

Village of Ferrelview

205 NW Heady Ave Ferrelview, MO 64163 Phone: (816) 464-5010 Fax (816) 464-2383

Meeting Minutes

Regular Session held March 12, 2024 at 5 p.m.

In attendance were:

Board Members: Elizabeth Damm, Mathew Damm and Edward Evans

Village Staff: City Administrator April Baxter and Chief Water Operator Kevin Turley

Absent: Building Commissioner John Kemp

Audience Members: Mary & Larry Hohimer, John Thomas and Christopher Wright

1. Open Session

2. Call to Order-Chairman

Chairman Elizabeth Damm called the regular session to order at 5:00 p.m.

3. Approval of Agenda

Chairman Elizabeth Damm stated that City Administrator April Baxter has asked for additions to the agenda to include; 10b. 615 Garrison Ave Lot 21: Leak, 11f. Stop Sign 1st Street & Heady Ave and 11g. Equipment Purchase: Blower.

A motion was made by Edward Evans to approve the agenda with the approved additions of 10b. 615 Garrison Ave Lot 21: Leak, 11f. Stop Sign 1st Street & Heady Ave and 11g. Equipment Purchase: Blower. Motion was seconded by Mathew Damm.

Roll Call Vote:

Elizabeth Damm-aye

Mathew Damm-aye

John Kemp-absent

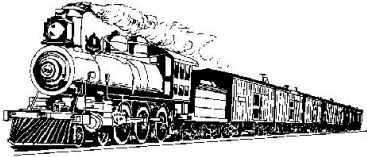
Edward Evans-aye

Motion Carries 3-0-0-1

4. City Clerk: April Baxter

a. Approval of Meeting Minutes; Regular Session 02/13/2024

Ms. Baxter presented the meeting minutes from the Regular Session held on 02/13/2024.



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A motion was made by Elizabeth Damm to approve the meeting minutes as presented. Motion was seconded by Edward Evans.

Roll Call Vote:

Elizabeth Damm-aye

Mathew Damm-aye

John Kemp-absent

Edward Evans-aye

Motion Carries 3-0-0-1

5. Chairman: Elizabeth Damm

a. No New Business

6. Building Commissioner: John Kemp

a. No New Business-Absent

7. Emergency, Health & Safety Commissioner: Mathew Damm

a. Stabilization of Culvert Outlets:

a1. Heady Ave

a2. 6th Street

Mr. Damm stated he visited the site and believes that some kind of stabilization is needed as there is significant wash out around the outlets of the new culverts. Ms. Damm asked if riprap stabilization was included in the bid, Ms. Baxter replied that either seed and straw or riprap was approved, and seed and straw was selected in an effort to curb expenditures after the addition of the inlet box. Ms. Baxter recommended contacting Menke Excavating to price and install the riprap.

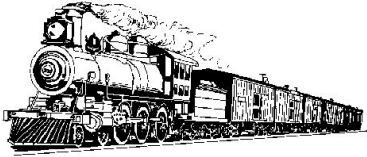
8. Street Commissioner: Edward Evans

a. Repaving 6th Street

Mr. Evans stated that the repaving on 6th Street has been completed. Ms. Baxter asked if the work was satisfactory. Ms. Damm stated that she was very unhappy with the work especially the area over the newly installed culvert on the southeast corner of the roadway. Ms. Baxter stated she was concerned about the seam of the roadway and there was also a lot of loose gravel present. The Board asked Ms. Baxter to reach out to PCC to come up with a remedy and to schedule an onsite meeting. Ms. Baxter added that she did not present a check for the invoice due to the unsatisfactory work.

b. Pothole Repair Update

Mr. Evans stated that the potholes on Heady at 7th Street and several on Garrison Ave were repaired by Mr. Groves. Ms. Baxter stated that the price of asphalt patch has increased by about 50% since last season.



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9. Chief Water Operator: Kevin Turley

a. DNR Inspection: 02/20/2024

Mr. Turley stated that the inspection went well and he has nine items that needed attention by The Department of Natural Resources (MODNR), himself or Ms. Baxter. Mr. Turley stated that he has not received the official inspection report from MODNR. Mr. Turley stated he asked for guidance on the master vault and is still waiting to hear back on any possible permits that might be needed. Mr. Turley stated we are also seeking a new DS1 Distribution permit from MODNR, the one on file is outdated and MODNR is working on getting the updated one to us. Ms. Baxter stated they have begun the process of GPS locations for hydrants and valves just utilizing her smartphone, she hopes to teach maintenance how to use it to fully get the GPS locations marked for all hydrants, valves and manhole covers. Ms. Baxter stated that she is still waiting on the final Emergency Operations Plan (EOP) from Platte County, which is an item required by the Department of Natural Resources. Mr. Wright stated that with the relocation of the Sheriff's Office and Sheriff Owen retiring the county is still working on finalizing the EOP. Mr. Wright added that the GPS mapping can be submitted to the Platte County Recorder's Office to keep on file. Mr. Turley agreed that working hand in hand would be helpful.

b. Back Up Operator Update

Mr. Turley is stated that Mr. Kenny Loy will be our back-up water operator and is still working on the details. Once details are finalized a bill will be submitted to the Board of Trustees for approval.

10. Old Business

a. Bill No. 2024-06; Employment Kevin Turley

Ms. Baxter presented Bill No. 2024-06 with the approved change of the water system classification from DS2 to DS1 after the Missouri Department of Natural Resources (MODNR) confirmed the classification during the inspection on 02/20/2024.

Ms. Damm read the header of proposed Bill No. 2024-06.

A motion was made by Mathew Damm to pass Bill No. 2024-06 to be numbered Ordinance 381 as written. Motion was seconded by Elizabeth Damm.

Roll Call Vote:

Elizabeth Damm-aye

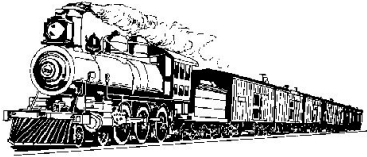
Mathew Damm-aye

John Kemp-absent

Edward Evans-aye

Motion Carries 3-0-0-1

b. 615 Garrison Ave Lot 21:Leak*



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Ms. Baxter stated last month the leak issue was discussed at 615 Garrison Ave Lot 21. The Water Department was able to assist in ruling out the service line, so the resident is responsible for the repair not the mobile home park. Mr. Turley asked if the account was delinquent, Ms. Baxter verified that the account is currently in good standing. Mr. Damm stated that if the account is in good standing there is nothing that can be done to force a remedy unless it becomes a matter of public health or safety. Ms. Damm stated that the Water Department has informed them of the issue and agrees with Mr. Damm.

11. New Business

a. KC Water Rate Increase 2024/2025

Ms. Baxter stated that she received the notice from KC Water for the rate increases for both the sewer and customer connection charge and added that she will begin working on the new ordinance establishing the new rates for 2024/2025. Ms. Damm questioned the agreement between Ferrelview and KC Water and whether or not it is negotiable, especially in regards to the customer connection charge. Ms. Baxter stated she will locate the agreement and send it over via email. Ms. Baxter agreed that Ferrelview is responsible for all regulatory requirements, maintenance, taxes, etc. and also questions why KC Water can assess such a high charge to customers who are not theirs. Mr. Wright addressed his concerns with the connection charge as well, stating that it is more than double his water usage most months.

b. Sewer Credit Proposal: 104 2nd Terr.

Ms. Baxter presented a Sewer Credit Proposal for 104 2nd Terrace to the Board of Trustees.

A motion was made by Edward Evans to approve the sewer credit for 104 2nd Terrace in the amount of one hundred seventy seven dollars and ninety seven cents. Motion was seconded by Mathew Damm.

Roll Call Vote:

Elizabeth Damm-aye

Mathew Damm-aye

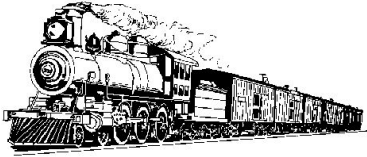
John Kemp-absent

Edward Evans-aye

Motion Carries 3-0-0-1

c. Pole Banners

Ms. Baxter presented a draft of a custom pole banner that could be displayed within the community that pictured a train similar to the one on the Village letterhead, along with the cost. Mr. Wright stated that as a citizen and taxpayer he would fully support the expenditure to improve the ascetics of the community. The Board agreed and will to look further into the banners.



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d. City Park Fence: Privacy Tape

Ms. Baxter stated that she has found a product that will help improve the ascetics of the City Park and provide some privacy between the rear boundary and the neighbor; it also is available in several color options. Mr. Damm stated that he will do some additional research to see if a similar product is available made of a different more durable material.

e. Spring Tree Maintenance Proposal

Ms. Baxter stated there are several trees in desperate need of trimming or removal in the City Park, along with vegetation overgrowth on Heady and the easement on 2nd Terrace that need to be addressed. Mr. Baxter stated that she sent over the prepared "Request for Bid" (RFB) for their approval. Mr. Thomas stated that the low limbs within the easement on 2nd Terrace are causing the resident who lives at 100 3rd Street to cut the corner sharper causing ruts in the grassy area. Mr. Thomas asked what would be done the fallen limbs and cut wood in the easement. Mr. Turley stated that the area has been included in the RFB. Ms. Baxter stated that there is some milling available at City Hall that Mr. Thomas can utilize to fill in the rut to avoid any out of pocket expenses.

f. Stop Sign: 1st Street & Heady Ave*

Ms. Baxter stated that there is a constant problem with the stop sign at 1st and Heady being ran over and having to be reinstalled at least once per week. Mr. Turley asked about pushing the stop sign back and removing bush closet to the intersection. The Board discussed the issue and asked Ms. Baxter to reach out to the property owner to try to find a viable solution for both them and the City.

g. Equipment Purchase: Blower*

Ms. Baxter submitted several options for a combination blower and vacuum for the maintenance department. Mr. Damm asked for more research to be done on the products before a purchase is made but agrees it is a good idea to help assist in cleaning up the glass at the City Park. Equipment purchase: Blower was tabled until more research has been done.

12. Treasurer April Baxter

a. Treasurer's Report: Monthly Billing Summaries; February 2024

Treasurer April Baxter presented the monthly billing summaries and bank balances for all accounts.

A motion was made by Mathew Damm to pay the bills. Motion was seconded by Edward Evans.

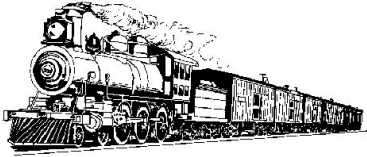
Roll Call Vote:

Elizabeth Damm-aye _____

Mathew Damm-aye _____

John Kemp-absent _____

Edward Evans-aye _____



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Motion Carries 3-0-0-1

13. Adjourn Meeting

A motion was made by Mathew Damm to adjourn the regular session. Motion was seconded by Edward Evans.

Roll Call Vote:

Elizabeth Damm-aye

Mathew Damm-aye

John Kemp-absent

Edward Evans-aye

Motion Carries 3-0-0-1

The regular session was adjourned at 6:14 p.m.

The minutes of the meeting held on March 12, 2024 were approved by the Board of Trustees on this 9th day of April, 2024.

Chairman of the Board

Attest:

City Clerk