

# LEAWOOD VILLAGE BOARD OF TRUSTEES MEETING

## May 21, 2019 - Minutes

### Trustees Present:

Denny Desmond, Chairman  
Beverly Kiehl, Vice Chairman  
Brad Long, Treasurer  
Dale Owen, Clerk  
Fran Owen, Secretary

### Visitors:

Kurt Higgins 517 Grandview, Joplin MO  
John Hyman 3 Oak Trail, Joplin MO  
Gary Cook 106 Hillview Drive, Joplin MO

Denny Desmond, Chairman, called the meeting to order at 6:30 P.M. at the Redings Mill Fire Department located at 5205 S Range Line Road, Joplin, MO 64804.

Minutes from the March 26, 2019 meeting were presented. Motion made by Beverly Kiehl 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 for the months of March and April 2019 for the money market account, operating account and sales tax account were presented. Balance in the operating account for March 31 was \$118,933.45, money market account \$115,805.48 and sales tax account \$45,606.10 totaling \$280,345.03. Balance in the operating account for April 30 was \$50,712.92, money market account \$185,810.53 and sales tax account \$47,109.48 for an ending balance of \$28,632.93. Denny Desmond reported that \$70,000.00 had been transferred from the operating account to the money market account as had been approved at the January meeting. Motion made by Dale Owen and second by Beverly Kiehl to accept the treasurer report as presented. In favor 5 Opposed 0. Motion passed.

Pending liabilities totaling \$3,584.72 were presented (Paul Horton \$1,200.00 snow removal, Eagle Eye Printing \$256.31 *Leawood Ledger* printing and mailing, WCA \$1,408.79 dumpster fees, Newton County Treasurer \$7.23 collection fees, Mike Talley \$662.50 attorney fees, Newton County Clerk \$49.89 election publishing fees). ACH payments to Empire District Electric totaling \$671.64 resulting in a total of \$4,256.36 were presented by Brad Long. Motion made by Fran Owen and second by Beverly Kiehl to pay pending liabilities totaling \$4,256.36. In favor 5 Opposed 0. Motion passed. Denny Desmond reported that a check in the amount of \$741.91 previously issued to the Newton County Treasurer and approved for payment at the March meeting had been returned as it was written for an incorrect amount. Denny reported that a new check in the amount of \$661.91 was then issued.

Denny Desmond presented the Chairman's Report of Financial Information as of April 30 2019. As of, 2019 there was a surplus of \$27,847. Motion made by Brad Long and second by Beverly Kiehl to accept and approve the Chairman's Financial Reports. In favor 5 Opposed 0. Motion passed. All trustees signed and dated the report.

Trustees discussed transferring money from the money market account at CBT to another facility paying a higher interest rate. Denny Desmond reported that all the banks he talked with were paying about the same rate on money market accounts. Therefore, trustees decided to leave the accounts at CBT because of the ACH deductions for Liberty Utilities. Denny then reported that Guaranty Bank had the best interest rate on certificates of deposit. Motion made by Dale Owen and second by Beverly Kiehl to move \$100,000 from the CBT account to Guaranty Bank and obtain a certificate of deposit in the amount of \$100,000. In favor 5 Opposed 0. Motion passed.

### Old Business:

- 1 **Operating Procedures and Policies** – Trustees continue working on the Village of Leawood Procedures and Policies document. Denny Desmond sent a letter to Paul Horton requesting a three year agreement for snow removal beginning June 1, 2019 for \$1,200 paid by-monthly. As of this meeting Paul Horton had not returned the contract. Denny said he had contacted Mr. Horton this date and Mr. Horton would get back with him next week.
- 2 **Village Ordinances:**
  - A) Zoning Ordinance – Trustees agreed that there were no changes to be made at this time. Item closed.
  - B) Animal Control Ordinance - Trustees continue to work on updating this ordinance. Beverly Kiehl previously talked with Ben Leavens concerning finding an animal control person and was told Joplin personnel were willing to work with Leawood. Beverly reported she had not heard from Ben Leavens as of this date. She will update trustees at the July meeting. Item tabled for future discussion.
  - C) Parking Ordinance – Trustees discussed the ordinance concerning the parking of trailers and motor homes at residences. Trustees will continue to review this ordinance in order to make it more beneficial to homeowners. Tabled until July meeting.
- 3 **Comprehensive Plan:**
  - A) Neighborhood Watch – Dale Owen reported he heard from a resident in Southern Hills reporting the theft of a trailer from their property.
  - B) Beautification Projects:
    - i) Brad Long reported the spring clean-up went well. However because of a problem in Southern Hills setting the dumpster on the scheduled date it was kept an extra two days. Next village clean-up will be in the fall. Dates will be October 4<sup>th</sup> thru October 14<sup>th</sup>. Dumpsters will be delivered on October 3<sup>rd</sup>. Article to be placed in the *Leawood Ledger*.

- ii) Beverly Kiehl suggested putting a Leawood Village sign, approximately 6" x 24", on top of all the street signs (40 signs) in the village. Denny Desmond said he checked with the residents of Hidden Valley to see if they will approve adding the sign to the street sign and advised they had no objection. Beverly Kiehl said she was still working on quotes for the signs.
- 4 **New Resident Information Packets** - Beverly Kiehl presented a work copy of the packet for trustees to review. Trustees reviewed the packets and made several corrections. Trustees will again review corrected packets at the July meeting.
  - 5 **Connecticut and 44<sup>th</sup> Street Construction Project** - Trustees and residents will continue to collect data concerning water run-off along Connecticut Avenue. Utility work has begun.
  - 6 **2019 Budget** - Denny Desmond reported that a line item of \$2,400 for New Resident Packets was added to the budget. A line item for \$1,800 to Allgeier, Martin and Associates, Inc. was also added to the budget for consulting and/or engineering work.
  - 7 **Road Repairs** – Kurt Higgins reported he will get bids sent out.
  - 8 **Street Lights** - The lights on the school property located near the roundabout on 50<sup>th</sup> Street are turned off a majority of the time. Dale Owen reported that Liberty Utilities had installed a light at this location. Item closed.
  - 9 **Village Trash/Recycling Service** – Denny Desmond noted the contract for trash service will expire on August 31, 2020. The original contract was signed in September 2010. Matter of record only.
  - 10 **Complaints/Issues:**
    - A) Saturday's BBQ – Dale Owen reported that he had not met with Eli Crawford and he still planned to and they would work on moving his business in order to be in compliance with the village ordinances.
    - B) 4825 Indiana – Dog running loose. Dale Owen reported that the dog didn't seem to be a problem as of this date. Item closed.
  - 11 **Dollar General:**
    - A) John Hyman spoke on a request for the developer BTB Investments LLC concerning a sewer line connection to the City of Joplin since Leawood Village uses a septic system. The City of Joplin will not own and maintain the line because it is out of the city since it only serves customers within the Village of Leawood. The developer is requesting that Leawood Village take over ownership once the line is constructed. There would be 740 linear feet of 8 inch pipe with 7 connections. A contract with the City of Joplin for maintenance of the sewer line would need to be signed. If other business would connect to the line in the future the village would need to hire someone to inspect the connection. An ordinance for a tack on fee for future development would need to be established.
    - B) Motion made by Dale Owen and second by Beverly Kiehl to enter into a contract with the City of Joplin for ownership and maintenance of 800' of sewer based on the exhibit provided contingent on (Dollar General developer BTB Investments LLC) paying for connection and inspection. In favor 5 Opposed 0. Motion passed.
  - 12 **Social Media** – Beverly Kiehl reported she had not talked with a Tara Prosser concerning establishing a Facebook account for the village as she was waiting to see how Tara did with the welcome packet.
  - 13 **Village Attorney** – Denny Desmond advised that he had received the names of two attorneys (Steve Hays and Derrick Snyder). He will contact them and report his findings at the July meeting.
  - 14 **HSTCC** – Denny Desmond reported he was not able to attend a meeting on March 26 at the Joplin Public Library concerning a resolution for the village but he did send the resolution. Item closed.
  - 15 **U S Census** – Denny reported he met with Ms. Hicks, a representative for the U. S. Census Bureau, and she explained what would take place for the 2020 survey. She advised Denny that representatives would be visiting with village residents during the month of August 2019. Notice to be placed in the July issue of the *Leawood Ledger*.
  - 16 **Southern Hills Village Sign** – Trustees discussed moving the sign closer to Range Line Road. Dale Owen checked with Lancaster Signs to see if there would be any problems with MODOT if the sign was moved. They told him they didn't think there would be a problem but they were still checking and would get back to him.
  - 17 **Leawood Ledger "Meet the Trustees"** - Beverly Kiehl handed out an information sheet for the trustees to complete with information for the *Leawood Ledger*.
  - 18 **Complaints:**
    - A) Trash receptacles being left out by the street in Southern Hills. Notice placed in the *Leawood Ledger* asking residents to remove trash receptacles after they have been emptied on Tuesdays. Item closed.
    - B) Rusted out RV in the driveway on Grandview. Brad Long reported he had been by the residence twice and it appeared someone was home but would not come to the door. Denny Desmond said he had been by also with the same result and he had left the certified letter concerning the complaint in the door.
    - C) Trailers in front of homes at 44<sup>th</sup> and Oak, and 45<sup>th</sup> and Connecticut. Denny Desmond to contact home owners.
    - D) Broken down shed in backyard in residence in Southern Hills. Brad Long said he had gone by this residence and the only problem with the shed was a panel missing on the back. Suggestion to send resident a letter offering to repair the shed for him.
  - 19 **Cory & Beth Stanley** – Their concern the ditch in front of their property on Connecticut Street and who is responsible for maintain/mowing it as he is not able to weed eat it any longer. Beverly Kiehl said she would visit with the Cory and Beth and offer some assistance if they needed it.

## **New Business:**

1. **Building Permits:** - None issued.
2. **Complaints:**
  - A. 114 Hidden Valley – once again flooding is an issue. Kurt talked with the homeowner and advised the as to what they might due in order to stop the flooding. He will contact a contractor and obtain a quote. He reported that Joplin officials will dig out Miller Creek for better water flow.

- B. Horseshoe Drive – the vacant residence needs mowing again. Denny Desmond reported that the village had not been reimbursed for the last mowing.
3. Street Light – Trustees discussed having Liberty Utilities install a street light at the intersection of Range Line and Southern Hills. Dale Owen will contact Liberty Utilities.
  4. Sink Hole – Kurt Higgins reported he had been advised that the hole in the roadway on Valley View was getting deeper. Kurt said he had looked at the area mining maps and didn't find any indication of a mine shaft in that area. Trustees will monitor the situation. It's possible the ground is settling from where there might have been a tree removed. Matter of record.
  5. Geodesic – A resident on Indiana has begun to install a geodesic. Dale Owen said he knew nothing about it as the resident had not applied for a building permit. Denny Desmond to contact resident.

Motion made by Beverly Kiehl and second by Dale Owen to adjourn the meeting. In favor 5 Opposed 0. Motion passed. Meeting adjourned at 8:45 P.M. Next scheduled meeting will be on Thursday July 18, 2019.

Minutes prepared by:

Minutes approved by:

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Fran Owen, Secretary      Date

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Denny Desmond, Chairman