**Minutes of the Meeting**

Special Session held on December 22nd, 2018 at 4PM

In attendance were;

Board Members-Phil Gilliam, Beth Whorton, Frank Baumann, and John Rydholm. Trustee Theresa Wilson was absent.

Village Staff-City Clerk April Baxter, Police Chief Daniel Clayton was absent

Audience Members-Roy Groves, Marcia Thomas, James Meyer, Jerry Phillips, Nicholas Sterling, Caitlyn Dickson, and Brandy Doolen.

Meeting was called to order at 4:06 PM

**Chairman Phil Gilliam**- Chairman Gilliam proposed two new ordinances.

**Bill No. 2018-7 Ordinance 332:**

**Ordinance Amending Ordinance 280 Section 8**

**Fees for Retrieval and Copies**

Gilliam read the header of Bill No. 2018-7 Ordinance 332 three times to the audience and the members of the Board of Trustees.

Gilliam stated that the new bill establishes fees for police reports including incident, accident, and alcohol influence reports. The bill also establishes fees for photographs, video, and audio (available on disk and only in certain formats), as well as rates for the retrieval and research for such records.

A motion was made to pass Ordinance 332 by John Rydholm. Motion was seconded by Beth Whorton.

Roll Call Vote:

Phil Gilliam-aye

Beth Whorton-aye

John Rydholm-aye

Frank Baumann-aye

Theresa Wilson-absent

Motion carries 4-0-1

Gilliam introduced a new ordinance:

**Bill No. 2018-8 Ordinance 333**

**An Ordnance Amending Ordinance 284 Section 3**

Chairman Gilliam read the ordinance in full to the audience and the members of the Board of Trustees.

Gilliam stated the previously the apartments had been paying five (5) dollars per apartment rented or available for rent and so did the trailer park. Gilliam stated that it makes more sense to charge the trailer park a little more because they take up a lot of space and the apartments are denser in units, this makes it fair and equable for everyone.

A motion was made by Beth Whorton to pass Ordinance 333. Motion was seconded by John Rydholm.

Roll Call Vote:

Phil Gilliam-aye

Beth Whorton-aye

John Rydholm-aye

Frank Baumann-aye

Theresa Wilson-absent

Motion carries 4-0-1

**City Clerk April Baxter:** Mrs. Baxter presented the Board of Trustees with the minutes from the previous session on December 1st, 2018.

A motion was made by Beth Whorton to approve the minutes from the previous session held on December 1st, 2018. Motion was seconded by John Rydholm.

Roll Call Vote:

Phil Gilliam-aye

Beth Whorton-aye

John Rydholm-aye

Frank Baumann-aye

Theresa Wilson-absent

Motion carries 4-0-1

Chairman Phil Gilliam explained that the Village needed to cash the General Fund CD 15191, which is a ten (10) thousand dollar CD, to get the Village through the rest of the year.

Chairman Gilliam made a motion to cash CD 15191, the ten (10) thousand dollar CD for the General Fund. Motion was seconded by Beth Whorton.

Roll Call Vote:

Phil Gilliam-aye

Beth Whorton-aye

John Rydholm-aye

Frank Baumann-aye

Theresa Wilson-absent

Motion carries 4-0-1

City Clerk April Baxter presented to the Board of Trustees the bills for December that arrived after the previous session. She stated that the annual bill for MOPERM was just under $5500 and was one of the reasons the CD needed to be cashed in. Mrs. Baxter noted that there were several bills from Metro Snow Contractors and believed that most of the billing was accurate except the bill from the blizzard on December 3rd and 4th, 2018 totaling around thirty seven (37) hundred dollars. The City Clerk stated that she had forwarded the bill on to John Rydholm and he agreed it was ridiculous. The City Clerk added that she received several complaints from residents about the poor job that Metro Snow did removing the snow and that several streets had been missed. This included the parking spots in front of City Hall, parts of Ona, Chester, Second Terrace and Second Street. It was also added that the parking blocks in front of City Hall were moved by the snow plow when they returned the next day to plow the parts of the Village that were missed the first time and were included in the map attached to the contract. Pictures of the damage was also passed along to the Street Commissioner and forwarded to Metro Snow. The parking blocks have not been fixed as of December 22nd, 2018. The City Clerk stated that the payment has been made out but not mailed. Chairman Gilliam and John Rydholm agreed that Metro Snow did not complete thirty seven (37) hundred dollars worth of work and that until a resolution is met, do not mail the payment.

A motion was made by Beth Whorton to pay the bills for the month of December. Motion was seconded by John Rydholm.

Roll Call Vote:

Phil Gilliam-aye

Beth Whorton-aye

John Rydholm-aye

Frank Baumann-aye

Theresa Wilson-absent

Motion carries 4-0-1

**Street Commissioner John Rydholm:** Mr. Rydholm stated that his issue had already been addressed, which was the Metro Snow blizzard bill.

The City Clerk added that she had one more request. She stated that a resident at 106 Second Street had a water line break from their meter to their home. She added that they had two (2) bills, each one was approximately one hundred eighty five (185) dollars. The resident fixed the leak as soon as they were aware. They have already paid the bills but wanted to know if the Board of Trustees would issue them a credit for the sewer.

John Rydholm agreed that it would be fair. Frank Baumann agreed as well but added that some kind of system needs to be in place for water that does not go into sewer. Beth Whorton added that she agreed but it is KC Water. It is their billing that sets all the rates and then bills the Village for sewer. The City Clerk requested a credit for $75.00 for the resident. Gilliam asked the residents in the audience if they had any objections to the credit. Resident Brandy Doolen stated that she thought it was great for the Village to issue them a credit because it wasn’t their fault.

A motion was made to give the resident at 106 Second Street a seventy five (75) dollar credit to offset sewer cost that did not go into the sewer. Motion was seconded by Beth Whorton.

Roll Call Vote:

Phil Gilliam-aye

Beth Whorton-aye

John Rydholm-aye

Frank Baumann-aye

Theresa Wilson-absent

Motion carries 4-0-1

Frank Baumann brought to the attention of the Board that there is constant water on the road at the very north end of Heady Avenue. The City Clerk stated that Kevin Turley, Chief Water Operator, had been out and looked for a leak and couldn’t find one. Kevin thought that the water was coming off the elevated farm land that just sits to the north of Ferrelwoods. Mr. Turley suggested that if the problem continues the Village look into digging a culvert on the east side of Heady to try to catch the water so it doesn’t run across the roadway.

**Water Commissioner Beth Whorton:** Ms. Whorton brought up the passing of the budget for 2019.

A motion was made by Beth Whorton to pass the budget for 2019. Motion was seconded by John Rydholm.

Roll Call Vote:

Phil Gilliam-aye

Beth Whorton-aye

John Rydholm-aye

Frank Baumann-aye

Theresa Wilson-absent

Motion carries 4-0-1

**Building Commissioner Frank Baumann:** Mr. Baumann stated that he had been out and inspected some of the new trailers in Ferrelwoods. He added that new trailer installation falls under HUD and he had been in contact with them. Andrea from HUD was going to look into sending a code book, so that the Village has a better understanding of the codes related to installing new trailers. Gilliam stated that he was aware that there were a few issues with the installation on some of the new trailers. Baumann replied that the piping and skirting were good but there were some questions about the size of the blocking underneath some of them. Baumann went on to say that after speaking with HUD, they’re okay because the new trailers are seventy five (75) foot long instead of eighty (80) foot long like he originally thought. Baumann stated that when he inspected the first deck that was installed, it was outstanding but that number two couldn’t have been worse. Baumann stated that now there is a question of borders and property lines and how much distance there needs to be between the property line and the decks. Mr. Baumann stated that it is going to be a problem and that there are several trailers that he cannot pass. Gilliam stated for clarification on the issue, if Mr. Baumann has any issues between the Village and the park to go through the head office instead of the on –site management at Ferrelwoods. Baumann added that there are names and phone numbers in the packet that residents received when RV Horizons took over the park and that residents contact them instead of the on-site management to resolve any issues they (the residents) may be experiencing. Baumann added that if emergency personal cannot get between a fence and a deck, it is a big issue.

**Trustee Theresa Wilson: absent**

**Police Chief Daniel Clayton: absent**

**Old Business: No old business**

**New Business: No new business**

**Audience Participation:** Gilliam stated that is an open forum and all that he asks is that everyone is respectful of one another, no yelling or talking over. Audience member Brandy Doolen opened by saying that she found some paperwork provided to her by the mobile home park and that her trailer did not pass inspection due to stability issues and how it was installed. She stated that things are starting to crack and fall apart. Ms. Doolen stated that she is renting to own and had contacted Renee (Smith, property manager for Ferrelwoods). Ms. Doolen was told it was not Ferrelwoods responsibility because they were not the ones that set it. Ms. Doolen added that former board member Russell Wilson was the one who re-inspected the trailer and approved it. She added that he did say there was a problem. Gilliam added that he should have never approved it if there was knowledge of the installation not being up to code. Baumann said that he was going to get in contact with HUD and see if he could get them out to the park to look at Ms. Doolen’s trailer and inspect it. Gilliam stated that it really isn’t an issue that the Village can help her with but to keep complaining to the park. Audience member Caitlyn Dickson stated that they have tried keep to themselves within the park for the past two years. Ms. Dickson added that they used to have a wooden fence around their property and maintenance informed them that the fence needed to be repaired. Ms. Dickson stated that she polity informed the maintenance personnel that they were renting the trailer from another individual and that when Ferrelwoods had a tree removed that is when the damage happened to the fence. Baumann stated that he had been in contact with the park regarding her fence but if the fence was stood back up straight and not bowed it would not be an issue. Mr. Baumann added that he was told by Renee Smith that she had contacted them regarding the fence and that they (Ms. Dickson) were going to take care of it. Ms. Dickson went on to say that they provided that name and phone number so that the park could contact the owner of the trailer. Ms. Dickson said she contacted the landlord herself and she was told that the landlord never heard from the park. Ms. Dickson stated that Ferrelwoods has now cut down the fence without the consent of the owner. She also stated that when they moved into the trailer, she (Ms. Dickson) went to the office and asked them to remove the owner from the lease. She said they signed a new lease in June, in their name, but all the paperwork they receive still has her name on it. Ms. Dickson said that she feels like they are being harassed by the park and when maintenance received the information they needed to contact the owner, maintenance became threating towards her boyfriend. Maintenance told them if they didn’t fix it, he would tear it down and bill them for it. Baumann told Ms. Dickson that he instructed Renee that the fence was fine it just needed to be straightened back up. Gilliam stated that he wanted to be very clear, what the Village can do is extremely limited. Gilliam went on to say, “The Village can choose not to issue a business license, we (the Village) can pull a business license if they are violating local, state, or federal law, which they have a tendency to do, and continue to do but just don’t care.” We can do that, but anything else, like these matters, need to be taken to an attorney to file a class action lawsuit, and it only takes two people. Gilliam added that until someone takes them to court and checks them on it, they are going to continue to do it. Audience member Marcia Thomas added that she thinks it’s unfair that they keep the office closed all the time, so that no one can pay their rent on time, and then they want to charge late fees. Audience member James Meyer stated that went Angel (Brandy Doolen) ran the park, she did a great job. Resident Jerry Philips questioned the park bring in all the businesses to do work and not receiving a business license. Gilliam stated that every time he sees a contractor within the Village or Ferrelwoods he calls the City Clerk to ask if she has issued any business licenses’ that day. Gilliam added that Ferrelwoods is very aware that they need to send their contractors to City Hall to obtain a license and that they don’t care. Gilliam stated that recently 1-800-GOT-JUNK was working in the park and they never went to City Hall and obtained a license per the City Clerk. Gilliam added that if they (Ferrelwoods) does not get a business license, the residents need to be aware that the park can be shut down and the residents would need to find a new place to live, with only 4 or 6 month’s notice from the park. Whorton added that the Village needs to start hitting them with fees. Resident Brandy Doolen added that in Missouri they (Ferrelwoods) has to accept partial payments and they refuse to do so. Gilliam replied that issues like that need to be brought to the City Clerk’s attention, because if they are violating a state law, the Village needs to have documentation. Audience member James Meyer asked what it takes to start a class action lawsuit against Ferrelwoods/RV Horizons. Mr. Baumann told him to get in contact with another resident within the park, it only takes two to start the lawsuit. Gilliam stated “The important thing to remember throughout this whole thing is, residents of the park, if you do not stand together as one, they will take you apart one at a time.”

A motion was made by Beth Whorton to adjourn the meeting. Motion was seconded by John Rydholm.

Roll Call Vote:

Phil Gilliam-aye

Beth Whorton-aye

John Rydholm-aye

Frank Baumann-aye

Theresa Wilson-absent

Motion carries 4-0-1

Meeting is adjourned at 4:56 PM.

The minutes of the meeting held on December 22nd, 2018 were approved by the Board of Trustees on January 5th, 2019.

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Chairman of the Board

Attest:

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City Clerk