Minutes of the Meeting

Regular Session held on May 4th, 2019

In attendance were:

Board Members-Phil Gilliam, John Rydholm and Frank Baumann

Absent-Beth Whorton, Theresa Wilson and Chief Daniel Clayton

Village Staff-City Clerk April Baxter and Chief Water Operator Kevin Turley

Audience Members-Bess Trevino, Mayank Singh (Anderson House Apartments) and Steve Warger (Engineer for Village reviewing Anderson House Parking Lot Expansion Plans)

Meeting was called to order at 4:01 PM

**Chairman Phil Gilliam**-The Board of Trustees reviewed three complaints received regarding Ferrelwoods MHP. Two of the complaints are regarding water services and the other is regarding not obeying the Village’s ordinances. Phil Gilliam read aloud, in part, the complaint from one resident located at 300 Hilltop Lot 94. The resident states “Within a couple of days, maintenance had ordered the water meter and they (the Village of Ferrelview) came out to install it and KCP&L came out to install the electricity meter. Maintenance did get a 50 amp socket installed so that we would have electricity, however at the water, they installed a PEX fitting, which is how a mobile home is installed, but will not work for an RV, which uses a garden hose attachment. My wife expressed concern about this to the community manager and was told that they sell an adapter at Home Depot and that we would need to go get that at our expense. I related this to the maintenance person and he said that he has some down at the shop and would get one installed. This never happened while we were there. Also I spoke with Kevin, the city water person, and he stated that there was no physical connection between the meter and the outlet provided by the park. This was during week one. As of the end of week four, the park had not made the connection or gotten the correct fitting on to the connection so that we could hook-up to water.” Gilliam added that the resident has left Ferrelwoods MHP and this is something we looked at and the park did not take care of. Gilliam asked the Board if the Village could refund the RV Permit fee to the resident. Baumann agreed that the whole permit fee of fifty (50) dollars be refunded.

A motion was made by Phil Gilliam to refund the cost of the RV Permit to Daniel Wedel for their inconvenience. Motion was seconded by Frank Baumann.

Roll call vote:

Phil Gilliam-aye \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Frank Baumann-aye \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

John Rydholm-aye \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Beth Whorton-absent \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Theresa Wilson-absent \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Motion Carries 3-0-0-2

Phil Gilliam read a complaint from a resident regarding Chief Daniel Clayton. The complaint stated that the resident was pulled over for speed and an improperly registered vehicle. Chief Clayton did not issue a ticket; the resident was given a warning. The resident stated that Chief Clayton was rude to her during the traffic stop on approximately on 04/10/2019. The resident added that approximately 04/29/2019 she was followed by Chief Clayton to the parking lot at Unicorn Apartments where he ran her tags. The resident believes that it was harassment by Chief Clayton on the second encounter because he knew that her tags were not properly registered on approximately 04/10/2019. The Board agreed unanimously that there is no reason to address Chief Clayton with the complaint as he was doing his job. Mr. Rydholm added that it was reasonable suspicion.

Phil Gilliam read aloud another complaint from SYR Tow Company regarding a tow on 04/19/2019. The complaint states that SYR towed a car and contacted Platte County Sherriff’s office to report the license plate and reason for towing. Afterwards they received a call from a private number and it was Chief Clayton asking them to return the vehicle to Anderson House Apartments. Gilliam stated that the complaint would have to be addressed after he spoke with Chief Clayton.

Phil Gilliam showed the Board two pictures of flooding at 6th and Heady Avenue. On 04/30/2019 Gilliam received an email from a resident on 6th Street who was concerned that the water levels were approaching their mobile home. The email went on to say that they were told by Ferrelwoods MHP that the water was the town’s problem. Gilliam contacted Kevin Turley the Chief Water Operator to discuss the issue and they agreed that the flooding is happening on private property. Gilliam added that it was just not the towns’ problem as Ferrelwoods MHP is private property. Turley stated that he drove by and inspected the issue and spoke with the resident who is located to the north of the resident on 6th Street. Turley stated that he located a concrete culvert that runs under 6th Street towards the south to go into the creek. Gilliam added that if the culvert is under 6th Street, the Village maintains that Street along with Heady and Garrison within Ferrelwoods MHP. Turley added that he did not see an outlet for the culvert. Gilliam stated that he thought the park added the rocks on the south side of 6th Street that could possibly be blocking the exit to the culvert.. Gilliam added that as well as we (the Village) get along with the management at Ferrelwoods MHP, he does not think it will be in the best interests of the Village to go onto their property even though there is an easement. Gilliam would like to give them (Ferrelwoods MHP) the opportunity to go in there and fix it and then they can dress it up as they would like. Baumann and Turley added that they did not notice a problem there until the new trailers were set into place. Turley added that there is no danger to property as the trailers are set up on concrete blocks and once the culvert is full, it crests Heady.

**City Clerk April Baxter**-City Clerk April Baxter presented the Board of Trustees with the monthly billing summaries for all accounts. Mrs. Baxter stated that the signage for Brightwell was about seven (7) dollars over the original estimate, but when the signs arrived some bubbles were noticed on them. She added that she contacted the company and they decreased the price of the signs down to fifteen (15) dollars each. The City Clerk added that the funding request had been sent to Platte County Public Works for the disbursement of road sales tax dollars, totaling approximately eighty nine thousand dollars (89,000).

A motion was made by John Rydholm to pay the bills presented by the City Clerk. Motion was seconded by Frank Baumann.

Roll call vote:

Phil Gilliam-aye \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Frank Baumann-aye \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

John Rydholm-aye \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Beth Whorton-absent \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Theresa Wilson-absent \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Motion Carries 3-0-0-2

A motion was made by John Rydholm to approve the minutes from the special session held on 04/15/2019 and the regular session held on 04/06/2019. Motion was seconded by Frank Baumann.

Roll call vote:

Phil Gilliam-aye \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Frank Baumann-aye \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

John Rydholm-aye \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Beth Whorton-absent \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Theresa Wilson-absent \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Motion Carries 3-0-0-2

A motion was made by John Rydholm to hire Pyramid Roofing to repair the roof at City Hall. Motion was seconded by Frank Baumann.

Roll call vote:

Phil Gilliam-aye \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Frank Baumann-aye \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

John Rydholm-aye \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Beth Whorton-absent \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Theresa Wilson-absent \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Motion Carries 3-0-0-2

**Water Commissioner Beth Whorton**-absent

**Street Commissioner John Rydholm**-Rydholm presented to the Board of Trustees with bids received for the repair of First Street from Ona to Chester. The conversation was tabled until further information is received regarding the approved projects for county road funds.

**Building Commissioner Frank Baumann**-Baumann stated that most of the new trailers that were brought in by Ferrelwoods MHP have been inspected and passed, except the one located at 508 Garrison Lot 106. The Village is still waiting to hear back from Ferrelwoods MHP regarding repairs to the water service line. Baumann added that he is not going to go through this again when Ferrelwoods brings in new trailers. Turley added that they (Ferrelwoods) needs to better plan and know what each lot needs as it pertains to water services before they place trailers on them.

**Emergency Management/Health Commissioner Theresa Wilson**-absent

**Police Chief Daniel Clayton**-absent

**Chief Water Operator Kevin Turley**-Turley informed the Board of Trustees on the pricing of new meter pits, setters and meters for several lots located within Ferrelwoods MHP. The City Clerk added that the Village has not received any notice that Ferrelwoods MHP is ready to move on with installing new pits and meters on Hilltop. Turley added that as of 12/31/2019 Muller will discontinue selling our meters and hotrod systems. He added that the current meters have a ten (10) year warranty and those will expire around 2023. A start up package for new software and meters total $9,834.00. The new system will read our current meters along with the new ones. The City Clerk suggested ordering two cases of meters that the Village currently uses, to ensure the Village has the current meters as needed.

**New business**-Engineer Steve Warger presented the Board of Trustees with the final review of the Anderson House Parking Lot Expansion plans. Mayank Singh agreed that native grass would be planted around the retention pond and added that the storage units have been removed from the plans. Turley asked if Anderson House was going to be working off the meter currently located at 320 Garrison. Mayank Singh stated that it was over his head and he would connect him with their contractor so he could ask him directly. Speed bumps and crosswalks were recommended by Mr. Warger and agreed to by Mayank Singh. Turley added that unapproved repairs were made by a resident/homeowner to the storm water system that flows under the proposed area and repairs would need to be made while the area was under excavation. Mayank Singh agreed to clean it out and once digging started they would evaluate the situation. Mr. Warger added that if they (Anderson House) were going to clean it out, to have the company use a camera system to evaluate the current condition of the lines. Turley added that he did not want to see Anderson House have to dig up fresh asphalt in the future to do repairs that can easily be done now. Mayank Singh agreed if it was not good they would replace it. Mayank Singh stated that he did not want to take on the cost of curbs and guttering. Turley voiced his concerns of two cars and pedestrians fitting on the street at night. Turley agreed to no curbs and guttering as it alters the storm water survey.

A motion was made to adjourn the meeting by John Rydholm. Motion was seconded by Frank Baumann.

Roll call vote:

Phil Gilliam-aye \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Frank Baumann-aye \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

John Rydholm-aye \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Beth Whorton-absent \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Theresa Wilson-absent \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Motion Carries 3-0-0-2

Meeting was adjourned at 5:08 PM.

The minutes of the meeting held on May 4th, 2019 were approved by the Board of Trustees on

the 13th day of July, 2019

\_\_\_\_\_\_Phil Gilliam\_\_\_\_\_\_\_\_

Chairman of the Board

Attest:

\_\_\_\_\_\_\_April Baxter\_\_\_\_\_\_\_\_\_\_\_

City Clerk