

Village of Ferrelview

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

Meeting Minutes

Regular Session held on December 12, 2023 at 5 p.m.

In attendance were:

Board Members: Elizabeth Damm, Edward Evans, and John Kemp

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

Audience Members: Todd Logan and Damien Salazar

Absent: Emergency/Health/Safety Commissioner Mathew Damm & Water Commissioner Paul Lahman

1. Open Session

2. Call to Order-Chairman

Meeting was called to order by Chairman Elizabeth Damm at 5:13 p.m.
Ms. Damm noted Mr. Damm’s absence due to a prior family obligation.

3. Approval of Agenda

City Administrator April Baxter asked for two amendments to the agenda; Paul Lahman’s resignation to be added to item 12 New Business as item b, and John Lipscomb business proposal update to be added to item 11 Old Business as item c.

A motion was made by Elizabeth Damm to approve the agenda with the proposed amendments.
Motion was seconded by John Kemp.

Roll Call Vote:

Elizabeth Damm-aye _____

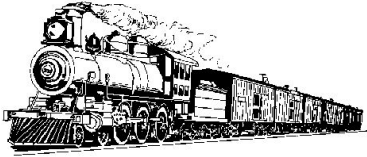
Mathew Damm-absent _____

John Kemp-aye _____

Paul Lahman-absent _____

Edward Evans-aye _____

Motion Carries 3-0-0-2



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4. City Clerk: April Baxter

a. Approval of Meeting Minutes

a1. Regular & Closed Session 10/10/2023

a2. Regular Session 11/14/2023

Ms. Baxter presented the meeting minutes from the Regular & Closed Sessions held on October 10, 2023 and the Regular Session held on November 14, 2023. No corrections were noted.

Unanimous consent to approve meeting minutes 3-0-0-2

5. Chairman: Elizabeth Damm

a. No New Business

6. Building Commissioner: John Kemp

a. No New Business

7. Emergency, Health & Safety Commissioner: Mathew Damm

a. No New Business

8. Street Commissioner: Edward Evans

a. No New Business

9. Water Commissioner: Paul Lahman

a. Sewer & Water Credit Proposal 400 2nd Street

Ms. Baxter presented the proposed sewer credit to the Board of Trustees due to Mr. Lahman's absence.

A motion was made by John Kemp to issue a credit in the amount of three hundred sixty six dollars and thirty five cents (\$366.35) to Mr. Cody Reynolds at 400 2nd Street. Motion was seconded by Elizabeth Damm.

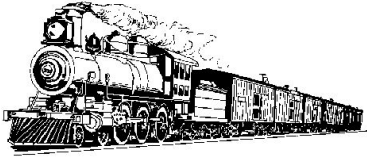
Roll Call Vote:

Elizabeth Damm-aye

Mathew Damm-absent

John Kemp-aye

Paul Lahman-absent



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Edward Evans-aye _____

Motion Carries 3-0-0-2

Ms. Baxter noted that the sewer credit issued to Mr. Reynolds will be submitted with the 4th quarter consumption reports to KC Water for a credit from them, as the loss has been properly documented by the home owner.

10. Chief Water Operator: Kevin Turley
a. Stormwater Project 6th & 7th Street Update

11. Old Business

a. Thanksgiving Outreach: Expenditures & Update

Ms. Baxter presented to the Board the receipts from the Thanksgiving Outreach 2023. Ms. Baxter stated that her and Chairman Damm purchased 6 premade meals and delivered them to six seniors within the Ferrelview community. The total budget set by the Board of Trustees was three hundred (300) dollars; receipts totaled two hundred forty five dollars and seventy five cents (245.75).

b. Christmas Outreach: Expenditures & Update

Ms. Baxter presented to the Board the receipts from the Christmas Outreach 2024. Ms. Baxter listed the items and receipt totals for the family adopted by the Board of Trustees. The total budget set by the Board of Trustees was five hundred (500) dollars, Ms. Baxter stated that of that budget only two hundred seventy three dollars and ten cents (273.10) has been spent to date. Mr. Damm suggested using a portion of the remaining funds to pay unpaid lunch balances at Seigrist Elementary. The Board discussed additional gift options for the family.

A motion was made by John Kemp to donate one hundred twenty six dollars and ninety cents to pay delinquent lunch balances at the Platte County R-3 School District and to purchase a fifty (50) dollar gift card from Wal-Mart and a fifty (50) dollar gas gift card for the family for the 2024 Christmas Outreach. Motion was seconded by Edward Evans.

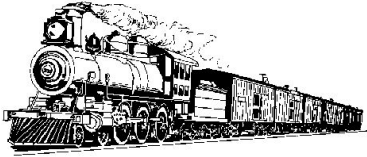
Roll Call Vote:

Elizabeth Damm-aye _____

Mathew Damm-absent _____

John Kemp-aye _____

Paul Lahman-absent _____



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Edward Evans-aye _____

Motion Carries 3-0-0-2

Mr. Kemp asked Ms. Baxter to inquire if the local gas station would donate the gift card for the family. Ms. Baxter stated that she would look into his request.

c. Lipscomb Business Proposal Update

Mr. Kemp stated that we wanted to continue to move forward on Mr. Lipscomb’s request to operate a repair shop out of his garage located on his property at 408 1st Street. Mr. Kemp suggests proposing an ordinance allowing a variance for the property as opposed to rezoning to be submitted for review at the next regular session scheduled for January 9th, 2024. Ms. Baxter stated she would begin drafting the requested bill.

12. New Business

a. 209 & 219 Chester Rezoning Inquiry: Todd Logan

Mr. Logan and Mr. Salazar submitted their request for rezoning of 209 & 219 Chester Avenue. Ms. Baxter stated that currently Ordinance 359 still contains a clerical error in reference to the lots that should have been rezoned to accommodate for a new multi-family structure. Ms. Baxter stated that lots 11 & 12 have been rezoned per recommendation of the Zoning Board of Adjustment, the ordinance references lots 9 and 10 instead, with the correct parcel ID for lots 11 & 12. Mr. Logan and Mr. Salazar expressed their desire to also have lots 9 & 10 rezoned to accommodate for a slightly larger structure and a larger parking area as required per ordinance. Ms. Baxter stated she would reference the previous process for rezoning and asked Mr. Salazar to begin to prepare the required notices and certified mail receipts for residents who may be affected by the rezoning proposal. The Board discussed the re-recording of the property if the rezoning is approved. Ms. Baxter stated she would reach out to the Recorder of Deeds Office for Platte County to verify the costs associated with the request to have the two parcels combined if rezoning is approved and submit those to Mr. Salazar.

b. Paul Lahman Resignation

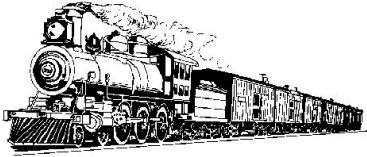
Ms. Damm submitted Mr. Lahman’s resignation that was received via email on December 12th, 2023 to the Board of Trustees.

A motion was made by Elizabeth Damm to accept Mr. Lahman’s resignation effective immediately. Motion was seconded by John Kemp.

Roll Call Vote:

Elizabeth Damm-aye _____

Mathew Damm-absent _____



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John Kemp-aye _____

Paul Lahman-absent _____

Edward Evans-aye _____

Motion Carries 3-0-0-2

13. Treasurer April Baxter

a. Treasurer's Report: Monthly Billing Summaries

a1. October 2023

a2. November 2023

Ms. Baxter presented the monthly billing summaries from October 2023 and November 2023 to the Board of Trustees.

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

Roll Call Vote:

Elizabeth Damm-aye _____

Mathew Damm-absent _____

John Kemp-aye _____

Edward Evans-aye _____

Motion Carries 3-0-0-1

14. Closed Session Pursuant to;

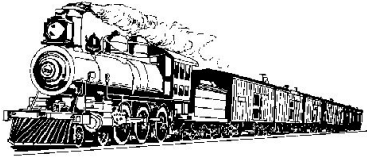
a. RSMo 610.021 (1) Legal

A motion was made by Elizabeth Damm to close the open session and open the closed session pursuant to RSMo 610.021 (1) Legal. Motion was seconded by John Kemp.

Roll Call Vote:

Elizabeth Damm-aye _____

Mathew Damm-absent _____



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John Kemp-aye _____

Edward Evans-aye _____

Motion Carries 3-0-0-1

15. Re-Open Regular Session

The regular session was re-opened at 6:19 p.m.

16. Adjourn Meeting

A motion was made by Edward Evans to adjourn the regular session. Motion was seconded by John Kemp.

Roll Call Vote:

Elizabeth Damm-aye _____

Mathew Damm-absent _____

John Kemp-aye _____

Edward Evans-aye _____

Motion Carries 3-0-0-1

A regular session was adjourned at 6:29 p.m.

The minutes of the regular session held on December 12th, 2023 were approved by the Board of Trustees on this 9th day of January, 2024.

Chairman of the Board

Attest:

City Administrator