

City of Northmoor Board of Aldermen

August 5, 2025

Time: 6:30PM

City Hall, 4907 Waukomis, Northmoor, MO 64151

REGULAR BOARD OF ALDERMEN MEETING MINUTES

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

ROLL CALL: In attendance were Janeen Wright, Joe Harris, and Aaron Duckworth
Absent was Robin Griffith

WELCOME: Mayor Wilson welcomed everyone to the meeting and led Pledge of Allegiance, followed by a prayer.

ANNOUNCEMENTS:

1. Mayor Wilson announced that the date to close the court is September 2025. It is too costly to continue.
2. Resident, Annie Duff, asked about a security company in lieu of a Police Department. The Board unanimously told her that they considered that idea and it wasn't what they needed. Each Resident would have to sign an authorization and that wouldn't have been obtainable.

CITY NEWS/CITIZENS COMMENTS:

Nothing noted.

ACTION ITEMS:

1. Approval of the June 15th, 2025, Board of Aldermen Meeting Minutes as presented.
1st Alderman Harris 2nd Alderman Duckworth ROLL CALL 3 AYES 0 NAYS
2. Approval of the Treasurers Report for July 31, 2025, as presented.
1st Alderman Wright 2nd Alderman Harris ROLL CALL 3 AYES 0 NAYS
3. Review and approval of Business License for EL Nopal 3, convenience store. Owner, Isabel Hernandez, 2500 NW Vivion Road, Northmoor, MO 64151. The Board of Aldermen inquired what types of items they intend on handling. Some items include milk, pastries, soda, candy, and laundry soap. The owner said they would also be

handling wire transfers. Mayor Wilson confirmed that there is a passageway adjoining the Mexican Restaurant and the Convenience Store. Mrs. Hernandez also shared that at the Restaurant they will be starting to offer a special of 4 Tacos and a drink for \$10, and that the special will be available everyday.

1st Alderman Duckworth 2nd Alderman Wright ROLL CALL 3 AYES 0 NAYS

DISCUSSION:

1. Discussion regarding main meter pit improvements and WACH/XYLEM findings. Wachs Water Services came out and exercised the valves to the vault as most of them couldn't be opened or closed. They need to be able to close the valves in the vault to make the necessary changes. After finding the valve almost closed (took 15 ½ turns) a test of a city fire hydrant was done, and a pressure test was performed. The residual pressure was 140 pounds of pressure. Once the hydrant was open the pressure leveled off at 80 pounds. That same fire hydrant had been tested before and failed. The regulator needs to be removed as well. Once the 2 new meters arrive work can begin. A second water pit will be installed on a later date. Mayor Wilson will provide update at the next Board of Aldermen Meeting. Once the upgrades are complete, it will allow future expansion within the City of Northmoor.
2. Mayor Wilson provide update on the Murray Property. The house is tied up in a reverse mortgage. The grass was 3 feet tall and had not been mowed this year. The city hired someone to mow and rake the property to clean it up. It is the intention of the city to have this yard maintained twice a month.
3. Amanda Jamison contacted the mayor and would like to open an Airbnb in Northmoor. Mayor Wilson explained that city ordinances do not permit short term rentals within the city. Amanda wants to speak to the Board of Aldermen at the September Meeting.
4. Mayor Wilson updated the Board of Aldermen that Patty Reynolds did not receive approval at the July 14, 2025 BZA meeting. Since the meeting, Ms. Reynolds has inquired if the board would approve her building, if she reduced to only having 4 courts at the new proposed building. The entire Board of Aldermen stated they are concerned about the attendees/participants crossing over AA Highway if she intends to keep the current location as well. Alderman Harris said that Ms. Reynolds needs to start over and submit a new application for consideration, and this was the same opinion for each person on the board.
5. Revolution Church from Riverside will be renting the church space on Ms. Reynold's property beginning in August. Mayor Wilson informed the board that there was mold in the drywall in church, and that the church was being repaired.

6. The board reviewed the Invoice for City Attorneys for the time period of June 18, 2025 through July 14, 2025.
7. The board voted to have Mayor Wilson provide a quote for AMR Ambulance Service to rent the police station and one of the garage bays, this would include installing a carport. The carport will house the second ambulance they need, that will not fit in the current garage bay. The police station would provide approximately 800 sq. feet for them to use. The board and Mayor really like they idea of having them in Northmoor.
8. Proforma is due on September 1, 2025, so a special Board of Aldermen meeting will need to be held. The board will be notified of the date.
9. Mayor Wilson advised the board that the Auditor, Kenny Hales, will be handling the yearly audit, starting on August 18, 2025.

RIVERSIDE FIRE DEPARTMENT:

1. There was no report this month from Fire Chief, Gordon Fowlston.

CITY CODES:

1. Mayor Wilson provided updated on the following:
 - *Bennie Pate is scheduled to be in court again in August. The Board of Aldermen did comment about the vehicles that are almost hidden due to weeds and trees that have grown in and around them.
 - *Craig Baker continues to be advised of the need to clean up his nuisances.
 - *The Board of Aldermen questioned who lives in the yellow house on Waukomis. Mayor Wilson advised that she had spoken with him and advised it had to be cleaned up. He argued that the vehicles are parked on gravel that is covered with grass.
 - *The city attorneys have provided a cease-and-desist order for the Airbnb homeowners. Aldermen Harris did obtain a few pictures as advised to collect from the city attorneys.

NEW BUSINESS:

OLD BUSINESS:

MOTION TO ADJOURN:

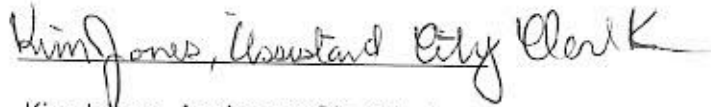
1st Alderman Wright 2nd Alderman Duckworth

3 AYES

0 NAYS

A handwritten signature in black ink, appearing to read "Lynda Wilson", written over a horizontal line.

Lynda Wilson, Mayor, City of Northmoor

A handwritten signature in black ink, appearing to read "Kim Jones, Assistant City Clerk", written over a horizontal line.

Kim Jones, Assistant City Clerk