

City of Northmoor Board of Aldermen

September 9, 2025

Time: 6:30PM

4907 NW Waukomis Drive, Northmoor, Missouri 64151

REGULAR BOARD OF ALDERMEN MEETING MINUTES

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

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

WELCOME: Mayor Wilson welcomed everyone to the meeting and led the Pledge of Allegiance and Prayer

CLOSED SESSION:

Mayor Wilson informed the Board of Aldermen and guests that they needed to move into a closed session meeting with city attorney for legal advice. At 6:31PM the Board of Aldermen moved to the closed session meeting pursuant to 610.021(1).

1 st Alderman Harris	2 nd Alderman Griffith	ROLL CALL	4 AYES	0 NAYS
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Move to return to the regular Board of Aldermen Meeting at 6:58pm.

1 st Alderman Harris	2 nd Alderman Duckworth	ROLL CALL	4 AYES	0 NAYS
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ANNOUNCEMENTS:

1. Mayor Wilson noted that Gerald Skyrme, the resident on 50th Terrace, had passed away.
2. Mayor Wilson spoke to Wes Minder. The survey contractor, and the engineer have been hired for the improvements to the Waukomis Drive area in Northmoor.
3. Mayor Wilson shared that residents were sent notices with the water bills regarding the water pressure regulators. The valve in the pit was partially closed and has been opened. Alderman Harris said his water pressure in his home has decreased, while Mayor Wilson shared the pressure at the Fire Hydrants is holding better pressure when tested. Mayor Wilson shared with residents in attendance that later additional water access coming into the city will be installed. Mayor Wilson has drawings available if anyone would like to view them.

ACTION ITEMS:

1. Please note that after the approval of the Public Hearing Special Board Meeting Minutes, Alderman Harris made a motion to move to business on the agenda and return to review/approve Treasurers report.

1st Alderman Harris 2nd Alderman Wright ROLL CALL 4 AYES 0 NAYS

2. Approval of the August 5, 2025, Board of Aldermen Meeting Minutes as presented.

1st Alderman Harris 2nd Alderman Wright ROLL CALL 4 AYES 0 NAYS

3. Approval of August 27, 2025, Public Hearing Special Board Meeting Minutes as presented.

1st Alderman Harris 2nd Alderman Griffith ROLL CALL 4 AYES 0 NAYS

4. Approval of the Treasurers Report for August 31, 2025, as presented.

1st Alderman Duckworth 2nd Alderman Wright ROLL CALL 4 AYES 0 NAYS

5. Review and approval of Business License for Arbor Masters, Trevor Gleason, Branch Manager, 5030B NW Waukomis Drive, Northmoor, Missouri 64151. Don Alexander spoke on the company's behalf and made note the vehicles they use, and their company values are great assets for a successful business in Northmoor. The location of their business is the address of where Prince Telecom used to be.

1st Alderman Harris 2nd Alderman Duckworth ROLL CALL 4 AYES 0 NAYS

6. Review and approval of business license for Parker Investments, LLC – DBA Pinnacle Auto Sales, Terrace J Parker, 510A NW Waukomis Drive, Northmoor, Missouri 64151. The Board of Aldermen agreed to a contingent approval. Once the business owner receives and presents his tax identification number, his no tax due letter from state of Missouri and his Platte County Merchant License, he will be issued his business license. Mr. Parker shared that he currently owns a liquor store in Shawnee, KS and is changing businesses.

1st Alderman Harris 2nd Alderman Duckworth ROLL CALL 4 AYES 0 NAYS

DISCUSSION:

1. Discussion regarding the status of the PRTSC, LLC (Primary contact – Patty Reynolds) concerning plans for the potential volleyball practice/playing facility generally located at 5105 NW Waukomis Drive, Northmoor, Missouri 64151. Ms. Reynold's attorney, Jerry Brant, spoke on behalf of his client and asked the Board of Aldermen if they would consider viewing new plans, including a lot split if it were presented. The new plan would reduce the number of courts from 6 to 4, the parking ratios of 3 to 1 would be met, splitting the lot into 2 separate lots that would reflect the courts with their own parking lot, and the church with their own, along with proper entrances and exits from the property to assist in better traffic control/flow. Alderman Harris made mention that if proper paperwork was received, then the board would look at the plan for consideration. It was verbally agreed that a special meeting could be held for the new plan to be

presented for consideration and that it would be at the cost of Ms. Reynolds. Mr. Brant made note that they are looking forward to the special meeting.

2. Amanada Jamison asked to speak to the Board of Alderman regarding the opening if an Airbnb in Northmoor. Ms. Jamison presented the idea to Mayor Wilson, and she was informed that Airbnb's are not permitted within the City of Northmoor. Ms. Jamison still wanted to speak to the Board of Aldermen. Mayor Wilson mentioned that Ms. Jamison would like the location of said Airbnb to be in one of the homes owned by Kelly Davenport, who is now deceased.
3. Initially Drew Frances was interested in purchasing the property located at 2202 NW 49th Terrace, Northmoor, Missouri 64151. Mr. Frances wanted to change the single dwelling into 3-plex. Prior to the scheduled Board of Aldermen Meeting, Mr. Frances decided not to purchase the said property.
4. Gary McMichael has asked to speak to the Board of Aldermen about the letters regarding code violations that he has received. Mr. McMichael is angry and informs the mayor that he doesn't feel as though he should have to comply with city codes because he owns the property. Mr. McMichael was not in attendance at the Board of Aldermen Meeting.
5. Mayor Wilson shared with the Board that she would like to see a discussion regarding the need for safety inspections for all rental properties within Northmoor. Aldermen Harris suggested the number of rental properties is probably 45%. Safety inspections are needed to ensure that city codes are enforced, and for the safety of the renters. The idea of performing an inspection every 1 to 2 years is being considered. Residents in attendance this evening suggested an inspection be done at the time the rental property is being prepared for the new tenant.
6. Review of 2025 Annual Financial Audit. Mayor Wilson shared that the financial audit was phenomenal. For residents in attendance the mayor made note that when she first was elected the city couldn't even be audited due to poor record keeping. This audit would allow for the city to apply for additional grants and funding. The audit has been placed in the Landmark Newspaper.
7. The Board of Aldermen reviewed the invoice from the city attorney for period of July 17, 2025, thru August 15, 2025. No action was needed.
8. Residents in attendance and Board of Aldermen expressed their concern about increased traffic on Frontier, along with the speed of said vehicles. Residents mentioned some of the vehicles are Dodge Chargers. Concerns were also discussed about the young man on the motorcycle.
9. Residents in attendance inquired if modular homes were permitted in the city, no decision was ever made. Mayor Wilson made mention that commercial buildings cannot be metal.
10. Residents in attendance inquired about businesses that provide sales tax to the city. The mayor and Board of Aldermen let them know that service type businesses do not provide sales tax to the city.

RIVERSIDE FIRE DEPARTMENT:

1. Monthly Reports were included in boards packets for their review. Mayor Wilson noted that the numbers have returned to normalcy.

CITY CODES:

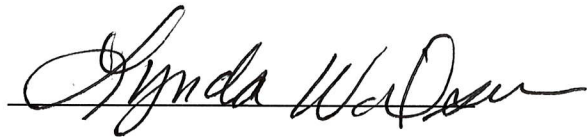
1. After Mayor Wilson provided a brief update on code violation notices, residents in attendance asked about the process of the letters. The mayor explained about the length of time residents are given to resolve the code violation.

NEW BUSINESS:

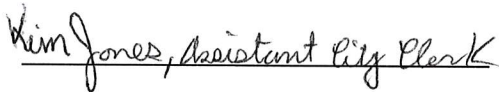
OLD BUSINESS:

MOTION TO ADJOURN:

1st Alderman Harris 2nd Alderman Duckworth ROLL CALL 4 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