

LEAWOOD VILLAGE BOARD OF TRUSTEES MEETING

March 21, 2024- Minutes

Trustees Present:

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

Visitors:

Jim Guhr 60 Horseshoe Drive
Rick McCord – 4300 Connecticut
Cathy McCord – 4300 Connecticut
Kevin Nelson – 131 Valleyview Drive

Denny Desmond, Chairman, called the meeting to order at 6:32 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 January 18, 2024 meeting were presented. Minutes were amended to correct motion to adjourn. Motion made by Billy Bowers and second by Dan Gremaud to forgo the reading of the minutes as everyone had received copies and accept the corrected minutes as presented. In favor 5 Opposed 0. Motion passed.

Original financial bank statements for the months of January and February 2024 for the money market account, operating account, sales tax and certificates of deposit (CD) accounts were presented. Balance in the operating account for January was \$73,394.28, money market account \$55,516.03, sales tax account \$12,889.70 and Certificates of Deposit \$400,000.00, for an ending balance totaling \$544,800.01. Balance in the operating account for February was \$76,772.59, money market account \$55,528.20, sales tax account \$15,393.59 and Certificates of Deposit \$412,926.03 for an ending balance of \$560,620.59. \$12,926.03 was earned on the CD's. 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 \$18,361.10 were presented (Newton County Treasurer January and February tax collections \$64.94, Eagle Eye Printing \$270.98 *Leawood Ledger* printing; Paul Horton \$1,200 snow removal March and April, \$712.18 17.66 tons of salt per snow removal contract, Allgeier, Martin & Associates \$978.88 storm water 47th and Wendi, Elements Construction Project \$15,075.00 storm water 47th and Wendi, Warten, Fisher, & Lee \$60.00 legal fees fence variance question, \$825.21 was presented for Liberty Utilities street lights. Motion made by Billy Bowers and second by Dale Owen to approve paying pending liabilities totaling \$19,186.31. In favor 5 Opposed 0. Motion passed.

Denny Desmond presented the Chairman's report and the American Rescue Plan Act (ARPA) activity report as of March 21, 2024. Motion made by Dan Gremaud and second by Dale Owen to approve both reports. In favor 5 Opposed 0. Motion passed.

Old Business:

1 Village Ordinances:

- A) Ordinance Violation Fines – General discussion concerning creating an ordinance or resolution to determine finds for specific ordinance violations.
- B) Suggestion to notify residents of village ordinances by placing notices at various times throughout the year on Facebook. Denny Desmond advised that he was beginning to post notices and minutes on Village Of Leawood Facebook.

2 Comprehensive Plan:

- A) Denny Desmond reported there was nothing new to report and that a new person with HSTCC was handling the plan for the village.

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. **Item closed.**
- 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 contacted Vicki Carnahan to get a date as to when they plan to correct the violations and was told they were not going to do anything as they had an approved building permit. Trustees discussed having the village attorney write a letter to the Carnahans. **Item closed.**
- C) 49th & 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. **Item closed issue resolved.**
- D) 50th Street & Indiana – Request that something should be done about the water issue. Denny to contact owner of the property and have someone from Allgeier, Martin & Associates take a look at the area and see what can be done to eliminate the drainage problem...
- E) Problems with the street and mailbox access on 45th street. Needs gravel/concrete patch. Trustees may also look at using some of the ARPA funds.

4 Nuisance Ordinance Violations:

- A) Mike Bell Property – No action has been taken. However there was a discussion concerning possibly using some of the American Rescue Plan Act funds. Will need to address issue with the property owner. Suggestion to place a grate over the drainage pipe. Per Denny Desmond item closed.

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 47th Street and Wendi Way. The city of Joplin and Leawood Village will share in the cost. Elements Construction Concepts to do the work. Work has been completed. Cut in street needs to be covered.
- B) Funds will expire at the end of this year and must be allocated by that time.

6 Hidden Valley Streets – Rich Reed representing the Hidden Valley Homeowners Association discussed the problem with the streets needing repairs at the July 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. Trustees considering using ARPA funds. Item closed per Denny Desmond.

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. Billy reported that all issues had been corrected. Item closed per Denny Desmond.

8 2024 Leawood Village Budget – The revised budget for 2024 was presented by Denny Desmond. Motion made by Dan Gremaud and second by Dale Owen to approve the 2024 Leawood Village budget. In favor 5 Opposed 0. Motion passed.

9 Street Issues –

- A) The culvert at 50th and Horseshoe Drive (east side) on the roundabout presents a hazard should someone drive off of the street. Dale Owen will check with Miller Fence Company about placing a grate over the culvert.
- B) Brookwood Drive –Dale Owen advised he was trying to find an asphalt company to do the repair work on this street but so far he has not been able to located anyone.

10 Leawood Ledger:

- A) Postal carrier advised Dale Owen that a large number of the letters are not being delivered because they are getting damaged in the post office cancellation machine. Dale will ask Eagle Eye Printing to add two additional stickers on each letter with the next mailing. Looks like the extra sticker on the Ledger has corrected the issue.
- B) Denny Desmond advised that he had revised the mailing list and removed 25 names but also added 25 names. Information only.

11 Village Spring Clean-up – Denny Desmond will call various trash service companies to find the best rate for dumpsters for the spring clean-up. Dumpsters will be delivered on April 19 and picked up on April 22. Cost of dumpsters from GFL was \$5,091 and Republic was \$4,043. Motion made by Dale Owen and second by Fran Owen to accept the proposal from Republic. In favor 5 Opposed 0. Motion passed. Dan Gremaud will meet the driver in the Southern Hills area and so him were to drop the dumpsters.

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New Business

1. Permits Issued – None

2. Board of Adjustments - Denny Desmond reported that he had visited with the village attorney concerning variances and was advised that they must be approved by the Board of Adjustments. There currently is only one person on the Board of Adjustments therefore a motion was made by to add all of the Planning & Zoning members to the Board of Adjustments.

3. Annual Financial Report – Denny Desmond reported that financial information for the year ending December 31, 2023 had been filed with the State Auditor.

4. Annual Boundary Annexation Survey – Denny Desmond reported that no changes had been made. Matter of record.

5. Village Trustee Insurance – Denny Desmond reported that the insurance policy had been renewed as he was unable to find any less expensive.

6. CPR Class Offered – Notice to be continued *Leawood Ledger* concerning a CPR class being offered by the village thru the Redings Mill Fire Department. Dan Gremaud reported he had received one phone call.

7. Deer Population – Rick and Cathy McCord expressed their concerns over the problem with the amount of deer in the village and the damage they are doing to the plants, trees, etc. Denny Desmond requested the McCord's draft a letter for him to send to the Conservation Department and see what suggestions they might have in controlling the population. A suggestion was made to have a representative from the Conservation Department attend a village meeting. Also a note in the Ledger asking if any residents would consider letting bow hunters on their property during hunting season.

8. 131 Valleyview Drive – Kevin Nelson reported there is a storm water problem at this location and that it is washing away the driveway and asked what might be done to correct the problem. Dale Owen will see about getting a contractor to look at the situation. Another possible use for the ARPA funds.

9. 143 Valleyview – resident complaint about four wheelers in the neighborhood and the noise they create. There isn't an ordinance in the village concerning four wheelers.

Motion made by Billy Bowers and second by Dan Gremaud to adjourn the meeting at 8:21 PM. In favor 5 Opposed 0. Motion passed.

Next meeting May 16, 2024

Minutes prepared by:

Minutes approved by:

Fran Owen, Secretary Date

Denny Desmond, Chairman