

Minutes of the Belton City Council
March 23, 2021
City Hall Annex
520 Main Street, Belton, Missouri

Mayor Davis called the public hearing to order at 6:02 p.m. to receive input on the proposed tax abatement and Old Town Belton Redevelopment Plan pursuant to Section 353.110.362, RSMo. Carolyn Yatsook, Economic Development Director, provided an introduction of the proposed redevelopment plan. Mayor Davis opened the public hearing for public input. Being no public input, Ms. Yatsook read a letter of support from Cass County. Ms. Yatsook had six additional letters of support from Mount Pleasant Township Special Road District; Cass County Corporation Economic Development; Belton Chamber of Commerce; Downtown Belton Main Street, Inc; Belton-Cass Regional Transportation Development District; and Belton Community Foundation, Inc. These letters are attached as **Attachment A**. Mayor Davis adjourned the public hearing and called the work session to order at 6:06 p.m.

Dave Clements, Director of Planning and Building, provided information on the Southview Commerce Center Rezoning at 155th Street. On March 15, 2021, the Planning Commission recommended approval. Brent Miles, owner of Northpoint Development, was present and answered Council questions about the roundabouts/divergabout on 155th Street and truck traffic, the residential parcels next to the proposed Building 4 and possible deed restrictions, and the partnership with the City to improve the water lines in this area. Greg Rokos, Public Works Director, addressed a question about an ongoing unrelated stormwater project on Allen Ave.

Being no further business, Mayor Davis adjourned the work session at 6:53 p.m. and called the regular meeting to order.

A boy scout, Ezekiel, led the Pledge of Allegiance to the Flag.

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

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

PERSONAL APPEARANCES

Alexa Barton, City Manager, read a proclamation for Police Chief James Person's retirement. At 7:05 p.m. the Council recessed for a reception for Chief Person.

Mayor Davis called the meeting back to order at 7:24 p.m.

Mr. Bret White, 608 Mallory Dr, spoke about the Northpoint rezoning and Building 4. He thanked Chris with Northpoint for meeting with citizens who were concerned about the project.

CONSENT AGENDA

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

- **approving the minutes of the March 9, 2021, City Council Meeting.**
- **approving Resolution R2021-16: A resolution to approve the purchase of a 2021 Transit-350 Cargo Van to convert into the Emergency Response Vehicle from Max Motors of Harrisonville, Missouri, in the amount of \$38,586.00.**
- **approving Resolution R2021-17: A resolution approving a Collective Bargaining Agreement between the City of Belton and the International Association of Firefighters, Local #42.**
- **approving Resolution R2021-18: A resolution authorizing and approving the Labor Agreement between the City of Belton, Missouri, and the Fraternal Order of Police West Central Missouri Regional Lodge #50.**

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

REGULAR AGENDA

Andrea Cunningham, City Clerk, gave the final reading of Bill No. 2021-11: **An ordinance approving the proposed Fiscal Year 2022 City Budget, as revised, and appropriating funds from the revenues of the City.**

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

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

Noes: 0

Absent: 0

Bill No. 2021-11 was declared passed and in full force and effect as **Ordinance No. 2021-4614**, subject to Mayoral veto.

Ms. Cunningham gave the final reading of Bill No. 2021-12: **An ordinance approving the reappropriation & revision of the City of Belton Fiscal Year 2021 Adopted City Budget for the purpose of increasing the budget for the Public Works trucks purchase and decreasing the budget for the Inspections Department.**

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

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

Noes: 0

Absent: 0

Bill No. 2021-12 was declared passed and in full force and effect as **Ordinance No. 2021-4615**, subject to Mayoral veto.

Ms. Cunningham gave the final reading of Bill No. 2021-13: **An ordinance approving an amendment to the City's Zoning Map from R-1 Single Family Residential District to C-2 General Commercial District, for 1.90 acres of the parcel located on the South side of East North Avenue at Apple Valley Parkway, Belton, Cass County, Missouri.**

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

Ayes: 9 Trutzel, Peek, Davidson, Clark, Finn, Lathrop, VanWinkle, Savage, Mayor Davis
Noes: 0
Absent: 0

Bill No. 2021-13 was declared passed and in full force and effect as **Ordinance No. 2021-4616**, subject to Mayoral veto.

Ms. Cunningham read Bill No. 2021-15: **An ordinance approving an amendment to the City's Zoning Map from an M-1 Light Industrial District and R-3 Multiple Family Residential District to an FCI Flex Commercial/Industrial District, for 26.55 acres of land located at 5901 E 155th Street and 6107 E 155th Street, Belton, Cass County, Missouri.**

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

Ms. Cunningham read Bill No. 2021-16: **An ordinance approving a Special Use Permit to allow warehousing in an FCI Flex Commercial/Industrial District in the Southview Commerce Center, located at 5901 E 155th Street and 6107 E 155th Street, Belton, Cass County, Missouri.**

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

Ms. Cunningham read Bill No. 2021-17: **An ordinance approving the Old Town Belton Redevelopment Plan pursuant to Chapter 353 of the Revised Statutes of Missouri, establishing the redevelopment area described therein as a blighted area, and approving the Old Town Belton Redevelopment Plan policy.**

Presented by Councilmember Trutzel, seconded by Councilmember Savage. Councilmember Clark excused himself as a potential conflict of interest. Councilmember Davidson asked if there could be a yearly cap on participation and if this could be retroactive, for projects that have already been done in this area. Padraic Corcoran, Attorney, said both of those things could be determined by the Council. Vote on the first reading was recorded with all voting in favor except Councilmember Clark who voted in absentia. First reading passed.

Ms. Cunningham read Bill No. 2021-18: **An ordinance approving the reappropriation & revision of the City of Belton Fiscal Year 2021 Adopted City Budget.**

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

Ayes: 9 Clark, Peek, Davidson, Lathrop, Finn, Trutzel, VanWinkle, Savage, Mayor Davis
Noes: 0
Absent: 0

Bill No. 2021-18 was declared passed and in full force and effect as **Ordinance No. 2021-4617**, subject to Mayoral veto.

Ms. Cunningham read Bill No. 2021-19: **An ordinance authorizing the issuance of not to exceed \$6,660,000 principal amount of General Obligation Refunding and Improvement Bonds, Series 2021, of the City of Belton, Missouri and authorizing certain other documents and actions by the City.**

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

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

Noes: 0

Absent: 0

Bill No. 2021-19 was declared passed and in full force and effect as **Ordinance No. 2021-4618**, subject to Mayoral veto.

Ms. Cunningham read Resolution R2021-19: **A resolution authorizing the City Council of Belton, Missouri to appoint Ronald Peek, Marsha Vest, and Diane Huckshorn as directors of the Industrial Development Authority of the City of Belton, Missouri.**

Presented by Councilmember Clark, seconded by Councilmember Trutzel. Councilmember Peek excused herself as a conflict of interest. Councilmember Davidson asked for clarity on what an IDA is. Mr. Corcoran said it is a separate political subdivision of the state of Missouri. They are an economic development tool. Vote on the resolution was recorded with all voting in favor except Councilmember Peek who voted in absentia. Resolution passed.

CITY COUNCIL LIAISON REPORTS

Councilmember Davidson gave a Park report.

- March 27 is the annual stream clean up with Rotary
- March 27 is the Easter egg hunt
- June 5 Summerfest
- Park will be hosting the farmer's market June-October
- Park will be hosting the Cruise Nights April-September
- Working on a theatre in the park for summer

MAYOR'S COMMUNICATIONS

Please continue to be safe.

CITY MANAGER'S REPORT

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

March 30, 2021-Special Meeting

April 13, 2021

April 27, 2021

Ms. Barton said there was a question earlier about non-residential water rates. To clarify, water rates are the same; the debt service is higher.

COMMUNICATIONS FROM CITY COUNCIL

Councilmember Clark said the 9th annual Merle Clark Scholarship Golf Tournament is May 1. There are still opportunities for businesses to sponsor the tournament. This tournament is for scholarships for Belton HS athletes.

Being no further business, Councilmember Lathrop moved to adjourn at 7:57 p.m. Councilmember Clark seconded. All voted in favor. Meeting adjourned.

Andrea Cunningham, City Clerk

Mayor Jeff Davis



102 E. Wall St., Harrisonville, Mo 64701

March 23, 2021

Belton City Council
506 Main Street
Belton, MO 64012

Dear City Council,

This letter is to express full support of the proposed Chapter 353 for the redevelopment of Old Town Belton (OTB). This proactive program will spur redevelopment for both residential and commercial buildings, which will benefit both residents and business owners alike. It will be exciting to see appropriate improvements and renovations to eliminate blight, as a whole, in original Belton.

OTB has significant amounts of older homes, and businesses, many of which have not been well maintained. If fully rehabilitated to contemporary standards, OTB will become an even greater asset, which will strengthen the economic viability of not just OTB, but the City as a whole.

In an effort to Learning that most of OTB was constructed between 1872 and 1930, it is apparent that this area is worthy of an incentive program that will revitalize the heart of our City. It will also increase foot traffic for Main Street and spark the interest of businesses and new residents wanting to locate to Main Street in Belton.

We the Cass County Commission are in full support of the Old Town Belton Redevelopment Chapter 353 plan.

Sincerely,

A handwritten signature in blue ink that reads "Bob D. Huston".

Bob Huston
Presiding Commissioner

A handwritten signature in blue ink that reads "Monty Kisner".

Monty Kisner
Associate Commissioner
Dist. 1

Monty Kisner
District 1 Commissioner

Bob Huston
Presiding Commissioner

Ryan Johnson
District 2 Commissioner

Mount Pleasant Township Special Road District
200 Commercial Street
Belton Mo. 64012
15-Mar-21

Belton City Council
506 Main Street
Belton, Mo. 64012

Members of the Belton City Council,

This letter is to express full support of utilization of the provisions of Chapter 353.110.3 RSMo for the redevelopment plan of Old Town Belton(OTB). This proactive program will spur redevelopment for both residential and commercial buildings, which will benefit both residents and business owners alike. It will be exciting to see appropriate improvements and renovations to eliminate blight, as a whole, in original Belton.

OTB has significant amounts of older homes, and businesses, many of which have not been well maintained. If fully rehabilitated to contemporary standards, OTB will become an even greater asset, which will strengthen the economic viability of not just OTB, but the City as a whole.

Most of OTB was constructed between 1872 and 1930, and it is apparent that this area is worthy of an incentive program that will revitalize the heart of our City. It will also increase foot traffic for Main Street and spark the interest of businesses and new residents wanting to locate to Main Street in Belton.

We are in full support of the Old Town Belton Redevelopment Chapter 353 Plan.

Respectfully,



Gary Mallory, Presiding Commissioner
Mount Pleasant Township Special Road District

CASS COUNTY
CORPORATION

ECONOMIC DEVELOPMENT

March 23, 2021

Honorable Members
Belton City Council
506 Main Street
Belton, MO 64012

Dear City Council,

The Cass County Corporation for Economic Development is supportive of the City of Belton's efforts to seek reinvestment and spur redevelopment for both residential and commercial buildings in Old Town Belton. The City of Belton's chosen economic development tool, the use of property tax incentives and the removal of blight as designated in Chapter 353 RSMo, is available to Missouri municipalities and has been used extensively throughout the state to the benefit of blight removal and community revitalization and provides for large scale redevelopment as envisioned in the city's plans.

This proactive program should benefit both residents and business owners alike and result in strengthened neighborhoods with greater economic viability and improved living and employment options.

We look forward to a continuation of our working partnership to provide economic development to the citizens of Belton and greater Cass County.

Respectfully,



William H. Brown
Executive Director



March 23, 2021

Belton City Council
506 Main Street
Belton, MO 64012

Dear City Council:

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The Board of Directors of the Belton Chamber of Commerce are in full support of the Old Town Belton Redevelopment Chapter 353 plan.

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*

Downtown Belton Main Street, Inc.
516 Colbern
Belton Mo. 64012
15-Mar-21

Belton City Council
506 Main Street
Belton, Mo. 64012

Members of the Belton City Council,

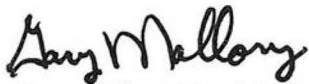
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We are in full support of the Old Town Belton Redevelopment Chapter 353 Plan.

Respectfully,



Gary Mallory, President
Downtown Belton Main Street, Inc.

Belton-Cass Regional Transportation Development District
519 London Way
Belton Mo. 64012
15-Mar-21

Belton City Council
506 Main Street
Belton, Mo. 64012

Members of the Belton City Council,

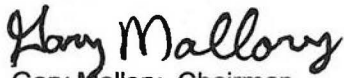
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We are in full support of the Old Town Belton Redevelopment Chapter 353 Plan.

Respectfully,



Gary Mallory, Chairman
Belton-Cass Regional Transportation Development District



March 23, 2021

Belton City Council
506 Main Street
Belton, MO 64012

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The Board of Directors of the Belton Community Foundation are in full support of the Old Town Belton Redevelopment Chapter 353 plan.

Sincerely,

Diane Huckshorn,
Executive Director

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