

# LEAWOOD VILLAGE BOARD OF TRUSTEES MEETING

## July 16, 2013 – MINUTES

### **Trustees Present:**

Denny Desmond, Chairman  
Brad Long, Vice Chairman  
Caleb Head, Treasurer  
Dale Owen, Clerk  
Fran Owen, Secretary

### **Visitors Present:**

Kurt Higgins, Chairman P & Z  
Phyllis Sapp, Secretary P & Z  
Rich McCord P & Z Member  
Kevin Steele 307 Crimson Oak Court, Joplin MO

Denny Desmond, Chairman, called the meeting to order at 6:40 P.M. at the Redings Mill Fire Department located at 5202 S Range Line Road.

Minutes from the May 21, 2013 meeting were presented. Motion made by Brad Long and second by Dale Owen to forgo the reading of the minutes as everyone had received copies and accept the minutes as presented. In favor 5 Opposed 0. Motion passed.

Original financial bank statements and bank reconciliation statements for May and June 2013 were presented by Caleb Head. Statements were reviewed by each trustee, signed and dated. Ending balance for May 2013 in the checking account was \$58,416.30 and the June 2013 ending balance was \$60,518.94. There weren't any outstanding checks. Current balance in the investment account for May 2013 was \$85,456.01 and for June 2013 was \$85,469.59. Pending liabilities totaling \$2,021.66 (Caleb reported that he did not have the invoice for Mike Talley in the amount of \$600.00 and would bring to the next meeting) and estimated automatic deductions for Empire District Electric of \$680.00 were presented. Motion made by Fran Owen and second by Brad Long to accept the financial reports for May and June 2013 and pay pending liabilities totaling \$2,701.66. In favor 5 Opposed 0. Motion passed

The Chairman's Financial Information Report was presented and reviewed. The report contained the Financial Statement as of June 30, 2013 and year to date actual versus budget for 2013 Actual expenses were \$5,105 below budget because there were no legal fees paid and the final payment had not been made to Dick Largent and revenues were \$6,257 over budget resulting in a net surplus of \$27,747.30. All trustees present initialed all reports. Motion made by Caleb Head and second by Dale Owen to approve the Chairman's Financial Reports. In favor 5 Opposed 0. Motion passed.

### **Old Business:**

- 1 **Operating Procedures and Policies** - Final copy should be done by the end of the year.
- 2 **Hazardous Mitigation Plan** - Has been updated and submitted and should be completed by year end.
- 3 **Leawood Village Comprehensive Plan:**
  - A) General discussion concerning the plan. Felt that HSTCC would do a fantastic job of producing a plan for the village. Their rate would be \$30.00 per hour. Total cost would be \$14,220. Cost to Leawood Village would be \$5,000 with other agencies providing the remaining. HSTCC would begin working on the plan at the end of September.
  - B) Denny reported that he had stopped by Mr. Largent's home again and that Mr. Largent was to have his CP done by Friday. He said Mr. Largent felt like he had done a really good job on the plan. General discussion on whether to pick up the plan or not. Some of the P & Z board members said they didn't think we should pick it up.as he didn't fulfill the contract. Denny will contact the village attorney to see what he suggests as far as picking up the plan. Suggestion to let HSTCC take a look at Mr. Largent's plan.
- 4 **De-annexation of Kanan & Joseph Property**
  - A) Zoning & Planning Commission recommended in a vote of 5 to 1 for simultaneously detaching and transferring the 8 acre parcel into the city of Joplin.
  - B) Kevin Steele presented a drawing of the concept plan. Still waiting approval of a permit from the Corps of Engineers. Wants property to be in the City of Joplin because of the TIF program.
  - C) Kevin Steele representing Steele Development was asked what his plan would be should the request be denied. He said he had no idea that he would have to take it back to his group. Brad Long opposed the de-annexation as he felt it was setting a precedent for the future and we could not continue giving away the land. He said Leawood could provide basically the same services as Joplin.
  - D) Mr. Steel reported that he was planning on purchasing the property that he did not own it; that purchasing was contingent on a number of things. (He was not asked if he owned the property at the P & Z meeting, nor did he volunteer the information).

- E) Denny Desmond felt that the property was a “no man’s land” and there was really no benefit to the Village of Leawood to keep the property in Leawood.
- F) Denny Desmond asked for a motion to simultaneously de-annex from Leawood Village into the City of Joplin the 8 acre parcel. Request for motion failed. Request denied.

**5 Road Repairs:**

- A) Denny Desmond contacted Community Bank & Trust about obtaining a loan up to \$100,000 for road repairs. Preliminary cost for repairs total \$198,000. Crack sealing would also need to be done before micro sealing would begin.
- B) Kurt Higgins to put together the request for qualifications to begin the process.
- C) Kurt Higgins estimated cost for repairs to Brookwood Drive (ditch repairs) would cost \$6,700. He is working on obtaining three bids. This amount is not included in the \$198,000.
- D) Kurt reported that Donaldson or Vance Brothers are the only companies doing micro sealing.

**6 Nuisance Ordinance**

- A) Denny to write new ordinance (will be like the city of Joplin’s ordinance).
- B) Denny contacted Jim Otey, Newton County Collector, about adding the cost of mowing lawns in violation of the ordinance to the real estate taxes and was told this could not be done. However, could file a mechanics lien.

**7 Complaints:**

- A) 45<sup>th</sup> & Connecticut (weeds) – property has been mowed – issue closed.
- B) 109 Hill View (weeds & vegetation overgrowth) – No action taken - issue closed.
- C) Cable reported that Realty Executives were making repairs to the property at 127 Valley View and that they would be putting it on the market for sale in 60 to 90 days. Will need to create invoice on village letterhead for the mowing Kurt Higgins has been doing so the charges can be added to the closing cost for the new buyer in order for Kurt to be reimbursed for mowing expenses once the property sells.

**8 Leawood Ledger Mailing List** – Denny still working on getting it updated.

**9 Abby Title** – Denny Desmond reported that he has requested Abby Title no longer contact him for verification for past due tax bills on Leawood Village property.

**10 Village Sales Tax:**

- A) Denny reported that a sales tax can be done very easily. Need to place on agenda (which was done) and approved by the Trustees. Rates are .5%, .875% or 1.0%.
- B) Village attorney will prepare an ordinance for the April 2014 ballot. Must be to Newton County Clerk in December to be placed on the April ballot for approval by the village residents.
- C) Motion made by Dale Owen and second by Brad Long to approve a .75% sales tax for Leawood Village and if this percentage rate is not available then establish the rate at .875%. In favor 5 Opposed 0. Motion passed. (Denny to check with village attorney about the available rates).

**New Business**

**1 Building Permits:**

- A) None issued
- B) Dale Owen reported that he had given CBT a permit application for remodeling the bank. He has not seen anything back from them as of this date.

**2 Annual Report** - Denny reported he had submitted and filed the first of July the annual report ending December 31, 2012 with the Missouri Auditor.

**3 Traffic Study** - Meeting to be held Thursday at City Hall in Joplin to discuss the traffic study done concerning Connecticut Street, 44<sup>th</sup> Street, Indiana Street and 50<sup>th</sup> Street. Brad Long and Denny Desmond (from Leawood Board of Trustees) and Kurt Higgins and Cliff Martin (from Leawood Zoning and Planning) to attend.

**4 Village Real Estate Tax Levy:**

- A) Must be filed by middle of August 2013.
- B) Proposed rate of .2241 will remain the same as 2012.
- C) Motion by Denny Desmond and second by Dale Owen to approve the real estate tax levy of .2241 for 2014. In favor 5 Opposed 0. Motion passed. Denny will file with State of Missouri and Newton County Clerk.

Motion made by Caleb Head and second by Brad Long to adjourn the meeting. In favor 5 Opposed 0. Motion passed. Meeting adjourned at 7:51 P.M. Next meeting will be September 17, 2013.

Minutes prepared by:

Minutes approved by:

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Fran Owen, Secretary      Date

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Denny Desmond, Chairman