

BOARD OF ALDERMEN MINUTES
November 13, 2017

The Board of Aldermen of the City of Weston, Missouri, met in regular session at the Weston City Hall, 300 Main Street on Monday, November 13, 2017 at 6:00 p.m. Board members Rebecca Rooney, Mark Seymour, Joyce Priddy and Joyce Burch were present with Mayor Cliff Harvey presiding. Also present were Chief Terry Blanton, Weston Police Department; Mike Large, Superintendent of Public Works; Ed Farrand, City Treasurer; and Jeremy Webb, City Attorney. Also, present for some or the entire meeting was Beth McPherson, Stephanie Rader, Brady Battmer, Fred Green, Nancy Honerkamp, and Pat and Cathy Egan.

Mayor Harvey led the gathering in the Pledge of Allegiance.

Consent Agenda

Minute Approval.

Approval of October Collector's Report.

Approval to pay October Accounts Payables.

Business License Approvals - Jeff Hoke, dba Lumberjack Design & Construction

Alderman Mark Seymour moved to accept and pass the consent agenda. Alderman Joyce Priddy seconded the motion and all were in favor.

Concerns, Questions or Requests

Chamber Report Pat Egan reported on the happenings at the Chamber over the last month. They are happy to report that Platte County is offering another matching grant for marketing in 2018. The website is finished but they are waiting until after the Christmas Homes Tour to roll it out. Mr. Egan announced he named a new marketing director, Chris Koonce, who has also brought in the marketing director for Visit KC to help Weston. They are looking for a new replacement for Ambassador Bob Kottman, who passed away this last month. The Applefest rap-up meeting has been held. Mayor Harvey suggested more signage directing people north to the free parking at Snow Creek. Alderman Priddy said she probably agreed with that, but the electronic notice signs are \$250.00 each. Mayor Harvey suggested a small yard sign every few feet.

Brady Battmer – Idea for Commercial Project Mr. Battmer stated that he and Stephanie Rader were present with a business idea. They would like to acquire the property across from the Burley House and are presenting their idea to the board to see if it is viable. They would remove the existing house trailer and replace it with a 1969 airstream. A deck or patio would be built around it and they would sell seasonal plants, flowers etc. In cooler weather, a pumpkin patch, wreaths etc. It would be a family friendly, dog friendly, fun, neat addition. Of course, the next step is to speak with the actual owner of the property. Alderman Priddy asked if they would purchase both lots, or did he know. Mr. Battmer replied that if there was interest they would own and operate the business themselves. Mayor Harvey wished Mr. Battmer luck in his endeavors.

Nancy Honerkamp/Fred Green Ms. Honerkamp stated that she was talking for her and Fred Green, and they are wondering about the status of the retired police officer ID's. Mayor Harvey stated that he was working on getting them, but the Sergeant at the county sheriff's office was never available.

Ms. Honerkamp asked if a decision had been made on the parking spot in front of her house. Mayor Harvey said that the yellow, no parking status would remain.

Ms. Honerkamp asked if there was any word on sealing her driveway. Kim Kirby read the email from Dan Miller who stated the driveway should be able to be sealed 28-days after the concrete was poured. Ms. Honerkamp replied that she would speak to a professional. As far as the punch list was concerned, does the city know when they will be fixing her cracked sidewalk? Alderman Seymour said the city needed a deadline. Kim Kirby replied that the deadline was 90-days from the date of the punch list letter, which is sometime in November.

Mayor's Announcements and Ideas

Mayor Harvey announced he was having shoulder surgery on Tuesday, but would only be out for a couple of days.

Economic Development Issues

Make It Happen Committee Report Mr. Elsea was not present for the meeting.

Capital Improvement Project

Washington-Spring Street Project Progress Report- No update. Alderman Burch moved to approve the Larkin pay request in the amount of \$665.00. Alderman Priddy second and the motion carried. Kim Kirby commented she felt the costs were associated with as-built drawings.

Alderman Burch moved to approve the Norman Landcraft bill in the amount of \$399.00, for a new tree at 848 Washington Street (Honerkamp). Alderman Priddy seconded and the motion passed.

Old Business

Sewer Lagoon- EPA Compliance Latest report was completed and sent to the EPA.

Update on Land Application Project Kim Kirby explained that the EPA was asking for a Project Schedule from DNR on the Weston project. Laura Richardson with DNR has supplied them with the project schedule included in the Board packets. Our project is now on the 2018 fundable list.

The wetland delineation report is completed. There is only a small area that affects the plans for expanding the existing lagoons. Alderman Burch moved to approve the Norman Ecological invoice in the amount of \$1,759.45 for the completed report. Alderman Priddy seconded and the motion carried.

Thomas Street Restroom Project Update Mike Large reported the framing was complete and they are currently in the process of getting electricity and gas and then will finish the plumbing. Mr. Large reviewed the bids for toilets, urinals, sinks etc.

Pyramid Pipe & Supply	\$ 17,251.75
K. C. Winnelson Co.	\$ 15,053.72
Lincoln Winnelson Co.	\$ 15,744.61

None of the bids had freight and the K. C. Winnelson bid had tax added on, making the total bid \$ 16,427.37. Mr. Large agreed to verify there would be no tax on the purchase. Alderman Seymour moved to accept the K. C. Winnelson bid, contingent upon no tax in the amount of \$15,053.72 plus freight. Alderman Priddy seconded the motion and all were in favor.

Personnel Policy During the all-personnel meeting some changes were requested and discussed. Mike Large said that his department reviewed all the changes and were happy with the revisions. Mayor Harvey asked about the texting section that was added, what does it mean the rules and prohibitions of texting. Kim Kirby replied that it was not referring to the Sunshine Law, as anytime all the elected officials were texted at once, or asked to consider something via text that could be against the Sunshine Law and could be an open record. What this section is referring to is using inappropriate language or harassing someone over text message. The policy is not on the agenda for passage, but will be added to the December agenda for approval by Resolution.

Discussion Item- Lyle Buckler Special Use Exception Request Mayor Harvey explained that he talked to Mrs. Buckler about the breezeway from the garage to the house. If this is built, there is no need for a Special Use Exception, but Mr. Buckler would need to complete the building permit application and include a drawing of the breezeway. Kim Kirby stated that it was important to handle this matter the same as past special use exceptions. Therefore, she suggested a letter be sent to Mr. Buckler. Alderman Rooney moved to authorize a letter sent to the Bucklers, letting them know there is not a special use exception and to:

1. Submit a building permit and drawings for a breezeway between the house and garage;
2. Build the breezeway pending approval from Mike Large.
3. Apply for the building permit within 30 days of the date of the letter.

Alderman Priddy seconded the motion and the motion carried with Alderman Seymour abstaining.

Welt Street Parking/Speed Limit Study – Citizen Request Mayor Harvey reviewed the study and recommendations, which were:

- Leave the speed limit at 25 mph
- Change to no parking on the east side of Welt Street in the 500 and 600 block.
- Paint curbs yellow for no parking.
- Post no parking signs.

Chief Blanton said he felt Sgt. McGrath did a good job on the study, but he didn't agree with the conclusions, other than leaving the speed limit at 25 mph. This would take away a lot of parking, and in his opinion, it should be the west side, not the east side. There have been no accidents in two years and no major problems. During special events he has the authority to block off parking and will continue to do so when needed. Mayor Harvey said the city would leave things alone.

New Business

Building Permit Applications – Changes to Applications & Permit Costs Mike Large explained that the application had not been reviewed in a while. Our application is based on the city of Platte City's. His suggested cost changes are not as high as other

cities, but there are some significant changes to some. We do pay an inspector and the cost should cover his fees and Mr. Large's time.

Alderman Seymour suggested making the change to a cost per square foot. Jeremy Webb stated the deadline on the permit of six months, may be too quick. Instead of a penalty, consider asking the builder to apply for an extension and charge a reasonable fee for an extension, based on a percentage of the original fee. Mr. Webb asked, out of ten permits, how many exceed the six-month time limit. Mr. Large replied, maybe one.

Household Hazardous Waste (HHW) Collection Program Jeremy Webb pointed out the city has been a member for several years. Alderman Seymour stated he has volunteered for several years and the number of people from Weston using the program has steadily grown.

Request approval for County Park Grant Application – Lighting in L&C Museum Kim Kirby requested permission to work on a grant for tract-lighting in the museum. The city would need to make a matching contribution on the grant, but new lights should save on electricity and the cost of light bulbs.

2017 Holiday Schedule Kim Kirby pointed out that the Christmas Holidays are on Sunday and Monday. She and Tami Weaver (collector) are splitting the days off and city hall will only be closed on Monday, December 25.

Dangerous Building Designation – 18330 Pleasant View Dr. Mike Large said the house had a fire and he informed the owner by letter what should be done. Jeremy Webb asked if it was a person or business that owned the property. Mr. Large said he was told a Bill Kelly owned the house. Mr. Webb said that we wouldn't know if he was the right person as you would have to see the articles of the business to determine that. Mr. Large said he would call Mr. Kelly and see what the plans are for rebuilding. Mr. Kelly has been very cooperative so far in the process.

2018 Medical Insurance Renewal Mayor Harvey stated the options were there. The city renewal went up 16%. If the Board wanted another option, they could renew with a less expensive plan that has some slight differences, and the employee can then upgrade to the better plan and pay the difference. Alderman Priddy moved to stay with Humana Healthcare at the OPT 22 Plan with each employee having the option to upgrade to the OPT 20 Plan. Alderman Burch seconded the motion and the motion passed.

Ordinance

April 2018 Election Calling Ordinance Bill No. 2191 being an ordinance calling an election to be held in the City of Weston, Missouri, on Tuesday, April 3, 2018 candidates for two (2) year terms for the offices of Alderman of Ward One and Alderman Ward Two, shall be submitted to the registered voters was presented. Alderman Burch moved, and Alderman Priddy 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 Burch and seconded by Alderman Priddy. Alderman Burch moved, and Alderman Priddy seconded to place the bill on second and final reading. The reading was accepted upon motion of Alderman Burch and seconded by Alderman Rooney. Alderman Burch moved, and Alderman Rooney seconded to place the bill on final passage. The vote on the passage of said Bill was as follows: Ayes: Rooney, Seymour,

Priddy, and Burch. Nays: None. The bill was signed by Mayor Harvey, for placement in the ordinance book as Ordinance No. 7.211.

Mayor to Sign – HHW Agreement Bill No. 2192 being an ordinance authorizing and directing the Mayor of the City of Weston, Missouri, to enter into an agreement with Mid America Regional Council Solid Waste Management District relating to the Regional Household Hazardous Waste Collection Program was presented. Alderman Seymour moved, and Alderman Burch 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 Seymour and seconded by Alderman Rooney. Alderman Seymour moved, and Alderman Burch seconded to place the bill on second and final reading. The reading was accepted upon motion of Alderman Seymour and seconded by Alderman Priddy. Alderman Seymour moved, and Alderman Burch seconded to place the bill on final passage. The vote on the passage of said Bill was as follows: Ayes: Rooney, Seymour, Priddy, and Burch. Nays: None. The bill was signed by Mayor Harvey, for placement in the ordinance book as Ordinance No. 13.347.

Mayor to Sign – Land Use Agreement Bill No. 2193 being an ordinance authorizing and directing the Mayor of the City of Weston, Missouri, to sign a land use agreement with E80 Plus Constructors, LLC for use of city owned property during construction of a Burlington Northern Santa Fe bridge across Benner Branch was presented. Alderman Burch moved, and Alderman Priddy 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 Burch and seconded by Alderman Seymour. Alderman Burch moved, and Alderman Seymour seconded to place the bill on second and final reading. The reading was accepted upon motion of Alderman Burch and seconded by Alderman Seymour. Alderman Burch moved, and Alderman Seymour seconded to place the bill on final passage. The vote on the passage of said Bill was as follows: Ayes: Rooney, Seymour, Priddy, and Burch. Nays: None. The bill was signed by Mayor Harvey, for placement in the ordinance book as Ordinance No. 13.348.

Treasurer's Report

Ed Farrand, City Treasurer, gave highlights of the income and expenses for the month of October. Alderman Burch moved to accept the Treasurer's Report. Alderman Seymour seconded, and the motion carried.

The Board chose November 20, 2017 at 5:00 p.m. for the first budget meeting.

Significant Activities Report

Mike Large reported they are completing the crack seal project and then will work on water service at Fiddlers Ridge and take care of the ceiling at the Housing Authority office.

Alderman Priddy said the hot dog vendor is taking up part of the handicap parking spot on Main Street. She is getting complaints. Kim Kirby suggested having mobile food vendors use certain designated parking spots. Mayor Harvey asked Chief Blanton to discuss with Mr. Suarez where he is parking his cart.

Closed Session

Alderman Burch moved to go to Closed Session pursuant to RSMo Section 610.021(2) to discuss leasing, purchasing or selling of real estate. Alderman Seymour seconded the motion. The vote on the motion was Rooney, Aye; Seymour, Aye; Priddy, Aye; and Burch, Aye. Nays: none. The motion carried.

Open Session

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

With no further business to discuss, Alderman Rooney made a motion to adjourn. Alderman Priddy seconded, and all were in favor. The meeting adjourned at 8:20 p.m.

Minutes prepared by Kim Kirby, City Clerk

Minutes approved December 11, 2017

Attest:

Cliff Harvey, Mayor

Kim Kirby, City Clerk