager, in conference with the Director of Public Works and Transportation Superintendent, subsequently determined that emergency repairs were necessary and authorized immediate commencement of the repair work to resolve the emergency issue.

Using On-Call Water, Wastewater, and Stormwater Services Agreement 2019-32 (approved by R2019-32 on April 9, 2019), Breit Construction, LLC (Breit) was contacted for emergency repair services. Breit removed and replaced 12’ of the damaged 12-inch CMP. The scope of work also included replacing 2 panels of sidewalk, mud-jacking under driveway, and restoration of seed and straw mat at a total cost of \$11,500.03.

**IMPACT/ANALYSIS:**

**FINANCIAL IMPACT**

Contractor:	Breit Construction, LLC	
Amount of Request/Contract:	\$	11,500.03
Amount Budgeted:	\$	N/A
Funding Source:	225-0000-400-4027	
Additional Funds:	\$	N/A
Funding Source:	N/A	
Encumbered:	\$	N/A
Funds Remaining:	\$	N/A

**STAFF RECOMMENDATION, ACTION, AND DATE:**

Approve a resolution approving actions of the City Manager to engage Breit Construction, LLC for emergency repair of sinkhole located at 204 Hillcrest and ratifying Task Agreement No. 2019-9 in the amount of \$11,500.03.

**LIST OF REFERENCE DOCUMENTS ATTACHED:**

- Resolution
- Exhibit A – Task Agreement No. 2019-9 and Scope of Work
- Invoice



**PUBLIC WORKS  
City of Belton – Public Works  
Task Agreement**

Contract: R2019-32 4/9/19

Ordinance or Resolution:	Task Agreement No: 2019-9	Funding Amount: \$ 11,500.03 Date of Schedule of Hourly Rates and Expenses: Purchase Order No:
--------------------------	---------------------------	--

Project Title: 204 Hillcrest Road - Storm Water Repair

Contractor/Consultant (including subs): Breit Construction, LLC	Division and Staff Project Manager: Monte Johnson – Transportation Superintendent
---	--

Project Management Manual reviewed:	Attachments (Gantt Chart, etc.): Quote
-------------------------------------	--

PROJECT Scope (can be in the form of an attachment):  
Quote for emergency repair of storm water pipe failure.

Staff Signatures		Partner Signatures	
<b>Interim</b> Director of Public Works: Michael Christopher	City Manager: Alexa Barton	Project Manager: 	Company Principal (if different):
Signature:	Signature: _____	Signature:	Signature: _____
Date: 11/2/19	Date: _____	Date: 10/30/2019	Date: _____

Project Type:	Design		Construction	X	Property Acquisition		Conceptual – Problem Solving		Surveying	
Project Discipline(s):	Transportation		Planning		Water		Wastewater		Stormwater	X

Report(s) Received:

Work on File:

This Task Agreement is subject to all the provisions included in the On-Call Water, Wastewater and Storm Water Services Agreement. Approved 4/9/2019, R2019-32.

Attach scope of work, budget, and other supporting material.

**Scope of work for Bid: 204 Hillcrest**

Door Hanger's need to be delivered to all residents 48 hours prior to the start date (202 & 204 Hillcrest). All work must be performed within the R-O-W and Easements.

From Curb Inlet No. 817 to downstream, remove & replace approximately 4' of existing 12" CMP, remove and replace 2 panels of sidewalk and seed and straw effected area.

From Area Inlet to downstream, remove and replace approximately 8' of existing 12" CMP (This area is to be hand dug ONLY), place flowable fill by Area Inlet and under edge of concrete driveway, Mud-Jack void under concrete driveway, grade around Area Inlet to drain and seed and straw effected area.

Ensure all materials are removed and disposed of from the project site daily. Contractor can deliver all old pipe, spoil piles and concrete debris to the Transportation Division facility at 1201 Street Barn Lane which is approximately 1 ½ blocks from the project site and open from 7:00am to 3:30pm, Monday through Friday. Contact Monte Johnson at (816) 564-9307 for drop-off locations within our facility.

Ensure the City of Belton, Design and Construction Manual is followed throughout your scope of work for this project.

Thank you,

Monte Johnson  
Transportation Superintendent  
City of Belton  
(816) 331-9455 office  
(816) 564-9307 cell



PO Box 551 Raymore, MO 64083

**204 Hillcrest Emergency Storm Repair – Invoice #11147 Itemization**

To: City of Belton, MO

Attn: Monte Johnson

**204 Hillcrest Emergency Storm Repair –**

10/14/2019-10/22/2019: Labor, materials, equipment, & supervision for removal and replacement of approx. 12 lf of damaged storm pipe with new galvanized corrugated metal storm sewer pipe, flowfill & mud-jack voids under & near driveway, yard grading, and restoration.

**Labor:**

Supervisor (Regular Time) – 5 hrs @ \$120/hr	<u>Sub-Total: \$600</u>
Foreman (Regular Time) – 5 hrs @ \$110/hr	<u>Sub-Total: \$550</u>
Operator (Regular Time) – 9 hrs @ \$95/hr	<u>Sub-Total: \$855</u>
Laborer (Regular Time) – 35 hrs @ \$85/hr	<u>Sub-Total: \$2,975</u>
Laborer (Overtime) – 5 hrs @ \$120/hr	<u>Sub-Total: \$600</u>

**Labor Sub-Total:** \$5,580

**Materials:**

Pipe Materials – 1 ea @ lump sum	<u>Sub-Total: \$622.43</u>
*20 lf 15" galv. CMP, 1ea – 15" coupling, 20 lf 12" galv. CMP*	
Excavatable flowfill – 3 cu yds @ \$130.53/cu yd	<u>Sub-Total: \$391.59</u>
Sac-crete – 2 ea @ \$28.72/cu yd	<u>Sub-Total: \$57.44</u>
Seed/straw mat/sod staples – 1 ea @ lump sum	<u>Sub-Total: \$97.75</u>
Fuel surcharge – Case 580 Backhoe: 2 days @ \$96/day	<u>Sub-Total: \$192</u>
Fuel surcharge – Trucks: 5 days @ \$30/day	<u>Sub-Total: \$150</u>

**Materials Sub-Total:** \$1,511.21

**Equipment:**

Case 580 Backhoe – 2 days @ \$335/day	<u>Sub-Total: \$670</u>
Dump truck – 2 days @ \$285/day	<u>Sub-Total: \$570</u>
Tool trucks/tools – 5 days @ \$80/day	<u>Sub-Total: \$400</u>

**Equipment Sub-Total:** \$1,640

**Subcontractors:**

5' Sidewalk – 5 lf @ \$103.5/lf	<u>Sub-Total: \$517.50</u>
Mud jacking @ lump sum	<u>Sub-Total: \$1,703.70</u>

**Subcontractor Sub-Total:** \$2,221.20

**Invoice Sub-Total –** \$10,952.41

**Insurance/Bonding @ 5% of Invoice Sub-Total –** \$547.62

**Invoice Total –** \$11,500.03

**Contact:**

**Andy Breit – General Manager**

**[andy.breit@breitconstructionllc.com](mailto:andy.breit@breitconstructionllc.com)**

**Office: (816) 348-9461**

**Cell: (913) 485-8008**

**Fax: (816) 322-1241**

**- All rates per 2019 Rate Sheet provided to the City of Belton for the 2019 Belton Emergency Services contract. -**

**Thanks for your business, Breit Construction LLC is a union company.**

# **SECTION IX**

## **B**

**AN ORDINANCE APPROVING AN AMENDMENT TO THE CITY'S ZONING MAP TO AUTHORIZE THE CREATION OF A PLANNED UNIT DEVELOPMENT IN AN EXISTING R-2 (SINGLE FAMILY AND TWO FAMILY PLANNED UNIT DEVELOPMENT) DISTRICT, SUBJECT TO PLAN DOCUMENTS AND CONDITIONS HEREIN SPECIFIED, FOR SHADY LANE, AN EXISTING TWO-FAMILY NEIGHBORHOOD LOCATED NORTH OF EAST NORTH AVENUE AND EAST OF SHADY LANE, BELTON, CASS COUNTY, MISSOURI.**

**WHEREAS**, a request was submitted to approve a Planned Unit Development classification for the existing two-family neighborhood of Shady Lane, in an R-2 (Single-Family and Two-Family Planned Unit Development) zoning classification, legally described as Lots 1-44 inclusive in Twin Oaks, a subdivision in the City of Belton, Missouri, Cass County, Missouri, according to the recorded plat thereof; and

**WHEREAS**, under the Unified Development Code Section 20-4- Land Use Applications and Procedures provides that the City Council may, by ordinance, create a Planned Unit Development; and

**WHEREAS**, notice of the public hearing was published in the Cass County Democrat on August 23, 2019; and

**WHEREAS**, a public hearing was held before the Belton Planning Commission on October 21, 2019 in accordance with the provisions of the Unified Development Code Section 20-4 Planned Unit Development; and

**WHEREAS**, the Unified Development Code Section 20-4, provides criteria for approval of a Planned Unit Development; and

**WHEREAS**, the Belton Planning Commission voted to recommend approval of the application to the City Council by a vote of five to zero; and

**WHEREAS**, the City Council believes it is in the best interest of the City to create a R-2 Planned Unit Development for the property commonly known as Shady Lane Duplexes.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF BELTON, CASS COUNTY, MISSOURI, AS FOLLOWS:**

**Section 1.** That the City Council approves the designation of a Planned Unit Development in an existing R-2 (Single-Family and Two-Family Planned Unit Development) zoning classification, subject to the following plan documents and conditions:

1. The PUD request for Shady Lane Duplexes is hereby approved, as shown on plan set Renaissance Infrastructure Consulting, Project #18-3207.





I, Andrea Cunningham, City Clerk, do hereby certify that I have been duly appointed City Clerk of the City of Belton and that the foregoing ordinance was regularly introduced for first reading at a meeting of the City Council held on the 12<sup>th</sup> of November, 2019, and thereafter adopted as Ordinance No. 2019-\_\_\_\_ of the City of Belton, Missouri, at a regular meeting of the City Council held on the \_\_\_\_ day of \_\_\_\_\_, 2019, after the second reading thereof by the following vote, to-wit:

AYES:                      COUNCILMEN:

NOES:                      COUNCILMEN:

ABSENT:                      COUNCILMEN:

\_\_\_\_\_  
Andrea Cunningham, City Clerk  
Of the City of Belton, Missouri



# CITY OF BELTON CITY COUNCIL INFORMATION FORM

**AGENDA DATE:** November 12, 2019

**Department:** Planning and Building Department

**COUNCIL:**  **Regular Meeting**     **Work Session**     **Special Session**

<input checked="" 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 type="checkbox"/> Discussion	<input type="checkbox"/> FYI/Update	<input type="checkbox"/> Presentation	<input type="checkbox"/> Both Readings

**ITEM FOR CONSIDERATION:**

This application was filed to allow the creation of a Planned Unit Development (PUD) for the Shady Lane Duplexes, and a Final Development Plan. Shady Lane is an existing two-family neighborhood just north of East North Avenue, along Shady Lane and several internal streets. There are 44 two-unit buildings for a total of 88 dwelling units.

**BACKGROUND:**

The applicant recently acquired the two-family neighborhood of Shady Lane, and the property owner is in the process of interior and exterior renovations of all the units with a goal of providing an age restricted, 55 and older community.

The applicant explained to the Planning Commission that the concept is to create an active adult community for seniors looking for an alternative to larger facilities that allow for an independent lifestyle with social activities and entertainment. The property owner will provide onsite management and maintenance seven days per week, as well as lawn care, snow removal, overnight security and social programs and activities.

The Project will include 88 one and two-bedroom duplex units, which will be one-story and will include amenities such as a rear patio, updated kitchen and appliances, full-sized washers and dryers, privacy fencing and assigned covered parking. The Project will also include walking paths, a community garden, and a clubhouse with a gym and kitchen. The requested PUD is necessary in order to enhance the Project's security and parking accommodations, as the PUD will authorize the closure of certain public streets and permit the construction of covered parking facilities.

**PROPOSED PLANNED UNIT DEVELOPMENT**

The property is currently zoned a R-2 Two-Family Residential District. The existing two-family buildings are conforming with this zoning classification, and the existing lots meet the lot size requirements of the district.

The Planned Unit Development request was filed to allow the construction of carports with a two-foot (2') setback over the existing off-street parking aprons, in the vicinity of public utilities. Without the PUD designation, the carports would have to be located behind the principal building.

The PUD is also necessary in order to vacate the public streets to create a private street system with security gates. Portions of Hargis Street and North Oak Drive, and Sunny Drive and Sunny Circle are proposed to be vacated and become private streets.

The plan also includes the construction of a community center for resident activities, a network of walking trails, and community gardens. Also, a new board fence was recently constructed around the perimeter of the property.

The PUD plan includes information sheets pertaining to the location of the carports, information of the community center design and building materials, location and details concerning the security gate design, and location of the trails and community gardens.

### **PLANNING COMMISSION RECOMMENDATION**

The Planning Commission considered the request at their meeting of October 21, 2019. The Planning Commission recommends approval of the request for a Planned Unit Development (PUD) designation for Shady Lane Duplexes, and the vacation of public right-of-way as shown on the final plan, with the following conditions:

1. The PUD request for Shady Lane Duplexes is hereby approved, as shown on plan set Renaissance Infrastructure Consulting, Project #18-3207.
2. A Development Agreement shall be submitted to the City Council for approval as part of the PUD authorization. The Development Agreement shall address utility access and maintenance, provisions for maintenance of the private streets as a result of the vacation, review by Spire Energy, considerations related to carport locations, timing of trail construction, and any other considerations deemed necessary to implement the Final Development Plan.
3. The location of carports on the Final Development Plan shall be revised to minimize conflicts with utilities.

### **ATTACHMENTS:**

1. Shady Lane PUD Plan set-7 pages.
2. Title Survey
3. Area Map.

