

**BOARD OF ALDERMEN MINUTES**  
**February 12, 2018**

The Board of Aldermen of the City of Weston, Missouri, met in regular session at the Weston City Hall, 300 Main Street on Monday, February 12, 2018 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 Mike Large, Superintendent of Public Works; Stephen Cornelius, Water Plant Superintendent; Chief Terry Blanton, Weston Police Department; and Ed Farrand, City Treasurer. Also present for some or the entire meeting was Ben Mefford, Dennis Lau, Stanley Taulbee, Jeff Elsea, Mark Swendrowski, Beth McPherson, Jeanette Browning-Faubion, and Pat Egan.

Mayor Harvey led the gathering in the Pledge of Allegiance.

**Consent Agenda**

Minute Approval.

Approval of January Collector's Report.

Approval to pay January Accounts Payables.

Business License Approvals - Peony Ridge Farm dba Christopher Terry, Handyman  
Liquor License Renewal – Cactus Creek - O'Malley's of Weston - St.  
George Hotel - Sharps Market

Alderman Joyce Priddy moved to accept and pass the consent agenda. Alderman Rebecca Rooney 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 and recapped the financial information. Mr. Egan announced Tracy Moon has written a very detailed marketing plan for the social media marketing campaign. They are giving a 90-day trial to the business "See You In Weston", to market Weston on social media. The nominating process for Chamber Board members has started and will be complete in April for the annual dinner. Mr. Egan wished to thank all the Mayor's, city officials and city staff he has worked with over the last four years as President of the Chamber. He will be stepping away from the Board this year.

**Dennis Lau – Weston Moonshiners 2018** Mr. Lau was requesting the Moonshiners Car Club be allowed to hold their monthly event the 4<sup>th</sup> Saturday of each month in the 400 block of Main and several parking spots on Market Street. This year they are requesting to start the cruise at 3:00 p.m. (instead of 5:30 p.m.). The merchants they have talked to have been agreeable. In addition, they are asking to be allowed to place six speakers on different buildings in the 400 block. They are 4"x6" and would be on the front of the building. A wireless mic would be used to make announcements. This system can also be loaned to the city or chamber to use during festivals and events. The wiring would come out of the Phillips 66 building. Mr. Lau said the 3:00 p.m. start is to try and attract their people to come and shop during the cruise. Alderman Priddy moved to approve the event application for the Moonshiners beginning at 3:00 p.m. to 10:00 p.m. in the 400 block of Main and the spots on Market Street. Alderman Burch seconded the motion.

Discussion: Chief Blanton stated he understood getting people to come and shop but making sure the parking spots get open at 3:00 p.m. will be difficult to enforce. Very

busy weekends people are parked in the block until 5:00 p.m. He just could not guarantee that the street would be cleared off for a 3:00 p.m. start. Mr. Lau replied that they would not put up the barriers until 3:00 p.m.

On a call for a vote on the motion; the motion carried with all in favor.

Mayor Harvey told Mr. Lau he would need to discuss placing speakers on buildings with the Historic Preservation Commission. The next meeting is Monday, February 26 at 7:00 p.m.

### **Mayor's Announcements and Ideas**

**DNR Correspondence** Mayor Harvey pointed out there was a letter from the MO Department of Natural Resources that pointed out significant deficiencies in the water system. All of these have been addressed in a letter and emails to DNR. Mr. Large stated that all the issues were not fixed, but all addressed and a plan in place.

**MML Meeting** Mayor Harvey announced he attended the MML meeting in Smithville, MO.

**PCEDC** Most of the meetings Mayor Harvey has attended have been discussing the new KCI airport. There is progress being made.

**Northland Regional Development Council** Mayor Harvey stated it was important for him to speak to people at these meetings as there were a lot of business developers there. He has already received phone calls from developers with interest in Weston.

**Employee Meeting Attendance** Mayor Harvey pointed out that if an employee was involved in an organization that they are representing Weston, then they should be allowed to take leave to attend the meeting without taking vacation. In his opinion, they should be paid without deducting personal time. Kim Kirby further explained that she was on the Missouri Rural Services Workers Compensation Insurance Trust, Board of Trustees. She travels to Jefferson City every other month for these meetings. It does not bother her to take time off for the meeting, she would do whatever the Board preferred. Alderman Rooney said it is cleaner to travel on "city time" in case of an accident etc.

### **Economic Development Issues**

**Make It Happen Committee Report Annexation Information-** Mr. Elsea reported he met with Tyler French, Holiday Distillery, regarding annexation. Mr. French is very interested in annexing and connecting to Weston's sewer system. He is getting information for Mike Large about their sewer capacity. Mr. Elsea, Alderman Priddy and others have met with all the property owners along the JJ corridor about annexation. Three (3) property owners are a firm no, but others are very interested. If the properties are contiguous to the city there shouldn't be any issues with getting them annexed. Kim Kirby said the Bless Park should be able to be annexed, as a piece of land connecting it to the state park is now part of the park. Alderman Priddy stated the cost for Bob Shaw is \$5,500 and for O&E's is about \$8,000. This is over the budgeted amount. Kim Kirby commented that the city doesn't need all the O&E's, only the properties that are contiguous to the city limits.

## **Capital Improvement Project**

**Washington-Spring Street Project Engineering Expense-Approval-** Alderman Burch moved to approve payment to Larkin Lamp Rynearson in the amount of \$739.58. Alderman Rooney seconded, and the motion carried with all in favor.

## **Old Business**

**Sewer Lagoon- EPA Compliance** Mike Large reported the aerators were turned off because of the weather, but the test results are still within the required limits. They will be turning them back on when it warms up. The next report to DNR is due in April.

**Update on Land Application Project** No Report

**Thomas Street Restroom Project Update** Alderman Seymour reported the ceilings are up, the plywood is complete and all the supplies that are needed are ordered. It was decided to keep the port-a-potties through March.

**Building Permit Applications – Discussion from Public Hearing** Mayor Harvey pointed out there was not too much response during the hearing. Builders are reluctant, but we are already low on our costs. There are ordinances on the agenda for passage. Mike Large commented that the city is just covering their costs.

## **New Business**

**Changes to Water, Sewer & Trash Rates** Kim Kirby reported the water rates were being analyzed by Liz Grove of Missouri Rural Water Association. Ms. Grove did come to Weston and garner all the information she needed. The sewer rates are the same as what has been approved by DNR for the project. They are adequate at this time and should remain the same. As noted during the budget meetings, the trash rates do need to be increased to keep up with higher expenses in the trash budget. The attached spreadsheet gives the breakdown of what a 5% increase over current charges would do for the trash budget. If the board chooses to increase the rates, an ordinance would be on the March agenda. Alderman Burch moved to raise the trash charges by 5%. Alderman Seymour seconded, and the motion carried.

**Wings Over Weston- Grant from Tourism Fund** The current budget has \$1,500 for Wings Over Weston. Alderman Burch moved to approve a grant to Wings Over Weston for \$1,500. Alderman Priddy seconded and the motion carried.

**Planning & Zoning – Memorandum from Jeff Elsea** Mayor Harvey pointed out the notice from Planning & Zoning sending a memo from Jeff and Janet Elsea to the Board of Aldermen.

Mr. and Mrs. Elsea's first comments were regarding short-term rentals. Mr. Elsea stated that these were observations on he and his wife's part. The term Bed and Breakfast is when you stay in someone's home and you get breakfast, at least that is the assumption. You don't get a voucher to go somewhere else. Alderman Seymour said it was his understanding that to prosecute the property owner renting illegally, you must have the person that rented as a witness in court, which isn't always easy. Kim Kirby suggested sending a letter to the current B&B owners reminding them what the ordinances say on running a B&B. This might be a good reminder of what the regulations are for a B&B. Alderman Priddy moved to send a letter under Mayor

Harvey's signature to all licensed Bed & Breakfast establishments, with a copy of all B&B ordinances. Alderman Rooney seconded the motion and the motion passed with all in favor.

Mayor Harvey suggested putting in the ordinances that short-term rentals are not allowed. Alderman Burch said there needed to be a definition established of short-term rental. Alderman Seymour stated that we need to revisit the matter and make clear that Air BnB's won't be tolerated in the city.

Mayor Harvey stated the second portion of the memo is regarding dangerous buildings. The city does have a dangerous building code that can be triggered in the event of a dilapidated building or structure. Chief Blanton pointed out that there are several different ordinances. He is responsible for the nuisance violations and Mike Large is responsible for the dangerous building violations. A person can complain about a structure, but he or Mike can also write up a violation without a complaint. Alderman Priddy asked if there was a dangerous building in Weston. Chief Blanton replied that he supposed "you have quite a few". Mike Large said that generally it does start with a complaint but understands declaring a dangerous building or a nuisance can be another event as well. Large further stated that he doesn't like to start something because he has been "shot down" in the past. Mr. Elsea stated that it was on them [the Board] if they don't do anything. If no action is ever taken and no follow through, he can understand the frustration. Alderman Priddy said Mr. Large should act on any dangerous building he is aware of. Kim Kirby suggested the Board read the dangerous building code and become familiar with the process.

**Stream Cleaning Organization** Kim Kirby pointed out that in 2015 Mr. Elsea tried to form a stream team, and before that the Planning & Zoning Commission had this as a goal for many years. Unfortunately, it was never completed. Mrs. Kirby stated she would like to take charge of getting it organized. Alderman Rooney moved to allow Kim Kirby to organize a MO Stream Team and start work on a spring project. Alderman Seymour seconded, and the motion carried.

**Website Discussion- Alderman Rooney** Rooney pointed out that the only person currently posting information on the website was Sgt. Kip McGrath. She would like to volunteer as a back-up person if no one else was able to make changes. Secondly, she is working with Fire Chief Lynn Johnson and Chief Terry Blanton to have a PDF of what citizens can do in the case of an emergency. There is currently no information on the website that is geared to help the individual citizen during an emergency of any kind. The information will be a simple link with a PDF of the information.

**City Beautification – Yearly Plant Maintenance** Kim Kirby pointed out the letter from Norman Landcraft. Mr. Norman was the original planter of all plants around city hall and on the islands. The budget does have a line item for this work in the amount of \$4,000. Alderman Priddy moved to allow Kim Kirby to contact Norman Landcraft for the annual quote, and if under \$4,000 to authorize the work. Alderman Burch seconded, and the motion carried.

**Report of Business License – Past Due** Kim Kirby pointed out a handful of existing businesses have not renewed their 2018 license. Some due to the inability to get a "no tax due" from the Department of Revenue. It was traditional to allow them the opportunity to renew until the end of February. Alderman Burch moved to send an additional letter to the businesses that have not renewed licenses allowing them until the

end of February before prosecution. Alderman Rooney seconded, and the motion passed.

### **Ordinances**

**Zoning Amendment – Building Permit Fees** Bill No. 2196 being an ordinance of the City of Weston, Missouri regarding fees established for building permits; amending city of Weston Municipal Code, Title IV – Land Use – Chapter 405 – Section 405.450. Fees Established for Building Permits 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 Priddy. 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. 9.103.

**Amending Water & Sewer New Connection Fees** Bill No. 2197 being an ordinance of the City of Weston, Missouri regarding Water and Sewer Connection Fees; Amending the Water Main Service Connection Fee and the Sewer Service Connection Inspection Fee; Amending Chapter 700, Article III. Rates and Fees; Section 700.110, Subsection A and G 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. 4.037.

**Amending Street Excavation Bond** Bill No. 2198 being an ordinance of the City of Weston, Missouri regarding bonds for street excavation; amending the fee for said bond; Chapter 505. Streets, Sidewalks and other Public Places: Article II. Excavations; Section 505.070. Permit and Street Bond required for Excavation Work; Subsection B was presented. Alderman Burch moved, and Alderman Seymour 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 Priddy 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. 1.110.16.

### **Treasurer's Report**

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

## Significant Activities Report

**Water Production – Jetter Quotes** Stephen Cornelius solicited three bids for the jetter. Those bids were:

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|--------------|------------|
| DSG          | \$7,875.40 |
| Grainger     | \$7,629.60 |
| USA Bluebook | \$6,899.95 |

Alderman Burch pointed out the USA Bluebook quote is lower but does not include the hose that is needed for \$1,250.00. Stephen Cornelius stated that his recommendation is the DSG bid, which is a 1/2-inch hose. The USA Bluebook only has a 3/8-inch hose available.

Kim Kirby commented that it is okay to not choose the lowest bid if it is explained in the minutes why you aren't. Clearly the 1/2-inch hose is a better option with the jetter than the 3/8-inch hose. Alderman Burch moved to authorize the purchase of a Pressure Pro Jetter from DSG in the amount of \$7,875.40. Alderman Priddy seconded the motion and all were in favor.

**Water Production – Put out to bid – Well #2 and Lagoon Clean Out** Cornelius explained Well #2 has lots of debris in it and is shut down. He would like to get the rehabilitation out for bid with bids due by March 16 [actual date should be March 9]. The project to clean out the lagoon sludge ponds can put off until April. Bids due by April 13 [actual date should be April 9]. Kim Kirby reiterated the need for good bid instructions with bid sheets and complete bid packets. Alderman Burch moved to place the Water Plant Well #2 Rehab Project and the Sludge Lagoon Clean-out Project, out for bid. Alderman Seymour seconded, and the motion passed.

**Water Production – Request for city cell phone** Cornelius explained the need to have a cell phone that is at the plant and used by everyone while they are at work. The security camera system can be placed on the cell. Alderman Priddy moved to authorize the purchase of a Water Plant Cell Phone. Alderman Burch seconded, and all were in favor.

**Public Works – Order 2018 Pick-Up Truck** Mike Large reported he received prices for a Ford 250 and a Chevy Silverado. His recommendation is the Ford 250. You must order by February 15 to get this price.

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|-----------------------------------|-------------|
| Ford 250-Platte City Ford         | \$28,560.32 |
| Chevy Silverado-Roberts Chevrolet | \$28,565.00 |

Alderman Seymour moved to approve the purchase of a 2018 Ford 250 from Platte City Ford. Alderman Priddy seconded and the motion carried.

**Public Works-Order Sewer Lift Station Pump** Mike Large reviewed the bids for purchasing a new sewer lift station pump.

|                              |             |
|------------------------------|-------------|
| JCI Industries               | \$12,675.00 |
| Letts, Van Kirk & Associates | \$11,048.00 |
| Enviro-Line Co., Inc.        | \$ 7,975.00 |
| Haynes Equipment             | \$ 8,176.00 |

His recommendation is for the JCI Industries motor as they will put the pump in service and take the old one out. The pump is also a 20-horse power instead of 25-horse power, which will save money on electrical power.

Kim Kirby asked if the engineer had the specifications on this motor, since it was less than 25-horse power currently in the lift station. Is the quote prevailing wage? Mrs. Kirby stated that if the city is just buying a pump that is one thing, but if the company is installing it that is another. A contract must be completed with the company, and prevailing wage is supposed to be quoted. Mr. Swendrowski with JCI was present and said he would include prevailing wage cost in the price quoted.

Alderman Seymour moved to accept the JCI Industries quote for a lagoon pump at a cost of \$12,675.00, which saves the city money on electricity and extra life in the propeller. Alderman Burch seconded the motion, and all were in favor.

**Water Distribution – Put out for bids – Water Tower Power Wash** Large explained that during the DNR inspection, the tower's had some mold and rust on them. It was suggested we clean them to prevent further problems. Alderman Seymour moved to authorize Mike Large to put the water tower power wash project out for bid. Alderman Rooney seconded this motion. All were in favor.

**Police Department – 2018 Vehicle Purchase** Chief Blanton explained the new vehicle had gone down in cost from \$33,124 to \$32,931. This is for a 2018 Ford Explorer on the state contract. Alderman Rooney moved to authorize the purchase of the 2018 Ford Explorer, Police Package at a cost of \$32,931. Alderman Seymour seconded, and all agreed.

**Janitor Resignation** Kim Kirby announced the resignation of the city janitor, Katrina Stephens. Alderman Burch moved to accept the resignation of Katrina Stephens. Alderman Rooney seconded the move, and all were in favor.

Alderman Seymour moved to authorize the advertisement for a replacement janitor and for Mayor Harvey to interview prospective candidates. Alderman Burch seconded the motion, and all were in favor.

With no further business to discuss, Alderman Seymour made a motion to adjourn. Alderman Rooney seconded, and all were in favor. The meeting adjourned at 7:55 p.m.

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Minutes prepared by Kim Kirby, City Clerk

Minutes approved March 12, 2018

Attest:

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Cliff Harvey, Mayor

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Kim Kirby, City Clerk