

# LEAWOOD VILLAGE BOARD OF TRUSTEES MEETING

## November 16, 2023- Minutes

### Trustees Present:

Denny Desmond, Chairman  
Billy Bowers, Vice Chairman  
Dan Gremaud, Treasurer  
Dale Owen, Clerk  
Fran Owen, Secretary

### Visitors:

Becky Heffren 2016 E 46<sup>th</sup> Street  
Dan Heffren 2016 46<sup>th</sup> Street  
Jim Guhr 60 Horseshoe Drive

Denny Desmond, Chairman, called the meeting to order at 6:30 P.M. at the Redings Mill Fire Department located at 344 Redings Mill Road, Joplin, MO 64804. Roll call was taken with all trustees present followed by The Pledge of Allegiance and Invocation.

Minutes from the September 21, 2023 meeting were presented. Motion made by Billy Bowers 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 September and October 2023 for the money market account, operating account and sales tax account were presented. Balance in the operating account for September, 2023 was \$36,074.17 money market account \$55,470.04, sales tax account \$19,996.20 and Certificates of Deposit \$400,000.00, for an ending balance totaling \$511,540.41. Balance in the operating account for October 2023 was \$39,763.59, money market account \$55,481.44, sales tax account \$21,366.22 and Certificates of Deposit \$400,000.00 for an ending balance of \$516,611.25. Motion made by Fran Owen and second by Billy Bowers to accept the treasurer report as presented. In favor 5 Opposed 0. Motion passed.

Pending liabilities totaling \$9,692.87 were presented (Eagle Eye Printing \$296.61 *Leawood Ledger* printing; Paul Horton \$1,200 snow removal November and December snow removal contract, Allgeier, Martin & Associates \$6,051.26, 2023 trustees compensation \$2,145.00). Liberty Utilities totaling \$811.99 were presented. Motion made by Dale Owen and second by Billy Bowers to pay liabilities totaling \$10,504.86. In favor 5 Opposed 0. Motion passed.

Denny Desmond presented the Village of Leawood Chairman's Report Condensed Recap ending October 31, 2023. Motion made by Billy Bowers and second by Dan Gremaud to accept the report as presented. In favor 5 Opposed 0. Motion passed. All trustees signed the report.

### Old Business:

#### 1 Village Ordinances:

- A) Ordinance Violation Fines – General discussion concerning creating an ordinance or resolution to determine fines for specific ordinance violations.
- B) Suggestion to notify residents of village ordinances by placing notices at various times throughout the year on Facebook.

#### 2 Comprehensive Plan:

- A) Denny Desmond reported that HSTCC had mailed the survey to the village residents. First meeting of the committee scheduled for November 30 at 6:30 at the Redings Mill Fire Station.

#### 3 Issues around the Village:

- A) 4525 Connecticut - Travis Sampson Property Building permit was issued but shed is in violation of ordinance (shed sits outside the front fence line). Mr. Sampson submitted a request a variance from Zoning and Planning Board. Need to schedule a meeting for approval.
- B) Vicki Carnahan – Southern Hills – Fence in violation of the ordinance due to height and fence extending beyond the front of the residence. Billy Bowers reported he had talked with the owner and advised that the extension would need to be removed and that they would need to submit a request for a variance for height to the Zoning and Planning Board. Still waiting on request from Vicki Carnahan to submit variance request. Billy Bowers to contact the Vicki Carnahan and get a date as to when they plan to correct the violations.
- C) 49<sup>th</sup> & Indiana - Owner had the structure torn down but in the process the septic was uncovered. Denny Desmond advised that he had contacted the owner of the property and suggested they hire a professional service to cover the septic. Will follow up in the spring.
- D) 747 East 50<sup>th</sup>- A problem with mattress and a couch discarded in the yard. Denny will contact the landlord of both 747 East 50<sup>th</sup> and the lot located at 49<sup>th</sup> & Indiana. Item closed. No longer an issue.
- E) 50<sup>th</sup> Street & Indiana – Request that something should be done about the water issue. Denny to contact owner of the property.
- F) Problems with the street and mailbox access on 45<sup>th</sup> street. Needs gravel/concrete patch. Denny Desmond reported that he had not contacted Big John's Equipment to request they look at repairs to the street. Dale Owen reported the setback requirement for mailboxes is six to eight inches. Dale advised that he had not contacted Big John's but that he would.

#### 4 Nuisance Ordinance Violations:

- A) Mike Bell Property – Denny advised he had sent a note to Steve Martinez with the City of Joplin concerning water issues with this property but had not received a reply. No action has been taken and item was tabled.

#### 5 American Rescue Plan Act Use of Fund:

- A) Kurt Higgins with Allgeier Martin was contacted to look at the water run-off issues on 47<sup>th</sup> Street and Wendi Way. He has advised that it would cost approximately \$60,000 to do repairs. Denny Desmond reported that he had met with Joplin City officials and they were agreeable to place the project up for bid. Leawood and Joplin will share the cost. Joplin to do all inspections. City of Joplin to pay the bill for the pipe. The contractor will get with the city of Joplin concerning street closures when the job begins. The bid should go out the week of November 20. The project is to be done in the spring.

- 6 **Hidden Valley Streets** – Rich Reed representing the Hidden Valley Homeowners Association discussed the problem with the streets needing repairs at the July meeting. Trustees went into a special work session following the Trustee meeting. All trustees agreed to provide some amount for road repairs. Denny Desmond suggested \$40,000 one-time payment but not pay until the 2024 budget had been finalized. Denny Desmond advised that he had not heard from Reed about updated quotes and schedule.
- 7 **Complaints** – 129 Valley View Drive – owner failed to obtain a permit for a shed. Billy Bowers to follow up concerning the permit. Owner plans to gravel drive in the spring.

***New Business***

1. **Permits Issued** – Timmi Coss 6038 Brookwood Drive \$10.00 fence permit #2023-6.
2. **Bank Account Signatures** – Motion made by Billy Bowers and second by Dan Gremaud that a resolution be made to requiring two signatures on the money market account and the sales tax account. Dan and Denny Desmond will be the signatures on both bank accounts. In favor 5 Opposed 0. Motion passed.
3. **2024 Leawood Village Budget** – Suggestion to reduce the tree trimming cost from \$42,000 to \$10,000, add \$40,000 to the budget for street repairs in Hidden Valley and \$75,000 for cost to street repairs on 47<sup>th</sup> and Wendi. Trustees to approve the budget at the January 2024 meeting.
4. **Street Issues** – The culvert at 50<sup>th</sup> and Horseshoe Drive (east side) on the roundabout presents a hazard should someone drive off of the street. Dale Owen will check with Big John's to see what kind of barrier could be installed.
5. **April 2024 Election** – Billy Bowers and Fran Owen are the incumbents and filled out paperwork for election. There were no Leawood Village residents that applied.

Motion made by Dale Owen and second by Dan Gremaud to adjourn the meeting at 7:30 PM. In favor 5 Opposed 0. Motion passed.

**Next meeting January 18, 2024**

Minutes prepared by:

Minutes approved by:

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Fran Owen, Secretary      Date

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Denny Desmond, Chairman