City of Northmoor Board of Aldermen

June 16th, 2026

Time: 6:30PM

4907 NW Waukomis Drive, Northmoor, Missouri 64151

ORIGINAL

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, Joe Harris

Also present: Scott Sullivan (City Attorney), Officer Michael St. Lawrence, Peggy (City Clerk), and members of the public.

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

ANNOUNCEMENTS:

1. Mayor Wilson introduced Officer St. Lawrence, who was present at the meeting for security purposes. The Mayor explained that following an incident at the previous meeting, the city had decided it was best to have a security officer present. Mayor Wilson requested that attendees leave the meeting room immediately upon adjournment to avoid any potential Sunshine Law violations related to discussing city business after adjournment.

2. Mayor Wilson announced the resignation of Aaron Duckworth from the Board of Aldermen due to his relocation outside the city limits. Mayor Wilson stated this action did not require a vote, as Mr. Duckworth was no longer eligible to serve on the board upon moving from the city. The Mayor thanked Mr. Duckworth for his service.

3. Mayor Wilson announced that the city has renewed its contract with the Riverside Fire Department for fire and rescue services. The contract was renewed at the same price with no changes in the amount being charged for services.

4. Mayor Wilson announced a Party in the Park event scheduled for Saturday, June 20, 2026, from 2:00 PM until 4:00 PM. The KC Burger Joint will be serving food with their food truck. Mayor Wilson encouraged all residents to attend.

CITY NEWS/CITIZENS COMMENTS:

No City News/Citizen Comments were made

PLANNING AND ZONING COMMITTEE'S FINDINGS AND RECOMMENDATIONS:

The City Attorney, Scott Sullivan, provided an overview of the Planning and Zoning Commission's findings. He explained that the Board of Aldermen had previously sent nine different areas of inquiry to the Planning and Zoning Commission several months prior. The Commission held a public hearing on June 3, 2026, to discuss these matters. Mr. Sullivan recommended that for practical purposes, a motion be made to approve the entire package, followed by a second, which would allow for discussion and separate votes on the nine different topics if desired. He emphasized, "By making the motion and the second, you are not bound to vote in any direction. Mr. Sullivan explained that the proposed changes addressed the following areas: *R-1 (typical residential areas): Structure height limitation of 30 feet, R-2 (two-family dwellings): Structure height limitation of 30 feet, R-4 (apartments): Structure height limitation of 30 feet, C-1 (neighborhood business): Structure height limitation of 30 feet, 2 stories maximum, C-2 (local retail business): Structure height limitation of 30 feet, Light industry: Structure height limitation of 30 feet, Off-street parking and parking garages: Structure height limitation of 30 feet, Minimum square footage requirement: 975 square feet of living space on the main floor of a home, Prohibition of container homes*. Mr. Sullivan clarified the Planning and Zoning Commission's recommendations on each item: *R-1 residential: Commission recommended leaving the ordinance as is (35 feet), R-2 two-family dwellings: Commission recommended changing to 30 feet, R-4 apartments: Commission recommended changing to 30 feet, C-1 neighborhood business: Commission recommended changing to 30 feet, C-2 local retail business: Commission recommended leaving ordinance as is, Light industry: Commission recommended leaving ordinance as is, Off-street parking requirements: Commission recommended leaving ordinance as is, 975 square foot minimum: Commission recommended adding this requirement, Container homes: Commission recommended prohibiting container homes*. The Board of Alderman reviewed an ordinance considering revisions to multiple sections. A motion to adopt this ordinance, an ordinance considering revisions to Sections 405-040, 405-060, 405-070, 405-240, 405-250, 405-260, and 405-290, and to add minimum square footage requirement and to prohibit container homes, was made by Alderman Harris and seconded by Alderman Griffith. Before the roll call vote, Mr. Sullivan asked to take the floor to provide additional details for the Board of Alderman and the public. Detailed discussion took place regarding container homes. Jody Berry, resident, questioned the rationale for reducing the height restriction from 35 feet to 30 feet. Mayor Wilson responded that the primary concern was safety related to fire protection capabilities. She explained that the Riverside Fire Department fire truck is only capable of fighting a 2-story fire, stating that "I think it's quite dangerous to have buildings that are taller than what a fire truck is capable of fighting." Some present commission members engaged in a detailed discussion regarding the rationale behind their respective votes. The City Attorney indicated he would prepare the final ordinance document based on the votes taken, to be completed before leaving the meeting.

<u>First Reading</u>:

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

<u>Second Reading:</u>

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

ACTION ITEMS:

1. Approval of Dawn Strutton to Fill the Board of Alderman Position after Aaron Duckworth's Resignation.

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

Following the vote, Ms. Strutton was welcomed and escorted to the City Clerk's office to be sworn in.

2. Review and Approval of the May 12th, 2026 Board of Alderman Meeting Minutes as Presented. A procedural question arose regarding the quorum needed for approval, as Alderman Joe Harris was absent from the May meeting and the newly appointed board member was not yet serving. The City Attorney clarified that only a majority vote of the quorum was needed to approve minutes, which differs from the majority vote requirement for ordinances. He explained that Alderman Harris should abstain from voting. Abstentions: Alderman Harris (absent from the May 2026 meeting), and newly appointed Alderman Strutton (still being sworn in and not officially serving yet during this vote).

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

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

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

4. Consideration and vote on appointments to the Planning and Zoning Board: (1) appointment of Mayor Lynda Wilson to fill the position previously held by Crissy Miller following the expiration of her term, for a four-year term; and (2) appointment of Joe Harris, President of the Board of Aldermen, to complete the unexpired one-year term previously held by Sherry Crisp, who has vacated the position. A question was raised from the audience regarding whether having board members also serve on Planning and Zoning constituted a conflict of interest. It was noted that it is not a conflict of interest, and that it is actually in the city ordinance. Abstentions: Alderman Harris (because of his appointment to the commission being voted on)

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

5. Approval of a dollar amount to be included in a contract between the City of Northmoor and Mr. Benny N. Pate for the use of a portion of his property for the installation of a new water meter to serve water entering the City of Northmoor from Kansas City, Missouri. The proposed agreement will include a one-time lump sum payment to Mr. Benny N Pate and his mother, Ms. Barbara Pate. When amount is approved, and all parties are in agreement, the city attorney will draft a contract for all parties to sign. Mayor Wilson explained that the city needed to install a second water meter pit on property owned by Mr. Benny N. Pate, located on Frontier Street. The Mayor detailed the need for improved water infrastructure noting that the city's water system does not currently meet the requirements that is needed for fire protection, and that the City does have the volume of water and the pressure that is needed. It was also explained that the City's Utilities Manager, Galen Markly, had been negotiating with Mr. Pate and an agreement had been reached. The location in the front of Mr. Pate's property would allow

direct connection across Frontier Street to an 8-inch water line, saving money compared to alternative locations. The agreed-upon amount was $1,600 as a one-time lump sum payment to Mr. Benny N. Pate and his mother, Ms. Barbara Pate. Construction was expected to begin in a few months following engineering and contractor work.

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

6. Approval of a one-time request from Virgil White, KC Bulldog Fireworks, to operate on a 24-hour basis during the first day of fireworks sales, from 12:00am on June 20, 2026. This approval is limited to the 2026 fireworks sales season and shall not establish a precedent, create any vested right, or entitle the applicant to similar approval in future years. The Mayor explained that Riverside permits their fireworks stands to remain open 24 hours on opening day, and this would allow Northmoor the same business opportunity. Mayor Wilson clarified that this approval would be limited to the 2026 fireworks sales season only and would not establish a precedent or create any vested right for future years. The Mayor also noted that Mr. White would close operations on July 5th this year, not requesting the extended hours through July 6th that he had requested and received approval for in the previous year.

1st Alderman Griffith	2nd Alderman Strutton	ROLL CALL	3 AYES	1 NAYS

Discussion of vote: Alderman Harris, when asked about his nay vote, stated, "I don't know that he needs it."

Mayor Wilson noted that Mr. Virgil White arrived later in the meeting, and the Mayor informed him that the vote had already taken place and had passed, with one person voting against. The Mayor confirmed with Mr. White that Riverside typically allows 24-hour operations on opening day, and that Mr. White was requesting this as an option, not necessarily committing to using the extended hours. Mr. White confirmed this understanding and that he would close by midnight on Sunday, July 5th.

DISCUSSION:

1. Review of Invoice for the time period of April 7th, 2026 through May 15th, 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. Mayor Wilson raised the issue of certain privately owned streets within the City of Northmoor that do not have officially assigned street names or property address numbers. The Mayor emphasized that this creates challenges for routing and directing emergency vehicles effectively. Faye Alexander, a non-resident property owner who owns several buildings in the city, indicated that signs were available and the issue was simply getting them installed. One resident added practical concerns about mail and food delivery, stating, "I still have people trying to deliver food to my house when it should be going next door. So that's really kind of a big deal, especially for 911. Yeah, they need to get where they need to go."

The meeting was adjourned at 7:30pm.

Lynda Wilson

Lynda Wilson, Mayor, City of Northmoor

Peggy Holley

Peggy Holley, City Clerk