

**BOARD OF ALDERMEN MINUTES**  
**December 9, 2019**

The Board of Aldermen of the City of Weston, Missouri, met in regular session at the Weston City Hall, 300 Main Street on Monday, December 9, 2019 at 6:00 p.m. Board members Michael Goentzel, Joyce Priddy, and James Lowe were present with Mayor Steven George presiding. Also present were Eric Mosier, Public Works Foreman; Chief Terry Blanton, Weston Police Department; Stephen Cornelius, Water Production Superintendent, and Ed Farrand, City Treasurer. Also present for some or the entire meeting was Susy Winfrey, Drew MacDonnell, Coy Taylor, Hannah Magee, Beth McPherson, David Park, Kirby Weigman, Jeff Turney, Jeanette Browning-Faubion, and Chuck Sebus.

**Consent Agenda**

Minute Approval.

Approval of November Collector's Report.

Approval to pay November Accounts Payables.

Business License Approvals – Dengrey Builders LLC      Smart Home Innovations

Alderman James Lowe moved to accept and pass the consent agenda. Alderman Michael Goentzel seconded the motion, and all were in favor.

**Concerns, Questions or Requests**

**Chamber Report- Drew MacDonnell** Mr. MacDonnell complimented Suzanne Zimmerman and Joyce Priddy for a job well done on the Christmas Homes Tour. There were many tickets sold for the event. The Chamber is working on the 2020 calendar including Second Saturday events.

**Special Event- 4<sup>th</sup> of July** Mr. MacDonnell explained they were putting in their request now but would have more details and information on the event in the future. They are trying to grow the 4<sup>th</sup> of July event, especially for the kids. Alderman Priddy asked if they had spoken to the merchants as shutting down the street all day creates no parking for people coming to shop. Mr. MacDonnell stated they had not, and perhaps the Masonic Lodge would be the one to do that. Alderman Goentzel reminded the Board the 2019 event had a lot of things going on during the day, unlike the year before. There was a cornhole tournament, food vendors and other things. Alderman Priddy moved to postpone the discussion to January 13 until more information is available. Alderman Lowe seconded and the motion was approved.

**Special Event- 2020 Applefest October 3 & 4** Basically the same request as in previous years, with more information to come. Alderman Priddy moved to approve the request for Applefest 2020, which will be October 3 and 4. Alderman Lowe seconded, and the motion was approved.

**Susy Winfrey- Sewer Matter** Mrs. Winfrey read a statement regarding the sewer leak in her backyard. She reminded the Board they had asked her if she would be willing to pay for repairs if it was indeed her problem; and currently she is refusing to proceed in that fashion. Mrs. Winfrey stated she would not hook up to the main sewer line in front of her home as she felt that was impossible. She stated she felt the city was negligent

and it was an injustice to allow the plumber to hook up a sewer line to a private line. She questioned why she was paying sewer fees to repair main lines for over forty-one years and said she expected not to be charged in the future. At this point the city has not come to her house to dye test. She asked if the city had found any paperwork on her r property. Mayor George replied that no easements were found going back to 1990. Eric Mosier agreed that no city sewer maps showed a line or easement in her yard.

Mrs. Winfrey stated that in 2020 she felt the city should help the taxpayers. That a change was needed. She was unsuspecting of this dilemma. Alderman Goentzel suggested a dye test on Mrs. Winfrey's sewer line, which would tell if the leak was coming from her line or not. Eric Mosier agreed that all houses in that block could be dye-tested again but spread out for several days to give it time to show up. Mrs. Winfrey agreed but asked that she be notified in advance.

**David Park- Candidate for 2<sup>nd</sup> District County Commissioner** Mr. Park said he had a strong Parks and Recreation background and was interested in having more transparency in government. He felt the county should have plans for more parks as they own several large pieces of land with nothing on them, including ninety-seven acres outside of Weston. He was interested in having a firm capital improvement plan for the county.

### **Dangerous Building Hearings**

**Jeff & Tracy Turney – 201 Welt St. – Elevator Building** No update.

**Daniel & Brenda Knutson – 627 Welt St. – House Fire** Eric Mosier reported the house passed an electric inspection and the gas line had been pressure tested. They are making progress.

**Sebus House 926 ½ Thomas St.** Chuck Sebus said he was going to get the project done.

### **Mayor's Announcements**

Mayor George announce the new email system is working and next week the employees should be able to download all their old emails on to the new system.

### **Old Business**

**Sewer Lagoon- EPA Compliance & Update on Land Application Project** Kim Kirby reminded the Board the most important factor is to do everything according to DNR/EPA requirements.

**Project** The Webb Family Trust has agreed on selling a small amount of property and allowing an easement for the City to access property for the land application project. Alderman Lowe moved to approve \$30,200.00 be paid to the Jane Rae Kirk Webb Trust to purchase 4.1 acres in land and easement. Alderman Goentzel seconded and the motion was approved.

**2019 Flood Update** Mayor George noted an update from FEMA on "necessary work". If the city needed to do necessary work on damages caused by the flood, then they should

go ahead. However, supplies must be obtained according to the purchasing policy. This includes the gravel on driveways to the Water Wells and the Lagoon. Mr. Mosier stated he would get the quantities and get bids.

**Purchasing Policy- Renewal of Professional Agreements-Alderman Goentzel**  
Alderman Goentzel reported he continues to work on this policy.

**Discussion on Public Hearing- Medical Marijuana & Sign Req-Ordinance Changes**  
Alderman Goentzel stated he didn't think the City should put restriction on where businesses should be allowed. There are lots of alcohol sales within one-hundred feet of churches, so why restrict Medical Marijuana? Most people don't understand the transaction, which is behind a locked door. Nothing is different from a pharmacy. The SurGro industrial area would be a perfect location. Kim Kirby reported the Planning & Zoning Commission at first included the industrial zoning area as a permitted location, but then removed it as they felt it too close to the downtown Historic Zoning District. Alderman Priddy pointed out the number of parking spaces needed for the facility was not available in the downtown area. This ordinance gave the city a start and could always be changed in the future. Alderman Goentzel said it was an in and out transaction, so not much parking is needed, and he disagreed with restricting businesses to specific locations. Mayor George reported all applications for medical marijuana facilities in this area are currently outside the city limits. The board could decide whether to pass or send the ordinance back to Planning & Zoning.

**Budget Discussion** Alderman Lowe moved to schedule a budget meeting for Monday, December 16 at 6:30 p.m. Alderman Goentzel seconded and the motion passed.

**Special Use Request- B&B- Rob & Glenna Nance- P&Z Recommendation** Alderman Priddy moved to schedule a public hearing for the Special Use Exception requested by Rob and Glenna Nance for a Bed & Breakfast Facility on Monday, January 13, 2020 at 5:30 p.m. Alderman Goentzel seconded the motion and the motion carried with all in favor.

#### **New Business**

None.

#### **Ordinances**

**Mayor to Sign- Cintas Agreement** Bill No. 2269 being an ordinance authorizing and directing the Mayor of the City of Weston, Missouri to enter into an agreement with Cintas Corporation for the purpose of Mat Rentals by the Weston Police Department was presented. Alderman Priddy moved, and Alderman Goentzel seconded to introduce the bill for first reading, to suspend the rules and give the readings by title only. The reading was accepted upon motion of Alderman Priddy and seconded by Alderman Goentzel. Alderman Priddy moved, and Alderman Goentzel seconded to place the bill on second and final reading. The reading was accepted upon motion of Alderman Priddy and seconded by Alderman Lowe. Alderman Priddy moved, and Alderman Lowe seconded to place the bill on final passage. The vote on the passage of said Bill was as follows: Ayes: Goentzel, Priddy, and Lowe. Nays: None. The bill was signed by Mayor George, for placement in the ordinance book as Ordinance No. 13.383.

**Zoning Regulations- Medical Marijuana Facilities-Definitions** Bill No. 2270 being an ordinance of the City of Weston, Missouri, adding Definitions concerning Medical Marijuana; Zoning Definitions – City of Weston Municipal Code, Chapter 405. Zoning Regulations - Article 1. General Provisions – Section 405.010. Rules and Definitions was presented. Alderman Priddy moved, and Alderman Lowe seconded to introduce the bill for first reading, to suspend the rules and give the readings by title only. The reading was accepted upon motion of Alderman Priddy and seconded by Alderman Lowe. Alderman Priddy moved, and Alderman Lowe seconded to place the bill on second and final reading. The reading was accepted upon motion of Alderman Priddy and seconded by Alderman Lowe. Alderman Priddy moved, and Alderman Lowe seconded to place the bill on final passage. The vote on the passage of said Bill was as follows: Ayes: Goentzel, Priddy, and Lowe. Nays: None. The bill was signed by Mayor George, for placement in the ordinance book as Ordinance No. 9.116.

**Zoning Regulations – Medical Marijuana Facilities- Special Use Exception** Bill No. 2271 being an ordinance amending Article X – Special Use Exception, Figure 1, in order to permit Medical Marijuana Dispensaries, Cultivation Facilities, Infused Product Manufacturing Facilities and Testing Facilities by Special Use Exception in District C-2-Local-Highway Business District and A-1 Agriculture District; and Adding Additional requirements to allow; City of Weston Municipal Code, Title IV – Land Use – Chapter 405 – Section 405.315. Medical Marijuana Facilities Operation Requirements was presented. Alderman Priddy moved, and Alderman Lowe seconded to introduce the bill for first reading, to suspend the rules and give the readings by title only. The reading was accepted upon motion of Alderman Priddy and seconded by Alderman Lowe. Alderman Priddy moved, and Alderman Lowe seconded to place the bill on second and final reading. The reading was accepted upon motion of Alderman Priddy and seconded by Alderman Lowe. Alderman Priddy moved, and Alderman Lowe seconded to place the bill on final passage. The vote on the passage of said Bill was as follows: Ayes: Priddy, and Lowe. Nays: Goentzel.

Kim Kirby announced that the ordinance did not pass as there must be 2/3rds of the Board voting for the ordinance, which is three of the four aldermen. Alderman Priddy commented that the Planning & Zoning Commission worked hard researching and did a tremendous job. It is important that we have a starting point. The merchants in the Historic District should be surveyed to see if this is what they want downtown. Alderman Goentzel said he was not taking anything away from Planning & Zoning. They just have to open it up for more places.

**Sign Regulations – Medical Marijuana in C-2 Highway & A-1 Agriculture** Bill No. 2272 being an ordinance amending the Municipal Code of the City of Weston, Chapter 420 Sign Regulations; Section 420.110 – Commercial and Industrial Zoning District Signs and Adding Section 420.125 – Agricultural Zoning District Signs was presented. Alderman Priddy moved, and Alderman Goentzel seconded to introduce the bill for first reading, to suspend the rules and give the readings by title only. The reading was accepted upon motion of Alderman Priddy and seconded by Alderman Goentzel. Alderman Priddy moved, and Alderman Lowe seconded to place the bill on second and final reading. The reading was accepted upon motion of Alderman Priddy and seconded by Alderman Lowe. Alderman Priddy moved, and Alderman Lowe seconded to place the bill on final passage. The vote on the passage of said Bill was as follows: Ayes: Goentzel, Priddy, and Lowe. Nays: None. The bill was signed by Mayor George, for placement in the ordinance book as Ordinance No. 9.118.

**Sign Regulations – Streetlight Pole Banners- H-1 Historic District** Bill No. 2273 being an ordinance amending the Municipal Code of the City of Weston, Chapter 420 Sign Regulations by Amending Section 420.120 Signs Permitted in Historic District (“H-1” Historic) by establishing regulations for streetlight pole banners was presented. Alderman Priddy moved, and Alderman Lowe seconded to introduce the bill for first reading, to suspend the rules and give the readings by title only. The reading was accepted upon motion of Alderman Priddy and seconded by Alderman Lowe. Alderman Priddy moved, and Alderman Lowe seconded to place the bill on second and final reading. The reading was accepted upon motion of Alderman Priddy and seconded by Alderman Lowe. Alderman Priddy moved, and Alderman Lowe seconded to place the bill on final passage. The vote on the passage of said Bill was as follows: Ayes: Goentzel, Priddy, and Lowe. Nays: None. The bill was signed by Mayor George, for placement in the ordinance book as Ordinance No. 9.119.

### **Treasurer’s Report**

Ed Farrand, City Treasurer, gave highlights of the income and expenses for the month of November. Alderman Priddy moved to accept the Treasurer’s Report. Alderman Goentzel seconded, and the motion carried.

### **Significant Activities Report**

**Fiddlers Ridge** Eric Mosier reported there is an issue with the sewer lift station. The station is outdated as it was when installed in 2003. Empire Electric is looking at it on Wednesday to give a budget cost estimate to replace. They have replaced the vacuum motor four times in the last year at a cost of \$750.00 each time. He must work on it monthly. Alderman Goentzel wondered if it was something that could be added to the sewer project or if it would need to be budgeted. Kim Kirby said she thought it would not be able to go on the project budget as it is maxed. There are funds in the Sewer Rehab Fund and the Sewer Operating Fund. Either way Mrs. Kirby suggested the engineer draw up a scope of services and we put the work out for bid.

Alderman Lowe moved to engage Lamp Rynearson to draw up a Scope of Services for replacing the Fiddlers Ridge Lift Station, with input from the Public Works Staff. Alderman Goentzel seconded the motion and the motion passed.

Eric Mosier explained that someone must check the pump several times a day. If it quits working the sewer backup will occur at the Propheter and Sebus building below the lift station. It was agreed that an update would be discussed at the special budget meeting on the 16<sup>th</sup>.

**Water Production- Stephen Cornelius- New Building @ Plant** Mr. Cornelius suggested tearing down the old water plant and putting in a new metal building for storage. The board agreed to hear more during the budget meeting.

**Sewer Back-up- Jimmy Jones @ 620 Prospect** Eric Mosier told the Board his part-time employee, Jimmy Jones, is experiencing a major sewer back up. His sewer line runs out the back of his house and over to Spring Street. During the Spring Street Construction Project, a new sewer main was installed and new connections established

for each house. It is possible that Mr. Jones' connection was never made as his house is facing Prospect Street. Kirby Weigman was working on the problem and suggests running a camera to see if it is connected. Finding no connection will require his sewer to be re-connected to a manhole further North on Prospect Street. That would be less expensive than digging up Spring Street and trying to find the old connection point. Mayor George summed up that the city would reach out to Lamp Rynearson to see if they could tell by as-built drawings of the project if that connection was made, and if not, he would be notified and a new connection made on Prospect Street.

**Closed Session**

Alderman Lowe moved to go to Closed Session pursuant to RSMo Section 610.021(1) to discuss legal matters; and RSMo Section 610.021(3) to discuss personnel matters. Alderman Priddy seconded the motion. The vote on the motion was Goentzel, Aye; Priddy, Aye; and Lowe, Aye. Nays: none. The motion carried.

**Open Session**

Alderman Priddy moved to resume open session. Alderman Goentzel seconded the motion. The vote on the motion was: Goentzel, Aye; Priddy, Aye; and Lowe, Aye. Nays: none. The motion carried.

With no further business to discuss, Alderman Lowe made a motion to adjourn. Alderman Priddy seconded, and all were in favor. The meeting adjourned at 9:00 p.m.

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Minutes prepared by Kim Kirby, City Clerk

Minutes approved January 13, 2020

Attest:

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Steven George, Mayor

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Kim Kirby, City Clerk