

City of Northmoor Board of Aldermen

April 7th, 2026

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:

Mayor Wilson announced that Kansas City Water is imposing a water and sewer rate increase. A public hearing will be held on Tuesday, May 12, 2026, at 6:30 P.M. at City Hall, 4907 NW Waukomis Dr, Northmoor, MO 64151. Mayor Wilson explained that this is a cost the city must pay and is not optional, as Kansas City Water automatically bills the city. The rate increase is primarily for cleaning the water, but this round also includes an increase to the water cost itself. Wilson noted that Kansas City Water has been imposing increases for approximately 5 years as part of what was initially described as a 6-year period for infrastructure improvements. A board member asked if Kansas City Water would have a representative present, and it was noted that a KC Water representative would not be present.

CITY NEWS/CITIZENS COMMENTS:

No City News/Citizen Comments were made

FINDINGS AND RECOMMENDATIONS:

Review of the Planning and Zoning Board's findings and recommendations regarding the rezoning of 2015 NW 50th St (Aaron Floyd property) and Review and Approval of Ordinance 2026-003 An Ordinance Dealing with the Application For The Rezoning of Lots 1,2,3,4,5,6,7,8,9, and the East 5 feet of Lot 10 of Northmoor From R-1 Residential to C-1 Commercial, A Subdivision in the City of Northmoor, Missouri. Mayor Wilson explained that the property owner, Aaron Floyd, had canceled his appearance at the meeting a few hours prior due to a previous appointment. Mayor Wilson stated this was the third cancellation and that the city did not want to go beyond June for a decision. Mr. Floyd has indicated that he may not be able to attend the May meeting and wants to bring an attorney. Mayor Wilson noted that the Planning and Zoning Board denied the request but acknowledged that Mr. Floyd has the right to hire an attorney and that the council has the final say. Copies of the Planning and Zoning Findings and Recommendations were distributed to the board of alderman. It was noted that Mr. Floyd has put the church property on the market and has had some interest shown. Mayor Wilson expressed concern that

Mr. Floyd was blaming the city for the delays. Lynette Adamson, a resident, asked who serves on the Planning and Zoning Board and City Clerk, Peggy Holley, identified the members for her. Ms. Holley offered to send Ms. Adamson a complete list the following day to ensure accuracy. Ms. Adamson then asked if all planning and zoning members were present for the inspection of Mr. Floyd's property, and Mayor Wilson confirmed that they were. No vote was taken on this issue as it was postponed pending the property owner's attendance at the June meeting.

ACTION ITEMS:

1. Review and Approval of the March 10th, 2026 Board of Alderman Meeting Minutes as Presented.

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

2. Review and Approval of the Treasurers Report and Budget Update for March 31st, 2026 as Presented.

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

3. Review and Approval of Ordinance 2026-012 An Ordinance of The City of Northmoor, Missouri, Amending Section 110.170 *Regular Meetings* To Change the Regular Meeting Date of the Board of Alderman. Mayor Wilson explained that the meeting date needs to be moved to the second Tuesday of the month due to the amount of paperwork and administrative work that must be completed at the end of each month. The current schedule creates excessive pressure when combined with end-of-month paperwork requirements. Moving the meeting to the second Tuesday will alleviate this scheduling conflict.

First Reading:

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

Second Reading:

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

4. Review and Approval of Resolution 2026-001 A Resolution of The City of Northmoor, Missouri, Adopting New Fee Schedule. A board member asked if the fee schedule would be available online, and Mayor Wilson confirmed it would be posted online after approval and would also be posted at the City Clerk's window.

First Reading:

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

Second Reading:

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

5. Approval of increasing the Cost-of-Living Adjustment (COLA) from 2.5% to 5%, and granting a base salary Increase to all hourly employees. The city has three regular employees, plus a part-time code enforcement person. It was explained that the 2.5% increase equates to

approximately 50 cents, while the proposed 5% increase would amount to approximately one dollar. No base salary increase on top of the 5% increase was discussed.

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

6. Approval of the city to hire a new maintenance worker who will perform mowing duties OR hiring a maintenance worker and then contracting with an external lawn care company to perform mowing duties. The Board discussed whether to hire a new maintenance worker who will perform mowing duties, or to hire a maintenance worker and contract with an external lawn care company to perform mowing duties. The city has received bids on mowing of the grasses at City Hall, the park in front of the police station, and potentially the Fagan property. The former maintenance employee who previously handled all mowing on a weekly basis, is no longer able to perform these duties. The mowing bids received average somewhere in the neighborhood of \$225 to \$250 per week. After a detailed discussion the board agreed to hire a maintenance worker who would also perform mowing duties as part of their position.

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

7. Review and approval of bids for the city to purchase and install permanent speed humps for the entire city. Two bids will be presented to the Board of Alderman. 12 citizens of Northmoor were asked how they felt about speed humps/bumps and their responses were presented to the board. Three people on each street of Northmoor were polled. It was noted that of the citizens that were asked, most of them wanted speed humps and not speed bumps. It was noted that there are problems with two sling tow trucks, Amazon trucks, and UPS trucks driving at unsafe speeds, but without license plates or truck numbers captured on camera, there is no way to call and complain to the companies about their drivers behavior. It was noted that Riverside has announced that they are installing speed humps in their city. Two bids for the permanent speed hump installation, submitted by Hawkeye Construction and Gann Asphalt and Concrete, were presented to the Board of Aldermen. The price difference between the two companies is approximately \$2,400, with Hawkeye's bid being lower. The initial installation will include 5 to 6 speed humps. They will be installed on the west side of 49th Street, the west side of 49th Terrace, and on Frontier. Mayor Wilson indicated plans to add an extra hump on Frontier due to the heavy traffic in that area, bringing the total to 6 humps in the first phase. After a detailed discussion regarding the installation of speed humps, the board agreed to accept the bid from Hawkeye Construction.

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

A motion was also made for the city to purchase and install speed humps for the entire city of Northmoor.

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

DISCUSSION:

1. Review of Invoice for the time period of February 12th, 2026 through March 12th, 2026 from the Office of the Northmoor City Attorneys. The board reviewed the statement. No vote was needed.
2. The Utilities Manager, Galen Markley, made an exception to allow the plumbers working on Patty Reynold’s new volleyball court to hook up the sewer for the building at manhole number 114-2 located on the east side of Grace Church. It was noted that the city's ordinance is much more specific about how sewer connections can be made, but the only reasonable location for this connection is at this particular manhole cover, so Galen gave permission for the connection to be made at that location. A board member asked if this was the manhole at the corner of the drive and the street, and Mayor Wilson confirmed that was correct.
3. Discussion Regarding Certain Privately Owned Streets Within the City of Northmoor That Currently Do Not have Officially Assigned Street Names or Property Address Numbers. This measure is necessary due to the challenges associated with effectively routing and directing emergency vehicles. The problem primarily affects streets on property owned by Don Alexander across from City Hall. Mayor Wilson described observing semi-trucks and delivery trucks during the previous week and over the weekend driving up and down the roadway trying to find the location where work is being done on Patty Reynolds' building at the Methodist Church. The volleyball club behind the church is basically hidden, making it difficult for drivers to locate. It was noted that at the last meeting, Faye Alexander said they have the street signs, they just need to install them. A suggestion was made that the city send a letter to Don and Faye Alesander stating they have only 90 days to install street names and numbers, or the city will assign them. Mayor Wilson agreed to check with the city attorneys about this approach. After more discussion, a motion to send a letter to Don and Faye requiring street names and addresses within 90 days or the city will assign them, pending city attorney approval of this approach.

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

RIVERSIDE FIRE DEPARTMENT:

No monthly report provided by Riverside Fire Chief, Gordon Fowlston.

CITY CODES:

Mayor Wilson noted that the wrecked car that was on AA highway is now gone. And the vehicles that were at the recording studio lot have also all been moved and are gone. Mayor Wilson took pictures and sent them to the city attorney to document compliance.

NEW BUSINESS:

1. Mayor Wilson announced a special meeting will be scheduled, probably sometime the following week depending on board member availability. The city will try to schedule it on a Tuesday if that works for most board members. The meeting will be posted online. This meeting will strictly be for consideration and approval of several updated ordinances for the city. There was a lengthy discussion regarding the city’s sewer infrastructure, specifically regarding clay pipes.

2. It was also noted that the Riverside Mayor stated they are having a grand opening of their amphitheater on July 3rd that will include a fireworks display. Admission and all drinks will be free. Mayor Wilson encouraged anyone looking for Fourth of July activities to keep this in mind and stated the city would announce it again and probably put it online.

OLD BUSINESS:

No Old Business was discussed

MOTION TO ADJOURN:

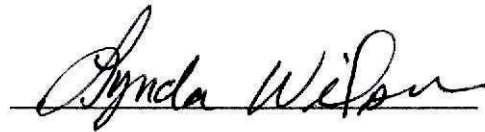
1st Alderman Griffith 2nd Robin Harris

ROLL CALL

4 AYES

0 NAYS

The meeting was adjourned at 7:30pm.



Lynda Wilson, Mayor, City of Northmoor



Peggy Holley, City Clerk

