

City of Northmoor Board of Aldermen

May 12th, 2026

Time: 6:30PM

4907 NW Waukomis Drive, Northmoor, Missouri 64151

ORIGINAL

PUBLIC HEARING WATER AND SEWER RATE INCREASES

Review proposed new Water and Sewer Rate discussion held at previous Board of Alderman meeting for Ordinance 2026-015 and Ordinance 2026-016 approval. The city is required to increase rates due to higher costs charged by Kansas City, Missouri, for water and sewer services. The mayor clarified that the city has no control over these increases, stating, "It is automatically billed to the city when they increase both the water and the sewer rates. Mayor Wilson explained that the sewer rate would remain unchanged at \$68.25 for residential properties, while the water service charge would increase from \$21.00 per month to \$21.45 per month. A board member asked about the difference between non-residential and residential rates, and Mayor Wilson clarified that non-residential refers to commercial properties as compared to residential properties. Since this was an informational presentation only and not a matter requiring a city decision, no vote was taken during the public hearing portion.

REGULAR BOARD OF ALDERMEN MEETING MINUTES

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

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

Accept Official April 7, 2026, Platte County Election Results: Alderman Griffith and Alderman Duckworth were sworn in.

First Reading:

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

Second Reading:

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

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

ANNOUNCEMENTS:

No new announcements were made.

CITY NEWS/CITIZENS COMMENTS:

No City News/Citizen Comments were made

ACTION ITEMS:

1. Review and Approval of the April 7th, 2026 Board of Alderman Meeting Minutes as Presented.

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

2. Review and Approval of the Treasurers Report and Budget Update for April 30th, 2026 as Presented. Mayor Wilson noted that the city's tax revenue was down, and that there were three vacant businesses/buildings. Mayor Wilson also noted that the City would be selling the Dodge Durango previously used by the police department, and the former police department building was almost done being renovated and would soon be ready to rent out as a possible one bedroom dwelling.

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

3. Review and Approval of Ordinance 2026-009 An Ordinance of the City of Northmoor, Missouri Amending 605.030(A)(1) License Fee Schedule to Include and Also Establish a Quarter-Based Pro-Rated Business License Fee Schedule.

First Reading:

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

Second Reading:

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

4. Review and Approval of Ordinance 2026-013 An Ordinance Enacting Chapter 525 Regarding Rental Dwellings. Mayor Wilson explained that this ordinance is in regard to the inspection of rental properties. Apartments will be inspected yearly, starting on July 1, 2026. Residential homes will have an initial inspection starting on July 1, 2026, but will only be re-inspected when a new renter moves in, or if the current renter complains of safety violations.

First Reading:

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

Second Reading:

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

5. Review and Approval of Ordinance 2026-015 An Ordinance Providing For the Amendment of Section 705.050 of Article 1, Chapter 705 of the Revised Ordinances of the City of Northmoor, Missouri, By Enacting in Lieu Thereof A New Section 705.050 Adjusting Sewer Rates in Direct Relationship to the City's Increased Costs. Alderman Griffith asked for clarification that this

ordinance codifies the rate increases discussed during the public hearing, which Mayor Wilson confirmed.

First Reading:

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

Second Reading:

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

6. Review and Approval of Ordinance 2026-016 An Ordinance Providing For the Amendment of Section 705.040 of Article 1, Chapter 705 of the Revised Ordinances of the City of Northmoor, Missouri, By Enacting in Lieu Thereof A New Section 705.040 Adjusting Water Rates in Direct Relationship to the City's Increased Costs.

First Reading:

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

Second Reading:

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

7. Review and Approval of Ordinance 2026-017 An Ordinance Repealing Sections 705.150 and 705.190 (C) and Enacting in Its Place A New Section 705.190 (C) Regarding PVC Piping. Mayor Wilson explained that anyone that is replacing a sewer on their property, and the city itself, will need to replace the old clay pipes with PVC pipping. The clay pipes collapse, and also allow tree roots to work their way into them.

First Reading:

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

Second Reading:

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

8. Review and Approval of Resolution 2026-002 A Resolution of the City of Northmoor Requesting the City Planning Commission Hold Public Hearings to Consider Whether Sections 405.010 and 405.040 Should Be Modified and Whether A New Section Should Be Added Regarding Container Homes. Discussion ensued regarding container home dimensions. One board member noted that shipping containers typically come in 20 to 40-foot lengths, are 8 feet wide, and 8 to 9 feet tall, representing minimal square footage for residential purposes. Mayor Wilson referenced a recent application that had been withdrawn for a property on 50th Terrace near the apartment building, where an applicant had sought to place two homes on a lot measuring approximately 125 feet, with only 5 feet between homes. Mayor Wilson also reported that another applicant has since expressed interest in placing five houses on that same property. Board members confirmed the need for Planning and Zoning review of any such applications.

First Reading:

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

Second Reading:

1st Alderman Griffith

2nd Alderman Duckworth

ROLL CALL

3 AYES

0 NAYS

9. Review and Approval of the New Water Meter Pit Contract with Lamp Rynearson Inc. Mayor Wilson explained that this new water meter pit will give the city two feeds coming into the city from an 8-inch line. The exact location of the pit has not been finalized due to the need for approval from Kansas City Water Department, but it appears that the location could be on Benny Pate's Property. It was noted that this contract has been reviewed and revised by the city attorney.

1st Alderman Duckworth 2nd Alderman Wright

ROLL CALL

3 AYES

0 NAYS

DISCUSSION:

1. Review of Invoice for the time period of March 16th, 2026 through April 14th, 2026 from the Office of the Northmoor City Attorneys. The board reviewed the statement. No vote was needed.
2. The Board discussed the need to assign official street names and property address numbers to certain privately owned streets within the city to facilitate emergency vehicle routing and response. The mayor noted that the issue primarily affects industrial property behind the city's main thoroughfare. It was also noted that the business owners have indicated that they have the street signs available, they just need to install them.

RIVERSIDE FIRE DEPARTMENT:

Monthly reports for March and April 2026 were provided by Riverside Fire Chief Gordon Foulston. No additional discussion was noted in the record.

CITY CODES:

Mayor Wilson indicated there would be updates provided to the Board regarding city codes but deferred detailed announcements to later in the meeting.

NEW BUSINESS:

1. Megan Craig, resident at 2040 NW 50th St, at the corner of 50th Street and NW Waukomis Drive, And Zeruiah Hinson, resident at 4915 NW Waukomis Drive addressed the board regarding ongoing problems with gravel runoff from driveways on their street causing property damage, flooding, and maintenance issues. Megan Craig presented a prepared statement to the Board, emphasizing that the issue goes beyond inconvenience stating that *"This is not simply an inconvenience. It creates property damage, drainage hazards, cleanup costs, and ongoing frustration for homeowners who are doing everything they can to maintain their own property responsibly."* Mrs. Craig requested that the council consider stronger enforcement mechanisms, and clearer accountability for runoff-related damage. Zeruiah Hinson also spoke to the Board regarding the severity of the problem. Mr. Hinson explained that because their property is at the bottom of 50th Street, in the red brick house, *"All the gravel that just comes down the hill literally just piles up in the corner of my yard."* Both residents explained that the gravel

accumulation makes lawn maintenance extremely difficult and dangerous. Mr. Hinson concluded by stating that proper maintenance and accountability are needed. Board members discussed various potential solutions, including whether to prohibit gravel driveways entirely and require paved driveways. Mayor Wilson and board members acknowledged that requiring paving would be cost-prohibitive for many residents. Mayor Wilson proposed moving the discussion to the next meeting with broader participation to include all residents with a gravel driveway. The mayor proposed sending letters to everyone with a gravel driveway asking them to attend the next meeting to work toward a reasonable solution. The Board agreed to continue this discussion at the next meeting with input from residents who have gravel driveways.

2. Mayor Wilson reported that a homeless individual had moved into the shed on the vacant Pecca property and built a fire to stay warm. The mayor indicated that the shed has since been taken down and the property was cleaned up. The homeless individual has not been seen in the city since.
3. Mayor Wilson reported plans to sell the city's Dodge Durango, a former police vehicle. The mayor noted that recent price checks showed the vehicle has increased in value. There are plans to have the vehicle detailed and cleaned before putting it up for sale. Board members and one resident made several suggestions for selling the vehicle, including using specialized websites for police vehicle sales, contacting smaller municipalities that might be interested, and utilizing auto auctions with a reserve price.
4. Mayor Wilson provided an update on the police station remodeling project and also announced plans to rent it out in the near future, with a rental price of \$850 plus utilities. A board member inquired on whether or not the city would have a police department again in the future. It was noted that unless the city could come up with approximately \$183,000 for the staffing of two officers for 30 hours per week plus another part-time officer, the city would not be able to have another police department. A detailed discussion continued regarding the former police department, and the current policing of the city provided by the Platte County Sheriff's Department.
5. Mayor Wilson announced the hiring of a new maintenance employee, whose first day was today (May 12, 2026). It was noted that he had multiple skill sets, including his previous employment with the North Kansas City Water Department. He will be able to do the maintenance in and around city hall, including mowing. And he will be able to serve as a back up to the current Utilities Manager.

OLD BUSINESS:

Board members and Mayor Wilson discussed feedback received regarding recently installed speed humps on city streets. It was noted that the previously seen trucks that were speeding on Frontier Street have not been seen that much since the installation of the speed humps. Mayor Wilson indicated an uncertainty about how to address the issue with the trucks. One resident raised safety concerns about the speed humps themselves needing a reflective band or stripe on them. Noting that in the rain or in the dark the speed humps would be hard to see. Mayor Wilson agreed to obtain bids for reflective striping. One resident suggested a more cost-effective solution: purchasing paint along with reflective beads that can be mixed into the paint, allowing maintenance staff to repaint the speed humps themselves. The Mayor agreed that this might be a more workable solution. Another resident

mentioned that K&G striping, a local company in Riverside, MO does reflective striping. The discussion ended with Mayor Wilson confirming plans to eventually remove all old speed bumps and replace them with the new humps. This discussion also addressed ongoing problems with minibikes and dirt bikes on city streets. The mayor noted the county's limited enforcement authority.

MOTION TO ADJOURN:

1st Alderman Wright 2nd Robin Duckworth

ROLL CALL

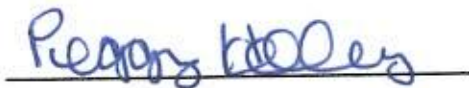
3 AYES

0 NAYS

The meeting was adjourned at 7:34pm.

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

Lynda Wilson, Mayor, City of Northmoor

A handwritten signature in blue ink, reading "Peggy Holley", written over a horizontal line.

Peggy Holley, City Clerk