

**City of Northmoor Board of Aldermen**  
**Date: August 14, 2018**  
**Time: 6:30 P.M.**  
**City Hall, 4907 Waukomis, Northmoor, MO 64151**

**Meeting Minutes**

**CALL TO ORDER:** Mayor Wilson

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

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

**ANNOUNCEMENTS:**

1. Citizens comments:  
Dee Wise – Resignation  
Mayor Wilson announced that our City Treasurer, Dee Wise, has resigned effective 8-16-18. She has taken a full time job in accounting. We are starting the interview process this week.  
  
Stacey Logan – 2017 NW 49<sup>th</sup> St. regarding No Parking and Easements  
Stacey was not present at the meeting.
2. City News:  
Public Hearing regarding the city property tax rate will be held on August 28, 2018 at 5:30 P.M. immediately followed by a Special Board of Trustees (Council) meeting to vote on the tax rate.

**APPROVAL OF MINUTES OF PREVIOUS MEETING:**

1. Approval of the July 10, 2018 Board of Aldermen Meeting Minutes as presented  
A motion to approve the July 10, 2018 Board of Aldermen Meeting Minutes was made by Alderman Harris and seconded by Alderman Butner. All in Favor/Opposed – Motion carried

**APPROVAL OF TREASURERS REPORT:**

1. Approval of the Treasurers Report as presented  
A motion to approve the Treasurers Report as presented was made by Alderman Butner and seconded by Alderman Harris. All in Favor/Opposed – Motion carried

**POLICE REPORT:** Chief Kelly Clark

1. Review of police report  
Chief Clark said that July was pretty busy. There were a few fire calls, numerous suspicious calls, along with some assault and disturbance calls. He said that the calls are appreciated. Chief Clark has purchased 2 decontamination kits to protect our officers from drugs such as Fentanyl. He said that the officer can also protect another person but will still need to go to the hospital to get checked out. Alderman Medill asked what Fentanyl is. Chief Clark said it is a synthetic drug and very dangerous. It absorbs through the skin and is deadly.

**RIVERSIDE FIRE RESCUE:** Fire Chief Gordon Fowlston

## 1. Review of Handout

Deputy Fire Chief Keith Payne was present from the Riverside Fire Department. He announced that the City of Riverside Fire Department has a supply of smoke detectors which they will provide to anyone who needs one. They will work for 10 year with no maintenance required.

**NORTHMOOR BUSINESS COUNCIL (NBC) REPORT:****OLD BUSINESS:**

## 1. Road Repair Update – Mayor Wilson – John Reddoch

Mayor Wilson introduced Attorney John Reddoch. Mr. Reddoch began by reminding those in attendance that the tax base is due in Platte County by September 1<sup>st</sup>. The Public Hearing and Special Meeting being held on the 28<sup>th</sup> is very important. The ordinance must be delivered to Platte County before the 1<sup>st</sup>.

Mr. Reddoch continued on the subject of the road improvements. He stated that they have been through several renditions of the bid process including prevailing wage. He expressed total kudos to Mayor Wilson. She has worked very hard on this project. Mr. Reddoch said he can't do the technical side of the review. The technical aspect is focused toward the Mayor. Also, thanks to Don Alexander and others in his company for all of their help and input. He said we need a supervisor over the technical aspects of the process. The first issue for the city is that repairs under the streets need to be done first. The group originally wanted to repair and do the street overlay at the same time. The group has spent a substantial amount of time considering this. They also need to determine where do we do these things, where is the right of way? We could have gone to bid but run a risk if we do that. If we go out with broad specifics we may not have people bidding. We can reject all bids. We need to step back and get all foundational repairs done first.

Don Alexander contacted Sam's (Aylett) Survey Co. and Mayor Wilson and Don Alexander met with them to try to figure out if we can get some type of idea where the city right-of-ways are. Mayor Wilson said that as we proceed it may lead to problems with the homeowners. Sam Aylett thinks he can come out and stake it. He is very familiar with the city and already has tons of information and maps. This is something the Board should talk about because we can do these things in-house legally and save money. For repairs like the Culverts and foundational issues, we would not have to pay prevailing wage. When we use the Road and Bridge tax money available through Platte Co. we have to know we are using it correctly. Mr. Reddoch has talked to Platte Co. to be sure we are in order. We can drop the specifications in the bid package if we meet requirements. The big concern is the right-of-way and the need to respect the citizens. Mr. Reddoch apologized that it has taken so long but not for want of effort. Mayor Wilson has put many hours into the process. He and the group working on the project believe that we should do the survey and repairs first and then the roads which would be the easiest.

Mayor Wilson said that we are very limited with what we can do with the Road and Bridge Funds. If we do the wrong thing with the money we may not be able to get anymore from Platte County. The repairs such as culverts, flushing, vegetation clean-up, trash and debris removal and the drains can't be completed with the Road & Bridge Funds. Mayor Wilson asked the Board if she could put the money (\$230,000.00) back in a CD for another 6 months. All Board Members present agreed to this.

Sam's (Aylett) Survey Co. will come to town and do the survey for around \$8,500.00. Sam has compiled all of his information to find the correct markers. Many have infringed into the streets, easements, etc. Alderman Harris suggested that we do intermittent (white) lines where the edge of the right-of-way is because many people think they own the street. Mayor Wilson called Robert Hime at Platte County who is in charge of the Road and Bridge tax, and he said that if we submit a bill that is not allowed to be paid with this money they can refuse to give us additional funds. Mr. Reddoch stated that the Road and Bridge Tax from Platte Co. has not been supervised so closely for years, but they are now. Platte Co. had problems with KCMO. Platte Co. was cutting a check to KCMO but had no control of what the money was used for. We can't do any drainage work with the \$230,000. It stated that we could do repairs to bridges and overlays and any other related appurtenance. After we put the \$230,000.00 back into a Road and Bridge CD the remaining dollars can go towards the other things we need done. Mike Gibbany will oversee the work being done. The Infrastructure repair will be first. A Motion was made by Alderman Harris to do the survey, markings on the street with white paint so the lines are more visible. Temporary construction easements can be obtained. There will be issues arise but Mayor Wilson has a lot of faith in Mr. Aylett. A second motion was made by Alderman Butner - Motion carried.

A Motion to move the \$230,000.00 into a Road and Bridge CD was made by Alderman Harris and 2<sup>nd</sup> by Alderman Stevens. Motion passed. Side note by Mr., Reddoch - we may need to look into what to do with the interest on the CD. Mayor Wilson will make the inquiries.

2. Hydrant replacement and discussion on hydrant size

Mayor Wilson said that we have replaced 4 hydrants so far. It has taken longer than expecting because some of them were 4 ft. bury and not 5 ft. bury. Because of this, the hydrants needed to be re-assembled and it took a lot of extra time. The 4 ft. hydrants are on the map now so we know where they are. In addition a pressure regulator on Frontier St. had to be rebuilt and it cost \$1,600.00 to repair. We will stop on the hydrant replacements for right now to build up the funds. The remaining hydrants will be installed along Waukomis Drive. Mayor Wilson said that JC Riddle and Stanley Anderson agreed that we should postpone any further work until we build up more money. The remaining hydrants will be installed next year. We are keeping the hydrants we paid \$1,600.00 for (discount rate) because if we sent them back and bought them next year the cost would be \$1,800.00 or possibly more.

3. 360 Document Solutions copier bid

Mayor Wilson explained to the Board that the price was too high on the printer contract provided by 360 Document Solutions and to purchase the costs were out of the question. We purchased one printer for Julie's office at a discounted rate of \$442.76 which included purchase of 1 Black toner and the Police Station took her old one.

4. Harry's Liquor/Snak N Go

Harry's Liquor and Snak N Go will not be reopening even though the sign says remodeling. They can't get their liquor license back or the lease renewed. Mayor Wilsons said that someone is looking at leasing the location and hopefully it will go through.

5. Chuck's Thrift Store (aka Animals in Need)

Chuck's Thrift Store is also closed. Their contract was not renewed.

6. Man Cave

The Man Cave has been gone for a few weeks now.

7. Update on Remodeling Permit for Big Wig KC  
The official drawings have been received and Inspector Mixon's requirements have been met. The permit has been issued. The Board was happy that the re-build can begin.

#### **ACTION ITEMS:**

1. Review of June 16, 2018 through July 15, 2018 Invoice from the Office of the Northmoor City Attorney
2. Review and Motion to approve an Ordinance approving the Amended Annual City Budget for the Fiscal Year 2018-2019

A motion to approve an Ordinance approving the Amended Annual City Budget for the Fiscal Year 2018-2019 was made by Alderman Harris and seconded by Alderman Stevens.

All in Favor/Opposed – Motion carried

Attorney Scott Sullivan presented an explanation of the amendment. Because the City has a fiscal year that runs from July to June the budget is approved before the County/State figures are available and is an assumption. The Pro-Forma is received in July and the budget is then finalized the end of August. The tax levy this year went from \$0.3701 cents to \$0.5084 cents per \$100.00. There was a roll call vote of the Board of Aldermen and the vote passed.

3. Review and Motion to approve a Business License for Adelitas. The premise has changed owners. The new owner is Sandra Clark. Mayor Wilson said that Sandra catered National Night Out this year. A motion to approve a Business License for Adelitas, Sandra Clark was made by Alderman Medill and seconded by Alderman Stevens. All in Favor/Opposed – Motion carried

4. Review and Motion to approve a Business License for Xscapes - Owner, Jerry Lowe  
Jerry runs a landscaping business and is renting space from Don Alexander.  
A motion to approve a Business License for Xscapes Landscaping was made by Alderman Harris and seconded by Alderman Butner. All in Favor/Opposed – Motion carried

5. Review and approval of a Construction/Remodeling permit application for 2201 NW 49<sup>th</sup> Terrace.  
Mohamad Salehi  
A motion to approve a Construction/Remodeling permit for Mohamad Salehi was made by Alderman Harris and seconded by Alderman Butner. All in Favor/Opposed – Motion carried with the exception of Inspector Mixon's approval and inquiry about the addition and easement/right-of-way. It is possible that a survey may be required before construction of the new addition. Mr. Salehi was given the go ahead to begin clean-up and repairs that do not require an inspection. The Board requested that Inspector Mixon check with the state regarding the easements.

Chief Schuettenberg suggested changing the address since it appears the door faces Waukomis Avenue. Julie will contact Platte City and talk with Mohammad.

6. Review and motion to approve an Ordinance Repealing Section 705.050 and enacting in its place a new Section 705.050 regarding "Sewer Rates." Scott Sullivan

First Reading: A motion to approve an Ordinance Repealing Section 705.050 and enacting in its place a new Section 705.050 regarding “Sewer Rates” was made by Alderman Medill and seconded by Alderman Harris. All in Favor/Opposed – Motion carried

Second Reading: Motion to pass was made by Alderman Butner and seconded by Alderman Stevens. All in Favor/Opposed – Motion carried

**NEW BUSINESS: N/A**

**MOTION TO MOVE TO CLOSED SESSION**

A motion to move to closed session was made by Alderman Butner and seconded by Alderman Harris. All in Favor/Opposed – Motion

**MOTION TO ADJOURN:**

A motion to Adjourn was made by Alderman Harris and seconded by Alderman Medill. All in Favor/Opposed – Motion

**ADJOURN**

Preparer: J. Rowden  
City Clerk

**ATTEST:**

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Mayor Lynda Wilson