

Minutes of the Belton City Council
March 30, 2021
City Hall Annex
520 Main Street, Belton, Missouri

Mayor Davis called the work session to order at 6:01 p.m. Carolyn Yatsook, Economic Development Director, gave an overview of the Southview Building Four Plan and Development Agreement. Sid Douglas, Gilmore Bell, gave an overview of the PILOT and other financial aspects of the project. Councilmember Clark asked about the infrastructure at 155th Street. Dave Clements, Director of Planning and Building, said the traffic study showed the capacity of the street was sufficient. The study considered a 4th building. Greg Rokos, Public Works Director, said the traffic study was completed by Priority Engineers.

There were some other concerns brought up by Councilmember Davidson including berm height, water pressure, adequate Fire Department equipment for the large buildings, and building out the subdivision streets. Brent Miles, Northpoint Development, addressed these issues. He said they also met with neighbors affected. Councilmember Davidson suggested a dedicated email address for concerned citizens. Mr. Clements said the berms were designed as approved. Mr. Miles agreed to amend the permit fee in the development agreement to allow an additional \$50,000 to the City.

Being no further business, Mayor Davis adjourned the work session at 6:39 p.m. and called the special meeting to order.

Mayor Davis led the Pledge of Allegiance to the Flag.

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

Councilmember absent: Ryan Finn

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

PERSONAL APPEARANCES

City of Belton Park Department, re: 2021 Cruise Nights Main Street Car Cruises – road closed from Herschel Street to Chestnut Street, down Main Street, for 2021 Cruise Nights Main Street Car Cruises, April 24, May 22, June 26, July 24, August 28, September 25, October 23, 2021, all beginning at 3:00 p.m. and ending at 8:00 p.m. Brian Welborn, Park Director, said the Park Department has been approached by the Main Street Merchants to manage the car cruises and car show this year. He is not aware of any Main Street businesses opposed to the cruises or car show. Councilmember Clark made a motion to approve the dates and times listed above, seconded by Councilmember VanWinkle. All present voted in favor. Motion carried.

Rob Powell, 802 Main St, said he spoke with residents who back up to the Southview Commerce Center. They aren't happy with the warehouses.

Linda McKelvy, 15612 White Dr, said they have been asking for “no truck traffic” signs to be installed on White and Allen. They have not been installed.

Dennis Mood, 15612 White Dr, said he has a line of sight of the three current warehouse buildings. He said the City did the minimum notification to residents of this development. He felt like the City should do more.

CONSENT AGENDA

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

- **approving the minutes of the March 23, 2021, City Council Meeting.**
- **approving Resolution R2021-20: A resolution appointing successor directors to the Board of Directors of the TXRH Community Improvement District.**
- **approving Resolution R2021-21: A resolution approving trade-in of existing fairway mowers (2) 2007 John Deere 3235C, and the lease/purchase of two (2) 2021 John Deere 8800A Terraincut mowers with accessories from Van-Wall Equipment, Inc., totaling \$124,209.38, and financed over five (5) years through John Deere Financial Services in the amount of \$6,915.72; for a total amount of \$131,125.10 for the Eagle’s Landing Golf Course.**

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

REGULAR AGENDA

Andrea Cunningham, City Clerk, gave the final reading of Bill No. 2021-15, as amended: **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 VanWinkle. Councilmember Clark said since the 185-foot notification was a state law, perhaps the City should put snipe signs on properties being rezoned. Councilmember Davidson made a motion to postpone the final reading until April 13. This motion failed for lack of a second. Vote on the final reading was recorded:

Ayes: 7 Mayor Davis, Savage, Trutzel, VanWinkle, Lathrop, Peek, Clark

Noes: 1 Davidson

Absent: 1 Finn

Bill No. 2021-15 was declared passed and in full force and effect as **Ordinance No. 2021-4619**, subject to Mayoral veto.

Ms. Cunningham gave the final reading of 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 Peek. Councilmember Davidson made a motion to postpone the final reading until April 13. This motion failed for lack of a second. There was additional Council discussion about this project. Vote on the final reading was recorded:

Ayes: 7 Savage, Lathrop, Trutzel, VanWinkle, Clark, Peek, Mayor Davis

Noes: 1 Davidson

Absent: 1 Finn

Bill No. 2021-16 was declared passed and in full force and effect as **Ordinance No. 2021-4620**, subject to Mayoral veto.

Ms. Cunningham gave the final reading of 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 Savage, seconded by Councilmember Peek. Councilmember Clark excused himself as a potential conflict of interest. Councilmember Davidson asked if projects could be considered retroactively. Padraic Corcoran, Attorney, said it is possible. Councilmember Davidson made a motion to amend the plan to make the program retroactive for two years prior to its passing tonight. This motion failed for lack of a second. Vote on the final reading was recorded:

Ayes: 7 Trutzel, Lathrop, Davidson, Peek, VanWinkle, Savage, Mayor Davis

Noes: 0

Absent: 1 Finn

Absentia: 1 Clark

Bill No. 2021-17 was declared passed and in full force and effect as **Ordinance No. 2021-4621**, subject to Mayoral veto.

Ms. Cunningham read Bill No. 2021-20: **An ordinance approving a plan for an Industrial Development 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 Clark, seconded by Councilmember Savage. Pursuant to RSMo 100.059, Mayor Davis invited affected taxing jurisdictions to submit public comments for the record. Ms. Yatsook was present to represent the City of Belton. She 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 Metropolitan Community College. These letters are attached as **Attachment A**. There was no one else present to submit comments. Councilmember Davidson made a motion to postpone this reading until April 13. This motion failed for lack of a second. Councilmember Clark made a motion to amend the development agreement section 4.02 to incorporate that the City retain building permit fees up to \$200,000 consistent with the discussion with Mr. Miles this evening. Councilmember Savage seconded. All present voted in favor. Motion passed. Councilmember Clark said if the City wants infrastructure improvements, we need to bring the jobs. Councilmember Savage said there were other ways Northpoint could have brought the the water line to their building. They chose this way, to the west, to help improve existing infrastructure. Vote on the first reading was recorded with all present voting in favor except Councilmember Davidson who voted no. First reading passed.

Ms. Cunningham read Resolution R2021-22: **A resolution reappointing Gary Lathrop and appointing Rosemary Howard to the Building and Fire Prevention Codes Board of Adjustments.**

Presented by Councilmember Clark, seconded by Councilmember Peek. Councilmember Lathrop excused himself as a conflict of interest. Vote on the resolution was recorded with all present voting in favor except Councilmember Lathrop who voted in absentia. Resolution passed.

CITY COUNCIL LIAISON REPORTS

Councilmember Davidson gave a Park report.

- Park will be hosting Cruise Nights on Main Street beginning April 24
- Spring craft show at HBWC April 17
- Kids spring paint party April 30
- Great Easter egg hunt last Saturday-thank you to the sponsors.
- 20% off at Academy sport with promo code April 3
- The Park is hiring a FT seasonal maintenance worker
- The Park will be managing the farmer's market June-October at Memorial Park

Councilmember VanWinkle left the meeting at 7:31 p.m.

MAYOR'S COMMUNICATIONS

Don't forget to vote next Tuesday. There was an Oil Creek clean up last Saturday. Thoughts go out to Councilmember Finn who is in the hospital with COVID.

CITY MANAGER'S REPORT

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

April 13, 2021

April 27, 2021

May 11, 2021

May 25, 2021

There will be a recycling survey going out soon. The City received a grant for this survey. It will be administered by ETC.

COMMUNICATIONS FROM CITY COUNCIL

Councilmember Clark thanked Councilmember Finn for serving on the council.

Being no further business, Councilmember Lathrop moved to adjourn at 7:39 p.m. Councilmember Savage seconded. All present voted in favor. Meeting adjourned.

Andrea Cunningham, City Clerk

Mayor Jeff Davis



102 E. Wall St., Harrisonville, Mo 64701

March 30, 2021

Belton City Council
506 Main Street
Belton, MO 64012

Dear City Council Members:

Please accept this letter as an expression of full support of NorthPoint Development's proposal to expand the Southview Commerce Center to the north, adding a fourth building, of 501,000 square-feet. This new building is an opportunity to both eliminate blight and welcome another new business to Belton and Cass County.

NorthPoint Development has successfully constructed three Flex-Industrial buildings, totaling 2.1 million square-feet, in the all-new Southview Commerce Center, which have been successfully leased to national users, bringing new jobs for the citizens of Belton. NorthPoint Development's reputation precedes themselves as a company who does what it says it is going to do.

This redevelopment and expansion will eliminate the blight of the former Century Concrete site, at the entrance to our City and County and will also occupy the vacant parcel to the east of Century Concrete. Both parcels total 27 acres. Additionally, this project includes 22 new single-family residential lots including 7 acres of open space with berming to buffer properties to the east.

The two parcels (27 acres), currently collect a total of \$11,221 for all taxing jurisdictions combined for 2020. This expansion is a capital investment of \$30,000,000 and combined with it's potential to create 250 new jobs, will add a substantial amount of revenue for the community, while spurring further economic growth.

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
22-Mar-21

Belton City Council
506 Main Street
Belton, Mo. 64012

Members of the Belton City Council,

Please accept this letter as an expression of full support of NorthPoint Development's proposal to expand the Southview Commerce Center to the north, adding a fourth building, of 501,000 square-feet. This new building is an opportunity to both eliminate blight and welcome another new business to Belton and Cass County.

NorthPoint Development has successfully constructed three Flex-Industrial buildings, totaling 2.1 million square-feet, in the all-new Southview Commerce Center, which have been successfully leased to national users, bringing new jobs for the citizens of Belton. NorthPoint Development's reputation precedes themselves as a company that does what it says it is going to do.

This redevelopment and expansion will eliminate the blight of the former Century Concrete site, at the entrance to our City and County and will also occupy the vacant parcel to the east of Century Concrete. Both parcels total 27 acres. Additionally, this project includes 22 new single-family residential lots including 7 acres of open space with berming to buffer properties to the east.

The two parcels (27 acres), currently collect a total of \$11,221 for all taxing jurisdictions combined for 2020. This expansion is a capital investment of \$30,000,000 and combined with it's potential to create 250 new jobs, will add a substantial amount of revenue for the community, while spurring further economic growth.

For the reasons stated of growth in revenues, job creation, economic vitality, elimination of blight and new residential homes, please accept our full support of NorthPoint Development's proposal for a fourth building as presented.

Sincerely,



Gary Mallory, Presiding Commissioner
Mount Pleasant Township Special Road District

CASS COUNTY
CORPORATION

ECONOMIC DEVELOPMENT

March 30, 2021

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

Dear City Council Members:

Please accept this letter as an expression of support for NorthPoint Development's proposal to expand the Southview Commerce Center to the north, adding a fourth building, of 501,000 square-feet. This new building is an opportunity to both eliminate blight and welcome another new business to Belton and Cass County.

To date, NorthPoint Development has successfully constructed three Flex-Industrial buildings, totaling 2.1 million square-feet, in the all-new Southview Commerce Center, which have been successfully leased to national users, bringing new jobs for the citizens of Belton and Cass County. NorthPoint Development's reputation precedes themselves as a company who does what it says it is going to do and that has certainly been borne out with the Southview Commerce Center project.

This newly proposed redevelopment and expansion will eliminate the blight of the former Century Concrete site and occupy 27 acres. With the commercial expansion also comes 22 new single-family residential lots including 7 acres of open space with landscaped berms to buffer properties to the east.

The two parcels that are the planned development site currently collect a total of \$11,221 for all taxing jurisdictions combined for 2020. This expansion is a capital investment of \$30,000,000 and is projected to create up to 250 new jobs and spur further future economic growth.



March 30, 2021

Belton City Council
506 Main Street
Belton, MO 64012

Dear City Council Members:

Please accept this letter as an expression of our full support by the Board of Directors of the Belton Chamber of Commerce of NorthPoint Development's proposal to expand the Southview Commerce Center to the north, adding a fourth building of 501,000 square feet. This new building is an opportunity to both eliminate blight and welcome another new business to Belton and Cass County.

NorthPoint Development has successfully constructed three Flex-Industrial buildings totaling 2.1 million square feet in the all-new Southview Commerce Center, which have been successfully leased to national users, bringing new jobs for the citizens of Belton. NorthPoint Development's reputation precedes themselves as a company who does what it says it is going to do.

This redevelopment and expansion will eliminate the blight of the former Century Concrete site at the entrance to our City and County and will also occupy the vacant parcel to the east of Century Concrete. Both parcels total 27 acres. Additionally, this project includes 22 new single-family residential lots including 7 acres of open space with berming to buffer properties to the east.

The two parcels (27 acres) currently collect a total of \$11,221 for all taxing jurisdictions combined for 2020. This expansion is a capital investment of \$30,000,000 and combined with its potential to create 250 new jobs, will add a substantial amount of revenue for the community while spurring further economic growth.

For the reasons stated of growth in revenues, job creation, economic vitality, elimination of blight and new residential homes, please accept our full support of NorthPoint Development's proposal for a fourth building as presented.

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
22-Mar-21

Belton City Council
506 Main Street
Belton, Mo. 64012

Members of the Belton City Council,

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For the reasons stated of growth in revenues, job creation, economic vitality, elimination of blight and new residential homes, please accept our full support of NorthPoint Development's proposal for a fourth building as presented.

Sincerely,



Gary Mallory, President
Downtown Belton Main Street, Inc.

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

Belton City Council
506 Main Street
Belton, Mo. 64012

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For the reasons stated of growth in revenues, job creation, economic vitality, elimination of blight and new residential homes, please accept our full support of NorthPoint Development's proposal for a fourth building as presented.

Sincerely,



Gary Mallory, Chairman
Belton-Cass Regional Transportation Development District



Dr. Kimberly Beatty
Chancellor

March 30, 2021

Belton City Council
506 Main Street
Belton, MO 64012

Dear City Council Members:

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For the reasons stated of growth in revenues, job creation, economic vitality, elimination of blight and new residential homes, please accept full support of NorthPoint Development's proposal for a fourth building as presented.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kim Beatty', written over a faint, illegible typed name.

Blue River | Business & Technology | Longview | Maple Woods | Penn Valley