

**Minutes of the Belton City Council**  
**July 27, 2021**  
**City Hall Annex**  
**520 Main Street, Belton, Missouri**

Mayor Larkey called the work session to order at 6:00 p.m. Sheila Ernzen, Assistant City Manager and Finance Director, discussed the June 2021 financial report. Greg Rokos, Public Works Director, provided an overview of the sanitary sewer (Wastewater) System and Wastewater Treatment Plant.

Being no further business, Mayor Larkey adjourned the work session at 6:33 p.m. and called the meeting to order.

Councilmember Trutzel led the Pledge of Allegiance to the Flag.

Councilmembers present: Mayor Larkey, Tim Savage, Rob Powell, Chet Trutzel, Angela Kraft, Lorrie Peek, Allyson Lawson

Councilmembers absent: Perry Gough, Dave Clark

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

**PERSONAL APPEARANCES**

Corey Snead, Butler City Clerk, presented Andrea Cunningham, Belton City Clerk, with the Missouri Registered City Clerk-Continuing Certification.

**CONSENT AGENDA**

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

- **approving the minutes of the July 13, 2021, City Council Meeting**
- **approving the June 2021 Municipal Division Summary Report for Municipal Court**
- **authorizing a temporary liquor permit for Broken Hatchet for the Fall Festival on September 10 and 11, 2021, in an approved closed area located as follows and shown on the attached map.**
- **approving Resolution R2021-62: A resolution approving a Water Tank Maintenance Contract with Utility Service Co., Inc. to provide inspection and maintenance services for the Markey 3-million-gallon composite water tower.**

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

**REGULAR AGENDA**

Ms. Cunningham gave the final reading of Bill No. 2021-38: **An ordinance approving a final plat for Southview Commerce Center South 4<sup>th</sup> Plat; a tract of land in the Northwest quarter of the Northwest quarter of 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 Trutzel, seconded by Councilmember Peek. Councilmember Powell stated an approval of this ordinance is authorizing truck parking within 100 feet of homes. Vote on the final reading was recorded:

Ayes: 6 Mayor Larkey, Savage, Kraft, Trutzel, Peek, Lawson

Noes: 1 Powell

Absent: 2 Gough, Clark

Bill No. 2021-38 was declared passed and in full force and effect as **Ordinance No. 2021-4640**, subject to Mayoral veto.

Ms. Cunningham gave the final reading of Bill No. 2021-39: **An ordinance approving a final plat for Southview Commerce Center 5<sup>th</sup> Plat, being a replat of certain lots in Sunset Hills 2<sup>nd</sup> Plat, as specified in the plat legal description, the replat being a tract of land in the Northeast quarter of the Northwest quarter of 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 Trutzel, seconded by Councilmember Savage. Vote on the final reading was recorded:

Ayes: 7 Mayor Larkey, Lawson, Kraft, Trutzel, Savage, Powell, Peek

Noes: 0

Absent: 2 Gough, Clark

Bill No. 2021-39 was declared passed and in full force and effect as **Ordinance No. 2021-4641**, subject to Mayoral veto.

Ms. Cunningham gave the final reading of Bill No. 2021-40: **An ordinance approving a final plat for Sunset Hills 3<sup>rd</sup> Plat; being a replat of certain lots in Sunset Hills 2<sup>nd</sup> Plat and Sunset Hills Addition, as specified in the plat legal description, the replat being a tract of land in the Northeast quarter of the Northwest quarter of 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 Trutzel, seconded by Councilmember Savage. Councilmember Powell asked if Northpoint will build the streets or will it be the developer. Dave Clements, Director of Planning and Building, stated it will be Northpoint. Vote on the final reading was recorded:

Ayes: 7 Lawson, Kraft, Trutzel, Savage, Peek, Powell, Mayor Larkey

Noes: 0

Absent: 2 Gough, Clark

Bill No. 2021-40 was declared passed and in full force and effect as **Ordinance No. 2021-4642**, subject to Mayoral veto.

Ms. Cunningham gave the final reading of Bill No. Bill No. 2021-41: **An ordinance approving a final plat for Traditions 5<sup>th</sup> Plat; a tract of land in the Southwest quarter of Section 18, Township 46 North, Range 32 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 Trutzel, seconded by Councilmember Peek. Vote on the final reading was recorded:

Ayes: 7 Lawson, Kraft, Trutzel, Savage, Peek, Powell, Mayor Larkey

Noes: 0

Absent: 2 Gough, Clark

Bill No. 2021-41 was declared passed and in full force and effect as **Ordinance No. 2021-4643**, subject to Mayoral veto.

Ms. Cunningham gave the first reading of Bill No. **Bill No. 2021-42: An ordinance approving the First Amendment to the Old Town Belton Redevelopment Plan to approve the 1100 Main Street Project as Redevelopment Project 2021-1 and to authorize tax abatement as described therein.**

Presented by Councilmember Peek, seconded by Councilmember Kraft. Pursuant to RSMo 353.110.3(2), Mayor Larkey opened the public hearing to receive public comments. Carolyn Yatsook, Economic Development Director, stated each redevelopment project will come before the Council as an amendment to the Old Town Belton Redevelopment Plan. The Old Town Belton Redevelopment Corporation Board met on July 1, 2021, to discuss project 2021-1. They unanimously voted to approve this project. Wanda Thompson, 1100 Main Street, was present and voiced her excitement to be part of this program. There was no one else present to submit comments. Vote on the first reading was recorded with all present voting in favor. First reading passed.

Ms. Cunningham gave the first reading of Bill No. **Bill No. 2021-43: An ordinance approving the Second Amendment to the Old Town Belton Redevelopment Plan to approve the 412 4<sup>th</sup> Street Project as Redevelopment Project 2021-3 and to authorize tax abatement as described therein.**

Presented by Councilmember Trutzel, seconded by Councilmember Kraft. Pursuant to RSMo 353.110.3(2), Mayor Larkey opened the public hearing to receive public comments. Ms. Yatsook stated each redevelopment project will come before the Council as an amendment to the Old Town Belton Redevelopment Plan. The Old Town Belton Redevelopment Corporation Board met on July 1, 2021, to discuss project 2021-3. They unanimously voted to approve this project. There was no one else present to submit comments. Councilmember Powell asked about project 2021-2. Ms. Yatsook said it will be coming to the August 10, 2021, Council meeting. Vote on the first reading was recorded with all present voting in favor. First reading passed.

Ms. Cunningham gave the first reading of Bill No. **Bill No. 2021-44: An ordinance approving the Third Amendment to the Old Town Belton Redevelopment Plan to approve the 402 Main Street Project as Redevelopment Project 2021-4 and to authorize tax abatement as described therein.**

Presented by Councilmember Trutzel, seconded by Councilmember Savage. Pursuant to RSMo 353.110.3(2), Mayor Larkey opened the public hearing to receive public comments. Ms. Yatsook stated each redevelopment project will come before the Council as an amendment to the Old Town Belton Redevelopment Plan. The Old Town Belton Redevelopment Corporation Board met on July 1, 2021, to discuss project 2021-4. They unanimously voted to approve this project. Jerry Miller, President of the school board, said it is against the school district policy to do any tax abatements, but the school district will not go against these abatements publicly.

There was no one else present to submit comments. Vote on the first reading was recorded with all present voting in favor. First reading passed.

Ms. Cunningham gave the first reading of Bill No. 2021-45: **An ordinance approving the Fourth Amendment to the Old Town Belton Redevelopment Plan to approve the 514 Minnie Avenue Project as Redevelopment Project 2021-5 and to authorize tax abatement as described therein.**

Presented by Councilmember Trutzel, seconded by Councilmember Kraft. Pursuant to RSMo 353.110.3(2), Mayor Larkey opened the public hearing to receive public comments. Ms. Yatsook stated each redevelopment project will come before the Council as an amendment to the Old Town Belton Redevelopment Plan. The Old Town Belton Redevelopment Corporation Board met on July 1, 2021, to discuss project 2021-5. They unanimously voted to approve this project. There was no one else present to submit comments. Councilmember Trutzel stated the Council may want to consider what impact these projects will have on the school district. Ms. Yatsook said all the projects this evening total \$5,902.80 for one year tax abatement for the school district. Councilmember Peek thanked staff for working on these projects. Vote on the first reading was recorded with all present voting in favor. First reading passed.

## **CITY COUNCIL LIAISON REPORTS**

Councilmember Lawson provided a Park report

- The farmer's market is every Thursday from 4-7 p.m. at Memorial Park
- Theatre in the Park is July 30 & 31, 8 p.m. at Memorial Park
- August 19-21 will be a carnival at Memorial Park
- Fall sports registrations are open
- Summer camp conclusion is moving up 2 weeks

Councilmember Powell provided a July 19, 2021 Planning Commission meeting report

- There was a public hearing to vacate a sanitary sewer easement in Bradford Estates
- There was a public hearing for an SUP for Cozy Pet Hotel on N Scott
- There was approval of a final development plan for Caliber Collision
- There was approval of a plat split on Harris Ave

## **MAYOR'S COMMUNICATIONS**

Mayor Larkey thanked staff for their work on the Chapter 353 program.

Councilmember Trutzel said he received a flyer in his water bill and asked Mr. Rokos to explain it. Mr. Rokos said the City is having an issue with people flushing towels down the toilet and the towels are damaging the wastewater treatment plant equipment. He said only waste and toilet paper should ever go into a toilet. Additionally, grease should never be put down the drain.

## **CITY MANAGER'S REPORT**

August/September 2021 City Council Meetings – 6:00 p.m.  
August 10, 2021

August 24, 2021  
September 14, 2021  
~~September 28, 2021~~ September 21

Alexa Barton, City Manager, said to accommodate the MML annual meeting, the Council had approved to change the September 28 meeting to September 21.

Ms. Barton attended the MML West Gate Regional meeting July 22. There was a discussion on 2021 legislative updates.

Ms. Barton said after discussion with the Mayor, it was decided to put notices in all City buildings encouraging people to wear a mask.

Ms. Yatsook said Chewy is opening August 1. They are doing walk-in, on-site hiring.

Ms. Yatsook said Missouri is turning 200 years old on August 10. To celebrate, the City and the Chamber of Commerce have partnered with Hy-Vee and Belfonte for an ice cream social from 4 – 7 p.m. on the lawn by the Annex.

#### **COMMUNICATIONS FROM CITY COUNCIL**

Councilmember Peek said the Brandon Mellinger memorial golf tournament will be August 6. Proceeds will go to the Haas family (Belton Police Department) for their medical bills.

Councilmember Kraft asked about the change in policy regarding the Police department unlocking cars. Police Chief Scott Lyons said the change took place in June. It takes certain skill to safely use locksmith tools, and the officers don't have these skills. It also infringes on the professional companies that provide this service. The Police department will still open vehicles if there is an emergency (child or animal in the vehicle), but that usually happens by breaking a window.

Councilmember Powell said he was called last week about extra truck traffic on White Ave. He commended staff for quickly taking care of it.

Councilmember Savage received a concern from a citizen in Ward 4 about fireworks in the City of Belton.

Being no further business, Councilmember Trutzel moved to adjourn at 7:16 p.m. Councilmember Savage seconded. All present voted in favor. Meeting adjourned.

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Andrea Cunningham, City Clerk

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Mayor Norman K Larkey, Sr