

LEAWOOD VILLAGE BOARD OF TRUSTEES MEETING

September 21, 2023- Minutes

Trustees Present:

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

Visitors:

None

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 four trustees present followed by The Pledge of Allegiance and Invocation.

Minutes from the July 20, 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.

Minutes from the August 16, 2023 Special meeting to approve the tax levy of .2154 were presented. Motion made by Dale Owen and second by Dan Gremaud to accept the minutes as presented and forgo the reading as everyone had received copies. In favor 5 Opposed 0. Motion passed.

Original financial bank statements for the months of July and August 2023 for the money market account, operating account and sales tax account were presented. Balance in the operating account for July, 2023 was \$23,489.36, money market account \$55,446.50, sales tax account \$14,996.99 and Certificates of Deposit \$400,000.00, for an ending balance totaling \$496,932.85. Balance in the operating account for August 2023 was \$30,497.94, money market account \$55,457.51, sales tax account \$17,726.83 and Certificates of Deposit \$400,000.00 for an ending balance of \$503,682.28. Motion made by Billy Bowers and second by Dan Gremaud to accept the treasurer report as presented. In favor 5 Opposed 0. Motion passed.

Pending liabilities totaling \$2,135.84 were presented (Eagle Eye Printing \$263.66 *Leawood Ledger* printing; Paul Horton \$1,200 snow removal September and October snow removal contract, Newton County Treasurer \$3.97 July collections, Warten, Fisher, & Lea \$62.50 attorney fees, Lancaster Signs \$105.71 street sign and post replacement, Wheeler Excavation/Cogbill \$500.00 road filler for East 50th street). Liberty Utilities totaling \$325.00 were presented. Dale Owen presented an invoice for Advance Highway Signs in the amount of \$252.00 for a replacement street sign. Motion made by Fran Owen and second by Dan Gremaud to pay liabilities totaling \$3,192.34. In favor 5 Opposed 0. Motion passed.

Denny Desmond presented the Village of Leawood Chairman's Report ending August 31, 2023. Motion made by Dale Owen and second by Fran Owen to accept the report as presented. In favor 5 Opposed 0. Motion passed. All trustees signed the report.

Old Business:

1 Village Ordinances:

A) ATV Use and Ordinance – Trustees have decided not to pursue creating the ordinance. Item closed.

2 Comprehensive Plan:

A) Denny Desmond reported that Misty Haley, project manager for HSTCC will contact him to set up a meeting. Those agreeing to be on the committee are Billy Bowers, Alex Jech, Dale Owen, Fran Owen and Dan Gremaud. General discussion concerning other village residents who to contact to serve on the committee as well as meeting locations.

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. Suggestion that the village attorney send a violation letter in reference to the fence extension.

C) *49th & Indiana* - Owner had the structure torn down but in the process the septic was uncovered. Dale Owen to see if issue had been resolved and report at the November meeting.

D) *747 East 50th*- A problem with mattress and a couch discarded in the yard. Denny will contact the landlord of both 747 East 50th and the lot located at 49th & Indiana.

E) *50th Street & Indiana* – Request that something should be done about the water issue. Denny to contact someone at Mercy Hospital to see if they own the property.

F) *Problems with the street and mailbox access on 45th 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 will contact Big John's.

4 *44th Street Water Run-off* – Denny Desmond reported he had contacted the Joplin Mayor. Item closed.

5 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.

6 American Rescue Plan Act Use of Fund:

A) Kurt Higgins with Allgeier Martin was contacted to look at the water run-off issues on 47th Street and Wendi Way. He has advised that it would cost approximately \$60,000 to do repairs. Motion made by Dale Owen and second by Billy Bowers to use the American Rescue Act funds and ask Kurt Higgins to obtain bids. In favor 5 Opposed 0. Motion passed.

7 Street Signs & Road Repair – The sign on the east entry to Horseshoe Drive is missing and has been ordered. Motion made by Billy Bowers and second by Dan Gremaud authorizing Dale Owen to spend up to \$1,000 to replace village signs as needed. In favor 5 Opposed 0. Motion passed.

8 Emerald Drive – Resident reported that some of the street lights are not working. There is not a homeowners association for Emerald Drive and Liberty Utilities is not responsible for these lights. Suggestion that the residents get together and discuss what they would like to do and report back to the board. Item closed.

9 45th & Connecticut - Dogs running loose in the area of 45th and Connecticut and chasing bikers. Owner has been contacted several times. Item closed,

10 Joplin City Sewer - AG Partners located at 44th and Rangeline wants to hook to the Joplin city sewer system. Kurt Higgins will need to look at the connection and advise his findings. Leawood Village is responsible for maintaining and making sure the hook-up is proper. Item closed.

11 Neighborhood Watch – Trustees discussed various residents to serve as watch captains. There is currently no one on Sunset or 46th Streets. Suggestion to talk to Nicki on 46th Street.

12 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. Waiting to hear from Reed about updated quotes and schedule.

New Business

1. Permits Issued – none at this time.

2. Village Provided Dumpsters – Denny Desmond reported that the cost for dumpsters continues to increase. Trustees have decided to eliminate providing dumpsters in the fall and only provide in the spring. Need to check with other companies providing dumpsters for their cost. Will follow up at the January 2024 meeting.

3. Procedures For Handling Complaints:

A. General discussion with the following suggestions: First send letter by postal mail, second if no response, trustee to make phone contact, third, two trustees will go to the residence and fourth make documentation of the complaint. Dan will create the form for documentation.

B. Need to place information on Facebook concerning violations (perhaps each week), such as parking violations. Denny Desmond to post and address issues that the village continues to receive.

4. Complaint:

A. 129 Valley View Drive – owner failed to obtain a permit for a shed, has various vehicles violating the parking ordinance. Denny reported the owner refused to discuss the problem with him. Billy Bowers will draft a violation letter and send certified mail.

5. Ordinance Violation Fines – General discussion concerning creating an ordinance or resolution to determine finds for specific ordinance violations.

Motion made by Dale Owen and second by Billy Bowers to adjourn the meeting at 8:18 PM. In favor 5 Opposed 0. Motion passed.

Next meeting November 16, 2023

Minutes prepared by:

Minutes approved by:

Fran Owen, Secretary Date

Denny Desmond, Chairman