

City of Northmoor Board of Aldermen

December 9th, 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

ANNOUNCEMENTS:

1. The Mayor announced that attendees must sign in when entering. Attendees will have to stand at the podium when they want to address the council, and they will be given three minutes while at the podium.
2. The Mayor announced that City Hall will only be open on Tuesday, December 23rd, and Tuesday, December 30th during the weeks of Christmas and New Years. Business license renewals for the new year will be extended by two weeks until January 15th, 2026 to accommodate the reduced hours in December 2025. It was noted that there will be no late fees for business license renewals through January 15th, 2026.

CITY NEWS/CITIZENS COMMENTS:

No news or comments were made at this time.

ACTION ITEMS:

1. Review and Approval of the November 11th, 2025 Board of Alderman Meeting Minutes as Presented. The Mayor noted that meeting minutes will now be much more detailed with the ability to reference recordings for accuracy.

1st Alderman Griffith 2nd Alderman Harris ROLL CALL 4 AYES 0 NAYS
2. Review and Approval of the Treasurers Report and Budget Update for November 30th, 2025 as Presented. It was noted that several CDs had matured and were left at Central Bank due to good interest rates.

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

3. Review and Approval of Business License for Racheal McCrackin with McCrackin Chiropractic LLC. Mrs. McCrackin presented her application for a chiropractic practice to be located at 5100 NW Waukomis Dr. She explained that she had been practicing for 11 years and recently sold her building in Gladstone, MO. Her hours will be Mondays and Thursdays from 1 to 6 PM and Tuesdays and Fridays from 9 AM to 2 PM. She specializes in pediatrics but treats various conditions.

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

4. Review and Approval of Resolution 2025-006R of the City of Northmoor Establishing a Quarter-Based Pro-Rated Business License Fee Structure. This resolution was presented to establish quarter-based prorated business licensing to ensure fair charges for mid-year applicants. The resolution noted that medical professionals, insurance companies, and ministry-related businesses are exempt from fees.

First Reading:

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

Second Reading:

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

5. Review and approval of Resolution 2025-007R of the City of Northmoor Amending Building Height Limitation for New Construction Within the City and Establishing a Maximum Building Height of Two (2) Stories for All Zoning Districts. This resolution was presented to rescind the three-story building allowance from the 2018 building codes, reverting to a two-story limit within city limits.

First Reading:

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

Second Reading:

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

6. Review and approval of Resolution 2025-008R of the City of Northmoor Amending Section 405.110 to Add Tents as an Unlawful Form of Dwelling or Occupancy Outside the Designated Areas. This resolution was presented prohibiting occupancy of tents and temporary dwellings outside designated areas, with camping limited to seven days. This addressed issues from the past summer when someone was living in a tent in a backyard.

First Reading:

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

Second Reading:

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

7. Review and approval of Snow Plow Bid for the 2025-2026 Winter Season. The Mayor explained that the previous snow plow contract had expired on November 30th 2025, causing delays when snow arrived on December 1st, 2025. A two-year contract was proposed but changed to a one-

year contract with renewal options in 1 year increments up to two years based on attorney advice. It was noted that the contractor may charge extra if gas or salt prices increase.

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

8. Review and Consideration of Correcting the Minutes of the March 4th, 2025 meeting minutes. This is in Regard to Short-Term Rentals and the Assumption that DFKG Was Grandfathered in. The original minutes stated only "discussion followed" but the corrected version clarifies that while grandfathering of existing Airbnbs was discussed, the council voted to discontinue any Airbnbs in the city without grandfathering existing operations.

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

9. Review and Approval of Business License Requirements for LLC-Operated Rental Companies Within the City of Northmoor. Discussion began on requiring business licenses for LLC-operated rental companies within the city. Faye Alexander, a local property owner, asked questions about the scope, noting she has rental houses under their incorporated company, not an LLC. However, their trailer park is under an LLC. The Mayor clarified this specifically targets LLCs and that the fee would be \$100 per year. Jody Berry, resident of Northmoor, raised concerns about the scope affecting individual homeowners renting rooms. After extensive discussion about the intrusive nature of regulating individual room rentals versus LLC operations, it was noted that this would only pertain to companies with an LLC, not individual residents who want to rent a room or even sublet their home. After further discussion the board voted to table this discussion until the January 2026 meeting for clearer written guidelines.

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

Voting on this issue is tabled until the next meeting in January 2026.

10. Review and Approval of the City Purchasing and Installing Permanent Speed Bumps for the Entire City. The cost to purchase one speed bump at a time is \$1000.00 each. The cost to purchase five (or more) speed bumps at a time is \$750.00 each. The Mayor reported that speed bumps on 49th Street had been stolen, with entire sections missing rather than being damaged by snow plows. Options for speed bumps that were discussed included permanent concrete installation to prevent theft and eliminate metal pins. Jody Berry provided public comment about speed bump regulations, stating there are "ADA regulations around speed bumps" and noting that some locations use removable speed bumps from November to February. She mentioned that four inches is the maximum height with three inches preferred and cited Briarcliff as having good examples of permanent speed humps. Discussion included concerns about speed bumps on hills during winter weather and the ongoing problem of speeding vehicles, particularly delivery trucks. The Mayor agreed to consult with installation contractors about optimal width and design. The board agreed to table this discussion until the January 2026 meeting to allow the Mayor time to speak with the installation contractors.

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

Voting on this issue is tabled until the next meeting in January 2026.

DISCUSSION:

1. Discussion Regarding the Pecca Property with Interested Buyers. Contractor, Sterling Scott Jr., presented a proposal to develop the property as their purchase of the property is currently pending. The proposal is to build three single-family homes on what is currently zoned for two dwellings. The proposal requires a variance for side yard setbacks from 11 feet to 5 feet. Scott explained the homes would be 1,180 square feet, three-bedroom, two-and-a-half bath ranch-style homes on slabs, priced at \$299,000 to be "the most affordable new construction in the Park Hill school district." The houses would be 30 by 40 feet with two-car garages, built on individual 40-foot-wide parcels from the current five-lot, 124-foot-wide property. Council members discussed the narrow lot sizes and the benefits of new construction versus existing housing stock. The presentation was for informational purposes only with no vote taken.
2. Jollene Marten, real estate agent, would like to speak to the board regarding the Peca property. She would like to rezone the property for a four plex. However, Ms. Marten was not present at the meeting.
3. Amanda Jamison wishes to speak to the Board of Alderman regarding operating an Air BnB in Kelly Davenport's property. The Mayor noted that Amanda Jameson had been scheduled to appear for the third time regarding opening an Airbnb despite the city's ordinance against them. She was not present at the meeting, so no discussion took place.
4. Review of Invoice for the time period of October 16th, 2025 through November 10th, 2025 from the Office of the Northmoor City Attorneys. The board reviewed the statement. No vote was needed.

RIVERSIDE FIRE DEPARTMENT:

1. October 2025 and November 2025 activity reports from the Riverside Fire Chief, Gordon Fowlston were reviewed, showing mostly ambulance calls with no fire incidents.

CITY CODES:

1. Limited code enforcement activity was reported. The Mayor provided updates on trailer removal along the highway, noting that property owners have contracts on new homes and should be moving soon. Issues with an overloaded dumpster were resolved after the Mayor contacted the property owners about payment to the waste management company.

NEW BUSINESS:

No new business was discussed.

OLD BUSINESS:

Faye Alexander asked a question in regards to the recently approved resolution number 2025-007R. Mrs. Alexander asked why the city was limiting the new building structures to two stories. The Mayor explained that it was due to the mass influx of people wanting to build apartments in Northmoor, and because of safety issues and fire truck concerns.

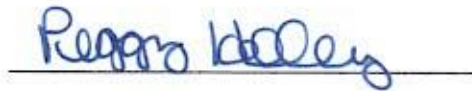
MOTION TO ADJOURN:

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

The meeting was adjourned at 7:34pm.



Lynda Wilson, Mayor, City of Northmoor



Peggy Holley, City Clerk