

**City of Northmoor Board of Aldermen**  
**Date: April 10, 2018**  
**Time: 6:00 P.M.**  
**City Hall, 4907 Waukomis, Northmoor, MO 64151**

**Meeting Minutes**

**CALL TO ORDER:** Mayor Wilson called the meeting to order at 6:02 p.m.

**ROLL CALL:** Bennie Pate (late), Rick Medill, Isabel Stevens, Joe Harris, John Butner, Cari Murdock

**WELCOME:** Mayor Wilson – Pledge of Allegiance and Prayer

**ANNOUNCEMENTS:** Awaiting arrival of Alderman Pate, Mayor Wilson opened the meeting with City News.

1. City News: Mayor Wilson announced that Captain Schuettenburg ordered and has received the weight limit signs for the city streets. He will also check to see how many speed limit signs need to be installed. Captain Schuettenburg asked if he should replace the street signs on Frontier and 49<sup>th</sup> that are missing. He stated that they need to be a minimum of 7' high and there will be a mandate of what they look like (green with all white capital letters). He needs 15 sign posts and he will order them. When he receives the posts he will then contact dig rite to mark for installation and he will start getting them up. Mayor Wilson asked if he needed help and Captain Schuettenberg said that he would like JC to help. He said there are old posts encased in concrete that need to be removed and it would require a bobcat and a truck to haul them away. Alderman Harris said he would co-ordinate with Captain Schuettenberg to get it done. Captain Schuettenberg said that he may be gone to Louisiana shortly for family medical reasons. Mayor Wilson requested of Chief Clark that at any time the schedule changes for the police department he notify herself or Julie of the changes.

**SWEARING IN OF ALDERMEN:**

Alderman Pate arrived at 6:06 p.m. Mayor Wilson requested that City Clerk, Julie Rowden perform the swearing in of Aldermen Pate, Butner and Murdock for their 2 year term as Aldermen as approved by vote on April 3, 2018.

2. Citizens comments: N/A

**APPROVAL OF MINUTES OF PREVIOUS MEETING:**

1. A Motion to approve the Minutes of the March 13, 2018 Board of Aldermen Meeting Minutes was made by Alderman Harris and Seconded by Alderman Butner.  
 All in favor 6 - Opposed 0 - Motion passes

**APPROVAL OF TREASURERS REPORT:**

1. A Motion to approve the Treasurers Report as presented to the Board of Aldermen was made by Alderman Murdock and Seconded Alderman Pate.  
All in favor 6 - Opposed 0 - Motion passes

Alderman Murdock asked about the charges on the KC Water bill. Julie stated that it had doubled to a little over \$4000.00 due to long term water leak. Certified Water Operator, Stanley Anderson was in attendance and said that he will look into it. He explained that the old water meter was worn out and replaced by KC Water. It is possible that the City has not been charged the correct amount for some time now. Julie also said that this bill included 34 days instead of 30. Mr. Anderson explained that there was a massive leak for almost 3 weeks at the Pecca apartment complex. The usage was approximately 160 gallons.

**POLICE REPORT:**

1. Police Report – Chief Kelly Clark  
Chief Clark said it's getting warmer and the department is getting busier. Reports are mostly disturbances, which is common as it heats up and people start drinking. The most important report was of a rape that started in KC ended in Northmoor. He concluded by saying that residents are doing a great job calling 911.

Mayor Wilson pointed out Chief Clark's bullet proof vest that he has had since he worked for the KCMo Police department. It is worn out. Captain Schuettenburg's vest is almost 20 years old. He stated that he carries it always but doesn't wear it all the time. Mayor Wilson asked how much the vests would cost to replace. Chief Clark said approximately \$1,500.00 ea. but he will get prices and report back to the Mayor and Board. Mayor Wilson said that she would like the Board to approve purchasing however many we need for our officers. After Chief Clark reports back with pricing the Board will put it to vote.

Mayor Wilson questioned the reports on animals. Chief Clark said some were dogs, but mostly ground hogs and raccoons.

**RIVERSIDE FIRE RESCUE:**

1. Handout provided by Fire Chief Gordon Fowlston – absent  
Representing Riverside Fire Department was Deputy Fire Chief Keith Payne  
Deputy Fire Chief Payne said that last month was quiet. Per the stats there were 2 medical calls and all the others were lift assists. He was thankful there were no fires. Mayor Wilson asked what good intent calls are. Deputy Fire Chief Payne said they are non-emergency and include lift assists. Alderman Stevens thanked the Riverside Fire Department for helping her recently.

**WATER DEPARTMENT:**

1. Report presented by Certified Water Operator, Stanley Anderson

Mr. Anderson reviewed the handouts for fire hydrant pricing (see packet). Mayor Wilson said that Mr. Anderson and Alderman Butner were checking prices on the hydrants. She continued by stating that the city has 7 hydrants that absolutely need replaced.

Mr. Anderson explained that the hydrants are flushed and evaluated every spring. All of the existing fire hydrants need replaced because we cannot buy replacement parts. The hydrant at the Trailer Park has been replaced. They had to use a 6' instead of 4'. The cost was approximately \$4,107.00. Mr. Anderson used JC's labor, which was in line with installation. He went on to clarify, when dealing with a live hydrant, you have to proceed in steps. Mayor Wilson asked if he know if any of the others will need the 6' pipe. Mr. Anderson said it would be hard to figure out until digging. He priced out both 4' and 6' with Winnelson. If the city agrees to buy 7 hydrants the price will be \$1,509.75 each. The total package would be \$1,627.00 total material (approximately) but only if we buy 7 hydrants. He said that Northmoor Ave has a bad 2 way and it absolutely has to be replaced. Mr. Anderson also adds \$100 for seed and mulch and \$500 for unknowns. He considers this his buffer per project. Mayor Wilson said that the Trailer Park hydrant was initially thought to be a 4'. It turned out that it was not and they needed to order an extension. Mr. Anderson said that this purchase should have cost \$350 and they charged us over \$1,000 because it was bought over the counter. Mr. Anderson was able to get the charge down to \$600. He said that we always should contact John (the City representative) at Winnelson or himself before ordering.

Mayor Wilson began discussion on the road settlement issue on Northmoor Avenue. Mr. Anderson explained that they had TV'ed the line. This was used to scope where the settling keeps happening. They inserted a camera where at the Mickelson property and proceeded North to the next residence. Mr. Anderson thinks the settlement is from a hole and water is getting in there. He said we could bridge it like it's supposed to be done and we should be fine for the asphalt overlay. Mayor Wilson said we could as JC to do or put it out bids. Mayor Wilson suggested that if we pour it with concrete she would like the concrete pour included in the street bids.

Mr. Anderson addressed the manhole risers. There are 17 manhole risers in the city. The risers will cost \$212.00 a piece, valve risers are \$24.50 pc, plus any labor costs. Mr. Anderson suggested including \$4200.00 for this additional cost. Mr. Anderson thinks he may be able to get a better price on the manhole risers.

Alderman Murdock asked about the price of the trailer park hydrant. She wanted to know if we already had one in stock. Mayor Wilson stated that we did not. She said, in order to get good pricing, we need to buy 7 hydrants at a time. Mr. Anderson said we will need to determine the footage before we buy the hydrants (4' or 5'). Alderman Murdock confirmed that this does not include labor for installing. Mr. Anderson said he hopes that the asphalt company will install the risers as they go. Alderman Harris said that he knows of 3 hydrants that have been replaced. The Mr. Anderson said the hydrants are 1981 hydrants. Alderman Murdock asked how long it would take to install a hydrant. Mr. Anderson said approximately 1 day.

Mayor Wilson summarized: include the concrete fill in the bid and add \$100.00 for seed and mulch. The total will be \$3,762.00 (approximately) per hydrant. Lake Waukomis pays \$4,100 per hydrant. Mayor Wilson said our pricing is pretty good but we are buying more hydrants than Lake

Waukomis is. Mr. Anderson said there are 22 hydrants in Northmoor. Mayor Wilson said the funds would come out of the utility fund. She said we absolutely need to replace at least the 7 hydrants at this time.

Alderman Harris made a Motion to replace the 7 hydrants as soon as possible. The Motion was seconded by Alderman Medill. All in favor 6- Opposed 0 - Motion passes

Mayor Wilson thanked the Board stating the cities liability is tremendous and we need to fix the hydrants right away. Alderman Murdock asked for a timeline. Mr. Anderson is hoping for 1 installation a week but will push for 2 a week. Mr. Anderson will discuss with JC Construction. Alderman Murdock said she was concerned for the citizens going without water. Alderman Harris said that we have shut offs and could contain the shut off of water to approximately 2 blocks at a time. Mr. Anderson said that there are also shut off valves at 49<sup>th</sup> St and 49<sup>th</sup> Terrace that also need to be replaced before the asphalt overlay.

Mr. Anderson said that he had begun training the new water employee, Mike Gibbany, on reading meters, one-call and receiving notices, Mike has a key to the shop and to downstairs only. Mayor Wilson stated she got a one-call report in Riverside and wondered why. Mr. Anderson said it is just because it is close to Northmoor. Mr. Anderson said when this happens he has to respond (clear) and close the ticket out.

## **NORTHMOOR BUSINESS COUNCIL (NBC) REPORT: N/A**

### **OLD BUSINESS:**

1. Review of letter presented to the Board of Aldermen from Jack Newman regarding Frontier St. repair and request for a speed limit sign. (Previously discussed by Board – no action taken)

Mayor Wilson called on Mr. Newman to address the board with his concerns. He said his concerns are a walk in the park considering what the Board is dealing with. His concerns are safety issues on Frontier St. He shared some history of Frontier St. When Lee Snyder worked on the road drainage (spillway) he got down to the very bottom then it curves up and hits a big dead-end. The water ponds right there and has nowhere to go except the street. Efforts have been made to fill it in, approximately 14 wheel barrels or more of gravel, but it just washes out. Mr. Newman does not think it would be an expensive fix. The concrete would need to be cut and belly it out, add asphalt and let it drain down. The other issue Mr. Newman addressed is the blind spot coming down North on Frontier. The hill drops down pretty steeply and for a period of time you can not see what is coming either way. He would like to see some type of sign that says speed zone, traffic zone, children playing, or something similar. The parents that drop their children off at the daycare literally fly in, drop off the children and fly back out. He has noticed that tow trucks, Fed Ex, etc. are using the road also. He does not think the expense will be much and could avoid injury or wrecks. He believes these requests fall in the direction Northmoor is headed. Mayor Wilson stated that there will be speed signs put up on each end of Frontier. Mayor Wilson said that she will meet with Mr. Newman regarding the drainage issue. She also said that MoDot has it on their spring "to do" list. She has seen it in writing. Their plan is to take the whistle out, pour concrete, and put in guardrails.

Mayor Wilson said that she has also considered using removable speed bumps during good weather.

## 2. Continued - Discussion and Motion to approve permit for shed – Nauman Haq

Nauman Haq presented The Board of Aldermen and the Mayor with a description of the 13'x17' Shed he would like to locate at 2030 NW 50<sup>th</sup> Terrace. He also discussed the 16'x20' concrete pad. He asked for mercy from the Board of Aldermen regarding the concrete pad. He said he had been conversing with other contractors and, based on sheds and weight, they said the pad can take the weight without footers. He has a Contractor to move the shed from Kansas and set it on the concrete pad. He is using the shed for his own storage. He will be storing some lawn equipment, tools, tires, etc. He previously had permits to move the shed from KS and MO. He said he would just like to move forward. Mayor Wilson replied that this is the 3<sup>rd</sup> go round with his dad. Nauman said he was not aware of that. Mayor Wilson continued by stating that the City Inspector needs to approve any concrete pad and if it is over 200 sq. ft. it would require a footer. She explained that Northmoor is on a huge hill and the earth moves. The footer is required for the safety of the community. Mayor Wilson said that her biggest issue is that they keep pouring concrete without permission. Nauman's options at this point are to either cut 12" around slab and pour the footer or use that slab for another purpose, and pour somewhere else on the property. Regardless the Board needs to see a site plan. Mayor Wilson gave Nauman examples of the trouble they have had with his father. For example, the walls on garage were to stay intact due to a right-of-way, several attempts to pour concrete without footers, etc. Alderman Medill stated that the Board has been given inadequate information, and he still holds the same position as before when discussing the 3<sup>rd</sup> round on footers. Alderman Harris physically looked at the pad and said that it looks great, but there is no footer. Mayor Wilson again emphasized how much the earth moves in Northmoor. She suggested that Nauman be put on the May agenda, bring in a site plan and if approved continue with the dig and frame in. When that is completed our City Inspector would need to approve before concrete is poured/repared. The City Inspector, Charlie Mixon suggested that Nauman have an engineer look at it and maybe find an alternative modification. His thought was that maybe installing piers at each corner and maybe every 4-6 ft. would suffice. Alderman Medill feels strongly that this has grown into a huge problem because the proper steps were not taken. Mayor Wilson suggested that Nauman meet with Inspector Mixon for guidance. Inspector Mixon said that he will need to see a drawing of how the shed was built 1<sup>st</sup> and meet with Nauman after that. He also wants Nauman to mark the slab where the shed will sit. Nauman said he is willing to do the cut out and go down 3 ft. if necessary. Mayor Wilson said that would absolutely have to be approved by Inspector Mixon. Mayor Wilson clarified that Nauman needs to get his permit from the city, consult an engineer or meet with Inspector Mixon for suggestions to discuss how to correct the existing pad.

A Motion to approve a shed permit to Nauman Haq was tabled until the May meeting.

### **ACTION ITEMS:**

1. Review of February 16 through March 15, 2018 Invoice from the Office of the Northmoor City Attorney

**NEW BUSINESS:**

1. Addition of Fireworks Permit – Jake’s Fireworks – Karen Spielbusch (Not present)  
Mayor Wilson said that April 1<sup>st</sup> was deadline - No action necessary
2. A Motion to approve an Ordinance for the 2018 Water Rates was made by Alderman Harris and Seconded by Alderman Murdock. All in favor 6 - Opposed 0 - Motion passes
3. A Motion to approve an Ordinance for the 2018 Sewer Rates was made by Alderman Murdock and Seconded by Alderman Pate. All in favor 6 - Opposed 0 - Motion passes
4. A Motion was made to approve an Ordinance for Weight Limits (30,000 pounds) on City streets for Commercial Trucks was made by Alderman Murdock and Seconded by Alderman Stevens.  
All in favor 6 - Opposed 0 - Motion passes
5. A Motion to approve an Ordinance regarding “License Fees” 205.040 where there is a deletion of all reference to “Cats” was made by Alderman Medill and Seconded by Alderman Murdock.  
All in favor 6 - Opposed 0 - Motion passes
6. A Motion to approve an additional Liquor License (4<sup>th</sup>) was made by Alderman Medill and Seconded by Alderman Murdock. All in favor 6 - Opposed 0 - Motion passes

Mayor Wilson welcomed Monday Egbedeji. His plan is to open a bar called ‘Africano Bar & Grill’ located in Vivion West at 2316 NW Vivion Rd. He said that he would open as a bar only at first and the food may come in later. The council inquired as to what he referred to as entertainment. Monday said the usual, music, alcohol and dancing. Alderman Murdock asked what type of entertainment would there be. Monday said they would hire a DJ. Mayor Wilson asked if they plan to put in a dance floor and Monday said they would add to what is in place now. Alderman Murdock asked if he has a business plan and what type of experience does he have. Monday said that he has never run a bar but has ideas and friends who have successful bars. His planned hours would be 6:00 p.m. – 3:00 or 3:30 a.m. He was advised that he could not be open until 3:00 a.m. per the city ordinances and the State. Alderman Murdock would like him to present a business plan. Alderman Stevens asked what type of music he plans on having. Monday said mostly African and Spanish and plans to bring a new mix to Northmoor.

Alderman Harris suggested that the Board go ahead and approve a 4<sup>th</sup> liquor license for the city and go forward when the Board is presented with the Business Plan. Chief Clark reiterated that he can’t stay open until 3:00 a.m. in Northmoor. State law requires the business be in an entertainment district for 3:00 a.m. closing. Vivion West is not an entertainment district and the closing time is 1:30 a.m.

7. A Motion to approve a new Business License for Monday Egbedeju located at 2316-2318 NW Vivion Road in Vivion West (formerly The Mir – Hookah Bar)  
The Board of Alderman awaits proper licenses and business plan before taking action.  
Tabled

8. Discussion regarding 4902 NW Waukomis Drive property. Barbara Wheeler's property has been purchased by House Buyers KC, LLC, Charles Lower and being sold to Gideon Cody for renovation. Charlie Mixon and Gordon Fowlston will review inspections and condemnation.

Mayor Wilson said that Gideon Cody was considering buying the property from Home Buyers and wanted to make a 4 plex. She explained to him that this was not possible. Barbara Wheeler and her husband (owners) were present. They stated the floor had been taken up and sheet rock removed. All agreed that the property desperately needs to be renovated. Barbara stated that she was not sure why she was there. She said the property has been put under contract. But she understood that the property may be condemned and the Buyer is aware that he needs to renovate. Alderman Stevens asked if the property was on one or 2 lots. Barbara said it is on one lot. The Board has no problem with Barbara selling the property. She stated that the property is under contract with Home Buyers. She will proceed with the sale.

9. A Motion to approve an Ordinance to commence with a 1.5% Online Shopping Use Tax to be presented on the August 7<sup>th</sup> ballot. The 1.5% Use Tax replaces the 2.24% previously approved by the Board of Alderman at the March 13, 2018 meeting. A Motion to approve the 1.5% Online Shopping Use Tax was made by Alderman Harris and Seconded by Alderman Pate All in favor 6 - Opposed 0 - Motion passes

Mayor Wilson said that this Ordinance was on the April ballot for many cities and failed for lack of understanding. Citizens think that this will raise the tax. KC and Liberty passed. Julie will request the verbiage they used on their ballot. Mayor Wilson said that the attorney cautioned that the Board cannot promote approval of the Ordinance.

**MOTION TO ADJOURN:** A Motion to Adjourn was made by Alderman Pate and seconded by Alderman Murdock. All in favor 6 - Opposed 0 - Motion passes

**Attest:** \_\_\_\_\_  
**Mayor Lynda Wilson**

**Preparer: J. Rowden**  
**City Clerk**

**ADJOURN**