

**Minutes of the Belton City Council
June 23, 2020
City Hall Annex
520 Main Street, Belton, Missouri**

Mayor Davis called the public hearing to order at 6:00 p.m.

The City of Belton, Missouri held a public hearing to receive comments on the petition establishing the Southview Commerce Center Community Improvement District. There were no comments. Mayor Davis closed the public hearing at 6:02 p.m. and called the regular meeting to order.

Councilmember Savage led 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

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

CONSENT AGENDA

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

- **approving the minutes of the June 16, 2020, City Council Meeting.**
- approving Resolution R2020-29: **A resolution of the City of Belton, Missouri approving an On-Call Professional Services contract with Trekk Design Group, LLC.**
- approving Resolution R2020-30: **A resolution of the City of Belton, Missouri approving an On-Call Professional Services contract with Wilson & Company.**

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

ORDINANCES

Andrea Cunningham, City Clerk, gave the final reading of Bill No. 2020-30: **An ordinance approving an amendment to the City's zoning map from C-2 (General Commercial) District to R-3A Planned Unit Development district, for 11.64 acres of the parcel located on the south side of 163rd Street, midway between Markey Parkway and Givan Avenue, Belton, Cass County, Missouri.**

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

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

Noes: 0

Absent: 1 Clark

Bill No. 2020-30 was declared passed and in full force and effect as **Ordinance No. 2020-4577**, subject to Mayoral veto.

Ms. Cunningham gave the final reading of Bill No. 2020-28: **An ordinance approving a plan for a commercial project and a development and performance agreement between the City of Belton, Missouri and NorthPoint Development, LLC; and authorizing certain agreements and other actions by the City.**

Presented by Councilmember Lathrop, seconded by Councilmember Trutzel. Councilmember Davidson read questions from a citizen. (attached exhibit A) Vote on the final reading was recorded:

Ayes: 7 Mayor Davis, Councilmember Peek, VanWinkle, Savage, Lathrop, Finn, Trutzel

Noes: 1 Davidson

Absent: 1 Clark

Bill No. 2020-28 was declared passed and in full force and effect as **Ordinance No. 2020-4576**, subject to Mayoral veto.

Ms. Cunningham read Bill No. 2020-31: **An ordinance approving the petition for and establishing the Southview Commerce Center Community Improvement District and approving a Cooperative Agreement among the City of Belton, Missouri, the Southview Commerce Center Community Improvement District and NP Southview Industrial, LLC.**

Presented by Councilmember Trutzel, seconded by Councilmember Lathrop. Ms. Cunningham noted there was a scrivener's error in the ordinance. All references to "NorthPoint Development, LLC" should read "NP Southview Industrial, LLC." There are no changes to the petition or agreement. Sid Douglas, Gilmore and Bell, said this CID will oversee public improvement projects within the Southview Commerce Center. Vote on the first reading was recorded with all present voting in favor except for Councilmember Davidson who voted no. First reading passed. **Councilmember Trutzel moved to hear the final reading.** Councilmember Finn seconded. Vote to hear the final reading was recorded with all present 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: 7 Savage, Lathrop, Trutzel, VanWinkle, Finn, Peek, Mayor Davis

Noes: 1 Davidson

Absent: 1 Clark

Bill No. 2020-31 was declared passed and in full force and effect as **Ordinance No. 2020-4578**, subject to Mayoral veto.

Ms. Cunningham read Bill No. 2020-32: **An ordinance authorizing the Taxable Industrial Revenue Bonds (NP Southview Industrial Building 3, LLC Project), Series 2020 related to an industrial development project in the City and authorizing the City to enter into certain agreements and take certain other actions.**

Presented by Councilmember Trutzel, seconded by Councilmember Lathrop. Vote on the first reading was recorded with all present voting in favor except for Councilmember Davidson who voted no. First reading passed.

Ms. Cunningham read Bill No. 2020-33: **An ordinance approving an amendment to the City's Zoning Map from A (Agricultural) District to R-1 (Single-Family Residential) District, for an 8.73-acre site located on the North side of Cambridge Road, approximately 236 feet East of Mullen Road, Belton, Cass County, Missouri.**

Presented by Councilmember Trutzel, seconded by Councilmember Peek. Vote on the first reading was recorded with all present voting in favor. First reading passed. Dave Clements, Planning and Building Director, said the applicant, Mr. Whorton, is present and is asking the Council for consideration of the final reading tonight. **Councilmember Savage moved to hear the final reading.** Councilmember VanWinkle seconded. Vote to hear the final reading was recorded with all present 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: 8 Lathrop, Savage, Trutzel, Davidson, VanWinkle, Finn, Peek, Mayor Davis

Noes: 0

Absent: 1 Clark

Bill No. 2020-33 was declared passed and in full force and effect as **Ordinance No. 2020-4579**, subject to Mayoral veto.

Ms. Cunningham read Bill No. 2020-34: **An ordinance approving the Final Plat for Whorton Farms, an existing subdivision on the North side of Cambridge Road, East of Mullen Road, 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 Trutzel, seconded by Councilmember Lathrop. Vote on the first reading was recorded with all present voting in favor. First reading passed. **Councilmember Savage moved to hear the final reading.** Councilmember Peek seconded. Vote to hear the final reading was recorded with all present 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: 8 Savage, Lathrop, Davidson, Trutzel, VanWinkle, Finn, Mayor Davis, Peek

Noes: 0

Absent: 1 Clark

Bill No. 2020-34 was declared passed and in full force and effect as **Ordinance No. 2020-4580**, subject to Mayoral veto.

CITY COUNCIL LIAISON REPORTS

Councilmember Davidson gave a Park report.

- The Park is hiring
- Kids paint party at HBWC July 24
- Theatre in the Park August 14
- Summerfest August 21-22

MAYOR'S COMMUNICATIONS

There was fire training at Cleveland Lake yesterday.

Please be considerate with your fireworks.

CITY MANAGER'S REPORT

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

July 14, 2020

July 28, 2020

August 11, 2020

August 25, 2020

Fire Chief Sapp went over the fireworks regulations. Sales will begin June 28 through July 4. Fireworks can be shot off from 10 a.m. – 10 p.m. each day, except Sundays which begin at noon and July 4 which ends at midnight.

OTHER BUSINESS

Police Chief James Person reminded everyone to keep social distancing.

Being no further business, Councilmember Lathrop moved to adjourn at 6:53 p.m. Councilmember Peek seconded. All present voted in favor. Meeting adjourned.

Andrea Cunningham, City Clerk

Mayor Jeff Davis

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1. Is Northpoint purchasing the entire plot of land? If so, what is the plan for the remaining unused acreage leading up to Givan?

No, they are not purchasing the entire plot. Only 11.64 of the 20 acre parcel. Hales retains ownership of the remaining unpurchased land, retaining its original C2 zone.

2. Can we guarantee residents no future street cutting through to Givan?

No, we cannot guarantee this. There is already an existing curb cut (across from Arvest) for future development.

3. Would it be possible to install speed bumps on Givan to reduce speed of cut-through traffic?

Possible yes, preferably not as it is difficult to maintain streets with them – especially in inclement weather (no pushing snow as the blades are set at one level); instead, if we are worried about speeding traffic, that would be shared with BPD for monitoring and enforcement.

4. Can Northpoint guarantee no Section 8 or low income for these apartments?

The development agreement requires the apartments be maintained as presented during the life of the agreement, which is luxury quality apartments.

5. Will this complex have its own branding and name, or will it be known as "Northpoint?"

Unknown what they will be called (but all of the other NP apartments have a different brand/name)

6. What city department will be responsible for dog park upkeep and maintenance? What department is paying for the city's cost share portion?

NP will maintain the dog park and the trails. The City will maintain the drive/parking (to be funded from transportation)