

Glenaire Board of Aldermen Regular Meeting Minutes February 18, 2020

Mayor Pro-Tem Young called the meeting to order at 7:04 PM, on, February 18, 2020, at the Glenaire City Hall/ Clubhouse at 309 Smiley Road, Glenaire, Missouri. Present were Alderpersons Howard, Riden, Seal and Young. Also present were Marshal More, City Attorney Allen Garner and residents Keith and Jane Shull. Absent was Mayor Petty due to illness.

APPROVAL OF AGENDA:

Riden made a motion to approve the agenda with a second by Howard. AYE: Howard, Riden, Seal and Young. Motion carried.

APPROVAL OF CONSENT AGENDA:

Howard made a motion to approve the consent agenda with a second by Riden. AYE: Howard, Riden, Seal and Young. Motion carried.

PUBLIC COMMENTS:

Jane Shull spoke saying that Tyler Green who lives at 215 Campbell Drive has a court date in Warsaw tomorrow and his wife, Destiny, from the same address has a court date the same day in Polk County. Sharon O'Dell who also lives at 215 Campbell Drive has a court date next week. Wants to know if anyone from the city has found out if Evelyn Blevin had an eviction notice filed with Clay County or not. Allen Garner stated that there was no record of the eviction notice when he called the county clerk. He stated he has prepared an eviction notice for Mrs. Blevin to use if she chooses. If she signs the eviction notices to her tenants, she still will have to petition the courts to enforce the evictions. Mr. Garner said when he and Mrs. Shull met with the Clay County Deputy Sheriff, they were told that the probation and parole officers are not doing anything with the offenders unless their actions had something to do directly with their offense.

MARSHAL'S REPORT

Complaints Pending: 403 Norton Ave. Marshal More went onto the property and walked around it and found the back door to be wide open. He closed the back storm door to keep any animals out of the house. Clerk Tucker will meet with the clerk at Stewart Title to make sure who the legal owners are. Attorney Allen Garner will proceed with what the next legal step is to complete getting something done about the dilapidated condition of the building.

215 Campbell Drive. Tyler and Destiny Green continue to be a problem to the neighbors with their loud arguing and loud music. Marshal More spoke with Tyler Green in the driveway at 215 Campbell Dr. about the excessive noise of his car. Mr. Green told Marshal More that he was leaving the area and moving out.

New Complaints: 107 Adkins Road. A resident called to complain about the owner of the property is burning lumber or trash in back of his residence. Marshal More visited the property owner and told him that burning in Glenaire is not allowed. The property owner put the fire out.

OLD BUSINESS:

City Park.

Nothing to report.

Johnson Road Project

A bill from Landplan Engineering in the amount of \$2,355. Alderman Seal \$1,650 of that amount should be deducted from the bill because of bad engineering. Water lines were in the way when the original plan was engineered and the manholes had to be raised also. Alderman Seal made a motion to reduce the bill by

\$1,650 and pay the remaining \$705. Alderwoman Howard supported with a second. AYE: Howard, Riden, Seal and Young. Motion carried. Clerk Tucker will write a letter to Landplan engineering asking them to deduct the \$1650 from the invoice.

Update Zoning Ordinance.

City Attorney Allen Garner said he will have a draft of the updated ordinance completed by the March Board meeting. He then read the Ordinance 429 to impose a 90 day moratorium on issuing a building permit for any accessory buildings. Alderman Riden made a motion to pass Bill 427 as Ordinance 429 on the first reading with a second by Alderman Seal. AYE: Howard, Riden, Seal and Young. Motion carried

Sewer Talks With City of Liberty.

City Attorney Allen Garner spoke with Dan Estes, Liberty Assistant City Administrator. Mr. Estes again said there is a new attorney dealing with the issue and there is a new Director of Sewer Services so they are all trying to get up to speed on the new job. Garner has a telephone appointment with the new attorney next Tuesday, February 25, 2020 to discuss getting a contract prepared

Dean Ledford Homes, LLC requests the City Approval to Split a Large Single Lot into two lots – 2nd hearing & vote.

Alderwoman Howard made a motion to split Lot 12 in Oakcrest Subdivision into two lots, which will be known as Lot 12 and Lot 12A. Alderman Riden supported with a second. AYE: Howard, Riden, Seal and Young. Motion carried. Clerk Tucker will contact Developer Dean Ledford on a final drawing and recording with Clay County showing the location of Lots 12 and 12A in Oakcrest Subdivision.

Sound Absorbing Panels for the Clubhouse Meeting Room.

Alderman Riden reported that the material to build the sound absorbing boards would cost approximately \$200 and the contractor will charge \$20 an hour for his labor. He estimates it will take approximately 5 hours to build them. Riden made a motion to spend up to \$500 to build the sound absorbing boards with a second by Alderwoman Howard. AYE: Howard, Riden, Seal and Young. Motion carried. Mayor Pro-Tem suggested to start with 4 sound boards and if they work well to add 2 others later.

Close Pony Express Savings Accounts & Deposit in Sewer Operating Account.

Alderwoman Howard reported that the Pony Express savings accounts were closed by Treasurer Cheryl McCann and the money deposited in the sewer operating account.

CLERK'S REPORT:

Clerk Tucker questioned if the City of Glenaire should have an ordinance about burning since the State of Missouri rules have changes some. Attorney Garner said there is no need to write one up. The rules in the Kansas City Metropolitan rules have not changed.

Tucker reported the directory is mostly done and ready for the printer after Alderwoman Young completes her proof reading it.

Search For a New City Clerk

Two residents have expressed interest but do not have resumes yet.

NEW BUSINESS:

Invoice From McCann's Bookkeeping & Tax Service

Alderwoman Howard presented an invoice from Cheryl McCann of McCann's Bookkeeping & Tax Service; \$75.00 for an hour meeting with Jan Howard and Ann Tucker and \$18.75 for closing two savings accounts and depositing the money in the Sewer Operating Account. Howard also explained that McCann wants to charge an extra \$75.00 per month for adding the road account and for preparing a comparison report of

cumulative expenses spent versus annual budget amount. In realizing that McCann's contract with the City allowed for a semi-annual meeting with her, the Board decided to ask for an adjustment for the meeting expense to zero. Clerk Tucker was asked to process the bill but include a letter asking for the \$75.00 to be removed and have it signed by Mayor Petty. Garner suggested to call University of Missouri Extension Board and ask for help from the Quickbooks expert on getting the report through a "canned" report from Quickbooks. Clerk Tucker will follow-up with a request to the Quickbooks Expert.

Revisit Campbell Drive & Bridge Closing

Have someone to look at it to see how feasible it would be to look at it again. Glenaire can ask for it to be reopened.

Alderwoman Howard made a motion to go into a closed session with a second by Alderman Riden to discuss legal litigation at 8:25 PM. Alderman Seal made a motion to come out of the closed session at 8:32 PM with a second by Alderwoman Howard. AYE: Howard, Riden, Seal and Young. Motion carried.

Alderwoman Howard moved to adjourn the meeting at 8:33 PM with a second by Alderman Riden. AYE: Howard, Riden, Seal and Young. Motion carried.

APPROVED THIS 17th DAY OF FEBRUARY 2020.

Frankie Petty, Mayor

(seal)

L. Ann Tucker, City Clerk