

**Minutes of the Belton City Council**  
**July 21, 2020**  
**City Hall Annex**  
**520 Main Street, Belton, Missouri**

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

Carolyn Yatsook, Economic Development Director, introduced Pete Krillies, VP of Real Estate, Construction, & Facilities for Chewy, Inc; Brad Midgal, Daniel Wilkins, and Lou Hale with Cushman & Wakefield; Paul Lewis with Lathrop & Gage; Kylee Garretson with Missouri Partnership; and Elli Bowen with KC SmartPort, a Division of KCADC. Mr. Krillies spoke on the Chewy, Inc fulfillment center coming to Belton. It will be their 11<sup>th</sup> center and biggest. Sid Douglas, Gilmore & Bell, gave an overview of the development project for Chewy, Inc coming before the City Council tonight.

Being no further business, Mayor Davis adjourned the work session at 6:23 p.m. and called the special meeting to order.

Councilmember Trutzel led the Pledge of Allegiance to the Flag.

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 July 14, 2020, City Council Meeting.**
- **approving the June 2020 Municipal Division Summary Report for Municipal Court.**
- **approving the purchase and installation of 84 windows for the new Public Works Facility from Santa Fe Glass in the amount of \$9,788.75.**
- approving Resolution R2020-33: **A resolution of the City of Belton, Missouri approving an On-Call Professional Services Contract for carpentry services with Haren Contracting, LLC.**
- approving Resolution R2020-34: **A resolution of the City of Belton, Missouri approving an On-Call Professional Services Contract for HVAC services with Emcor Services Fagan.**
- approving Resolution R2020-35: **A resolution of the City of Belton, Missouri approving an On-Call Professional Services Contract for HVAC services with Stanger Industries, Inc.**
- approving Resolution R2020-36: **A resolution of the City of Belton, Missouri approving an On-Call Professional Services Contract for plumbing services with Emcor Services Fagan.**

- approving Resolution R2020-37: **A resolution of the City of Belton, Missouri approving an On-Call Professional Services Contract for plumbing services with Kansas City Mechanical, Inc.**
- approving Resolution R2020-38: **A resolution appointing Sally Smith to the Enhanced Enterprise Zone Board.**
- approving Resolution R2020-39: **A resolution reappointing Phil Trued to the Zoning Board of Adjustments.**

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

## **PERSONAL APPEARANCES**

Rob Powell, 802 Main Street, spoke to the City Council about face masks and encouraged them to vote in favor of requiring masks in the City of Belton.

## **ORDINANCES**

Andrea Cunningham, City Clerk, gave the final reading of Bill No. 2020-35: **An ordinance approving an agreement between the City of Belton, Missouri and Baker Tilly and authorizing the execution of the same.**

Presented by Councilmember Clark, seconded by Councilmember Trutzel. 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. 2020-35 was declared passed and in full force and effect as **Ordinance No. 2020-4582**, subject to Mayoral veto.

Ms. Cunningham read Bill No. 2020-36: **An ordinance approving a final plat of Southview Commerce South 3rd Plat, located in the Northwest ¼ and Southwest ¼, Section 1, Township 46 North, Range 33 West, 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 Finn, seconded by Councilmember Lathrop. Vote on the first reading was recorded with all voting in favor. First reading passed. **Councilmember Trutzel moved to hear the final reading.** Councilmember Lathrop seconded. Councilmembers Savage and Davidson asked why the urgency? Mayor Davis said the Chewy, Inc representatives are here today from out of town. This will help them move forward. Vote to hear the final reading was recorded with all voting in favor except for Councilmember Davidson who voted no. Motion passed. The final reading was read. Presented by Councilmember Finn, seconded by Councilmember Lathrop. Vote on the final reading was recorded:

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

Noes: 0

Absent: 0

Bill No. 2020-36 was declared passed and in full force and effect as **Ordinance No. 2020-4583**, subject to Mayoral veto.

Ms. Cunningham read Bill No. 2020-37: **An ordinance approving a plan for an Industrial Development Project and a Development and Performance Agreement between the City of Belton, Missouri and Chewy, Inc., and authorizing the city to issue its Taxable Industrial Development Revenue Bonds in an aggregate maximum principal amount not to exceed \$70,000,000 for the purpose of providing funds to pay the costs of equipping an ecommerce fulfillment center in the city; and authorizing certain agreements and other actions by the city.**

Presented by Councilmember Trutzel, seconded by Councilmember Lathrop. Pursuant to RSMo 100.059, Mayor Davis invited affected taxing jurisdictions to submit public comments for the record.

- No one was present to represent the Belton School District
- Ms. Yatsook was present to represent the City of Belton. Ms. Yatsook read a letter of support from the taxing jurisdictions: Cass County and Mt. Pleasant Township Special Road District. Ms. Yatsook had six additional letters of support from Cass County Corporation Economic Development; Belton Regional Medical Center; Belton Chamber of Commerce; Downtown Belton Main Street, Inc; Belton-Cass Regional Transportation Development District; and Christie Development Associates, LLC representing Y-Belton, LLC; Belton Associates, LLC; Belton Town Centre TDD; and Belton 58 Chopper, LLC. These letters are attached as **Exhibit A**.
- No one was present to represent the Casco Area Workshop
- No one was present to represent the Cass County Public Library
- No one was present to represent the Cass County Regional Medical Center
- No one was present to represent the Cass County Road and Bridge Department
- No one was present to represent the Metropolitan Community College
- No one was present to represent the Missouri Department of Revenue
- No one was present to represent the Missouri Department of Revenue, County Tax Section, State Blind Pension Fund
- No one was present to represent the State Tax Commission of Missouri

Vote on the first reading was recorded with all voting in favor except for Councilmember Davidson who voted no. 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 except for Councilmember Davidson who voted no. Motion passed. The final reading was read. Presented by Councilmember Trutzel, seconded by Councilmember Lathrop. Vote on the final reading was recorded:

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

Noes: 1 Davidson

Absent: 0

Bill No. 2020-37 was declared passed and in full force and effect as **Ordinance No. 2020-4584**, subject to Mayoral veto.

Ms. Cunningham read Bill No. 2020-38: **An ordinance approving an agreement between the City of Belton and the Cass County Council on Aging.**

Presented by Councilmember Trutzel, seconded by Councilmember Lathrop. 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 Lathrop, seconded by Councilmember Trutzel. Vote on the final reading was recorded:

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

Noes: 0

Absent: 0

Bill No. 2020-38 was declared passed and in full force and effect as **Ordinance No. 2020-4585**, subject to Mayoral veto.

Ms. Cunningham read Bill No. 2020-39: **An ordinance accepting the continuance of a Mid-America Regional Council (MARC) grant for services to individuals at the Belton Senior Center.**

Presented by Councilmember Clark, seconded by Councilmember Finn. Vote on the first reading was recorded with all voting in favor. First reading passed. **Councilmember Clark moved to hear the final reading.** Councilmember Trutzel 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 Trutzel. Vote on the final reading was recorded:

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

Noes: 0

Absent: 0

Bill No. 2020-39 was declared passed and in full force and effect as **Ordinance No. 2020-4586**, subject to Mayoral veto.

Ms. Cunningham read Bill No. 2020-40: **An ordinance mandating the wearing of face coverings or masks in all places of indoor public accommodation within the City of Belton, Missouri; setting forth penalties for noncompliance therewith; and setting out the effective date and cessation date of said mandate.**

Presented by Councilmember Peek, seconded by Councilmember Davidson. There was extensive discussion. Councilmembers Savage, Trutzel, Clark, VanWinkle, and Finn stated it was an individual's right to choose to wear a mask or not and the business owner's right to require one or not in their business. They did not believe it should be a City mandate. Councilmembers Trutzel and Clark expressed concern over the police department enforcement. Councilmember VanWinkle said he didn't feel it was appropriate to add this to the police department. Councilmembers Davidson and Peek stated it's a matter of public health and safety; numbers are going up. It affects everyone. People are not abiding by voluntary compliance. Councilmember Finn called for the question. Vote on the first reading was recorded with Peek, Davidson, and Mayor Davis voting in favor and Councilmembers VanWinkle, Savage, Clark, Lathrop, Trutzel, and Finn voting no. Motion failed.

## **CITY COUNCIL LIAISON REPORTS**

Councilmember Davidson gave a Park report.

- Kids paint party at HBWC July 24
- Theatre in the Park has been canceled
- Baseball tournament this weekend at Markey Park
- HBWC is having Christmas in July specials

Councilmember Peek asked if Summerfest or Fall Festival have been canceled. Alexa Barton, City Manager, said Fall Festival has been canceled. She will confirm next week about Summerfest.

## **MAYOR'S COMMUNICATIONS**

Mayor Davis attended the Raymore Optimist meeting today. They talked about NorthPoint and economic development.

## **CITY MANAGER'S REPORT**

July/August City Council Meetings – 6:00 p.m.

July 28, 2020

August 11, 2020

August 25, 2020

Being no further business, Councilmember Clark moved to adjourn at 7:25 p.m. Councilmember Lathrop seconded. All voted in favor. Meeting adjourned.

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Andrea Cunningham, City Clerk

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Mayor Jeff Davis



816-380-8155  
102 E. Wall  
Harrisonville, MO  
64701

July 14, 2020

Belton City Council  
506 Main Street  
Belton, MO 64012

Dear Belton City Council,

This letter is to express full support of Chewy, Inc. on its decision to locate its newest, and largest to date, ecommerce fulfillment center in the Southview Commerce Center. Having a nationally recognized and well-respected company in such a predominant, high visibility site along I-49 at the gateway to Belton is a wonderful thing for Belton and all of Cass County.

Chewy, Inc. currently employs 10,500 full-time equivalent employees in the United States. This new location in Belton will bring an estimated 1,200 to 1,600 new jobs. Those new jobs will be housed in a 796K square foot building, which has the capacity to expand to 1M square feet and brings a substantial capital investment of \$70 million in machinery and equipment.

Learning that they have grown from \$2 million in sales to \$3.5 billion over the last eight years is phenomenal. What is even better is the fact that they attribute that growth to outstanding team members who provide outstanding customer service.

The benefits to Belton and Cass County are; increased tax revenue, new employment opportunities for citizens, increase in our job base, increase in economic activity as a result of those jobs, secondary local job growth in retail and service industries due to large-scale employment, and it establishes a long term, stable revenue source with a substantial impact to sales tax revenue for the City, County and State of Missouri.

Thank you for the opportunity to express support for this project.

Sincerely,

Bob Huston  
Presiding Commissioner

Monty Kisner  
Associate Commissioner

Jimmy Odom  
Associate Commissioner

**Monty Kisner**  
District 1 Commissioner

**Bob Huston**  
Presiding Commissioner

**Jimmy Odom**  
District 2 Commissioner

July 15, 2020

Belton City Council

506 Main Street

Belton, MO 64012

Dear Belton City Council,

This letter is to express full support of Chewy, Inc. on its decision to locate its newest, and largest to date, ecommerce fulfillment center in the Southview Commerce Center. Having a nationally recognized and well-respected company in such a predominant, high visibility site along I-49 at the gateway to Belton is a wonderful thing for Belton and all of Cass County.

Chewy, Inc. currently employs 10,500 full-time equivalent employees in the United States. This new location in Belton will bring an estimated 1,200 to 1,600 new jobs. Those new jobs will be housed in a 796K square foot building, which has the capacity to expand to 1M square feet and brings a substantial capital investment of \$70 million in machinery and equipment.

Learning that they have grown from \$2 million in sales to \$3.5 billion over the last eight years is phenomenal. What is even better is the fact that they attribute that growth to outstanding team members who provide outstanding customer service.

The benefits to Belton and Cass County are; increased tax revenue, new employment opportunities for citizens, increase in our job base, increase in economic activity as a result of those jobs, secondary local job growth in retail and service industries due to large-scale employment, and it establishes a long term, stable revenue source with a substantial impact to sales tax revenue for the City, County and State of Missouri.

Thank you for the opportunity to express support for this project.

Sincerely,

*Harry Z. Mellory, Presiding Commissioner  
Mount Pleasant Township &  
Special Road District*

CASS COUNTY  
CORPORATION  
ECONOMIC DEVELOPMENT

July 15, 2020

Belton City Council  
506 Main Street  
Belton, MO 64012

Dear Belton City Council,

Please accept this letter as an expression of our full and hearty support of Chewy, Inc. and its decision to locate its newest and largest to date, e-commerce fulfillment center within the Southview Commerce Center in Belton, Missouri. The ability to have such a nationally recognized and well-respected company in such a predominant, high visibility site adjacent to I-49 at the southern gateway to Belton is a huge boon for the community and one that will continue to provide dividends to Belton, Cass County and the region.

Chewy, Inc. has had phenomenal growth over the last eight years, growing from \$2 million to \$3.5 billion in annual sales and currently employs 10,500 full-time equivalent employees in the United States. This new location will bring with it an estimated 1,200 to 1,600 new jobs that will be housed in a 796,000 square foot building, with an additional 200,000 square foot expansion capability, and represents a capital investment of \$70 million in machinery and equipment.

The arrival of Chewy, Inc. continues to validate the decisions made by the City of Belton in support of the creation of the Southview Commerce Center. The ensuing benefits for Belton and Cass County are many and include an expanded tax base and an associated increase in tax revenue, new employment opportunities for area residents through direct job placement as well as secondary local job growth in retail and service industries and an overall expansion of economic activity.

The Cass County Corporation for Economic Development thanks you for the opportunity to express our support and pride for this project as we welcome a new partner in economic development.

Sincerely,



William H. Brown  
Executive Director  
102 East Wall Street  
Harrisonville, Missouri 64701



**BELTON REGIONAL MEDICAL CENTER**  
17065 S 71 Highway, Belton, MO 64012  
(816) 348-1200 p · (816) 348-1271 f  
BeltonRegionalMedicalCenter.com



July 20, 2020

Belton City Council  
506 Main Street  
Belton, MO 64012

Dear Belton City Council,

This letter is to express full support of Chewy, Inc. on its decision to locate its newest, and largest to date, ecommerce fulfillment center in the Southview Commerce Center. Having a nationally recognized and well-respected company in such a predominant, high visibility site along I-49 at the gateway to Belton is a wonderful thing for Belton and all of Cass County.

Chewy, Inc. currently employs 10,500 full-time equivalent employees in the United States. This new location in Belton will bring an estimated 1,200 to 1,600 new jobs. Those new jobs will be housed in a 796K square foot building, which has the capacity to expand to 1M square feet and brings a substantial capital investment of \$70 million in machinery and equipment.

Learning that they have grown from \$2 million in sales to \$3.5 billion over the last eight years is phenomenal. What is even better is the fact that they attribute that growth to outstanding team members who provide outstanding customer service.

The benefits to Belton and Cass County are; increased tax revenue, new employment opportunities for citizens, increase in our job base, increase in economic activity as a result of those jobs, secondary local job growth in retail and service industries due to large-scale employment, and it establishes a long term, stable revenue source with a substantial impact to sales tax revenue for the City, County and State of Missouri.

Thank you for the opportunity to express support for this project.

Sincerely,

A handwritten signature in black ink, appearing to read 'Todd Krass', with a stylized, flowing script.

Todd Krass, CEO  
Belton Regional Medical Center



July 15, 2020

Belton City Council  
506 Main Street  
Belton, MO 64012

Dear Belton City Council:

This letter is to express our full support of Chewy, Inc. on its decision to locate its newest, and largest to date, e-commerce fulfillment center in the Southview Commerce Center. Having a nationally recognized and well-respected company in such a predominant, high visibility site along I-49 at the gateway to Belton is a wonderful opportunity for Belton and all of Cass County.

Chewy, Inc. currently employs 10,500 full-time equivalent employees in the United States. This new location in Belton will bring an estimated 1,200 to 1,600 new jobs. Those new jobs will be housed in a 796K square foot building, which has the capacity to expand to 1M square feet and brings a substantial capital investment of \$70 million in machinery and equipment.

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Thank you for the opportunity to express support for this project.

Sincerely,

Diane Huckshorn,  
Executive Director

517 Main Street, P.O. Box 350, Belton, Missouri 64012  
816.331.2420 | 816.309.1448  
chamberbelton@gmail.com | [www.beltonmochamber.org](http://www.beltonmochamber.org)

July 15, 2020

Belton City Council

506 Main Street

Belton, MO 64012

Dear Belton City Council,

This letter is to express full support of Chewy, Inc. on its decision to locate its newest, and largest to date, ecommerce fulfillment center in the Southview Commerce Center. Having a nationally recognized and well-respected company in such a predominant, high visibility site along I-49 at the gateway to Belton is a wonderful thing for Belton and all of Cass County.

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Thank you for the opportunity to express support for this project.

Sincerely,  
*Harry L. Malloy, President*  
*Downtown Belton Main St. Inc.*

July 15, 2020

Belton City Council

506 Main Street

Belton, MO 64012

Dear Belton City Council,

This letter is to express full support of Chewy, Inc. on its decision to locate its newest, and largest to date, ecommerce fulfillment center in the Southview Commerce Center. Having a nationally recognized and well-respected company in such a predominant, high visibility site along I-49 at the gateway to Belton is a wonderful thing for Belton and all of Cass County.

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Thank you for the opportunity to express support for this project.

Sincerely,  
*Darryl Mulloy, Chairman*  
*Belton-Cass Regional*  
*Transportation District*

**CHRISTIE DEVELOPMENT  
ASSOCIATES, LLC**



REAL ESTATE DEVELOPMENT  
INVESTMENTS / BROKERAGE

July 15, 2020

Belton City Council  
506 Main Street  
Belton, MO 64012

Dear City Council,

It has come to our attention that Chewy, Inc. has chosen Southview Commerce Center for its future large e-commerce facility. Having Nationally recognized large employers in Belton is as important for the credibility of Belton as Retailers such as Home Depot, Target, Kohl's. The 1600 jobs will help all retailers in Belton; create housing demands and bring more well-paying jobs to Cass County. To have Southview Commerce Center be fully built out in several years is truly unheard of. All the success in Belton is a testimony to the leadership the City Council is maintaining to be business minded for the benefit of all patrons of Belton. Both Belton Town Centre and Gateway Retail Center would like to see Chewy, Inc. call Belton home. Thank you for the tireless job well done by the Mayor, City Administrator, EDC Director and City Council. Your leadership to maintain a course of growth, increase tax base and jobs for its citizens has not gone unnoticed or appreciated. Please vote positively to ensure Chewy, Inc. locates in our fine community.

Blessings,

*David J. Christie/AE*

David J. Christie, Manager  
Y-Belton, LLC  
Belton Associates, LLC  
Belton Town Centre TDD  
Belton 58 Chopper, LLC