

## City of Northmoor Board of Aldermen Meeting

May 6, 2025

Time: 6:00 PM

City Hall, 4907 Waukomis, Northmoor, MO 64151

### REGULAR BOARD OF ALDERMEN MEETING MINUTES

**CALL TO ORDER:** Mayor Wilson called the meeting to order at 6:00 PM

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

**WELCOME:** Mayor Wilson welcomed everyone in attendance and led Pledge of Allegiance and Prayer

**ANNOUNCEMENTS:** Mayor Wilson introduced Brett Christianson from FPC

#### **CITY NEWS/CITIZENS COMMENTS:**

#### **ACTION ITEMS:**

1. Approval of the April 8, 2025, Board of Aldermen Meeting Minutes as presented.

1<sup>st</sup> Alderman Harris    2<sup>nd</sup> Alderman Wright    ROLL CALL 3 AYES    0 NAYS

2. Approval of the April 16, 2025, Special Board of Aldermen Meeting Minutes as presented.

1<sup>st</sup> Alderman Wright    2<sup>nd</sup> Alderman Harris    ROLL CALL 3 AYES    0 NAYS

3. Approval of the Treasurers Report for March 31, 2025, as presented.

1<sup>st</sup> Alderman Harris    2<sup>nd</sup> Alderman Griffith    ROLL CALL 3 AYES    0 NAYS

4. Discussion about application for the building permit for Patty Reynolds property, Don Alexander, Contractor. Presentation of letter and plans from FP&C Consultants.

- A fire code consultant from FP&C was present at the meeting.
- City Attorney, John Reddoch, asked Don Alexander if there were any items he disagreed with, and Don relayed that the Engineer viewed, and questions had been answered.
- Mayor Wilson suggested that parking in front of the building would be best if it were to be at an angle. The Board of Aldermen agreed. Patty Reynold's attorney, Justin Davey, said it can be angled, however that

would cause them to lose one parking spot, although it will direct all cars to the south exit for a more quick and safe entrance/exit.

- There was also concern of having enough handicap spaces. Don agreed that he would ensure that there were enough handicap spaces.
- Don Alexander added the 4 additional recommended doors to the plans. To located on the Westside of building. This was one of the recommendations from FP&C.
- Patty Reynolds shared the seats will be on the East Side.
- The Firewall will replace the required fire sprinklers.
- Multiple Board Members questioned the combining of the 3 lots into 1 lot.
- The Green Space can be used at parking at North End. Anticipation is that Friday Nights is when the most spaces will be needed.
- A gentleman speaking on behalf of the Patty Reynolds, shared they will be Live Streaming the events and that would reduce the amount of parking spaces actually occupied.
- Mayor and the Board would like to see traffic control. Patty Reynolds says she would provide traffic control.
- Mr. Davey said that they would see that there is plenty of signage posted of how and where to park.
- Mr. Reddoch summed it up by asking the applicant if she is agreeable to meet demands of FP&C and agree to join the three lots into one and agrees to the angled parking spaces.
- Mr. Davey expressed his concerns about the future plans to sell the property.
- City Building Inspector, Charlie Mixon, mentioned the number of parking spaces provided by Mr. Davey is still is not enough per the codes. 63,000 sq. ft. does include deferred parking – not church parking. With the overflow that provides 72,000 sq.ft.
- Mr. Reddoch still disagrees that this is only one lot. The survey reflects three separate lots.
- Residents in attendance made comments:
  1. Do not like the visual of building behind a building
  2. Voiced their opinion about having industrial on this site
  3. Voiced how much noise there is from highway since they removed the trees
- Mr. Davey asked the Board to consider the original application that was turned in. Mr. Reddoch confirmed that this is what they wanted to do. The original application did not include any of the contingencies that the city wanted.

- Alderman Wright made a motion to accept the application if all contingencies are met prior to breaking ground.

1<sup>st</sup> Alderman Wright      2<sup>nd</sup> Alderman Griffith      ROLL CALL 1 AYES    2 NAYS

- Mr. Mixon questioned codes on parking ordinances. He stated that when you google the subject, the results are 300 sq. ft. per parking space.

5. Approval of the Ordinance 2025-005 an Ordinance adopting and enacting a new code of Ordinances of the City of Northmoor, Establishing the same, providing for the repeal of certain ordinances not included therein, except as herein expressly provided, providing for the manner of amending such code of Ordinances, providing penalty for the violation thereof, and providing when this ordinance shall become effective.

1<sup>st</sup> Reading

1<sup>st</sup> Alderman Harris    2<sup>nd</sup> Alderman Griffith      ROLL CALL 3 AYE S    0 NAYS

2<sup>nd</sup> Reading

1<sup>st</sup> Alderman Harris    2<sup>nd</sup> Alderman Wright      ROLL CALL 3 AYES    0 NAYS

#### **DISCUSSION:**

1. Review and approval of invoice for the period of February 18, 2025, through March 12, 20205 from the Office of Northmoor City Attorneys.

#### **RIVERSIDE FIRE DEPARTMENT:**

There were no reports received this month.

#### **CITY CODES:**

1. Mayor Wilson provided the Board of Aldermen an update about the preparation of letters being sent out to city residents who are violating city codes.

#### **NEW BUSINESS:**

1. Discussion and approval of hiring someone to mow the Fagan Property. The City now owns the property. All 3 bids were presented to the Board of Aldermen. The Board of Aldermen voted to accept Budd Robb's bid.

1<sup>st</sup>. Alderman Wright      2<sup>nd</sup> Alderman Harris      ROLL CALL 3 AYES 0 NAYS



2. Mayor Wilson suggested the Board of Aldermen give Joe Harris permission to purchase the property next to the Fagan property, located on 50<sup>th</sup> street and NW Waukomis Drive. Alderman Harris will speak to the owner of the vacant lot.

1<sup>st</sup> Alderman Griffith

2<sup>nd</sup> Alderman Wright ROLL CALL 3 AYES 0 NAYS

**OLD BUSINESS:**

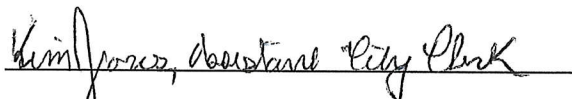
1. Mayor Wilson informed the Board of Aldermen that a Lien had been filed on the Leland Murray Property at 2222 NW 49<sup>th</sup> Terrace in the amount of \$888.66 due to non-payment of Water, Sewer, Fire & Trash Service.
2. Mayor Wilson informed the Board of Aldermen that a Lien has been filed on Leomia Fountain & Theda Davenport Property, at 2029 NW 51<sup>st</sup> Street in the amount of \$295.05 due to nonpayment of Fire Service. The house also needed to come down due the structure being uninhabitable. Scott Sullivan has been in contact with them regarding non-payment and the structure being removed.

**MOTION TO ADJOURN:**

1<sup>st</sup> Alderman Harris 2<sup>nd</sup> Alderman Wright ROLL CALL 3 AYES 0 NAYS



Lynda Wilson, Mayor, City of Northmoor



Kim Jones, Assistant City Clerk