

BOARD OF ALDERMEN MINUTES
April 9, 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, April 9, 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; Stephen Cornelius, Water Plant Superintendent; Jeremy Webb, City Attorney; and Ed Farrand, City Treasurer. Also present for some or the entire meeting was June Kisker, Corey Weinfurt, Pat Egan, Scott Gow, Ann Roehe, Trevor McDonald, Chris Koonce, Emma & James Lowe, Jean Robertson, Cody & Johnnie Munn, Jeanette Browning-Faubion, Beth McPherson, and Chuck Sebus.

Mayor Harvey led the gathering in the Pledge of Allegiance.

Consent Agenda

Minute Approval.

Approval of March Collector's Report.

Approval to pay March Accounts Payables.

Business License Approvals - Miss Doyle's Soapery (Change of Address), Central Tank Coatings, Inc. - Mosier Lawn Care - Glynn's Lawn Care - J.E. Dunn Construction Co. - Layne Christensen Co. - Stout Fit Personal Training

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

Ordinance

Declaring Results of Election Bill No. 2205 being an ordinance declaring the results of the general municipal election held on April 3, 2018 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 Rooney. 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 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. 7.212.

Oaths of Office The oath of office was administered to Alderman Ward I Rebecca Rooney and Alderman Ward II James Lowe.

A plaque was presented to outgoing Alderman Joyce Burch.

Election of President of the Board and Board Liaisons Alderman Seymour nominated Alderman James Lowe for President of the Board. Alderman Rooney seconded the nomination and the nomination was approved with Alderman Rooney abstaining.

Mayor Harvey announced that liaisons are:

Police Department:	Alderman Rebecca Rooney
Water Plant:	Alderman James Lowe
Public Works:	Alderman Mark Seymour
Planning & Zoning/Historic Preservation:	Alderman Joyce Priddy
Weston Chamber:	Alderman Joyce Priddy
West Platte Fire:	Alderman Rebecca Rooney
West Platte R II School District:	Alderman James Lowe

Check Signers Alderman Joyce Priddy moved to establish the check signers at the City of Weston checking account located at the Bank of Weston as: Mayor Cliff Harvey, Alderman James Lowe, City Treasurer Ed Farrand, City Clerk Kim Kirby and City Collector Tami Weaver. Alderman Seymour seconded, and the motion passed.

Alderman James Lowe moved to re-establish the Money Market account at the Bank of Weston with Mayor Cliff Harvey, City Treasurer Ed Farrand, City Clerk Kim Kirby and City Collector Tami Weaver. Alderman Seymour seconded, and the motion carried.

Concerns, Questions or Requests

Chamber Report Pat Egan reported on happenings at the Chamber and introduced the new president, Chris Koonce. The five new individuals coming on the chamber board are: Jeff King, Drew MacDonnell, Sara Hoffman, Suzanne Zimmerman, and Roger Gascoigne. Mr. Egan reminded the Board the official change in office members would occur at the annual dinner, April 18. Mr. Egan announced that David Garrison is the new Chamber Ambassador handing out welcome bags to new residents.

Chris Koonce stated that he is the current Chairman of the Chamber Marketing committee and was very excited about the new direction the chamber was moving with social media marketing. He felt it was up to date and more fiscally responsible. The Chamber will continue some print ads and billboards. His door is always open, and he urged everyone to come see him.

Green Dirt Farm – Trevor McDonald – Use of City Parking Lot Mr. McDonald stated they would need the use of the city hall parking lot (not the downtown lot) and would have their guests park in the lot and be picked up by their bus and taken to their Mount Bethel location. Alderman Priddy moved to approve the request for Green Dirt Farm to use the downtown City Hall Parking Lot on May 20, June 10, June 24, August 4 and September 28. Alderman Rooney seconded the motion and the motion passed.

Mo-Kan VolksWeston Event- Scott Gow Mr. Gow stated he just wanted to confirm any issues that might be outstanding for their event scheduled for May 12. He met with Chief Blanton and discussed some of the road closures. Everyone is excited to attend. Kim Kirby reminded Mr. Gow of the requirements of the city, which are:

- No alcohol allowed on the city street or parking lot.
- No grills or cooking allowed on the city street or parking lot.
- Do not block the downtown sidewalks.
- Do not have a car parking in front of 417 Main St.
- The city will supply the blue barriers to traffic stoppage and trash cans as well as a dumpster.

Corey Weinfurt – Irishfest & Caterer’s License for Winefest Mr. Weinfurt stated he was asking for the same road closures for 2018 Irish Fest- Short Street from Main to

Welt and Welt Street from Short to Spring. The event will be in the courtyard parking lot of O'Malleys. Alderman Rooney moved to approve the request for the 2018 Irishfest Event including the closing of Short and Welt, and to authorize a Caterer's license be approved for that location on October 12, 13 and 14; and a Caterer's license for the Winefest May 19, 2018. Alderman Lowe seconded the motion and the motion carried.

Mayor's Announcements and Ideas

Platte County Mayors Meeting Mayor Harvey stated the Mayor's in the county get together monthly. Recent discussions include the elections and some of the State Legislative action being debated in Jefferson City. He also met with Senator Schaaf and Representative Higdon regarding the corruption in Jefferson City. Mayor Harvey encouraged Aldermen Rooney and Lowe to attend the Missouri Municipal League-elected officials conference. Kim Kirby informed them they had until May 12 to decide whether they are attending.

Economic Development Issues

Make It Happen Committee Report No report.

Old Business

Sewer Lagoon- EPA Compliance Mike Large reported everything was running smoothly and all the samples have been good. He felt they were moving in the right direction to get in compliance.

Update on Land Application Project Kim Kirby reported that she was getting a "parity certificate" from the Bond Council, Gilmore & Bell, to give to DNR; also, a new application was being completed for the land application process. Larkin Lamp Rynearson is completing the application, which will take sixty (60) days to get approved.

Thomas Street Restroom Project Update Alderman Seymour reported they are still waiting on the petitions to arrive. They don't have an estimated date of completion at this point.

Dangerous Buildings – 403 & 405 Main and 926 ½ Thomas St. Jeremy Webb reviewed a memorandum he put together on the dangerous building code and on the structural engineering report on 403 and 405 Main. There are additional existing conditions that need to be put in writing to the Sebus'. Those issues include:

- Significantly eroded mortar joints in the foundation of the building.
- Water leak issues on the first and second floor.
 - Repair leaks.
 - Remove damaged ceilings.
 - Repair floor and subfloors.
- Remove ceiling lath so framing can be examined more closely.
- Remove ceiling finishes and roofing system down to the original wood deck.
 - Remove & replace wood sheathing, rafters & joists.
 - Replace roofing system.
- General masonry issues – need tuckpointing.
- Exterior wall at chimney on the south side of the building.
 - Interior finishes removed to examine the cause of the distortion and repaired accordingly.

- Replace or remove upper portions of the chimney.
- Chimney on north west side must be repaired and an appropriate flu system installed.
- Repair of the rear walls on both sides of the building- and tied in to new roof structure. Tuck point as needed.

Mr. Webb pointed out that the engineering report did not include any examination of possible wood destroying insects or environmental hazards. Some components that were not covered by this report may require further inspection, including electrical wiring, breaker box, and plumbing (water and gas).

Mr. Webb concluded by saying his recommendation is to provide the owners of the building with a second notice advising them of the additional issues.

Mike Large stated there was some progress on the building. They fixed the back wall and cleaned up the clutter. The gutters have been removed. Chuck Sebus said he had not received a copy of the engineering report. A copy was then given to Mr. Sebus.

Mr. Sebus asked if he could put his goods out at the other building on the highway. If the people can't come in to his building, then he will have to go out there.

Alderman Rooney moved to authorize Jeremy Webb to draft a letter to Chuck and Bill Sebus detailing findings of the Norton & Schmidt engineering report. Alderman Priddy seconded the motion.

Discussion: Mr. Sebus asked what else he had to do besides his roof. Mr. Webb replied that it would be in the notice he would receive from the city, but there are other damages caused from the roof leaking for so long, including wood rot in the rafters. Some things may need repairing before a new roof is installed.

On a call for a vote on the motion, the motion carried with all in favor.

Building Maintenance – 526 Main St. – Electrical Panel Mike Large reported that the electrical panel should be replaced. Currently there is one panel for the first and second floor. He recommends separating the panel and installing two new as well as upgrading the service and installing new outlets. The city would pay for the expenses as the cost will be more than \$1,000.00. Alderman Lowe moved to place out for bid the electrical work to be done at 526 Main Street. Alderman Seymour seconded, and the motion was approved.

Mr. Large stated the storm windows on the first floor were also in need of repair. He received a quote from Bill Hewitson to remove and replace the windows. Alderman Rooney moved to repair the storm windows on 526 Main with Weston Millwork at a cost of \$1,023.00. Alderman Priddy seconded the motion and all were in favor.

Humes Road Bridge Replacement Mayor Harvey said he wanted to discuss using a county bridge on Humes Road. Alderman Seymour stated the bridge was looked at and it is old, and only an eight (8) ton bridge. The city needs at least twenty to thirty ton to handle a fire truck or ambulance. Mike Large said there are old bridges on the MoDOT website. You can pick one and see if it fits, and if you want to pursue it you would need to have it engineered. The other problem is that the bridge could be in another corner of Missouri. Mayor Harvey reminded everyone that the city has \$100,000.00 to put

towards any matching grant, and the city has applied for a County Stormwater Grant to replace the bridge.

Water Rate Analysis – Update Kim Kirby reported Liz Grove would be at the May meeting, and hopefully able to meet to discuss the rates prior to that.

New Business

Planning & Zoning Recommendation – Street Signage A copy of the suggested street sign changes was given to the Board, Mayor and Public Works. Mike Large commented that it might be easiest to get a new sign pole for the corners that are cluttered with signs and consolidate them. Mr. Large stated he would get some costs for the signs and sign poles.

April – Free Bulky Dump Day Alderman Priddy moved to allow a Free Bulky Dump Day, or Weston Clean up Day on Saturday, April 28 from 8:00 a.m. to 12:00 p.m. Alderman Rooney seconded the motion, and all were in favor.

Update to Code Book with General Code Kim Kirby reminded the Board the budgeted amount to update the city code was \$3,000.00. There has been two years of ordinances that need to be slipped into the code. Alderman Priddy moved to authorize the updating of the Weston Code Book. Alderman Seymour seconded the motion and the motion passed.

Ordinances

Mayor to Sign – Park Board Mowing Contract Bill No. 2206 being an ordinance authorizing and directing the Mayor of the City of Weston, Missouri to enter into an agreement with Bigler Lawn Service for the purpose of mowing the Weston City Parks 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 Lowe. Nays: None. The bill was signed by Mayor Harvey, for placement in the ordinance book as Ordinance No. 13.352.

Mayor to Sign – Agreement with JCI Bill No. 2207 being an ordinance authorizing and directing the Mayor of the City of Weston, Missouri to enter into an agreement between the City of Weston and JCI Industries, Inc., providing for the replacement of the Welt Street Wastewater Lift Station Pump within the City of Weston, Missouri 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 Lowe. Nays: None. The bill was signed by Mayor Harvey, for placement in the ordinance book as Ordinance No. 13.353.

Mayor's Appointments

The following were the 2018 Mayor's Appointments:

- Planning & Zoning – Ann Raab, Beth McPherson, Chad Guendelsberger
- Park Board – Anna Marie DeMayo, Jeff Keogh, Greg Hoffman, Steve Unfred
- Board of Adjustment – Corey Weinfurt
- Weston Housing Authority – Jack DeSelms
- Architectural Advisory Board – John Dowd and Dan Ovaitt

Alderman Rooney moved to approve the 2018 Mayor Appointments. Alderman Lowe seconded, and all were in favor.

Treasurer's Report

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

Significant Activities Report

Police Training – McGrath- LETSAC Conference Alderman Lowe moved to approve the training at the estimated expense of \$688.60. Alderman Rooney seconded, and the motion carried.

Police Department – Advertisement for Full-Time Officer Chief Blanton reminded the Board he budgeted for a full-time officer to replace James Bench. He would like to advertise for two weeks in the local papers. Alderman Priddy moved to advertise for a full-time police officer in the Platte County Citizen, the Weston Chronicle and the St. Joseph News Press for two weeks. Alderman Seymour seconded the motion. The motion passed.

Public Works – Market Street Bridge Repair Alderman Seymour explained that under the Market Street Bridge there was some rusting in the pipe. They would need to install a catch basin and re-do the asphalt.

Also, a concern was the Thomas Street Bridge sidewalk on the north side a panel as settled two inches. They would have to remove two panels (cut them out) and re-pour concrete. It is a tripping hazard. Mike Large stated they would be doing the repairs in-house.

Alderman Rooney moved to repair/replace the catch basin on the Market Street Bridge and to cut out the sidewalk on the Thomas Street Bridge and repour the concrete. Alderman Lowe seconded the motion, and all were in favor.

Public Works – Purchase of Twelve (12) Water Meter Setters Alderman Seymour stated there were two quotes, the low bid being from Core and Main for \$1,741.80. Alderman Lowe moved to approve the low bid from Core and Main in the amount of \$1,741.80. Alderman Priddy seconded and the motion was approved.

Water Production – Stephen Cornelius reported the treatment of Well #2 was complete and back in service.

Sebus Brothers- Business License Chuck Sebus questioned what it would take for him to get a business license on 45 Highway to move his store. Kim Kirby explained that the Board could give him approval contingent upon paperwork being completed. Alderman Rooney moved to authorize a business license for Sebus Brothers at their 45 Highway location, contingent upon all paperwork being completed by Mr. Sebus. Alderman Seymour seconded the motion and the motion passed with all in favor.

Closed Session

Alderman Priddy moved to go to Closed Session pursuant to RSMo Section 610.021(1) to discuss legal matters; 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 Seymour seconded the motion. The vote on the motion was Rooney, Aye; Seymour, Aye; Priddy, Aye; and Lowe, Aye. Nays: none. The motion carried.

Open Session

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

With no further business to discuss, Alderman Priddy made a motion to adjourn. Alderman Rooney seconded, and all were in favor. The meeting adjourned at 8:19 p.m.

Minutes prepared by Kim Kirby, City Clerk

Minutes approved April 9, 2018

Attest:

Cliff Harvey, Mayor

Kim Kirby, City Clerk