

City of Northmoor Board of Aldermen

April 16, 2025

Time: 6:30 P.M.

City Hall, 4907 Waukomis, Northmoor, MO 64151

SPECIAL BOARD OF ALDERMEN MEETING MINUTES

CALL TO ORDER: Mayor Wilson called the meeting to order at 6:30pm.

ROLL CALL: In attendance – Joe Harris, Robin Griffith, Janeen Wright

INTRODUCTIONS:

DISCUSSION:

1. Discussion and approval regarding the Building Permit for Patty Reynolds - In the end it was a unanimous decision by the Board of Aldermen to return to City Hall on May 6, 2025 at 6:30pm, for further discussion on the matter. No decision could be made on this issue.

Highlights of conversations & Speakers:

- City Attorney, John Reddoch, would like to have all three lots placed into one lot
- Mr. Reddoch, voices his concern about the idea of selling the other two lots as this effects the number of parking spaces required.
- Don Alexander approached the Board of Aldermen and thanked them for their consideration.
- Jason Davey, Attorney for PRTSC, LLC, was in attendance and spoke on their behalf throughout the meeting.
- Mr. Davey insisted the improvements to this property would be ten times better than what is currently there.
- The current location offers four courts total, and the new location would offer six courts.
- The revised plans include points to enter and points to exit.
- Alderman Harris reminded PRTSC, LLC they could not use the driveways for parking areas. Mr. Davey stated that he reviewed the ordinance, and it does permit them to park in the driveways.
- Don Alexander assured the Board of Aldermen that all fire lanes would be marked clearly.

- During the meeting Don Alexander, Jason Davey, and the engineer offered a new plan that didn't have parking near the building. This was brought up towards end of the meeting.
- Mayor Wilson stated that 183 parking spaces are needed, per city ordinance.
- Mr. Davey shared the building will be 21,000 square feet.
- Mayor Wilson has spoken with additional investors regarding the idea of them purchasing the lot(s), and none of them agree with the idea of purchasing property with such a clause about permitting PRTSC, LLC retaining the use of the parking spaces and all of their replies were negative.
- Multiple Board Members brought up using the grassy areas as an alternative to parking near the building, and to allow for Emergency Equipment to have access. This would provide three times the parking spaces.
- The Board of Aldermen expressed their concerns about foot traffic on AA Highway. Mr. Davey advised PRTSC, LLC would hire staff for traffic control and to ensure that the driveways and fire lanes were not blocked.
- PRTSC, LLC attorney informed the Board of Aldermen of the possibility of sales tax for the city. Their plan includes offering refreshments, and retail area.
- Don Alexander responded to Aldermen Harris's comment about disliking the building by sharing that the drawings don't reflect the beautification of the subject.
- PRTSC, LLC attorney asked the Board multiple times for permission to grant the permit so they could move forward. There is concern with the cost due to the tariffs.
- Mayor Wilson has contacted a Company in NKC to have them come out to explain the parking, fire lanes, etc. It will cost the city, however she feels it needs to be done.
- Don Alexander shared the reason for wanting to be granted a "conditional permit". One of the conditions being taking the three lots and forming only one lot.
- Mr. Harston, resident of Northmoor, indicated he would rather see the Volleyball Venue than apartments. Mr. Hartston's property borders the lot(s) in questions.
- City Attorney, John Reddoch, indicated that he would be comfortable working with Mr. Davey for a "conditional permit" if the board approved.
- The subject of fire sprinklers were briefly discussed this evening. The original plans provided by PRTSC, LLC included a sprinkler system, however once it was discovered there was a lack of water pressure it was removed, and the

new plans include fire separation walls instead. In the event a fire sprinkler is required it would be too costly.

- Aldermen Harris indicated that he would like to see additional exit doors in the building, offering improved emergency preparedness.

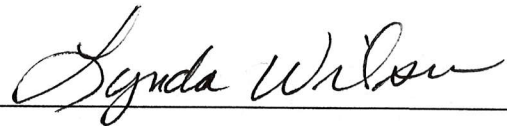
2. Discussion and approval of RFP for either Central Bank or Arvest Bank – a brief discussion was held. Mayor Wilson shared the information returned by the bank. The motion was made to remain with the city's current bank, Central Bank.

1st Alderman Griffith 2nd Alderman Harris 3 AYES 0 NAYS

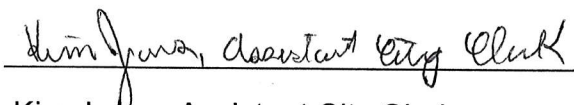
3. Assistant City Clerk swore in the Mayor and all of the Aldermen.

MOTION TO ADJOURN:

1st Alderman Harris 2nd Alderman Griffith 3 AYES 0 NAYS



Lynda Wilson, Mayor, City of Northmoor



Kim Jones, Assistant City Clerk