

ORIGINAL

City of Northmoor Board of Aldermen
August 6, 2024
City Hall, 4907 Waukomis, Northmoor, MO 64151

MEETING MINUTES

CALL TO ORDER: Mayor Wilson called the Board of Aldermen Meeting to order.

ROLL CALL: In attendance: Joe Harris, John Butner, and Janeen Wright
Absent: Robin Griffith

ANNOUNCEMENTS:

Mayor Wilson shared information pertaining to the Federal Grant for Waukomis Drive Improvements. The improvements will be from 56th Street to Vivion Road. Wes Minder, Platte County Administrator, has already applied for the grant and is waiting for approval. Everyone was encouraged to sign the petitions that will be submitted to the Board of Public Safety as support.

CITY NEWS/CITIZENS COMMENTS:

1. Concerns from citizens about the speed bumps during the winter months were briefly discussed. The snow removal company has informed Mayor Wilson that they will be able to continue caring for the streets with the speed bumps. The speed bumps also are made to allow the liquid to flow below them. Further discussion will be held if they become a problem.
2. Tynisha Mays of 2025 NW 49th Street visited with Mayor Wilson in her office regarding the continuation of complaints and concerns regarding the property she is renting. Tynisha shared with Mayor Wilson that there were 12 people living there and 9 cars at the residence. Tynisha said that they all are scheduled to move by the end of August 2024. Tynisha was very apologetic and appeared to be cooperative.

ACTION ITEMS:

1. Approval of the July 2, 2024, Board of Aldermen Meeting Minutes as presented.
1st Aldermen Harris 2nd Aldermen Butner ROLL CALL 3 AYES 0 NAYS
2. Approval of the Treasurers Report for July 2024 as presented.
1st Aldermen Butner 2nd Aldermen Harris ROLL CALL 3 AYES 0 NAYS
3. Review and approval of a Business License for Rosabella Flower Shop, LLC, 2408 NW Vivion Rd., Northmoor, Mo 64151. The new owners are Ana Solis and Johaira Echeverry. Ana shared that she plans to open the business as early as 8/9/2024. The Board asked if they would have live flowers or silk flowers. Ana's response was that they will have live flowers with possibly expanding into silk flowers later on.
1st Aldermen Harris 2nd Aldermen Wright ROLL CALL 3 AYES 0 NAYS
4. Review and approval of a Beer and Wine Liquor License for Taquitos El Nopal LLC, 2502 NW Vivion Road, Northmoor, Mo. 64151. The new owners are Isabel and Eder Hernandez. The beer

and wine will be purchased from their convenience stores in Kansas City, Kansas. There won't be a delay in starting sales.

1st Aldermen Harris 2nd Aldermen Wright ROLL CALL 3 AYES 0 NAYS

5. Approval of Ordinance 2024-012. This would change the Fee for Sunday Sales of "Beer and Wine" only from \$300 to \$150. Mayor Wilson's opinion is the fee is set to high for beer and wine only. Aldermen Harris doesn't think that is the reason. Mayor Wilson compared the fee to other cities.

1st Reading

1st Aldermen Wright 2nd Aldermen Harris ROLL CALL 3 AYES 0 NAYS

2nd Reading

1st Aldermen Harris 2nd Aldermen Wright ROLL CALL 3 AYES 0 NAYS

6. Mayor Wilson was notified that our City Attorneys – Sullican and Reddoch are increasing their hourly fee from \$150.00 to \$175.00. It has been many years since an increase has been initiated. Mayor Wilson asked the Boards approval to accept the new hourly fee.

1st Aldermen Butner 2nd Aldermen Harris ROLL CALL 3 AYES 0 NAYS

7. Review of Invoice for the time period of June 16th through July 15th from the office of the Northmoor City Attorneys.

DISCUSSION:

1. Terry & Jacob, the owners of Red Gate Trash Services, were in attendance to speak to the Board of Aldermen with their options and benefits of changing services to them. Mayor Wilson commented that the references they provided have all been checked out and came with high praise. Terry shared with the Board and residents of Northmoor how the company started. Benefits:

- 95 Gallon carts will be ordered and issued to each resident.
- The option of having 2 carts is possible.
- When a cart is broken it will be disposed of and replaced
- At least one city clean-up per year would be included. Residents would no longer have to bring items to city hall for disposal, it would be curbside pick-up.
- The residents can ask for a bulk pickup. The resident will be responsible for the fee for this.
- They do not carry a license/permit to dispose of tires.
- Jacob is preparing the contract to start on January 1, 2025. If services are needed prior to that, Terry & Jacob said they would make it happen.
- Jacob recommended a 5-year contract with a clause about "capping" the rate increase.
- The cost would be approximately \$16.50 per month for our residents.

Terry & Jacob do promise a better customer service experience than the city is currently receiving using Republic Trash Service. A resident that attended the meeting also indicated she agreed with choosing Red Gate Trash.

1st Aldermen Wright Aldermen Harris ROLL CALL 3 AYS 0 NAYS

2. Mayor Wilson discussed the possibility of replacing the top railing on the Gazebo with manufactured wood. Aldermen Harris said that with the direct sun hitting it, no matter the material, it will warp or peel. Faye Alexander said that they had used Marine Lacquer on a customer's door that worked well.
3. Mayor Wilson explained the Lead and Copper Testing requirements. Testing would be done on a dozen homes and 3 Industrial Businesses. Don & Faye Alexander have kept good records on their properties so this would limit expenses on the industrial side. Most of the pipes in Northmoor are lead. Kissick Construction will begin the process soon.
4. Mayor Wilson informed the Board that the insurance on the city vehicles has doubled in cost. The people driving the automobiles are the water operator and codes employees. The City Attorney's recommendation to the Board is to not become self-insured.
5. Aldermen Butner reported that the cost of an extended Warranty for the Durango would be \$2,100.00. The warranty would be Bumper to Bumper, 48 months and does not include any of the emergency equipment such as lights, sirens, etc. The deductible would be \$100.00 at a cap of \$28,500.00. The warranty would be purchased through Aldermen Butner's friend's used car lot. The Board will wait for additional information before a vote is taken.
6. Eva Cabral attended the meeting to discuss with the Board of Aldermen about her complaint regarding Mayor Wilson ceasing the pop-up vendor event that was being held without proper permit/license. Eva was very upset and demanded action from the Board of Aldermen. Mayor Wilson explained to Eva that the City Attorneys advised the Board of Aldermen to permit her to speak to them for 3 minutes. Eva brought her boyfriend for support; her son and a young child were present briefly.
 - Eva questioned and was upset because she hadn't received a response regarding her letter dated 7/29/2024. Aldermen Harris attempted to explain to her there had not been a meeting prior to 8.6.2024 so this was the first time the Board of Aldermen were viewing the letter. Eva continued to ignore and not accept the explanation.
 - Mayor Wilson removed herself from the chair and allowed Aldermen Harris, as President of the Board of Aldermen to handle the discussion.
 - Eva is threatening to sue the City of Northmoor and the Mayor. The Board of Aldermen advised Eva that if she felt this is necessary to proceed.
 - Eva claimed that the mayor has ruined her reputation. Eva had no evidence of this.
 - Eva claims to have video and the conversation recording on the day of the incident. It was pouring down rain on this day. There were no other(s) involved or near the conversation that took place according to Mayor Wilson and Aldermen Harris. Aldermen Harris and Mayor Wilson witnessed the vendors attempting to drain the tops of their tents during this time, so they were unaware of the conversation and exact details. There was no visible sign that her son was near the conversation or even present during this time.
 - Eva claimed that the Mayor continued to discuss the situation throughout Northmoor. Eva claimed and told the Board of Aldermen that Mayor Wilson is jealous of her.
 - The Board of Aldermen advised Eva that if she had complied with the City Ordinances and obtained a peddler's license/permit for \$10 there wouldn't have been an issue.

- Eva continued not to acknowledge the reason Mayor Wilson ceased the operation which was because the Ordinance wasn't complied with.
 - Eva threatened to purchase the MVP Pizza. Eva questioned the Board of Aldermen over and over about if she would be issued a Business License if she did purchase MVP Pizza. In talking with Eva, she thought the Liquor License would automatically be permitted. The Board of Aldermen informed her she would need to apply, and the process was discussed.
 - Eva brought up the grand opening event she held and was also closed for serving alcohol because she didn't have correct permit/license to serve/sell. Eva remains angry about this. Agent Mark Cassidy from the Missouri Division of Alcohol and Tobacco Control also visited with Eva and advised her that it is against the law for food establishments to over any type of free alcohol.
 - Eva briefly brought up the topic of "sexual activity", that Mayor Wilson supposedly made a comment about. Mayor Wilson, at one time, had advised that there had been two complaints/concerns from another business owner regarding this.
 - Eva continued to talk "over" everyone and refused to listen to anything being said. In Eva's letter she is demanding restitution in this case. Mayor Wilson will provide remarks and a copy of the meeting minutes to City Attorneys for guidance on how to handle the situation. The overall consensus of the Board of Aldermen, all being in agreement, was that if Eva would have applied for the proper Permit/License this wouldn't have been an issue.
7. A discussion regarding the City Development Application and Building Permit fee schedule will be added to the next Board meeting.

RIVERIDE FIRE DEPARTMENT:

1. Monthly Report was provided by Fire Chief, Gordon Fowlston and was included in the Board of Aldermen packets.

CITY CODES: Mayor Wilson

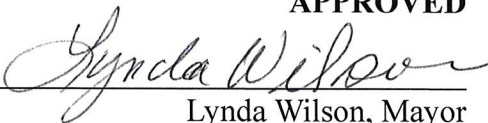
1. Discussion pertaining to approval of setting a violation fee for tampering with water meters. Postponed until the next meeting.
2. Discussion regarding a Fee to be charged to the resident if the Water Operator must wait for the resident to either turn the water on or off. Postponed until next meeting.
3. The September meeting will be held on August 29, 2024 and will include the Public Hearing for the 2024-2025 Tax Levy.

MOTION TO ADJOURN:

1st Aldermen Harris 2nd Aldermen Butner ROLL CALL 3 AYES 0 NAYS

ADJOURN

APPROVED


Lynda Wilson, Mayor

ATTEST


Assistant City Clerk, Kim Jones

