

**City of Northmoor Board of Aldermen**  
**November 7, 2019**  
**Time: 6:30 P.M.**  
**City Hall, 4907 Waukomis, Northmoor, MO 64151**

**Meeting Minutes**

**CALL TO ORDER:** Mayor Wilson called the meeting to order at 6:30 p.m.

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

**WELCOME:** Mayor Wilson invited those in attendance to join her in the Pledge of Allegiance and Prayer.

**ANNOUNCEMENTS:** Mayor Wilson said that the City had a water main break on Northmoor Ave. The 2" water main was installed in 1990 and is creating issues. We are starting to remove it completely. JC had to hook up Silver Eagle to the 8" main. She said that we also had a gas leak at the end of 50<sup>th</sup> St. Spire is in the process of repairing it. Julie has prepared the election packets for the April Election and they were handed out to Alderman Murdock, Alderman Pate and Alderman Butner. Alderman Butner is a notary. Mayor Wilson announced that Al's Automotive Supply Inc. is in the process of moving in to 5018 NW Waukomis Dr. They are painting and cleaning and the water meter has been installed.

**CITY NEWS / CITIZENS COMMENTS:**

1. Randy Erhardt - Pre-purchase discussion on shop/garage construction on corner of Waukomis and 50<sup>th</sup> Street - Not present
2. Brock Thomas - Mayor Wilson welcomed Brock Thomas. Brock is interested in purchasing the Tom Peca property located at 2006-2018 NW 50<sup>th</sup> Terrace and the vacant lot by the Hawk property. He brought pictures, for the Board to review, of his vision for what he would like to build. The structure could be up to 8 units. He wants to build a multi-family unit and is in the beginning stages of figuring out values. Brock is here tonight to obtain the Boards approval to go ahead. The pictures he has are just an example of what he would like to do. The parking would be in the front. He will need to do a lot of studying before beginning construction. He needs to contact the Platte Co. Parcel Service. For example, the retaining wall may be taking some footage away. There are many factors that need to be considered.

There are currently 6 Units on the property. He asked how many units the city would allow to be built. The units would probably be 2 stories and built by slab and grade. One and two bedroom units are planned. Alderman Medill expressed that he would not be in favor of the building. Brock stated that he has built other multi-family units. He said that he would provide good potential for new tenants with the new construction and this location is good. Mayor Wilson asked him about the timeframe. Brock said that Tom Peca would like to close as soon as possible. They are still negotiating on the price of the property. They would hopefully close within 60-90 days. Alderman Harris said anything over 1 unit would need to be approved by the Board and that he would not even consider 8 units. Brock would like for the Board to discuss what they would be in favor of. He continued by saying that a minimum of 4 to 6 units is probable. Alderman Harris said that 3 or 4 may be possible. Alderman Medill said that they are kind of going the opposite direction of what we have been changing for many years, which is striving for single family homes. Brock's history includes good property management and he brings in good tenants. Alderman Harris suggested that maybe construction of 2 houses would work. Alderman Stevens stated that she is a landlord. She asked if they would be upstairs/downstairs units. Brock said he plans to build ranch style units. Alderman Stevens asked if they would be handicapped accessible. Brock said that the ground floor level would be ADA compliant. Alderman

Stevens thinks that probably a 3-plex is possible. She is concerned about the parking also. Chief Clark asked what Brock would do with the existing structure. Brock said he would fix it up. The copper plumbing is probably ok but the bathrooms need to be redone. He would also paint, install new flooring, restructure each unit and add a laundry room in each unit. All of the electrical boxes need replaced. Mayor Wilson asked the Board for their thoughts. Alderman Butner and Pate had no comment. Alderman Murdock said that she doesn't know enough about it and can't picture the property but she is more attracted to 4 instead of 8 units. Alderman Medill suggested they invite the neighbors to a special meeting for their input. He said that if they don't care he wouldn't have a problem with it. Brock said that anyone interested in his work could go to "Brock Thomas Real Estate Group" on Facebook.

3. Julian Alvarez – Review of plans/survey for garage at 4907 Northmoor Ave. – not present

#### **POLICE REPORT: Chief Kelly Clark**

1. Month Review

Chief Clark reviewed the Crime Report with the Board. He said that the department had a lot of suspicious party calls which is good. There have been confirmed reports of prostitution in town and at Vivion West. Chief Clark said that KCP&L has changed the streetlights at Vivion West so the whole shopping center is lit up like a Christmas tree. Officer Hartman stopped a car Tuesday night that appeared suspicious. The driver said he was meeting a girl named Courtney. He said the meeting was set up on a Facebook text. Courtney was a no show. The Laundromat continues to be a problem with drugs being brought in and out. He asks that the community keep on calling but also ask that they don't call the officers personally. It is best to call 911 because Chief Clark doesn't get a report to follow up on if the call does not go through 911 unless the officer lets him know. Captain Schuettenberg said that the 911 calls are kept in the CAD system and they can go back if needed to review.

Alderman Murdock asked if anyone else was having trouble with their mailboxes. Chief Clark hasn't heard of any others.

Chief Clark said that he has found out that the police department computers can be upgraded to Windows 10 for \$250.00 plus labor. This subject will be discussed later in the meeting.

#### **CODES ENFORCEMENT: Captain Leroy Schuettenberg**

1. Month Review

Captain Schuettenberg presented to the board a letter he has written that will be sent out to all restaurants regarding their vent hoods. The letter explains that vent hood cleaning is mandatory. Mayor Wilson asked Captain Schuettenberg to re-word the letter to state that the cleaning MUST be done by a licensed professional cleaning service. She explained that a few weeks ago Keller Fire and Safety went in to clean at one of our local restaurants but were sent away. The restaurant attempted to clean the vent hood themselves. Captain Schuettenberg followed up on this information and told the business that they would be closed if the vent hood was not cleaned by a licensed professional cleaning service. It was also reported that they are dumping grease out back of the restaurant and there are videos that show the owner doing it. Captain Schuettenberg is sending another warning letter to them and will follow up. He is just taking it one step at a time. The issues can't be addressed all at once. He said that next he plans to meet Vivion West management to instruct them to swap doors to open out instead of in.

#### **RIVERSIDE FIRE RESCUE: Assistant Chief Fire Marshall, Keith Payne**

1. Month Review

Chief Payne said that Riverside had a busy month regarding Northmoor with 5 calls (2 in one day).

There was a gas leak and a water main break. Spire informed them that they weren't going to fix the leak right away because it was not classified as an emergency. After speaking with Riverside they turned around and fixed it the next morning. Mayor Wilson said the asphalt needs to be repaired where Spire damaged it.

#### **ACTION ITEMS:**

1. Approval of the October 2, 2019 Board of Aldermen Meeting Minutes as presented.  
1<sup>st</sup> Alderman Murdock, 2<sup>nd</sup> Alderman Butner - All in favor 6 Opposed 0 Motion carried
2. Approval of the Treasurers Report for October 2019 as presented.  
1<sup>st</sup> Alderman Harris, 2<sup>nd</sup> Alderman Stevens - All in favor 6 Opposed 0 Motion carried
3. Review of CD and Money Market report - Mayor Wilson stated that the Fire CD will mature in November. Instead of renewing the CD the funds need to be moved to the Utility Fund at Weston. The transfer is being made to reimburse the Utility Fund for invoices that have been paid related to fire protection charges. The money will be applied to hydrants, covers and expenses incurred for repairs.
4. Approval to accept early Fireworks Stand deposits for the upcoming year beginning July 5<sup>th</sup> through December 31<sup>st</sup>. The Board voted to approve accepting the early deposit and set the amount at \$500.00 to secure the permit for the next year.  
1<sup>st</sup> Alderman Harris, 2<sup>nd</sup> Alderman Stevens - All in favor 6 Opposed 0 Motion carried
5. Computer purchase for City Clerk (system is too old to upgrade) and upgrading of 3 Police computers (\$250.00 ea. plus labor (1 hr.). Purchase of a new computer and updating 3 existing computers was approved not to exceed \$2,500.00.  
1<sup>st</sup> Alderman Harris, 2<sup>nd</sup> Alderman Murdock - All in favor 6 Opposed 0 Motion carried
6. Approval of Ordinance 2019-016 decreasing the number of City Liquor Licenses from 4 to 3. The Board discussed ongoing problems with communication and renewal of licenses in a timely manner.

#### **FIRST READING:**

1<sup>st</sup> Alderman Harris, 2<sup>nd</sup> Alderman Stevens - All in favor 6 Opposed 0 Motion carried

#### **SECOND READING:**

1<sup>st</sup> Alderman Stevens, 2<sup>nd</sup> Alderman Murdock - All in favor 6 Opposed 0 Motion carried

7. Approval of Ordinance 2019-017 correcting the Sewer Rate for Commercial property. Kansas City Water sent the wrong rates in March 2019 to the City.

#### **FIRST READING:**

1<sup>st</sup> Alderman Butner, 2<sup>nd</sup> Alderman Murdock - All in favor 6 Opposed 0 Motion carried

#### **SECOND READING:**

1<sup>st</sup> Alderman Harris, 2<sup>nd</sup> Alderman Stevens - All in favor 6 Opposed 0 Motion carried

#### **NEW BUSINESS:**

1. Review of an Invoice for the time period of September 16 through October 15, 2019 from the Office of the Northmoor City Attorneys.
2. Information on a possible upcoming ordinance addressing overtime pay for police officers.  
Mayor Wilson said that the State of MO will likely be requiring the city to pay our officers overtime. At

Closed Session: NOTICE IS HEREBY GIVEN THAT, SUBJECT TO A MOTION DULY MADE AND ADOPTED. THE BOARD OF ALDERMEN may also hold a closed meeting for the purpose of dealing with matters relating to one of more of the following: \*Legal actions, Cause of Action, Litigation or privileged communications between the City's Representatives and it's attorneys: 610.021(1) \*Lease, Purchase or Sale of Real Estate 610.021(2) \*Hiring, Firing, Disciplining or Promoting Employees: 610.021(3) \*Bidding specifications: 610.021(11) \*Personnel records: 610.021(13) \*Proprietary Technology Materials: 610.021(15) \*Audits 610.021(21) \*Preparing for Negotiations with Employee Groups 610.021(9)

present, if there are less than 10 officers and they work over 8 hrs. we are not required to pay overtime. This rule may be done away with. If an officer works 48 hrs., they would be paid 8 hrs. overtime. This is still in the discussion phase.

3. Paying Vendors via ACH.

Mayor Wilson said that Debbie would like to be able to pay the bills online through the bank and eliminate the cost of check writing. The cost is approximately \$0.72 cents to make the check and mail it. Item was tabled until the December meeting. Debbie will prepare an outline of the process she would use for the Board.

4. Mid-American Regional Council preparation for Hazard Mitigation. The new plan must be approved and submitted to FEMA before May 1, 2020. Our TEAM will need to be assembled. One individual needs to be selected to be responsible for collecting and providing us with updated information through the online tool. Chief Clark was selected. All Board members, who have not taken the test, and office staff are required to take the tests. Aldermen Murdock, Butner and Medill (1 test taken) and office staff will be updated by Chief Clark in January on the process.

**OLD BUSINESS:**

1. Road Repairs – Mayor Wilson asked Alderman Medill if he has talked to Phil, who is an asphalt contractor from Riverside. Alderman Medill said that he had and Phil is willing to talk with Mayor Wilson or come to a meeting to meet with the Mayor and Board members. His partner is Chris. Alderman Medill has seen some of his work which he approved of. Phil explained to him why our problems happened and gave examples of issues with compacting, heat, laying evenly, etc. Superior did the repair work when the tornado hit. All Board members agreed that they did a very good job. Discussion followed covering the proper process. Mayor Wilson wants to talk to a few of the companies and get bids now instead of later.

**MOTION TO MOVE TO CLOSED SESSION:**

1<sup>st</sup> Alderman Harris, 2<sup>nd</sup> Alderman Murdock - All in favor 6 Opposed 0 Motion carried

**MOTION TO ADJOURN:**

1<sup>st</sup> Alderman Stevens, 2<sup>nd</sup> Alderman Murdock - All in favor 6 Opposed 0 Motion carried

**ADJOURN**

**APPROVED:**

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Mayor, Lynda Wilson

**ATTEST:**

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City Clerk, Julie Rowden