

CITY OF PLATTE WOODS

6750 NW Tower Drive - Platte Woods, Missouri
(816) 741-6688

The Board of Aldermen of the City of Platte Woods, Missouri met on Thursday, August 13, 2026 at City Hall, 6750 NW Tower Drive, Platte Woods, Missouri.

PRESENT

Eric Wright, Mayor
Larry Cory, Alderman
Jane Hoover, Alderman
Britton Snyder, Alderman
Laura Purcell, Alderman

Rebecca Wortman, City Clerk
Public - 9

OPENING

The meeting was called to order by Mayor Wright at 7:00 p.m. Mayor Wright asked the Council to review their copies of the July 16, 2026 meeting minutes and today's agenda. Mayor Wright asked for a motion to approve the minutes and agenda. Alderman Cory motioned to approve, Alderman Purcell seconded the motion, and all voted aye.

PUBLIC PARTICIPATION

Attorney Christine Bushyhead, who specializes in land use and development, addressed the Council on behalf of Roger and Joyce Bibens concerning the property at 5616 NW Valley Road. Ms. Bushyhead described the residence on the property as a small home that was expanded to include a three car garage and stated that a commercial business was being operated out of the property. She provided photos of on-site observations of building materials being hauled out of the garages. She stated the current owner has owned the property for 22 years and during that entire time the home has been uninhabited. Although Ms. Bushyhead was advised by the City Building Commissioner that the property is being maintained per City Code, she believes the City has land use authority to protect neighborhoods by taking steps toward regulations that would include exterior code requirements, robust nuisance ordinances, and monitoring. She suggested the City maintain a vacant property register. She stated she will follow-up with the Building Commissioner to see if he will inspect the property for violations.

Mayor Wright stated we are currently looking at our City Code and this may be a candidate for revising the Code. He does not believe our Building Commissioner has enforcement capacities in the event he inspected the property and found violations. He is open to receiving proposed ordinances from Ms. Bushyhead.

Roger Bibens spoke about his frustrations with the home being used as a commercial business and said that when he moved into the neighborhood, he lived next door to an elderly woman who owned and lived in 5616 NW Valley, and now he lives next door to a building shed. He and his wife have offered to buy the property but the current owner is not interested in selling. David Sprung, a 26 year resident, stated that nothing has been done to improve the property and that it is dilapidated and falling apart. He believes it should either be torn down or fixed up and occupied.

PUBLIC SAFETY/EMERGENCY MANAGEMENT

Jim Kerns stated July was a quiet month and he went through the statistics for service calls and 811 locate requests. He made 9 weather posts on the Emergency Management Facebook page and there were over 1,400 views on the page.

His traffic studies are ongoing. He has been concentrating on Crystal Pool which was the street identified in the initial complaint. He found a maximum speed of 35 mph in snippets from the study. The study is conducted by sending up a drone to a street marker, at which time filming is activated for 15 minutes. He will continue the study on Woody Creek, Tomahawk, Valley and Maple Lane. There is a known speed issue on Prairie View and he will contact Platte County deputies regarding increased visibility and speed enforcement.

Mr. Kerns' emergency management software has been built out. Residents will be able to sign up for information on weather related incidents. Alderman Snyder then asked about documentation on the build out, such as source code, database and budget. Mr. Kerns stated he has full documentation that includes source code, and that Mayor Wright has access to the administrative functions. He took on this software build as a pet project has spent approximately \$1,000 from his own resources. He estimates future costs will be less than \$300 per year for the software package.

LEVY HEARING

Mayor Wright closed the council meeting at 7:59 p.m. and called for a public hearing on the levy. Per the April election, residents voted on an increase of real estate and personal property taxes to 0.900 per \$100 assessed valuation, which will amount to approximately \$100 per household per year. This will increase yearly city revenue by approximately \$20,800. The assessed valuations have decreased due to the senior property tax freeze (\$15.1 million last year decreased to \$14.8 million this year). Mayor Wright asked for public questions or input. There were none.

At 8:09 p.m., the public hearing on the levy rate was closed and council meeting reopened.

COMMITTEE REPORTS AND ALDERMAN'S REMARKS

Alderman and Park Director Britton Snyder reported on the Imeson House. He stated there were four rentals in July. One of the renters complained about the air conditioning and was given a partial refund. Two Girl Scout troops have booked meetings for August through March 2027. Imeson Park expenses were slightly higher due to cleaning up tree limbs and dead bushes. Alderman Snyder stated he is open for volunteers to serve on the Park Board. Anyone interested should contact him.

FINANCIAL REPORTS

The City Clerk provided report on the City's financials for July with no concerns noted. Mayor Wright asked for a motion to approve Paybills Resolution #8-13-26, Alderman Snyder motioned to approve, Alderman Cory seconded, and all voted aye.

MAYOR'S REMARKS

No remarks.

OLD BUSINESS

- Mayor Wright sent an email asking residents if they were interested in obtaining Google fiber. He received responses stating they were either interested, wanted more information, or didn't want to see yards torn up again. He stated Parkville recently passed an ordinance on right-of-way maintenance requiring contractors to return property to its original state. Within the next couple of weeks, he will summarize residents' responses and provide information at the next council meeting.
- The City received a bid of \$46,000 for Tomahawk Lane culvert replacement. Since receiving the grant, costs have increased 10 to 15 percent. Mayor Wright asked for a motion to approve \$51,573 for culvert replacement, with the City being responsible for additional costs of \$14,822. Alderman Hoover motioned to approve, Alderman Snyder seconded, and all voted aye.
- Council discussed grading and repairs at Tower Drive near Roanridge. The City received a bid of \$8,300 for the project; however, Alderman Cory felt we needed to know more about the type of repair they propose, material to be used, etc. There was general consensus that the City needed more information from the contractor in order to proceed on approval.
- The City's budget was reviewed and Imeson Park expenses were discussed. Alderman Snyder believes additional ducting may be needed to move air into the main spaces. He believes energy costs may lower with new AC units and that \$25,000 should cover all the work needed. Council agreed that \$15,000 from the City budget should be added to Imeson Park Expense line item. Mayor Wright asked for a motion to approve the budget as amended. Alderman Cory motion to approve, Alderman Snyder seconded, and all voted aye.
- The malfunction of the grinder pump on Crystal Pool was discussed. Rodents had damaged the custom electrical panel that had to be special ordered and had not yet been received.

NEW BUSINESS

Mayor Wright thanked Britton Snyder for his service on the Council. Although he will stay on as Park Director, Mr. Snyder stepped down as an Alderman and submitted his formal resignation. Mayor Wright introduced Katharine Watkins, who has been a resident of Platte Woods since May 2020. All council was in favor of her appointment and Ms. Watkins took the oath of office.

ADJOURNMENT

Mayor Wright asked for a motion to adjourn the meeting. Alderman Hoover so moved, Alderman Purcell seconded, and all voted aye. The meeting adjourned at 9:40 p.m. The next meeting was announced for September 10, 2026 at 7:00 p.m.

Respectfully submitted – R. Wortman