

# LEAWOOD VILLAGE BOARD OF TRUSTEES MEETING

May 23, 2024- Minutes

## Trustees Present:

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

## Visitors:

Tejas Gandhi 25 Quail Road Drive  
Andrew Bright 6290 Castle Heights Road  
Ray Hodge 529 Grandview Drive

Denny Desmond, Chairman, called the meeting to order at 6:36 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. Dan Gremaud and second by Billy Bowers to accept the uncontested April 2024 election results and all trustees retain their current positions. In favor 5 Opposed 0 Motion passed.

Amended minutes from the January 24, 2024 meeting were presented. Motion made by Billy Bowers and Dan Gremaud to accept the corrected minutes as presented and foregoes the reading as everyone had received corrected copies. In favor 5 Opposed 0. Motion passed.

Minutes from the May 13, 2024 special meeting were presented. Motion made by Billy Bowers and Dan Gremaud to accept the corrected minutes as presented and forego the reading as everyone had received corrected copies. In favor 5 Opposed 0. Motion passed.

Minutes from the March 21, 2024 meeting were presented. 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 March and April 2024 for the money market account, operating account, sales tax and certificates of deposit (CD) accounts were presented. Balance in the operating account for March was \$66,384.11, money market account \$55,539.23, sales tax account \$16,212.34 and Certificates of Deposit \$412,926.03, for an ending balance totaling \$551,061.71. Balance in the operating account for April was \$68,822.81, money market account \$55,550.64, sales tax account \$19,337.11 and Certificates of Deposit \$412,926.03 for an ending balance of \$556,636.59. Balance in the accounts has increased \$10,413.28 since December 31, 2023. Motion made by Fran Owen and second by Dale Owen to accept the treasurer report as presented. In favor 5 Opposed 0. Motion passed.

Pending liabilities totaling \$17,189.54 were presented (Newton County Treasurer March and April tax collections \$5.67, Eagle Eye Printing \$561.00 *Leawood Ledger* printing; Paul Horton \$1,200 snow removal May and June, Missouri Municipal League Annual membership dues \$505.60, Chris Chappel, updates to website \$382.17, Republic Services, \$3,267.51 dumpsters for Spring clean-up, Vicki Carnahan \$135.48 flowers for gate area, Allgeier, Martin & Associates \$1,192.50 storm water 47<sup>th</sup> & Wendi, and Kenny Singer Construction \$10,000.00 (estimate) pick-up storm debris, \$622.60 was presented for Liberty Utilities street lights. Motion made by Billy Bowers and second by Dale Owen to approve paying pending liabilities totaling \$17,878.14. In favor 5 Opposed 0. Motion passed.

The Chairman's report was not presented as Denny Desmond advised that the Chairman's report would only be given every other meeting.

## Old Business:

### 1 Village Ordinances:

- A) Ordinance Violation Fines – General discussion concerning creating an ordinance or resolution to determine finds for specific ordinance violations. Trustees will work on defining fines for ordinance violations. If unable to collect fines, a lien could be placed against the property owner/resident.
- B) Suggestion to notify residents of village ordinances by placing notices at various times throughout the year on Facebook.

### 2 Comprehensive Plan:

- A) Denny Desmond reported there was nothing new to report and he would make contact with HSTCC.

### 3 Issues around the Village:

- A) 50<sup>th</sup> Street & Indiana – Request that something should be done about the water issue. Denny to contact owner to see if they will co-operate with the village to clean-up the area. A representative from Allgeier, Martin & Associates looked at the area and did not see a problem but it would cost approximately \$20,000 to dredge out the drain. This area is becoming a health issue when it rains.
- B) 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:

### 5 American Rescue Plan Act Use of Fund:

- A) 47<sup>th</sup> Street and Wendi Way. Work has been completed. **Item closed.** All issues resolved.
- B) Funds will expire at the end of this year and must be allocated by that time.
- C) Hidden Valley Streets – Rich Reed representing the Hidden Valley Homeowners Association discussed the problem with the streets needing repairs at the July 2023 meeting. Trustees have allocated \$40,000 of ARPA funds for this project should Hidden Valley residents decide to pave the street.

D) 131 Valleyview Drive – Kevin Nelson reported at a previous meeting that 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.

**6 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.

**7 CPR Class Offered –** Dan Gremaud reported that six residents had signed up.

**8 Deer Population –** Billy Bowers reported on the meeting with a representative from the Conservation Department. It was decided that an assessment of the deer population in the village would need to be made thru a survey conducted in the fall. Should it be determined that hunters be allowed in the village to bow hunt permission from the various property owners would be required. Motion made by Dan Gremaud and Billy Bowers to accept the suggestion from the Department of Conservation to do a spotlight survey in the fall. In favor 5 Opposed 0. Motion passed. Billy to contact the representative.

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

**New Business**

**1. Permits Issued – None**

**2. Ordinance Violation –** Billy continues various communications with James Herron (129 Valleyview) about various ordinance violations including a building permit for shed that was installed in September 2023. Although Herron has been responsive, minimal corrective actions have been implemented. Due to the frustrations the trustees approved the village attorney to send a letter to Herron.

**3. Convenience Store 5100 S Rangeline –** Tjas Gandhi is going to open a store at this location, but there are concerns about the property line variance. He wants to place a cement pad on the south side of the building to place a cooler but believes the location is too close to the property line. After a general discussion it was decided that a variance would need to be requested from the village thru the Board of Adjustments, Planning & Zoning, and Board of Trustees. Mr. Gandhi will need to present a layout of what he is suggesting for this property as well as obtain a building permit and business license.

Motion made by Dan Gremaud and second by Billy Bowers to adjourn the meeting at 8:20 PM. In favor 5 Opposed 0. Motion passed.

Minutes prepared by:

Minutes approved by:

---

Fran Owen, Secretary      Date

---

Denny Desmond, Chairman