

**Minutes of the Belton City Council
Special Meeting
January 15, 2019
City Hall Annex
520 Main Street, Belton, Missouri**

Mayor Davis called the special meeting to order at 6:00 p.m.

Councilwoman Davidson led the Pledge of Allegiance to the Flag.

Councilmembers present: Mayor Davis, Lorrie Peek, Stephanie Davidson, Chet Trutzel, Ryan Finn, Gary Lathrop, Tim Savage, and Tom MacPherson

Councilmembers absent: Dean VanWinkle

Staff present: Sheila Ernzen, Assistant City Manager/Finance Director; Padraic Corcoran, Attorney; and Andrea Cunningham, City Clerk.

PERSONAL APPEARANCES

Sid Douglas with Gilmore & Bell and the City's bond counsel said the Southtowne TIF was approved in 2009. There are three redevelopment areas. In 2012 the City entered into a redevelopment contract with Herman Enterprises for Area 3. The original proposal for this site was a convenience store. Herman Enterprises' representation is here tonight to propose non-sales tax generating tenant.

Spencer Thomson with Thomson Walker Law Firm, representing Herman Enterprises, said the contract doesn't say Area 3 has to be retail use. We have a signed contract with a dental office. We will build a two tenant building, with the hope of still procuring a second tenant. It is only a 3 acre tract of land. We need input from the City Council.

Councilman Savage stated a sales tax generating business needs to go along this corridor. Mr. Douglas advised the Council if they would like to direct staff to prepare appropriate amendments to the contract, there needs to be a motion with this language. If the Council would like to continue under the current contract, no action is needed.

Councilwoman Peek moved to continue under the current contract, Councilman Finn seconded. All present voted in favor. Councilman VanWinkle absent. Motion passed.

ORDINANCES

Andrea Cunningham, City Clerk, read Bill No. 2019-02: An ordinance calling for an election in the City of Belton, Missouri.

Presented by Councilman Trutzel, seconded by Councilwoman Peek. Vote on the first reading was recorded with all present voting in favor. Councilman VanWinkle absent. First reading passed. **Councilman Trutzel moved to hear the final reading.** Councilman Finn seconded. Vote to hear the final reading was recorded with all present voting in favor. Councilman VanWinkle absent. Motion passed. The final reading was read. Presented by Councilman Trutzel, seconded by Councilman MacPherson. **Councilwoman Davidson**

moved to amend the language on both propositions by shifting “to acquire any rights-of-way” to the end of each proposition language instead of having it at the beginning. The new language would read:

PROPOSITION R

Shall the City of Belton, Missouri, issue its general obligation bonds in the amount of \$13,750,000 to construct, reconstruct, extend and improve the streets and roads of the City, and to acquire any rights-of-way?

PROPOSITION S

Shall the City of Belton, Missouri, issue its general obligation bonds in the amount of \$14,250,000 to construct, reconstruct, extend and improve the City’s storm sewer system, and to acquire any rights-of-way?

Councilman Trutzel seconded. All present voted in favor of the amendment. Councilman VanWinkle absent. Amendment passed. There was a discussion about funding the bonds. Councilman Savage asked Sheila Ernzen, Finance Director, if the storm water bonds are not approved, would the tax levy decrease. Ms. Ernzen said yes. Councilman Savage asked for this to be stated to citizens. Celia Duran, Public Works Director, said Stantec will determine exactly what our roads are composed of and we’ll be able to make an objective priority list. Ms. Ernzen said interest rates are going up and that’s why we’d like to get this on the April 2019 ballot. Vote on the final reading as recorded:

Ayes: 7 Davidson, Peek, Lathrop, Trutzel, Mayor Davis, MacPherson, Finn

Noes: 1 Savage

Absent: 1 VanWinkle

Bill No. 2019-02 was declared passed and in full force and effect as **Ordinance No. 2019-4487**, subject to Mayoral veto.

CITY COUNCIL LIAISON REPORTS

Councilwoman Davidson gave a Park report

- Canvas and Cocktails is January 23 at Memorial Park – \$25
- Recreation league sign-ups and youth program sign-ups are at the park

MAYOR’S COMMUNICATIONS

The roads look good after the snow this weekend.

CITY MANAGER’S REPORT

There is information for limb drop-off on our Facebook page and website.

January & February 2019 meetings

01/22 work session & regular meeting – 6:00 p.m.

02/12 work session & regular meeting – 6:00 p.m.

02/26 work session & regular meeting – 6:00 p.m.

Carolyn Yatsook, Economic Development Director, said the final development plan for Avid Hotel came in today. It will be behind home depot.

Ms. Ernzen said the budget books are ready to be distributed. We will begin discussing next week. We will do an overview and then ask for Council questions.

James Person, Police Chief, said the Polar Plunge benefitting Special Olympics is January 26. The Cass County Community Health Foundation Walk for Health will be May 4.

Being no further business, Councilman Lathrop moved to adjourn at 7:31 p.m. Councilwoman Peek seconded. All present voting in favor. Councilman VanWinkle absent. Meeting adjourned.

Andrea Cunningham, City Clerk

Mayor Jeff Davis