



**Agenda of the Belton City Council  
Electronic Meeting  
January 26, 2021 – 6:00 p.m.  
520 Main Street, Belton Missouri  
<https://www.belton.org/watch>**

**Due to an increase in COVID-19 cases in the area, this meeting will be closed to the public.  
Members of the public may observe and attend the meeting at the URL location above.**

**I. CALL PUBLIC HEARING TO ORDER – 6:00 P.M.**

The public hearing will be held at 520 Main Street for those who wish to speak.

The City of Belton will hold a Public Hearing in accordance with RSMo Section 99.865 to determine if the following tax increment financing plans and the redevelopment projects associated with such plans are making satisfactory progress under the proposed time schedules contained within the approved plans for completion of the projects.

- Belton Town Centre TIF
- Y Highway Market Place TIF
- Southtowne Plaza TIF, Projects 1, 2, 3
- Y Belton Plaza TIF, Projects 1, 2, 2A, 3
- Cedar Tree TIF

Page 4

**II. ADJOURN PUBLIC HEARING**

**III. CALL WORK SESSION TO ORDER**

**A. FY2022 Budget Work Session**

1. General Fund
2. Public Safety Sales Tax Fund
3. General Capital Fund
4. Capital Project Funds
5. TIF Fund

**IV. ITEMS FOR REVIEW AND DISCUSSION**

**V. ADJOURN WORK SESSION**

**VI. CALL MEETING TO ORDER**

**VII. PLEDGE OF ALLEGIANCE – Mayor Davis**

VIII. ROLL CALL

IX. PERSONAL APPEARANCES

X. 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 January 12, 2021, City Council Meeting.**

Page 17

XI. REGULAR AGENDA

A. Motion approving the final reading of Bill No. 2021-02

**An ordinance determining and declaring the necessity of acquiring for public use temporary construction easements and permanent easements for drainage and sanitary sewer improvements for the construction and maintenance of certain improvements to the City's Stormwater Management and Sanitary Sewer System generally located near Hargis Lake in the City of Belton, Missouri; authorizing the City and its designees to negotiate for the purpose of acquiring the easements and property acquisition by contract or condemnation; and authorizing the City Attorney and his designees to institute condemnation proceedings if such interests in land that cannot be acquired by purchase through good faith negotiations.**

B. Motion approving the first reading of Bill No. 2021-03

**An ordinance approving the Final Plat for The Encore; a tract of land in the Southwest quarter of Section 12, Township 46, Range 33, in the City of Belton, Cass County, Missouri and authorizing the Mayor and City Clerk to sign the Plat for recording with the Cass County recorder's office.**

Page 21

C. Motion approving the first reading of Bill No. 2021-04

**An ordinance approving a Tips Hotline contract with the Kansas City Metropolitan Crime Commission.**

Page 27

XII. CITY COUNCIL LIAISON REPORTS

XIII. MAYOR'S COMMUNICATIONS

XIV. CITY MANAGER'S REPORT

February/March 2021 City Council Meetings – 6:00 p.m.

February 9, 2021

February 23, 2021

March 9, 2021

March 23, 2021

XV. MOTIONS

- A. Motion determining the redevelopment project described in the Belton Town Centre TIF Plan and submitted to the Belton City Council at the public hearing held on January 26, 2021, is/is not making satisfactory progress under the proposed time schedule contained within the approved plans for completion of such project.
- B. Motion determining the redevelopment project described in the Y Highway Market Place TIF Plan and submitted to the Belton City Council at the public hearing held on January 26, 2021, is/is not making satisfactory progress under the proposed time schedule contained within the approved plans for completion of such project.
- C. Motion determining the redevelopment project described in the Southtowne Plaza TIF Plan and submitted to the Belton City Council at the public hearing held on January 26, 2021, is/is not making satisfactory progress under the proposed time schedule contained within the approved plans for completion of such project.
- D. Motion determining the redevelopment project described in the Y Belton Plaza TIF Plan and submitted to the Belton City Council at the public hearing held on January 26, 2021, is/is not making satisfactory progress under the proposed time schedule contained within the approved plans for completion of such project.
- E. Motion determining the redevelopment project described in the Cedar Tree TIF Plan and submitted to the Belton City Council at the public hearing held on January 26, 2021, is/is not making satisfactory progress under the proposed time schedule contained within the approved plans for completion of such project.

XVI. COMMUNICATIONS FROM CITY COUNCIL

- XVII. Motion to enter Executive Session 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 the hiring, firing, disciplining or promotion of personnel, according to Missouri Statute 610.021.3; 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 to discuss matters pertaining to negotiated contracts, according to Missouri Statute 610.021.12, and that the record be closed, and the meeting adjourned from there.

Report to Council: January 26, 2021

# TIF Projects Annual Report

## *Tax Increment Financing*

### CITY OF BELTON, MISSOURI

FIVE YEAR HEARING AND COUNCIL DETERMINATION OF PROGRESS

PURSUANT TO SECTIONS 99.800 TO 99.865 RSMO | The purpose of the hearing shall be to determine if the redevelopment project is making satisfactory progress under the proposed time schedule contained within the approved plans for completion of such projects.



# TABLE OF CONTENTS

Belton Town Centre Progress Report .....	Page 3
Y Highway Marketplace Progress Report .....	Page 4
Southtowne Plaza Progress Report .....	Page 5
Y Belton Plaza Progress Report.....	Page 6
Cedar Tree Progress Report.....	Page 7
Map Exhibits.....	Page 8

# BELTON TOWN CENTRE

TIF Beginning Date: 10/23/2001  
TIF 23 Year Max Term: 10/22/2024  
Date of Last Amendment: 01/10/2012

CONSTRUCTION STATUS: COMPLETE



Estimated Payoff Year:  
FY2021

Total bonds remaining  
to pay:  
**\$2,080,000**

## Cass County Assessed Valuation:

Original: \$7,178  
Current: \$7,623,210

## FY2020 Revenues:

City:	
General Fund	\$402,272
Street	\$160,909
Park Sales Tax	\$160,909
Capital Improvements	\$160,909
City PILOTs	\$133,844
Total from City:	\$1,018,843
Others:	\$1,296,282
Total FY2020 Revenues	\$2,315,125

Council Determination of Progress:

# Y HIGHWAY MARKET PLACE

TIF Beginning Date: 12/14/2010

TIF 23 Year Max Term: 12/13/2033

Date of Last Amendment: 11/27/2018



## CONSTRUCTION STATUS: IN PROGRESS

### Estimated Payoff Year: TBD

Cost still to be certified as not fully built. TIF contract construction completion date is May 31, 2022.

### Total obligations remaining to pay:

TIF Bonds	\$3,345,000
Developer	\$740,465
City	\$3,379,770
<b>Total Obligations</b>	<b>\$7,465,235</b>

### Cass County Assessed Valuation:

Original:	\$947,866
Current:	\$1,766,950

### FY2020 Revenues:

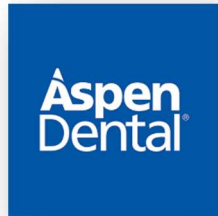
City:		
General Fund		\$79,765
Street		\$31,905
Park Sales Tax		\$31,905
Capital Improvements		\$31,905
City PILOTs		\$24,883
Total from City:		\$200,363
Others:		\$564,343
<b>Total FY2020 Revenues</b>		<b>\$764,706</b>

### Council Determination of Progress:

# SOUTHTOWNE PLAZA

TIF Beginning Date: 03/10/2009  
TIF 23 Year Max Term: 03/09/2032  
Date of Last Amendment: 04/28/2020

## CONSTRUCTION STATUS: IN PROGRESS



## Estimated Payoff Year: TBD

Cost still to be certified as not fully built.

- Area 2 (Menards Outlots) - Construction has not yet started. TIF contract completion date is May 31, 2022.
- Area 3 (Herman Enterprises) - Second retail pad site contract completion date is May 31, 2021.

### Total obligations remaining to pay:

Developer	\$6,442,874
City	\$4,913,295

Total Obligations \$11,356,169

### Cass County Assessed Valuation:

Original:	\$1,260
Current:	\$7,213,590

### FY2020 Revenues:

City:

General Fund	\$180,178
Street	\$72,072
Park Sales Tax	\$72,072
Capital Improvements	\$72,072
City PILOTs	\$96,670

Total from City: \$493,064

Others:

\$577,854

Total FY2020 Revenues \$1,070,918

## Council Determination of Progress:



# Y BELTON PLAZA



TIF Beginning Date: 12/19/2007  
TIF 23 Year Max Term: 12/18/2030  
Date of Last Amendment: 09/24/2019



## CONSTRUCTION STATUS: IN PROGRESS

### Estimated Payoff Year: TBD

Cost still to be certified as not fully built.

- Area 1 lot 5 hotel construction completion date in August 2022.
- Area 2 & 2A construction completion date in August 2021.
- Area 3 was not purchased by the developer and construction completion date for Phase 1 in December 2021 and Phase 2 in December 2022.

### Total developer obligations remaining to pay:

**\$21,146,356**

### Cass County Assessed Valuation:

Original: \$1,030  
Current: \$8,269,130

### FY2020 Revenues:

#### City:

General Fund	\$194,150
Street	\$77,660
Park Sales Tax	\$77,660
Capital Improvements	\$77,660
City PILOTs	\$122,426

Total from City: \$549,556

Others: \$828,347

**Total FY2020 Revenues \$1,377,903**

### Council Determination of Progress:

# CEDAR TREE

TIF Beginning Date: 11/24/2015

TIF 23 Year Max Term: 11/23/2038

Date of Last Amendment: 05/23/2017

**FIVE  
GUYS**



**Organic**  
HEMP BOTANICALS  
Hemp Natures RX



**CONSTRUCTION STATUS:  
COMPLETE**

**Estimated Payoff Year:  
FY2036**

**Total developer obligations  
remaining to pay:  
\$2,511,444**

Cass County Assessed Valuation:

Original: \$789,130  
Current: \$1,468,730

FY2020 Revenues:

City:

General Fund	\$15,555
Street	\$6,222
Park Sales Tax	\$6,222
Capital Improvements	\$6,222
City PILOTs	\$26,199

Total from City: \$60,420

Others: \$122,366

**Total FY2020 Revenues \$182,786**

**Council Determination of Progress:**

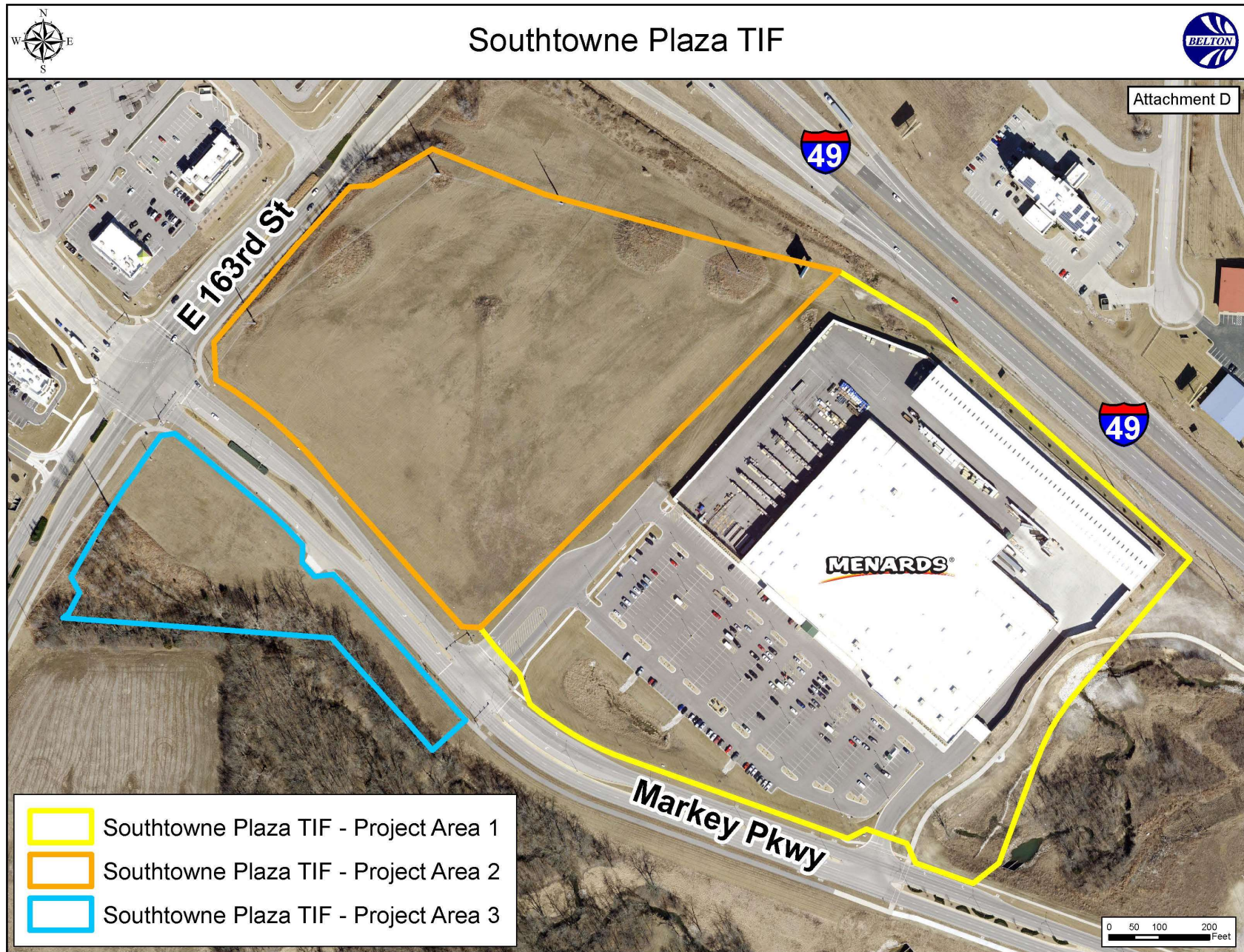








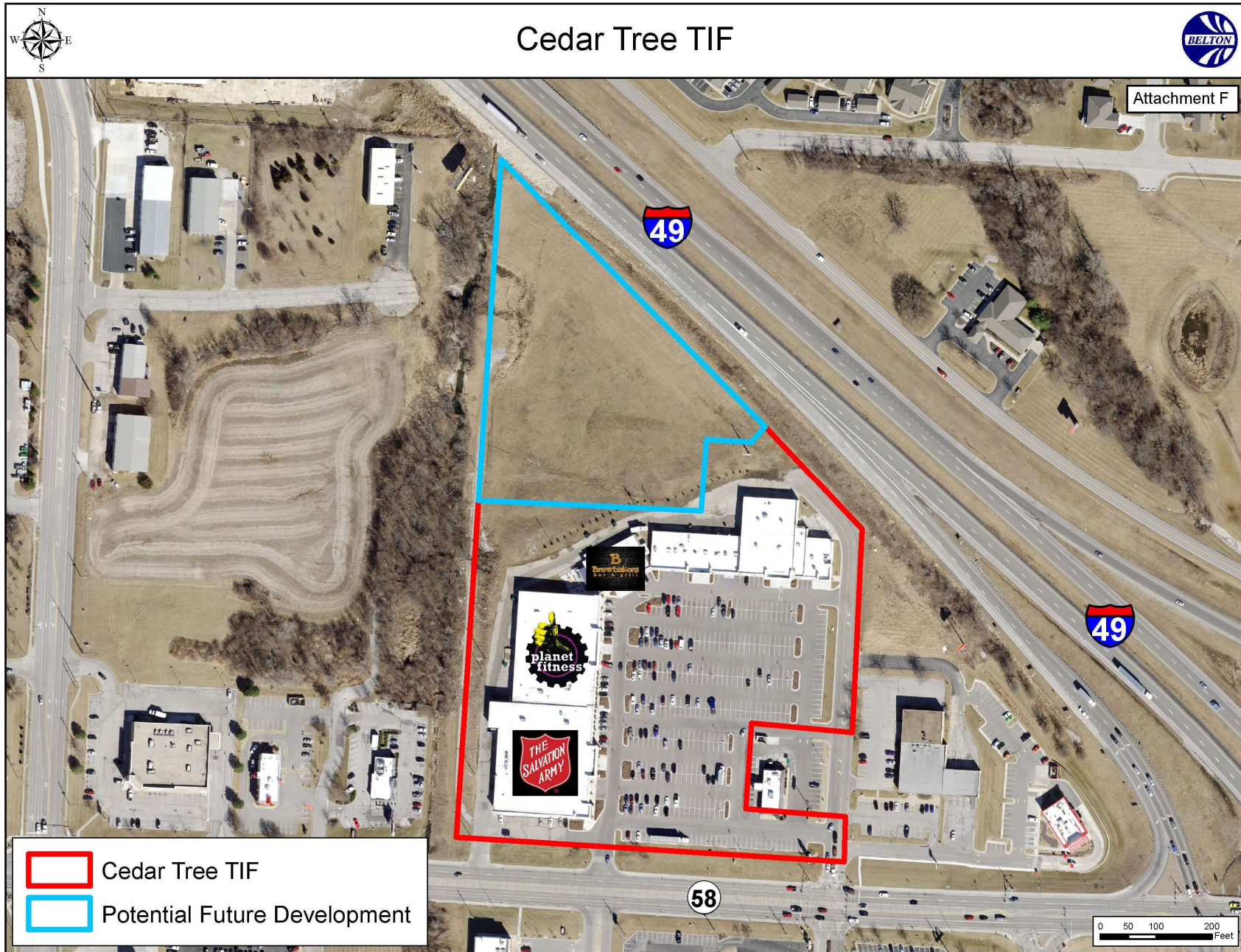












# **SECTION X**

## **A**

**Minutes of the Belton City Council**  
**Electronic Meeting**  
<https://www.belton.org/watch>  
**January 12, 2021**

Mayor Davis called the work session electronic meeting to order at 6:03 p.m.

Lt. John Baker, Deputy Director of Emergency Management, reviewed the proposed Small Unmanned Aerial System (“DRONE” Program) purchase being presented in R2021-02.

Being no further business, Mayor Davis adjourned the work session at 6:13 p.m. and called the regular electronic meeting to order.

Mayor Davis led the Pledge of Allegiance to the Flag.

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

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

#### **PERSONAL APPEARANCES**

Todd Schuler, Audit Manager for the State Auditor’s Office, introduced himself as the manager for the Belton audit team. He said the field work typically takes between 10-12 weeks. Mr. Schuler left the meeting at 6:35 p.m.

#### **CONSENT AGENDA**

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

- **approving the minutes of the December 8, 2020, City Council Meeting.**
- **approving the December 2020 Municipal Division Summary Reports for Municipal Court.**
- **approving Resolution R2021-01: A resolution approving Change Order No. 1 with The Hayes Company for insulation services to the Public Works Facility storage building in the amount of \$6,796.75.**
- **approving Resolution R2021-02: A resolution approving the purchase of three (3) Mavic Enterprise Small Unmanned Aerial Systems and one (1) Matrice 300 Small Unmanned Aerial System with supporting equipment from Adorama to provide aerial services to all City departments with specific focus within Police, Fire, and Public Works Departments.**
- **approving Resolution R2021-03: A resolution authorizing the City Manager to sign a software services agreement amendment with Image Trend Inc. that provides records and asset management for Belton Fire Department.**

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



## REGULAR AGENDA

Andrea Cunningham, City Clerk, gave the final reading of Bill No. 2020-58: **An ordinance amending Sections 1-5; 28-8; 30-6; and 30-9 of the Unified Development Code to advance new regulations, address conflicts, and revise wording to provide language that is easier to understand for all users of the code.**

Presented by Councilmember Peek, seconded by Councilmember Trutzel. There was a discussion about flags and signs on cars. Vote on the final reading was recorded:

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

Noes: 0

Absent: 0

Bill No. 2020-58 was declared passed and in full force and effect as **Ordinance No. 2021-4604**, subject to Mayoral veto.

Ms. Cunningham read Bill No. 2021-01: **An ordinance approving grant money from the Department of Justice for a project called “Expansion of Current Body-Worn Camera Systems” in the amount of \$22,872.00 with a 20% match by the City of Belton.**

Presented by Councilmember Lathrop, seconded by Councilmember Trutzel. Vote on the first reading was recorded with all voting in favor. **Councilmember Trutzel moved to hear the final reading.** Councilmember Lathrop 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 Peek, Davidson, Finn, Clark, Mayor Davis, Savage, Lathrop, Trutzel, VanWinkle

Noes: 0

Absent: 0

Bill No. 2021-01 was declared passed and in full force and effect as **Ordinance No. 2020-4605**, subject to Mayoral veto.

Ms. Cunningham read Bill No. 2021-02: **An ordinance determining and declaring the necessity of acquiring for public use temporary construction easements and permanent easements for drainage and sanitary sewer improvements for the construction and maintenance of certain improvements to the City’s Stormwater Management and Sanitary Sewer System generally located near Hargis Lake in the City of Belton, Missouri; authorizing the City and its designees to negotiate for the purpose of acquiring the easements and property acquisition by contract or condemnation; and authorizing the City Attorney and his designees to institute condemnation proceedings if such interests in land that cannot be acquired by purchase through good faith negotiations.**

Presented by Councilmember Peek, seconded by Councilmember Trutzel. Vote on the first reading was recorded with all voting in favor. First reading passed.

## CITY COUNCIL LIAISON REPORTS

Councilmember Davidson gave a Park report.

- There is a boot camp coming soon.
- There is an Easter egg hunt scheduled. Also hoping for a spring craft show and Summerfest.

## **MAYOR'S COMMUNICATIONS**

The Mayor reminded everyone to continue being diligent and safe regarding COVID.

James Person, Police Chief, said the Health Department has a survey available that will inform you when the vaccine is available for your health category. The Health Department will contact you.

## **CITY MANAGER'S REPORT**

January/February 2021 City Council Meetings – 6:00 p.m.

January 26, 2021

February 9, 2021

February 23, 2021

Chief Person said Lt. Davis verified the lodging establishment tiers this past week. This is done annually in January.

Carolyn Yatsook, Economic Development Director, reviewed the 2020 annual report. It is available online.

## **COMMUNICATIONS FROM CITY COUNCIL**

Councilmember Clark inquired about the Emergency Management Deputy Director position. Alexa Barton, City Manager, and Chief Person responded to his questions. The position was originally presented in the budget as a civilian position but will now be a commissioned lieutenant position.

At 7:32 p.m. Councilmember Lathrop moved to enter Executive Session to discuss 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 adjourned from there. Councilmember Finn seconded. The following vote was recorded:

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

Noes: 0

Absent: 0

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

---

Andrea Cunningham, City Clerk

---

Mayor Jeff Davis

# **SECTION XI**

## **B**



**AN ORDINANCE APPROVING THE FINAL PLAT FOR THE ENCORE; A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 46, RANGE 33, IN THE CITY OF BELTON, CASS COUNTY, MISSOURI AND AUTHORIZING THE MAYOR AND CITY CLERK TO SIGN THE PLAT FOR RECORDING WITH THE CASS COUNTY RECORDER'S OFFICE.**

**WHEREAS**, the Planning Commission is authorized pursuant to Section 36-35 of the Unified Development Code to review and approve, approve conditionally, or disapprove final plats within a reasonable time after submission; and

**WHEREAS**, the Planning Commission convened a meeting on January 4, 2021, and reviewed and recommended approval of the final plat of The Encore to the City Council; and

**WHEREAS**, the City Council finds that this plat meets the standards for platting as set forth in the Unified Development Code and is in the best interest of the City to approve the plat for recording.

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

- Section 1. That the City Council of the City of Belton hereby concurs with the recommendation of the Planning Commission and approves the Final Plat of The Encore.
- Section 2. The Mayor and the City Clerk are hereby authorized to sign the plat, acknowledging that the plat meets all requirements of the Unified Development Code.
- Section 3. The plat shall be recorded at the Cass County Recorder of Deeds, and a copy kept on permanent file at the City of Belton.
- Section 4. The final plat shall be recorded within one year of City Council approval or the approval shall be considered null and void.
- Section 5. That this Ordinance shall take effect and be in full force from and after its passage and approval.

READ FOR THE FIRST TIME: January 26, 2021

READ FOR THE SECOND TIME AND PASSED:

---

Mayor Jeff Davis

Approved this \_\_\_\_ day of \_\_\_\_\_, 2021.

---

Mayor Jeff Davis

ATTEST:

---

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

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

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 ordinance was regularly introduced for first reading at a meeting of the City Council held on the \_\_\_\_ day of \_\_\_\_\_, 2021, and thereafter adopted as Ordinance No. 2021- \_\_\_\_ of the City of Belton, Missouri, at a meeting of the City Council held on the \_\_\_\_ day of \_\_\_\_\_, 2021, 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:** January 26, 2021

**DIVISION:** 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:**

Approval of a Final Plat of The Encore, being the final subdivision plat for The Encore Apartments, located on the southeast side of 163<sup>rd</sup> Street, at Turner Road.

**BACKGROUND:**

The preliminary development plan and preliminary plat for Encore Apartments was reviewed and recommended for approval by the Planning Commission on June 8, 2020. The plan provided for the development of 322 apartments in six buildings. This application is the Final Plat for the proposed development.

**PROPOSED FINAL PLAT**

The Final Plat is consistent with the preliminary plan and the Planned Unit Development, approved by the City Council:

Lot sizes- The plat provides for one lot, a 11.648 acre parcel (507,374 square feet).

Streets- The property is adjacent to 163rd Street. No additional right-of-way is dedicated with the plat.

Easements- The final plat includes appropriate language for utility easements.

Detention- The property is in the Markey Regional Detention Watershed. Payment of a fee in lieu of providing on-site detention is provided in the UDC. The site plan also provides areas of stormwater best management practices (BMP's) to lessen run-off and filter storm drainage.

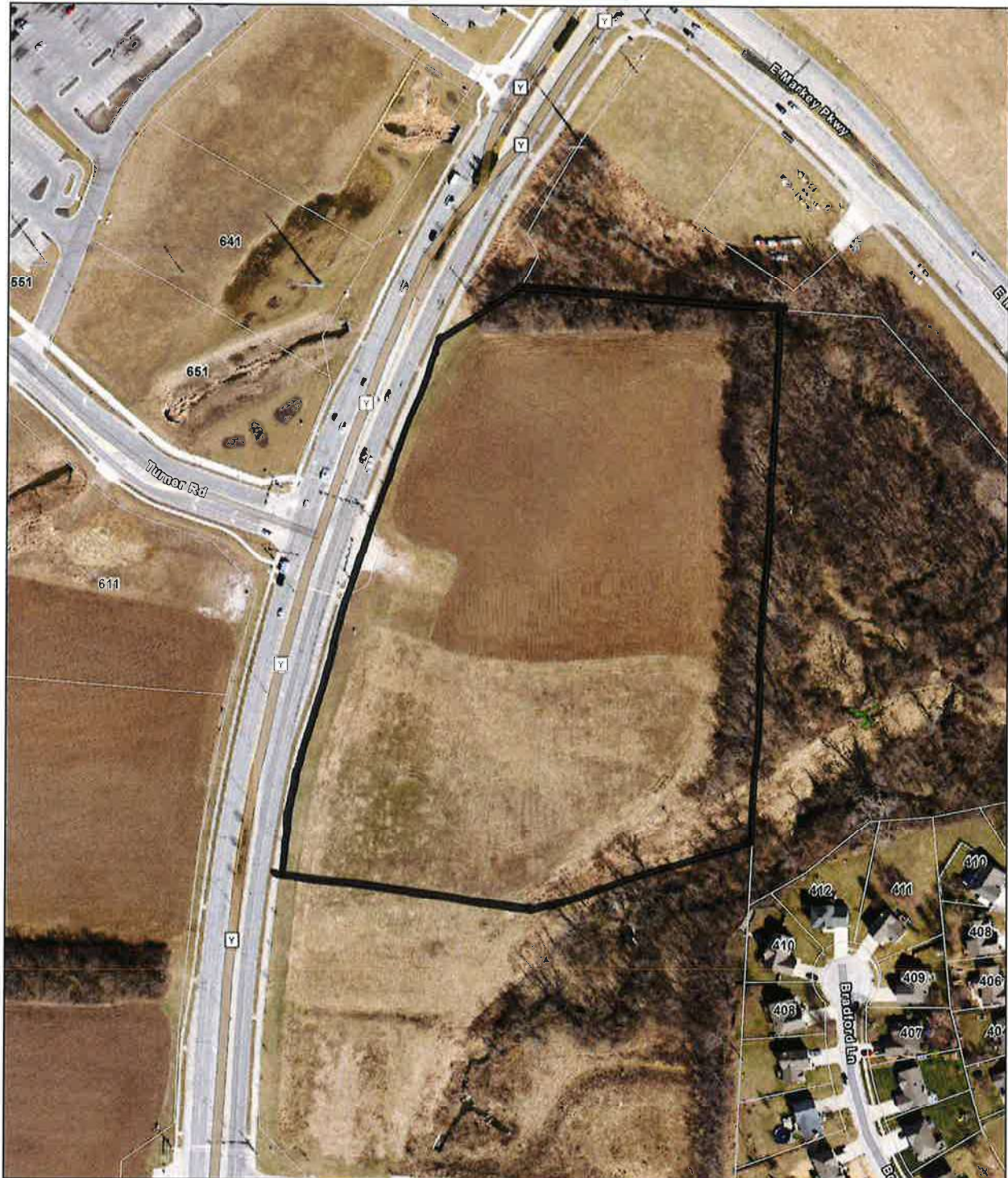
**PLANNING COMMISSION RECOMMENDATION, ACTION, AND DATE:**

The Planning Commission considered the request for the final plat at their meeting on January 4, 2021. The Planning Commission recommended approval of the application for a Final Plat for The Encore, as the final plat is consistent with the final development plan. The plat meets all requirements of Section 36.35 of the Unified Development Code.

**LIST OF REFERENCE DOCUMENTS ATTACHED:**

1. Final Plat
2. Area Map

# ArcGIS Web Map



12/30/2020, 4:03:24 PM  
Aerial\_MARC\_2020\_6in.tif

- Red: Band\_1
- Green: Band\_2
- Blue: Band\_3
- Streets
- Belton\_Parcels

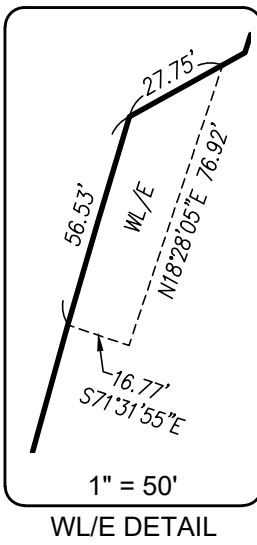
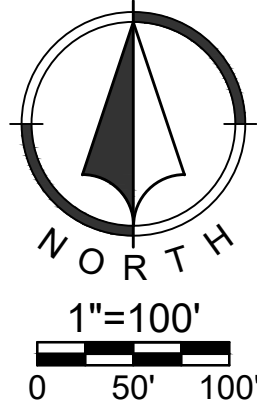
1:2,257  
0 0,02 0,04 0,07 mi  
0 0,03 0,06 0,12 km

GeoEye, Maxar, Microsoft  
Esri Community Maps Contributors, Kansas City, MO, County of  
Cass, MO, Missouri Dept. of Conservation, Missouri DNR,  
BuildingFootprintUSA, Esri, HERE, Garmin, SafeGraph,



# FINAL PLAT THE ENCORE

A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 46 NORTH,  
RANGE 33 WEST, IN THE CITY OF BELTON, CASS COUNTY, MISSOURI

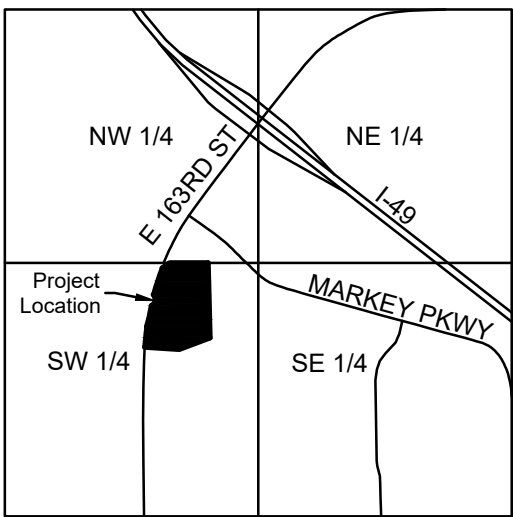


#### NOTES:

- Basis of Bearings: Missouri State Plane, NAD 83, West Zone.
- All bearings and distances shown on this plat are measured and described unless otherwise noted.
- Flood Plain Note: According to the F.E.M.A. Flood Insurance Rate Map Number 29037C0009F, revised January 2, 2013, this tract graphically lies in OTHER AREAS, ZONE X, defined as areas determined to be outside the 0.2% annual chance floodplain.
- Abutting property information was obtained via the Cass County Assessor website.
- The record source of the subject premises is recorded in Book 1483, Page 120 of the Cass County records.
- Any portion of the Sanitary Sewer Easement, recorded in Book 464, Page 689, that exists within the property being plated herein, is hereby vacated with the recording of this plat.

#### LEGEND:

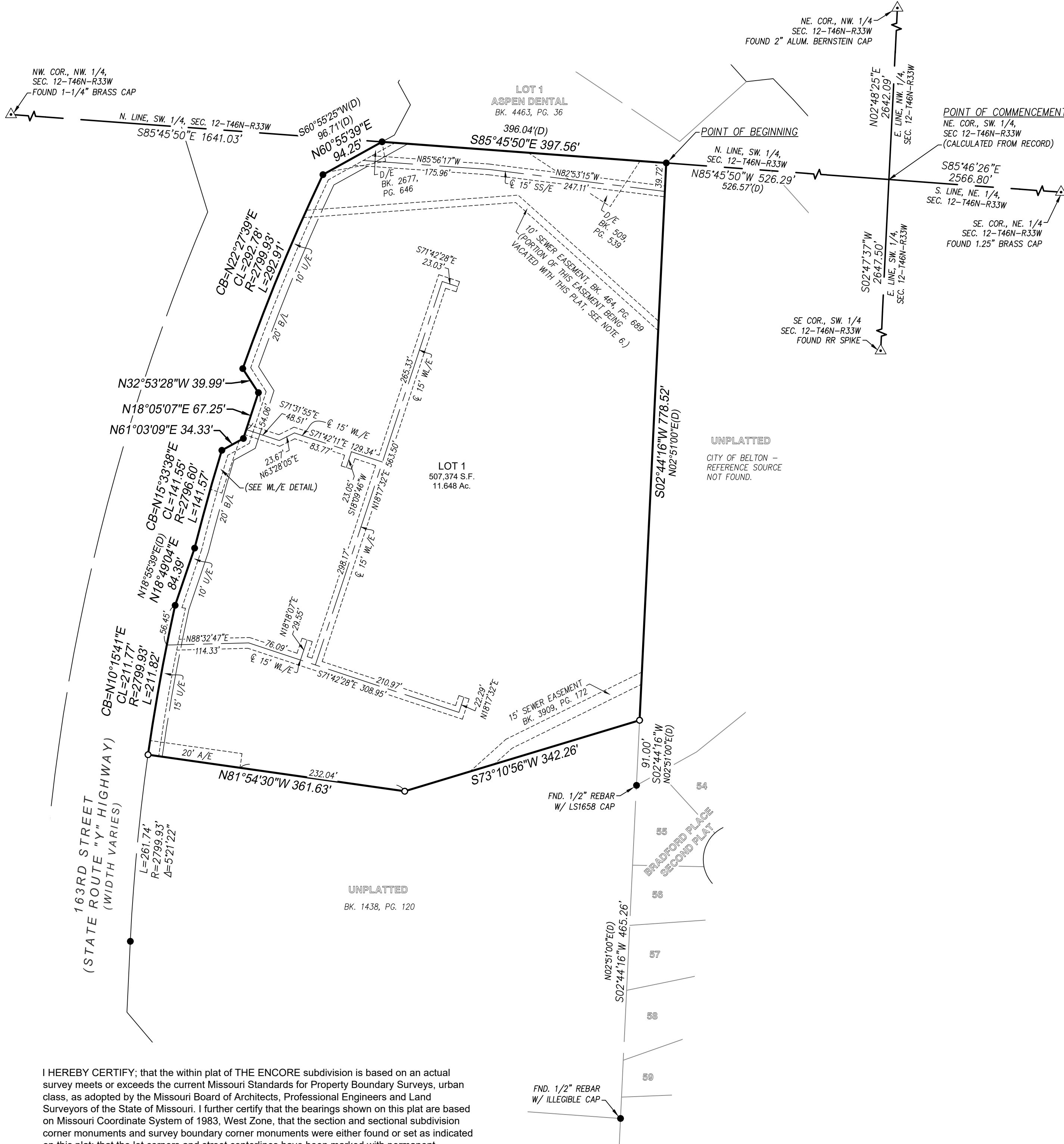
- ▲ FOUND SECTION CORNER AS NOTED
- FOUND 1/2" REBAR WITH RIC MOCLS2011003572 KSCLS234 CAP UNLESS OTHERWISE NOTED
- SET 1/2" X 24" REBAR WITH RIC MOCLS2011003572 KSCLS234 CAP
- (D) DEEDED
- B/L BUILDING SETBACK LINE
- D/E DRAINAGE EASEMENT
- SS/E SANITARY SEWER EASEMENT
- U/E UTILITY EASEMENT
- WL/E WATERLINE EASEMENT



SECTION 12-46-33  
Scale 1" = 2000'

I HEREBY CERTIFY; that the within plat of THE ENCORE subdivision is based on an actual survey meets or exceeds the current Missouri Standards for Property Boundary Surveys, urban class, as adopted by the Missouri Board of Architects, Professional Engineers and Land Surveyors of the State of Missouri. I further certify that the bearings shown on this plat are based on Missouri Coordinate System of 1983, West Zone, that the section and sectional subdivision corner monuments and survey boundary corner monuments were either found or set as indicated on this plat; that the lot corners and street centerlines have been marked with permanent monumentation as indicated on this plat; that I have complied with all State and Belton statutes, ordinances and regulations governing the practice of surveying and the platting of subdivision to the best of my professional knowledge and belief.

Jed A.M. Baughman, Missouri PLS-2014020708  
RIC MO CLS-2011003572  
jbaughman@ric-consult.com



#### DESCRIPTION

All that part of the Southwest Quarter of Section 12, Township 46 North, Range 33 West, in the City of Belton, Cass County, Missouri more particularly described as follows:

COMMENCING at the Northeast Corner of the Southwest Quarter of said Section 12; thence North 85°45'50" West, along the North Line of said Southwest Quarter, a distance of 526.29 feet to the true POINT OF BEGINNING of land being described; thence South 02°44'16" West, a distance of 778.52 feet; thence South 73°10'56" West, a distance of 342.26 feet; thence North 81°54'30" West, a distance of 361.63 feet to a point on the Easterly Right-of-Way Line of Missouri State Route "Y", as it now exists; thence Northerly and Northeasterly along said Right-of-Way Line and being along a curve to the right, said curve having a radius of 2799.93 feet, a chord which bears North 10°15'41" East, a chord distance of 211.77 feet, and an arc length of 211.82 feet to the Southerly Most Corner of that certain parcel of land conveyed by such RIGHT OF WAY DEDICATION - GENERAL WARRANTY DEED to the City of Belton as filed March 15, 2011 and recorded in Cass County Missouri Records Office in Book 03439 at Page 0585; thence along the Easterly Line of said RIGHT OF WAY DEDICATION - GENERAL WARRANTY DEED for the following five (5) courses; thence North 18°49'04" East, a distance of 84.39 feet; thence northeasterly along a curve to the right, said curve having a radius of 2796.60 feet, a chord which bears North 15°33'38" East, a chord distance of 141.55 feet, and an arc length of 141.57 feet; thence North 61°03'09" East, a distance of 34.33 feet; thence North 18°05'07" East, a distance of 67.25 feet; thence North 32°53'28" West, a distance of 39.99 feet to a point on said Easterly Right-of-Way Line of Missouri State Route "Y", as it now exists; thence northeasterly along said Easterly Right-of-Way Line and being along a non-tangent curve to the right, said curve having a radius of 2799.93 feet, a chord which bears North 22°27'39" East, a chord distance of 292.78 feet, and an arc length of 292.91 feet; thence North 60°55'39" East, along said Easterly Right-of-Way Line, a distance of 94.25 feet to a point on said North Line of said Southwest Quarter of said Section 12, said point also being the Southwest Corner of Lot 1, ASPEN DENTAL BELTON, a subdivision of land in said City of Belton; thence South 85°45'50" East, along said North Line and the South Line of said Lot 1, ASPEN DENTAL BELTON, a distance of 397.56 feet to the Point of Beginning, containing 507,374 square feet, or 11.648 acres, more or less

#### DEDICATION

The undersigned proprietor of the Real Estate described herein has caused the same to be subdivided in the manner shown on this plat, which subdivision and plat shall hereafter be known as:

"THE ENCORE"

EASEMENT DEDICATION: An easement is hereby granted to the City of Belton, Missouri, for the purpose of locating, constructing, operating, and maintaining facilities for water, gas, electricity, sewage, telephone, cable tv and surface drainage, and grading, including, but not limited to, underground pipes and conduits, pad mounted transformers, services pedestals, any or all of them upon, over, under and along the strips of land designated Utility Easements (U/E), Sanitary Sewer Easements (SS/E), Waterline Easements (WL/E), provided that the easement granted herein is subject to any and all existing easements. Any utilities located within the designated utility easements, by virtue of their existence, do hereby covenant, consent, and agree that they shall be subordinate to said public right of way in the event that additional public right of way is dedicated over the location of the utility easement. Where other easements are designated for a particular purpose, the use thereof shall be limited to that purpose only. All of the above easements shall be kept free from any and all obstructions which would interfere with the construction or reconstruction and proper, safe and continuous maintenance of the aforesaid uses and specifically there shall not be built thereon or thereover any structure (except driveways, paved areas, grass, shrubs and fences) nor shall there be any obstruction to interfere with the agents and employees of the City of Belton, and its franchised utilities from going upon said easement and as much of the adjoining lands as may be reasonably necessary in exercising the rights granted by the easement.

UTILITY EASEMENTS MAINTENANCE: All utility easements shall be functional and maintained in perpetuity by the property owner(s) and shall not be the responsibility of the city.

BUILDING LINES: Building lines or setback lines are hereby Established, as shown on the accompanying plat, no building or portion thereof shall be built between this line and the lot line nearest thereto.

PRIVATE ACCESS EASEMENT: An easement for the right of ingress/egress over, upon and across that portion of Lot 1, designated as "Access Easement" or "A/E", is hereby granted to the owners, guest and invitees of the property immediately to the South of the subject property.

IN TESTIMONY WHEREOF: The undersigned owner(s) have subscribed their names:  
On this \_\_\_\_ day of \_\_\_\_, 2021.

NP Belton Residential, LLC  
By NP Belton Residential Venture, LLC

Nathaniel Hagedorn, Manager

#### NOTARY CERTIFICATE

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

BE IT REMEMBERED, that on this \_\_\_\_ day of \_\_\_\_, 2021, before me a Notary Public in and for said County and State, came Nathaniel Hagedorn, Manager of NP Belton Residential Venture, LLC, who is personally known to me to be the same person who executed the foregoing instrument of writing on behalf of said corporation, and he duly acknowledged the execution of the same to be the act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the day and year last written above.

My Appointment Expires: \_\_\_\_\_  
Notary Public

#### PLANNING COMMISSION

This Plat of "THE ENCORE" has been submitted to and approved by the Planning Commission of Belton, Missouri on this \_\_\_\_ day of \_\_\_\_, 2021.

Chairman: Tom MacPherson Secretary:

#### CITY COUNCIL

This is to certify that the within plat was duly submitted to and approved by the City Council of Belton, Missouri, by Ordinance No. \_\_\_\_\_ duly authenticated as passed the \_\_\_\_ day of \_\_\_\_, 2021.

Mayor: J. W. Davis City Clerk: Andrea Cunningham

Entered on transfer record this \_\_\_\_ day of \_\_\_\_, 2021.

County Recorder

#### THE ENCORE

Prepared For:  
NorthPoint Development, LLC  
Nathaniel Hagedorn  
4825 NW 41st, Suite 500,  
Riverside, MO 64150  
(816) 888-7380

Date of Preparation: October 10, 2020  
Revised: December 15, 2020



132 Abbie Avenue  
Kansas City, Kansas 66103  
913.317.9500  
www.ri-consult.com

# **SECTION XI**

## **C**

**BILL NO. 2021-04**

**ORDINANCE NO.**

**AN ORDINANCE APPROVING A TIPS HOTLINE CONTRACT WITH THE KANSAS CITY METROPOLITAN CRIME COMMISSION.**

**WHEREAS**, the Belton Police Department has contracted with the TIPS Hotline for many years; and

**WHEREAS**, this service has proven to be a good source for investigations at the Department. A copy of the Contract is attached as Exhibit “A”.

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BELTON, MISSOURI AS FOLLOWS:**

- Section 1.** That the Contract, attached and incorporated herein as Exhibit “A”, with the Kansas City Metropolitan Crime Commission for TIPS Hotline Service, is hereby approved for FY21 for an annual cost of \$2,500.00.
- Section 2.** That the Mayor is authorized and directed to execute the Contract on behalf of the City.
- Section 3.** That this ordinance shall be in full force and effect from and after its passage and approval.
- Section 4.** That all ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

READ FOR THE FIRST TIME:

READ FOR THE SECOND TIME AND PASSED:

---

Mayor Jeff Davis

Approved this \_\_\_\_ day of \_\_\_\_\_, 2021.

---

Mayor Jeff Davis

ATTEST:

---

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

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

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 \_\_\_\_\_ day of \_\_\_\_\_, 2021, and thereafter adopted as Ordinance No. 2021-\_\_\_\_\_ of the City of Belton, Missouri, at a regular meeting of the City Council held on the \_\_\_\_\_ day of \_\_\_\_\_, 2021, 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: 01-26-2021  
ASSIGNED STAFF: James Person  
DEPARTMENT: Police Department

Approvals

Engineer:

Dept. Dir:

City Admin.:

<input checked="" type="checkbox"/> Ordinance	<input type="checkbox"/> Resolution	<input 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
Motion			

**ISSUE/REQUEST:** Approval of the Kansas City Metropolitan Crime Commission's Crime Stoppers Annual Contract for FY21 in the amount of \$2,500.00 is hereby requested.

**PROPOSED CITY COUNCIL MOTION:** A motion approving a TIPS hotline contract with the Kansas City Metropolitan Crime Commission.

**BACKGROUND:** *(including location, programs/departments affected, and process issues)*

These funds were approved in the FY21 budget and needs the consideration and approval of the Council

**IMPACT / ANALYSIS:**

**FINANCIAL IMPACT**

Contractor:	K.C. Metro Crime Commission
Amount of Request/Contract:	\$ 2,500.00
Amount Budgeted:	\$ 2,500.00
Funding Source:	Line Item 010-3800-400-3020
Additional Funds	\$ -0-
Funding Source	
Encumbered:	\$
Funds Remaining:	\$ -0-

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

<b>STAFF RECOMMENDATION:</b>
<b>OTHER BOARDS &amp; COMMISSIONS ASSIGNED:</b> Date: Action:

**List of reference Documents Attached:**

Letter  
Invoice  
Contract (2)



**The Kansas City Metropolitan  
Crime Commission**

**OFFICERS**

BOYD MCGATHEY, CHAIR  
BRAD SPRONG, PAST CHAIR  
DAVE JOHNSON, CHAIR-ELECT  
CHRIS FISHER, VICE CHAIR  
SARAH SMITH, VICE CHAIR  
KARL ZOBRIST, VICE CHAIR  
RON JURY, TREASURER  
NANCY CREASY, SECRETARY  
RICK ARMSTRONG, PRESIDENT

**BOARD OF DIRECTORS**

WEB BIXBY  
CAMERON BROOKFIELD  
BILL CHASTAIN  
STEVE COX  
WILL FOX  
DAN GLASS  
WILLIAM GEORGE  
PETER GREIG  
BILL GROJEAN  
LISA W. HARDWICK  
DAN HECKMAN  
CHRIS JOHNSON  
JON MCORMICK  
MARK MORELAND  
PAT OTTENSMEYER  
JAVIER PEREZ JR.  
JAY REARDON  
RON ROWE  
TREY RUNNION  
ANGIE SALMON  
GREGORY SILVERS  
WILLARD SNYDER  
PAT THETFORD  
MARK THOMPSON  
DENNIS TRIPLETT  
PASQUALE TROZZOLO  
THOMAS WHITTAKER  
BRET WILSON  
SUSAN B. WILSON, PH.D.

**HONORARY DIRECTORS**

CHARLES W. BATTEY  
MIKE BEAL  
ALVIN BROOKS  
CHUCK CURTIS  
CARL DICAPO  
WILLIAM DUNN, SR.  
CHARLES GARNEY  
WAYNE GODSEY  
TERRY KILROY  
CAROL MARINOVICH  
ROBERT REINTJES, SR.  
KENT SUNDERLAND

3100 Broadway Blvd, Ste 1234  
Kansas City, MO 64111

816-960-6800  
[www.kc-crime.org](http://www.kc-crime.org)

January 3, 2021

Chief Jim Person  
City of Belton  
506 Main Street, P.O. Box 230  
Belton, MO 64012

Chief Jim Person:

Thank you for being a loyal supporter of Crime Stoppers. Without your support Crime Stoppers, would not exist. Your support and partnership are very important to us, and we know **you are one of the reason's the TIPS Hotline is successful.**

- Crime Stoppers has received more than 4,000 TIPS leading to over 100 arrests through October 2020.

In cooperation with the Kansas City, Missouri Police Department and the City of Kansas City, Missouri, Crime Stoppers introduced enhanced rewards of "up to \$25,000.00" for KCMO homicides in June of 2019. Since then, 18 KCMO homicides have been solved taking our program total to 660 homicides solved since inception.

- Kansas City's Most Wanted Newspaper publishes 50+ local fugitives, giving area departments and citizens easy access to the wanted fugitives' listings. There have been 583 arrests from the Kansas City's Most Wanted Newspaper since 2006.
- Scholastic Crime Stoppers has seen success in combating school-based issues including, fifteen (15) suicide interventions and the program is in over 70 schools in the metropolitan area.
- Visit the newly redesigned Crime Stoppers website "[www.kccrimestoppers.com](http://www.kccrimestoppers.com)" to view Unsolved Crimes, Wanted Suspects, Upcoming Events and more.

Like you, Crime Stoppers is passionate about fighting crime and making our communities safer. Thank you for being a Crime Fighter. Together we get hundreds of dangerous fugitives off our streets and out of our neighborhoods.

Sincerely,

Rick Armstrong  
President

*Crime Stoppers is a division of the Kansas City Metropolitan Crime Commission*

# **Invoice**

Name: City of Belton

Address: 506 Main Street. P.O. Box 230  
Belton, MO 64012

***Crime Stoppers Annual Contract for 816-474-TIPS Hotline Services for 2021:  
\$2,500***

Please remit payment at your earliest convenience to:

Kansas City Metropolitan Crime Commission  
3100 Broadway, Suite 1234  
Kansas City, MO 64111

Contact: Britt Lewis

[blewis@kc-crime.org](mailto:blewis@kc-crime.org) or (816) 960-6800

**KANSAS CITY METROPOLITAN**  
**CRIME COMMISSION**

3100 Broadway, Suite 1234  
Kansas City, Missouri 64111  
(816) 960-6800

January 3, 2021

City of Belton  
506 Main Street, P.O. Box 230  
Belton, MO 64012

Contract 2021

AMOUNT DUE FOR CRIME STOPPERS ANNUAL CONTRACT FOR  
816-474-TIPS HOTLINE SERVICES

Minimum Due for 2021	\$2,500
----------------------	---------

---

*Amount due and payable upon receipt.*

*Thank you for your support!*

## CONTRACT

## Crime Commission Copy

This Contract is entered into this year, 2021, by and between the City of Belton and the Kansas City Metropolitan Crime Commission a Missouri not-for-profit corporation located at 3100 Broadway, Suite #1234, Kansas City, Missouri 64111.

**WHEREAS**, the Crime Commission has run and continues to run a Crime Stoppers program promoting the 816-474-TIPS Hotline Program in the Greater Kansas City area, which includes Johnson and Wyandotte Counties in Kansas and Cass, Clay, Jackson, Lafayette, Platte and Ray Counties in Missouri.

**WHEREAS**, the City of Belton wishes to contract with the Crime Commission to provide this service in Belton, MO.

**NOW, THEREFORE**, the parties agree as follows:

1. The City of Belton will pay the Crime Commission an annual fee of \$2,500.00 dollars, payable on the date hereof and on each anniversary date of the date hereof during the term of this contract. Such annual fee may be adjusted each year as the parties hereto may agree.
2. The Crime Commission will provide its Crime Stoppers Program in Belton which the program shall include, at a minimum, the following services:
  - e) Maintain the Crime Stoppers Hotline, (currently 816-474-TIPS) which will be answered a minimum of eight hours per day;
  - f) Provide publicity concerning the availability of the Crime Stoppers TIPS Hotline;
  - g) Provide rewards for information leading to the arrest, issuance of a warrant or indictment, which results from calls to the Crime Stoppers TIPS Hotline;
  - h) Forward information received on the Crime Stoppers TIPS Hotline regarding crimes in Belton, MO.
4. The parties agree, that the services to be provided by the Crime Commission are being provided strictly on a contract basis and that the Crime Commission is not



and shall not be considered a part of Belton, MO or the City of Belton. The Crime Commission shall not be subject to any control by Belton, MO or the City of Belton.

4. This contract shall be for an initial term of one year, commencing on the date hereof. Upon expiration of the initial term of this Contract, and upon expiration of each additional one year period thereafter, the term of this Contract shall be extended automatically for a period of one year, unless and until either party hereto gives written notice to the other party hereto of its intent not to extend the term of this Contract for an additional one year period.

5. This Contract shall not be assignable without the prior written consent of both parties. Any purported assignment without such written consent shall be void.

**IN WITNESS WHEREOF**, the parties have executed this Contract the year and date first above written.

**Belton, MO**

By \_\_\_\_\_

ATTEST: \_\_\_\_\_

KANSAS CITY METROPOLITAN CRIME COMMISSION

By   
Rick Armstrong

ATTEST: \_\_\_\_\_

---