

# LEAWOOD VILLAGE BOARD OF TRUSTEES MEETING

## September 19, 2024- Minutes

### Trustees Present:

Denny Desmond, Chairman  
Billy Bowers, Vice Chairman (attended via teleconference)  
Dale Owen, Clerk  
Fran Owen, Secretary  
Dan Gremaud, Treasurer

### Visitors:

None

Denny Desmond, Chairman, called the meeting to order at 6:30 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 July 15, 2024 meeting were presented. Motion made by Dan Gremaud and second by Dale Owen to forgo the reading of the minutes as everyone had received copies and accept the minutes as presented. In favor 5 Opposed 0. Motion passed.

Minutes from the August 22, 2024 special meeting were presented. Motion made by Dan Gremaud and second by Billy Bowers to forego the reading of the minutes as all trustees had received copies and accept as presented. In favor 5 Opposed 0. Motion passed.

Original financial bank statements for the months of July and August 2024 for the money market account, operating account, sales tax and certificates of deposit (CD) accounts were presented. Balance in the operating account for July was \$57,313.23, money market account \$55,585.27 sales tax account \$25,228.61 and Certificates of Deposit \$412,926.03, for an ending balance totaling \$551,053.14. Balance in the operating account for August was \$62,443.53, money market account \$55,597.45, sales tax account \$27,512.49 and Certificates of Deposit \$423,538.52 for an ending balance of \$569,091.99. Motion made by Billy Bowers and second by Dale Owen to accept the treasurer report as presented. In favor 5 Opposed 0. Motion passed.

The trustees approved purchasing a six-month certificate of deposit. \$50,000 funds from money market account xxx5226 will be used to purchase the CD. Denis Desmond and Dan Gremaud, as authorized signers on CB&T accounts, will sign for the \$50,000 six-month certificate of deposit. Motion was made by Dale Owen and second by Billy Bowers. In favor 5 Opposed 0. Motion passed.

Pending liabilities totaling \$1,557.26 were presented (Eagle Eye Printing \$317.26 *Leawood Ledger* printing; Paul Horton \$1,200 snow removal September and October, Warten, Fisher, & Lee \$40.00 Sunshine request), \$826.58 was presented for Liberty Utilities street lights. Motion made by Fran Owen and second by Billy Bowers to approve paying pending liabilities totaling \$2,383.84. In favor 5 Opposed 0. Motion passed.

The Chairman's report was presented as Denny Desmond for the eight months ended August 31, 2024. Motion made by Dan Gremaud and second by Dale Owen to accept the Chairman's report as presented. 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 fines for specific ordinance violations. Motion made by Billy Bowers and second by Dale Owen to create a fine ordinance where all violations would be \$500.00. In favor 5 Opposed 0. Motion passed. Denny Desmond will review existing ordinances for violation fine charges.

#### 2 Comprehensive Plan:

- A) Denny Desmond reported he gave HSTCC representative a tour of the village. Now waiting on finalization of the plan, which hopefully will be completed by the November meeting...?

#### 3 Issues around the Village:

- A) 50<sup>th</sup> Street & Indiana – Request that something should be done about the water issue. Because of the final bid cost (approximately \$60,000) to correct the drainage issue, trustees have decided to eliminate this project. Issue closed.
- B) Problems with the street and mailbox access on 45<sup>th</sup> street. Needs gravel/concrete patch. Trustees may also look at using some of the ARPA funds.

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

- A) Funds will expire at the end of this year and must be allocated by that time. Denny Desmond presented a recap of the funds and expenditures as of August 31, 2024. Trustees will designate the remaining funds for village street seal coating. Kurt Higgins will obtain a contract with a company before the end of the year.
- B) 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.
- C) 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. Trustees have not heard from Mr. Nelson as of this meeting.
- D) Request for ARPA funds – Beverly Kiehl requested approval of \$2,000 to purchase rock along her property at 47<sup>th</sup> & Oak. Approval was granted at the July meeting.

#### 5 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 reported he had received only one bid for \$7,000.00. Motion made by Dan Gremaud and second by Fran Owen to fabricate and install a grate for \$7,000.00 at the culvert. In favor 5 Opposed 0. Motion passed.
  - 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 locate anyone. Nothing new to report.
  - C) 46<sup>th</sup> & 47<sup>th</sup> Connecticut Street – Dale Owen reported the drain ditch needed more large rocks as rain run-off had washed some of the soil away.
- 6 Deer Population** – Trustees decided that an assessment of the deer population in the village would need to be made thru a survey conducted in the fall by the Missouri Department of Conservation. Should it be determined that hunters be allowed in the village to bow hunt permission from the various property owners would be required. Billy reported that he had not contacted the representative from the Conservation Department but he would notify them that the survey this fall was approved by the trustees.
- 7 Southern Hills** – Residents' complaints about four wheelers in the neighborhoods and the noise they create. There isn't an ordinance in the village concerning four wheelers. Trustees discussed a possible ordinance and what type of off road vehicles to include in the ordinance. Denny Desmond will contact the village attorney to see what liability the village may encounter with or without an ordinance.
- 8 Ordinance Violation** – Billy Bowers reported that he and Denny Desmond had meet with James Herron (129 Valleyview) and everyone was satisfied with the changes that the village requested (permit for a shed, request variance from the Planning & Zoning and Board of Adjustments for the trailer. Billy Bowers to contact Mr. Heron and invite him to the next meeting of P&Z and Board of Adjustments.
- 9 Convenience Store 5100 S Rangeline** – Tjas Gandhi is going to open a store at this location. Dale Owen reported that a building permit has been issued for the location.
- 10 Issues Around the Village:**
- A) Letters requested to be sent the residences of the Yeager's and also Davis on Horseshoe Drive for tree removal.
    - i) Mr. Yeager responded via text to Denny Desmond and said he thought he had taken care of the issue. Denny to make contact with Mr. Yeager and advise the area still needed to be cleaned-up.
    - ii) Davis Residence – Mr. Davis did not respond.
  - B) Request has been made to the City of Joplin for the speed limits be changed on 44<sup>th</sup> Street from Connecticut to Rangeline and also from 44<sup>th</sup> to 50<sup>th</sup> on Indiana.

### **New Business**

- 1 Permits Issued:**
- A. Convenient store 5100 S Rangeline (Permit # & Cost Dale Owen to advise)
- 2 Dumpsters** – Motion made by Dan Gremaud and second by Billy Bowers to approve using Republic Services for the dumpsters for the fall clean-up. In favor 5 Opposed 0. Motion passed.
- 3 Street Signs** – Sign at Brookwood and 50<sup>th</sup> is missing. Dale Owen to order new sign.
- 4 Board of Adjustments & Planning & Zone** to meet in November. Need to send a request in writing to Carnahan, Sampson, and Heron requesting they attend the meeting to request a variance for their properties.
- 5 Trash Service** – Contract with Republic Services will expire on August 31, 2025. Trustees will need to request bids in March 2025.

Motion made by Dan Gremaud and second by Dale Owen to adjourn the meeting at 8:00 PM. In favor 5 Opposed 0. Motion passed.

Trustees went into closed door meeting to discuss personnel issues.

Next meeting will be November 21, 2024.

Minutes prepared by:

Minutes approved by:

---

Fran Owen, Secretary      Date

---

Denny Desmond, Chairman