

**Minutes of the Belton City Council
Work Session, Public Hearing
and Regular Meeting
January 28, 2020
City Hall Annex
520 Main Street, Belton, Missouri**

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

Alexa Barton, City Manager, provided an overview of how the overhead allocations are calculated. Ms. Barton provided information on the condition of the City's infrastructure. In 2012 the former public works director brought to the City Council a 60% fee increase to pay for the aging infrastructure. The City Council voted it down. There are a couple of ways to handle the infrastructure needs, but the pay-as-you-go route is less costly over time. The City has been allocating money each year to fix portions of the infrastructure, but it's not enough. Ms. Barton requested the City Council to have the first reading tonight of Bill No. 2020-06, but to postpone the final reading until March 10, 2020, so it can accurately reflect KCMO's water rate that will be provided to Belton for 2021.

Sheila Ernzen, Finance Director and Assistant City Manager, gave an overview of capital project and TIF funds in the FY2021 budget.

Mayor Davis adjourned the work session at 6:59 p.m. and called the public hearing to order at 7:00 p.m.

The City of Belton held 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
- Belton Marketplace 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

Carolyn Yatsook, Economic Development Director, presented the annual report for each TIF. The notice of this public hearing ran 4 times, as required, in the Cass County Democrat Missourian. There was no one in the audience to speak.

Being no further business, Mayor Davis adjourned the public hearing and called the work session back to order at 7:18 p.m.

Andrea Cunningham, City Clerk, presented details of an ordinance coming before the City Council on February 11, 2020, to amend Chapter 3 of the Code of Ordinances.

Being no further business, Mayor Davis adjourned the work session and called the regular meeting to order at 7:21 p.m.

Councilmember VanWinkle lead the Pledge of Allegiance to the Flag. Mayor Davis asked for a moment of silence in honor of the passing of former councilmember Everett Loughridge.

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

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

CONSENT AGENDA

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

- approving the minutes of the January 14, 2020, City Council Work Session and Regular Meeting.
- approving the December 2019 Municipal Division Summary Report for Municipal Court.
- authorizing the sale of surplus city inventory/personal property by Mayo Auction & Realty.
- approving the renewal of the annual maintenance agreement with Dice Communications for the telephone hardware maintenance for the police department.

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

ORDINANCES

Ms. Cunningham gave the final reading of Bill No. 2020-01: **An ordinance approving a Special Use Permit to allow a Tattoo Establishment at 230-A East North Avenue, Belton, Cass County, Missouri.**

Presented by Councilmember Trutzel, seconded by Councilmember Lathrop. 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. 2020-01 was declared passed and in full force and effect as **Ordinance No. 2020-4549**, subject to Mayoral veto.

Ms. Cunningham gave the final reading of Bill No. 2020-03: **An ordinance determining and declaring the necessity of acquiring for public use temporary construction easements, permanent utility easements, permanent drainage easements, and right-of-way acquisition for the construction and maintenance of road improvements related to the Mullen Road and North Cass Parkway Project generally located in the City of Belton, Cass County, 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 Trutzel, seconded by Councilmember Peek. Padraic Corcoran, Attorney, presented answers to the questions asked at the January 14, 2020, meeting. The TDD would need to amend the petition in order to add streets. The City will be reimbursed for professional services. Vote on the final reading was recorded:

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

Noes: 1 Lathrop

Absent: 0

Bill No. 2020-03 was declared passed and in full force and effect as **Ordinance No. 2020-4550**, subject to Mayoral veto.

Ms. Cunningham read Bill No. 2020-04: **An ordinance terminating the Belton Marketplace Tax Increment Financing Redevelopment Project Area, as created by the Belton Marketplace Tax Increment Financing Plan, and dissolving the Belton Marketplace Tax Increment Financing Special Allocation Fund.**

Presented by Councilmember Lathrop, seconded by Councilmember Clark. Ms. Ernzen said this ordinance terminates the Belton Marketplace TIF. All certified costs have been repaid in full. 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 Trutzel, seconded by Councilmember Lathrop. Vote on the final reading was recorded:

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

Noes: 0

Absent: 0

Bill No. 2020-04 was declared passed and in full force and effect as **Ordinance No. 2019-4551**, subject to Mayoral veto.

Ms. Cunningham read Bill No. 2020-05: **An ordinance approving the Final Plat for Traditions Villas – 1st Plat in the City of Belton; a tract of land located in the Southwest ¼ of Section 18-46n-32W, 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.**

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

Ms. Cunningham read Bill No. 2020-06: **An ordinance amending Sections: 42-36, Rates Inside the City; 42-38, Water Rates for approved Water Districts or Local Governments; 42-39, Rates for Water consumed outside City; 42-296, Sewer System user rates; of the Unified Development Code of the City of Belton, Missouri.**

Presented by Councilmember Peek, seconded by Councilmember Trutzel. Vote on the first reading was recorded with all voting in favor except Councilmember Clark who voted no. First reading passed. The final reading of this bill will be postponed until March 10, 2020.

CITY COUNCIL LIAISON REPORTS

Councilmember Davidson gave a Park report.

- Reminder – when Belton school is canceled, High Blue Wellness Center classes are canceled.
- There are numerous activities coming up at HBWC. www.beltonparks.org
- February 22, Daddy-Daughter dance
- February 29, Memorial Station Gala for the log cabin

CITY MANAGER'S REPORT

February/March 2020 meetings

2/11 work session & regular meeting – 6:00 p.m.

2/25 work session & regular meeting – 6:00 p.m.

3/10 work session & regular meeting – 6:00 p.m.

3/24 work session & regular meeting – 6:00 p.m.

James Person, Police Chief, said the painting at the police station started this week. DARE graduation is January 30. He is submitting the Emergency Management program grant to SEMA this week.

Ms. Barton announced DHSS issued three medical marijuana dispensary licenses to locations in Belton.

Ms. Yatsook gave the 2019 economic development report. She also announced Southview Commerce Center's Building One tenant is Progress Rail, A Caterpillar Company.

MOTIONS

Councilmember Clark moved that 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 28, 2020, **is** making satisfactory progress under the proposed time schedule contained within the approved plans for completion of such project. Councilmember VanWinkle seconded. All voted in favor. Motion carried.

Councilmember Clark moved that the redevelopment project described in the Belton Marketplace TIF Plan and submitted to the Belton City Council at the public hearing held on January 28, 2020, **is** making satisfactory progress under the proposed time schedule contained within the approved plans for completion of such project. Councilmember VanWinkle seconded. All voted in favor. Motion carried.

Councilmember Finn moved that 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 28, 2020, **is not** making satisfactory progress under the proposed time schedule contained within the approved plans for completion of such project. Councilmember Clark seconded. All voted in favor. Motion carried.

Councilmember Clark moved that the redevelopment project described in the Southtowne Plaza TIF Plan and submitted to the Belton City Council at the public hearing held on January 28, 2020, **is** making satisfactory progress under the proposed time schedule contained within the approved plans for completion of such project. Councilmember Lathrop seconded. All voted in favor except Councilmembers Savage, Davidson, Peek, and Mayor Davis. Motion carried.

Councilmember Savage moved that 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 28, 2020, **is** making satisfactory progress under the proposed time schedule contained within the approved plans for completion of such project. Councilmember Peek seconded. All voted in favor except Councilmembers Clark, Finn, and Davidson. Motion carried.

Councilmember Lathrop moved that the redevelopment project described in the Cedar Tree TIF Plan and submitted to the Belton City Council at the public hearing held on January 28, 2020, **is** making satisfactory progress under the proposed time schedule contained within the approved plans for completion of such project. Councilmember Trutzel seconded. All voted in favor except Councilmember Finn. Motion carried.

OTHER BUSINESS

Police Chief Person reported there are two officers coming from the academy and there is one interview this week.

Being no further business, Councilmember Lathrop moved to adjourn at 8:34 p.m. Councilmember Trutzel seconded. All voted in favor. Meeting adjourned.

Andrea Cunningham, City Clerk

Jeff Davis, Mayor