

# LEAWOOD VILLAGE BOARD OF TRUSTEES MEETING

## May 21, 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  
Adam Boyd 5200 Brookwood Drive  
Kevin Steele 307 Crimson Oak Court, Joplin MO  
Steve Coats – Redings Mill Fire Chief

Denny Desmond, Chairman, called the meeting to order at 6:30 P.M. at the Redings Mill Fire Department located at 5202 S Range Line Road.

Minutes from the March 19, 2013 meeting were presented. Motion made by Caleb Head 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.

Minutes from the May 2, 2013 public hearing to certify April election results and elect officers 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 March and April 2013 were presented by Caleb Head. Statements were reviewed by each trustee, signed and dated. Ending balance for March 2013 in the checking account was \$52,840.07 and the April 2013 ending balance was \$54,624.14. There weren't any outstanding checks. Current balance in the investment account for March 2013 was \$85,426.98 and for April 2013 was \$85,441.96. Pending liabilities totaling \$1,640.64 and estimated automatic deductions for Empire District Electric of \$680.00 were presented. Motion made by Brad Long and second by Dale Owen to accept the financial reports for March and April 2013 and pay pending liabilities totaling \$2,320.64. 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 April 28, 2013 and year to date actual versus budget for 2013. Actual expenses were \$3,604 below budget because there were no legal fees paid and the final payment had not been made to Dick Largent and revenues were \$121 over budget resulting in a net surplus of \$3,725. All trustees present initialed all reports. Motion made by Fran Owen and second by Brad Long to approve the Chairman's Financial Reports. In favor 5 Opposed 0. Motion passed.

### Old Business:

- 1 **Operating Procedures and Policies** – Trustees continue to develop the policy. Denny reported that the final copy should be done by the end of the year.
- 2 **Hazardous Mitigation Plan**
  - A) Denny Desmond met with Gloria Bottoms and update and submitted the plan with seven recommendations. Will review at the July meeting.
- 3 **Leawood Village Comprehensive Plan:**
  - A) Denny Desmond reported that he had received the signed signature card from the letter he sent to Richard Largent concerning his failure to produce the comprehensive plan.
  - B) Denny will contact the village attorney to find out what it would cost to take Mr. Largent to small claims court. Denny will also make one more attempt to contact Mr. Largent.
  - C) Denny met with HSTCC to discuss having them help write the village comprehensive plan. Denny provided trustees a copy of Saginaw's and Carl Junction's plans that HSTCC had developed. Cost would be approximately \$12,000 and would take approximately six months to complete.
  - D) Motion made by Brad Long and second by Caleb Head for Denny Desmond to contract with HSTCC for developing the Comprehensive Plan for Leawood Village for \$12,000 with MODOT and other agencies paying about \$6,000. In favor 5 Opposed 0. Motion passed.
- 4 **Road Committee:** Motion made by Denny Desmond and second by Dale Owen to appoint Adam Boyd to the Road Committee. In favor 5 Opposed 0. Motion passed.
- 5 **Road Repairs:**
  - A) **Brookwood Drive** - Adam Boyd, who resides at 5200 Brookwood Drive, reported on an issue on Brookwood Drive where part of the roadway has washed away as a result of grates and a wall his neighbor had installed resulting in a buildup of leaves and water. Main concern is that the roadway may

collapse. General discussion concerning how to fix the problem resulted in asking the road committee put a plan together and obtaining bids to be submitted to the board of trustees for approval.

- B) **Financing Village Street Repairs** –General discussion on how to finance repairs and resurfacing the village streets (would not include 44<sup>th</sup> Street, Connecticut, 50<sup>th</sup> Street, Indiana Street and the concrete streets in Hidden Valley). Patching pot holes will not work as we will continually be “chasing pot holes”. Sealing cracks would cost approximately \$10,800 but may not be able to get this done until next year. Kurt will check with the micro sealing companies to see if they can do it this year. Kurt Higgins estimated in order to repair the roads the way they should be would cost about \$150,000 and would last about 10 years. The village currently has \$140,000 in reserve.
- i) Possible ways to finance include requesting a bank loan, establishing a franchise fee (Cable One, Missouri Gas Energy, Missouri American Water Co.) and/or a village sales tax. Denny Desmond said he was opposed to franchise fees as not all residents use the listed services. Suggestion to take a loan (no more than 5 years) and use the cash reserve to pay for repairs.
  - ii) Denny Desmond will contact Community Bank & Trust and see about a loan up to \$100,000 and also \$100,000 to \$150,000 for repairs totaling approximately \$200,000.

## **New Business**

### **1 Building Permits:**

- A) Mark & Sarah Garten                      6075 Brookwood Drive    Shed Permit    \$2.00    Permit 2013-002
- B) Jason & Melaine Holliday            515 Grandview Drive    Addition to residence    \$5.00 Permit 2013-03

### **2 Nuisance Ordinance**

- A) General discussion concerning the current ordinance. Denny handed out a copy of the City of Joplin's policy on weed control. No action taken at this time on any changes to the ordinance.
- B) Denny will contact Jim Otey, Newton County Collector, and see what can be done to add the cost of mowing lawns in violation of the ordinance to the real estate taxes.
- C) Kurt Higgins continuing to mow the property at 127 Valley View. Kurt will put an invoice for charges together and send to Denny Desmond to e-mail to the finance company that currently owns the property.

### **3 Complaints:**

- A) Denny to contact the following property owners concerning violation of the weed nuisance ordinance
  - i) 45<sup>th</sup> & Connecticut (weeds) (Kyle Denham)
  - ii) 109 Hill View (weeds & vegetation overgrowth) (Guebera).

### **4 Kanan, Fannun & Alma Truck & Joseph Properties LP :**

- A) Kevin Steele with Steel Development, made a formal request to detach and transfer an 8 acre parcel (owned by the above listed) to the city of Joplin. He wanted to know what needed to be done to begin the process. He will need to present his request to detach and transfer the property to the Zoning & Planning Commission on July 16. A public hearing before Z & P will be held that evening. Z & P will make their decision and then present it to the Board of Trustees at their meeting later that evening. Mr. Steele reported that the City of Joplin was willing to take the property into the city. He also reported that the clients wanted to apply for the Joplin TIFF benefit and that the property must be in the city in order to accomplish this.
- B) Notice to be placed in the *Leawood Ledger* of the public hearing to be held at the Redings Mill Fire Station #2. Mr. Steele was advised that he would have to pay for the public hearing notice signs.

### **5 Redings Mill Fire Department**

- A) Steve Coats, Redings Mill Fire Chief, addressed the Board of Trustees, saying he was looking forward to continuing the same working relationship with Leawood as Andy Nimmo had in the past.
- B) Chief Coats said McCarthy Construction told him they will close 50<sup>th</sup> and Indiana streets after Memorial Day thus closing the main street for emergency services to reach the village. He reported the fire department will have access through the Mercy property (guard service available when gates are closed) to Indiana and then 44<sup>th</sup> Street to Connecticut. 50<sup>th</sup> Street to Indiana Street and Indiana Street will reopen in July and Main Street to Brookwood Drive will close in July until August.
- C) Chief Coats reported that he had checked out the coverage for the tornado sirens surrounding the village and believes they provide proper coverage. He handed out a map showing their locations and a one mile radius from each siren. Weather radios are available from the fire department and they will program and set up for the residence of Leawood for \$30.00. (May want to place notice in the *Leawood Ledger* concerning radios).
- D) Chief Coats reported that 16 village residents took part in the tree limb pick-up. He also reported that the fire department needs 75 more residents to do Firewise Home Assessments in order for the department to receive a grant. The assessments must be done by the end of July. Suggestion made to place a notice in the *Leawood Ledger*.

### **6 Leawood Ledger Mailing List** – Denny Desmond reported that he is updating the mailing list by cross referencing the real estate tax list with the Empire District Electric Franchise Tax list.

### **7 Village Sales Tax** – Denny to check with the village attorney to see what it takes to establish a village sales tax.

Motion made by Caleb Head and second by Dale Owen to adjourn the meeting. In favor 5 Opposed 0. Motion passed. Meeting adjourned at 8:32 P.M. Next meeting will be July 16, 2013.

Minutes prepared by:

Minutes approved by:

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Fran Owen, Secretary      Date

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Denny Desmond, Chairman