

BOARD OF ALDERMEN MINUTES
March 14, 2018

The Board of Aldermen of the City of Weston, Missouri, met in regular session at the Weston City Hall, 300 Main Street on Wednesday, March 14, 2018 at 6:00 p.m. Board members Rebecca Rooney, Mark Seymour, Joyce Priddy and Joyce Burch were present with Mayor Cliff Harvey presiding. Also present were Mike Large, Superintendent of Public Works; Chief Terry Blanton, Weston Police Department; Jeremy Webb, City Attorney; and Ed Farrand, City Treasurer. Also present for some or the entire meeting was June Kisker, Audrey Hoffman, Beth McPherson, and Chuck Sebus.

Mayor Harvey led the gathering in the Pledge of Allegiance.

Consent Agenda

Minute Approval.

Approval of February Collector's Report.

Approval to pay February Accounts Payables.

Business License Approvals - Superior Comfort Heating & Air - TruGreen Lawn
- Ojas Yoga & Wellness - Ace Tree Service, Inc. - DH1 Roofing
- Ultra Classic Outdoor Specialties

Caterer's License - Weston Wine fest in 500 Block of Spring Street for the following wineries: Ladoga Winery - Weston Wine Co. - Van Till Family Farm Winery
- Pirtle Winery - Riverwood Winery - Jowler Creek Winery - Windy Wine Co.
- Fence Stile Vineyards & Winery - Tipple Hill Winery - Vox Vineyards

Alderman Mark Seymour moved to accept and pass the consent agenda. Alderman Joyce Priddy seconded the motion, and all were in favor.

Concerns, Questions or Requests

Chamber Report Pat Egan was not present, Alderman Joyce Priddy reported on the monthly financial numbers and membership information.

See You In Weston – Community Easter Egg Hunt in City Park Audrey Hoffman explained that she and her business partner would like to sponsor a couple of special events throughout the year. One of them being an age group Easter Egg Hunt. Alderman Priddy moved to approve the special event request and waive the insurance requirements. Alderman Rooney seconded, and the motion passed.

Mayor's Announcements and Ideas

DNR Correspondence Mayor Harvey stated the city was back in compliance after falling out the month before. The letter was in the packet for Aldermen to read.

Employee Evaluations Mayor Harvey said he would like to see all employees be evaluated this month, prior to the next regular meeting. The department heads should do the evaluation with the liaison and then allow the mayor and other board members to just review them.

Small Antenna Legislation The Missouri legislature is trying to pass a law that would allow companies with small antennas or wireless antennas to place them in city right-of-

way's without paying a fee. Mayor Harvey urged everyone to email their state representatives.

Northland Chamber Mayor Harvey said he has met a lot of contacts for building houses at these meetings. He has invited those builders to Weston.

PCEDC Gave a report on Weston and urged everyone at the meeting to come to Weston.

Economic Development Issues

Make It Happen Committee Report No report.

Old Business

Sewer Lagoon- EPA Compliance Mike Large reported the aerators were working and the test results are within the required limits.

Update on Land Application Project Kim Kirby informed the Board there was a reply to the Due Diligence Questionnaire that she is working on, and hopefully will have it complete within the week. There is now a new DNR email wanting a parity certification on the city's funds. Piper Jaffray, the city's financial advisers are helping to get the required information for the certification.

Thomas Street Restroom Project Update Alderman Seymour reported they are still focusing on completing the job by the end of March. Meyers Construction will come in and install the petitions for the city. Beth McPherson suggested having a ribbon cutting with toilet paper and do some other fun things to inaugurate the restroom. Kim Kirby informed the board the port-a-potties are booked until March 27.

Bed & Breakfast Code – Discussion on State Legislature Bills Mayor Harvey pointed out the State Legislature will more than likely vote on the "short term rental" issue sometime this year. Jeremy Webb reviewed the proposed legislation that gives two important dates. The city can write an ordinance disallowing short-term rentals before August 28, 2018, but then can't enforce it after August 28, 2019. But that one-year time period could have changes to the law or the city could make some reasonable changes to the zoning laws to allow other short terms rentals, if that is necessary. Alderman Rooney moved to request Planning & Zoning look at an ordinance mirroring the language in the state law, expressly prohibiting residential dwelling rentals that have not been approved under the City of Weston Special Use Exception Code for Bed and Breakfast and following our Bed and Breakfast Code. Alderman Burch seconded the motion and the motion passed with all in favor.

New Business

2018-2019 Work Comp & Property Insurance Kim Kirby reminded the Board she had told them last year the Workers Compensation insurance would be high for at least another year due to claims increasing our experience modifier. The work comp budget is \$43,738.50 and the total quote is \$41,856.00. There will be some additional monies after the April work comp audit. The city is once again not receiving a credit against our bill as we have NOT adopted a Safety Manual. The property insurance is pretty much the same as 2017. The total is \$46,709.00 and the budget is \$49,600.00. Vehicle insurance decreased, and the property insurance increased due to the claims we have

had on our account. Alderman Burch moved to approve the Workers Compensation insurance with Missouri Rural Services Workers Compensation Insurance Trust at a cost of \$41,856.00; the Property Insurance through Miller Donnelly at \$46,709.00; and include the Terrorism Insurance at an additional \$130.00. Alderman Priddy seconded and the motion carried.

Dangerous Buildings – 403 & 405 Main and 926 ½ Thomas St. There were two letters sent to Charles and William Sebus concerning their properties at 926 ½ Thomas and 403/405 Main St. A response has been received from Sebus.

926 ½ Thomas Mayor Harvey pointed out the reply from Mr. Sebus was to take the letter from the city and write on the letter that he “will fix” this property. Chuck Sebus spoke up and stated he would like to fix the old house and keep it. Alderman Priddy said the Board needed to follow the ordinance and give thirty days to demolish the building. The house has been deemed unsafe and unsanitary. Alderman Burch asked Mr. Sebus what his intentions were regarding the house. Mr. Sebus said again that he wanted to rebuild the house as is, to put it back just like it is. He said he helps the community in whatever ways he can and should be able to put it back. He did not want to lose a historic structure. Mayor Harvey said there was no question that Mr. Sebus has helped the community, but this is a different matter. Mr. Sebus has let the house deteriorate for too long and now must vacate the property and demolish it. Alderman Priddy moved to give Mr. Sebus thirty (30) days to demolish the dwelling at 926 ½ Thomas Street. Alderman Rooney seconded the motion. The motion carried with Alderman Burch abstaining.

403 and 405 Main Mayor Harvey read from the letter to Mr. Sebus, who once again gave his response to the city by writing on the letter that was sent to him regarding the repairs needed to this property. The following were the list of repairs noted by Mike Large:

Repair:	Response
Front windows need repair/replaced	Repair by June 30, 2018
Rear of the building- cement blocks; clutter	Repair by September 30, 2018
Gutter is loose and falling-facia boards	Repair by May 30, 2018
Inside ceiling repair; leaking roof	No response
Clutter in the aisles of the store	No response

A memo from the West Platte Fire & EMS was read regarding the property, which states the business has been identified as potential high-risk target under fire conditions, based on building conditions and fire load (weight of combustible material per square foot of floor space).

Alderman Seymour said the rain coming in from the leaking roof has ruined the ceiling tiles, buckets are everywhere, someone could get hurt or killed from falling plaster. He has lived in Weston for thirty years and nothing has ever been done to the building. The city has let them get by with having this fire hazard, but it was time to clean up. It was a life safety issue and the city can't let it slide.

Jeremy Webb pointed out the action in the letter sent to the Sebus brothers was to vacate and repair the building. Any motion made should include the building must be vacated and per the ordinance the city can have an outside engineer look at the building.

Alderman Priddy moved to follow the Dangerous Building Code by upholding the requirement to vacate the buildings 403 and 405 Main Street and to start repairs within thirty (30) days; to instruct Mike Large to place a sign on the door stating the building had been declared a dangerous building; and to hire a structural engineer to look at the building, recommending Genesis Structures who the city has worked with in the past. Alderman Rooney seconded the motion.

Discussion: Chuck Sebus asked if he could clean up the alley within his suggested dates. Alderman Priddy said he had thirty days to commence the work. Jeremy Webb further explained that a hearing can be held after thirty days to see a report on any progress and to see any written findings of opinion on the condition of the building. Mr. Sebus has the right to appeal any decision of the Board to the circuit court. If he doesn't start the work in thirty days he can be subject to a citation and a fine, potentially \$500 per day. Beth McPherson asked if the hearing was included for the house at 926 ½ Thomas. Jeremy Webb stated that yes, the hearing after thirty days included the house to be demolished. Kim Kirby clarified that the thirty days started from today, not thirty days from the letter sent to Mr. Sebus. Alderman Seymour asked who was allowed in the building. Jeremy Webb said they could not operate the business, no customers could be allowed in the building. They have thirty days to start the repairs and bring the building out of dangerous building status. Once the structural engineer looks at the building, the city may need to send another letter with any new findings and have a new start point for additional work.

Mayor Harvey called for a motion on the vote: The motion carried with Alderman Burch abstaining.

Mid-America Regional Council-Membership Dues Following a brief discussion regarding the options for joining the Government Innovations Forum and the Training Institute, Alderman Burch moved to pay the local dues of \$176.00 to MARC. Alderman Rooney seconded the motion, and all were in favor.

Changes to Communications Tower/Antenna Code Mayor Harvey told the Board about the current legislation to allow wireless communications devices in the city right-of-ways without the city having an opportunity to control where they are placed and what they look like. Kim Kirby explained that the city does have a code and utilized it for the wireless devices installed by Spectrum Cable on several downtown buildings. The City of Riverside, MO shared their amended antenna code with Mayor Harvey. After comparing the Riverside Code with Weston's code, some changes could be adopted that might help with controlling the wireless devices. Any changes would have to have a public hearing as it is part of the Zoning Regulations. Alderman Priddy moved to send the suggested amendments to the Planning & Zoning Commission for review and recommendation. Alderman Seymour seconded the motion and the motion passed with all in favor.

Building Maintenance – 526 Main St. – Electrical Panel Mike Large reported at issue was the Chamber building's electrical panel. They had some minor electrical work completed and it was observed that the panel is a type of panel that has had issues in the past. It is probably okay, but he will check it out and report back. Alderman Priddy moved to authorize Mike Large to look at the electrical panel at 526 Main Street and report back to the Board. Alderman Rooney seconded, the motion carried.

Bid Items

Water Well #2 Rehab Bids – Discuss and Approve Bidder Mayor Harvey pointed out the three bids received were:

Douglas Pump Service	\$8,662.00
Layne Water Resources	\$7,851.92
Brotcke Well & Pump	\$9,640.00

Alderman Burch moved to accept the low bid from Layne Water Resources in the amount of \$7,851.92. Alderman Seymour seconded the motion, and all were in favor.

Water Tower Power Wash Bids – Discuss and Approve Bidder Mayor Harvey pointed out three bids were received:

Ozark Applicators	\$24,750.00
Central Tank Coating	\$19,000.00
Pittsburg Tank & Tower	\$31,200.00

Alderman Seymour moved to accept the low bid from Central Tank Coating in the amount of \$19,000.00. Alderman Priddy seconded the motion and the motion carried. Mike Large informed the Board this had to be done after the DNR Inspection noted there was mold growing on the tanks, which hurts the paint.

Ordinances

Amending Residential/Commercial Trash Rates Bill No. 2202 being an ordinance amending the monthly charges for trash collections for residential dwelling units, small businesses, medium businesses, dumpsters located in residential areas, dumpsters at business locations, Sharp's Market, Weston Properties and the Senior Citizen Housing Complex, amending the City of Weston Code Chapter 220 Solid Waste management, Section 220.110 monthly service charges was presented. Alderman Burch moved, and Alderman Priddy seconded to introduce the bill for first reading, to suspend the rules and give the readings by title only. The reading was accepted upon motion of Alderman Seymour and seconded by Alderman Priddy. Alderman Burch moved, and Alderman Priddy seconded to place the bill on second and final reading. The reading was accepted upon motion of Alderman Seymour and seconded by Alderman Priddy. Alderman Burch moved, and Alderman Seymour seconded to place the bill on final passage. The vote on the passage of said Bill was as follows: Ayes: Rooney, Seymour, Priddy, and Burch. Nays: None. The bill was signed by Mayor Harvey, for placement in the ordinance book as Ordinance No. 4.510.

Mayor to Sign – Agreement with Water Well Contractor Bill No. 2203 being an ordinance authorizing and directing the Mayor of the City of Weston, Missouri to enter into an agreement with Layne Water Resources, for the purpose of minor repairs and maintenance (chemical treatment) of the Weston Water Well #2 located at the Weston Water Plant was presented. Alderman Seymour moved, and Alderman Burch seconded to introduce the bill for first reading, to suspend the rules and give the readings by title only. The reading was accepted upon motion of Alderman Seymour and seconded by Alderman Priddy. Alderman Seymour moved, and Alderman Priddy seconded to place the bill on second and final reading. The reading was accepted upon motion of Alderman Seymour and seconded by Alderman Burch. Alderman Seymour moved, and Alderman Priddy seconded to place the bill on final passage. The vote on the passage

of said Bill was as follows: Ayes: Rooney, Seymour, Priddy, and Burch. Nays: None. The bill was signed by Mayor Harvey, for placement in the ordinance book as Ordinance No. 13.350.

Mayor to Sign – Agreement with Water Tower Power Wash Contractor Bill No. 2204 being an ordinance authorizing and directing the Mayor of the City of Weston, Missouri to enter into an agreement with Central Tank Coating for the purpose of power washing two water storage facilities was presented. Alderman Seymour moved, and Alderman Priddy seconded to introduce the bill for first reading, to suspend the rules and give the readings by title only. The reading was accepted upon motion of Alderman Seymour and seconded by Alderman Priddy. Alderman Seymour moved, and Alderman Priddy seconded to place the bill on second and final reading. The reading was accepted upon motion of Alderman Seymour and seconded by Alderman Priddy. Alderman Seymour moved, and Alderman Priddy seconded to place the bill on final passage. The vote on the passage of said Bill was as follows: Ayes: Rooney, Seymour, Priddy, and Burch. Nays: None. The bill was signed by Mayor Harvey, for placement in the ordinance book as Ordinance No. 13.351.

Treasurer's Report

Ed Farrand, City Treasurer, gave highlights of the income and expenses for the month of February. Alderman Rooney moved to accept the Treasurer's Report. Alderman Seymour seconded, and the motion carried.

Significant Activities Report

Court Training – Request for Mileage – Kim Kirby The training dates are March 28 and 29 in Gladstone MO. Approximate mileage cost is \$61.69. Alderman Burch moved to approve with Alderman Priddy seconding. The motion passed.

Kim Kirby reported the city did receive the Lewis & Clark lighting grant from the Platte County Parks and Recreation Department. Mrs. Kirby also reminded the Department Heads and Liaisons that after evaluations were complete the paperwork needed to come to city hall to be placed in the personnel file of each employee.

Closed Session

Alderman Burch moved to go to Closed Session pursuant to RSMo Section 610.021(2) to discuss leasing, purchasing or selling of real estate; and pursuant to RSMo Section 610.021(3) to discuss personnel matters. Alderman Priddy seconded the motion. The vote on the motion was Rooney, Aye; Seymour, Aye; Priddy, Aye; and Burch, Aye. Nays: none. The motion carried.

Open Session

Alderman Seymour moved to resume open session. Alderman Priddy seconded the motion. The vote on the motion was Rooney, Aye; Seymour, Aye; Priddy, Aye; and Burch, Aye. Nays: none. The motion carried.

With no further business to discuss, Alderman Priddy made a motion to adjourn. Alderman Seymour seconded, and all were in favor. The meeting adjourned at 8:40 p.m.

Minutes prepared by Kim Kirby, City Clerk

Minutes approved April 9, 2018

Attest:

Cliff Harvey, Mayor

Kim Kirby, City Clerk