

Houston Lake Arts Circle 7th Annual Art Show Mask

AUGUST 14, 2021



7th Annual Houston Lake Art Show

The opening reception for the 7th Annual Houston Lake Art Show was well attended on Saturday, August 14th. More than two dozen works by residents are in the show, including works by several new artists. Next year some of you could be showing for the first time!

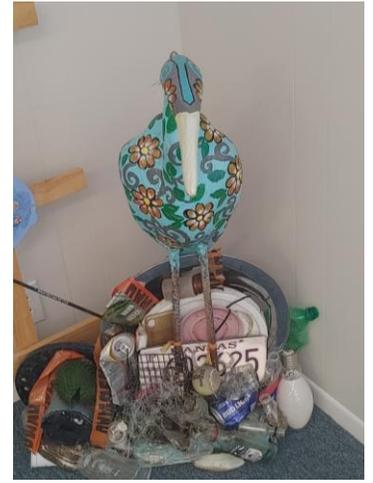
The theme, as always, was very open ended, under the heading of Masks. Artists created in traditional mediums of paint, wood and pastel as well as experimental materials such as found objects, metals, salvaged materials from the lake and cast plaster. Many of the works references the artist's impressions or feelings about the masking mandates we have been experiencing the past year, others were more open, relating to masks as costume or even just referencing the lake.

The art works will remain in City Hall and will be available for viewing during City or Homes Association meetings or other city events.

HOUSTON LAKER

October 2021 Edition
Photos taken by Rick Delafuente

Houston Lake Arts Circle 7th Annual Art Show Mask August 14, 2021



October Community Calendar Events

Oct. 11th - City of Houston Lake Council meeting at City Hall, 7:30pm. We will also offer zoom to those who prefer that. They can contact cityclerk@houstonlake.net for a link.

Oct. 13th - Recycling and Trash pickup day

Oct. 23rd - **Venetian Gardens Homes Association 2021 Annual Membership Meeting**
Saturday - 1:00pm, “Vote on Approval of 2021/2022 Budget, Lake Dues, New Board Members & Appoint President and Vice President”. Meeting will be held outdoors at City Hall with precautionary social distancing efforts. This will ensure all members in good standing are able to safely attend and vote. **Mask Required**

Oct. 30th - **Halloween party**; The City will be having door to door Trick or Treating. A campfire and potluck at the Houston Lake Beach. More information is on the back side of this page.

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Razer party: Tools are available through the HOA for member use.

Please email; hoacommunications@houstonlake.net to request the use of the tools.

Set up your own Razer Party to help clean the lake.

Tools Available: • Weed Razer • Water Rakes • Skimmer

If you would like to volunteer, please contact any of the board members;

Kerry Hallowell 816-695-4100 @ hallowellkerry2020@gmail.com

Joe Briones @ hoacommunications@houstonlake.net

Sue Hodges 816-786-2377 @ hodges.susan@outlook.com

Mary Head 816-741-5639 @ maryjewel40@gmail.com
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Reminder to All Houston Lake Residents (Homeowners and Renters):

Please fill out the survey and return it to the HOA mailbox at Houston Lake City Hall 5417 N. Adrian Ave, Houston Lake, MO. 64151 If you lost your survey or cannot find it, please contact Joe Briones 574-315-5176 for a new copy.



Halloween Party

The city will be having door-to-door trick or treating on Saturday, October 30th. We are asking residents who want to give out candy to sign-up on a roster by emailing (cityclerk@houstonlake.net) or phone message to the city clerk (816.741.0644).

After the trick or treating, at approximately 7:30 or 8:00, there will be a campfire in the sand and, a potluck picnic at the Houston Lake Beach. Smores condiments and Tiki torches will be provided by the city.

Chuck Stone, Mayor: Houston Lake





Permanent Service Day Change - **Now Every Wednesday**

- Effective the week of 9/20/21, your trash & recycling service day will permanently change from every Tuesday, to every **Wednesday**. The first service day will be **9/22/21**.
- Please have carts curbside **no later than 7am** every **Wednesday**
- Please **leave a 3ft space between your carts** or place them on opposite sides of your driveway.



Tyler Riordan
Municipal Sales Manager
Republic Services

2021 Recycle Schedule

Your recycling day will also be on a Wednesday once a month
October 13, November 10 & December 8.



Items must be inside the cart (Not on the ground, not on top – inside). Recycle carts must be curbside by 7:00 am the day of pick up. Be respectful and remove your cart from curbside when finished. If you need an extra cart or would like to recycle, please call City Hall and leave a message with your name, address and phone number. City Hall: 816-741-0644.

2021 Trash Pick-up Holiday Schedule Day

Trash pickup is every Wednesday

Trash carts must be curbside by 7:00 am the day of pick up. Be respectful and remove your cart from curbside when finished. Items must be inside the cart (Not on the ground, not on top – INSIDE). Republic trash service has asked that residents not put anything on the curb that cannot fit into your blue trash containers. They are trying to keep their people safe while picking up your trash.

If you need an extra cart, please call City Hall and leave a message with your name, address and phone number. City Hall: 816-741-0644.

For questions relating to your service please call 816-254-1470 between 7:30am – 5:00pm Monday – Friday.

The holidays that Republic Services Trash Company observes are New Years, Memorial Day, Independence Day, Labor Day, Thanksgiving and Christmas. When any of these holidays fall on Monday or Tuesday, your trash pickup will be on Thursday of that week.

2021 Holiday Schedule

Thanksgiving (Thursday 11-25-21)
Christmas (Saturday 12-25-21)
New Years (Saturday 1-1-22)

Pick-up Day

Wednesday 11-24-21
Wednesday 12-29-21
Wednesday 1-5-2022

Trash and Recycle Bin Retrieval!

If you have extra Trash or Recycle bins that you are NOT using, the city would like them back! The trash bins are blue with wheels and the recycle bins are blue with yellow lids and wheels. Please call City Hall and leave a message with your name, address and phone number and we will arrange a time to pick up the extra bins. City Hall: 816-741-0644

Thank you!

Venetian Gardens Homes Association

2021 Annual Membership Meeting

Saturday October 23, 2021

1:00pm – Outdoors at City Hall

5417N.W. Adrian, Houston Lake, Mo. 64151

“Voting on approval of 2021/2022 Budget,

Voting on Lake Assessment,

\$50.00, \$450.00 or \$475.00

Voting on 3 new Board Members,

Sue Hodges, Joe Briones, & Brendan Brousseau

(2 elected Board Members will serve a two year term and

1 Board Member will serve one year term)

And Voting for President and Vice President”.

The Homes Association fiscal year starts October 1, 2021 and ends September 30, 2022

Meeting will be held outdoors at City Hall with precautionary social distancing efforts.

This will ensure all members in good standing are able to safely attend and vote.

Mask Required

Thank You

Venetian Gardens Homes Association
Meeting
Minutes
September 15, 2021

Call to order: The meeting was called to order at 7:00 p.m. via Zoom.

Roll Call: Mary Head

Present: Kerry Hallowell, President, Joe Briones, Vice President, Susan Hodges, Secretary/Treasurer, Mary Head, Board Member, Teresa Olson, Board Member.

Treasurer's report:

Susan Hodges presented the financial statements for August 31, 2021,

Meeting:

The test result from the water sample taken August 12, 2021, for testing E. coli was provided to the members. It was 16 MPN/100ml.

The aerators are now working. Brendan Brousseau and Jewel Head examined the rotary vane compressor and found it needed repair. However, the motor was so old, the decision was made to replace it. The new compressor was purchased at a cost of \$1,029.90, which included shipping.

Brendan also found a company to remove the dirt on the peninsula. The company is in the process of removing the dirt at no charge.

The annual meeting was also discussed. The meeting notice will be mailed to each member in the Venetian Gardens Homes Association. At this meeting, the members will vote on the board member vacancies, and elect the president and vice president for the next year selecting from the newly elected board. The meeting will be outside of City Hall and will be broadcast on a radio station. Voting may be done in person, by absentee ballot or by proxy. Only members in good standing may vote.

The meeting was then opened for questions from members which consisted primarily of questions pertaining to absentee voting.

The meeting adjourned at 7:25 p.m.

Minutes submitted by: Susan Hodges, Secretary



A LITTLE HISTORY OF HOUSTON LAKE'S PENINSULA

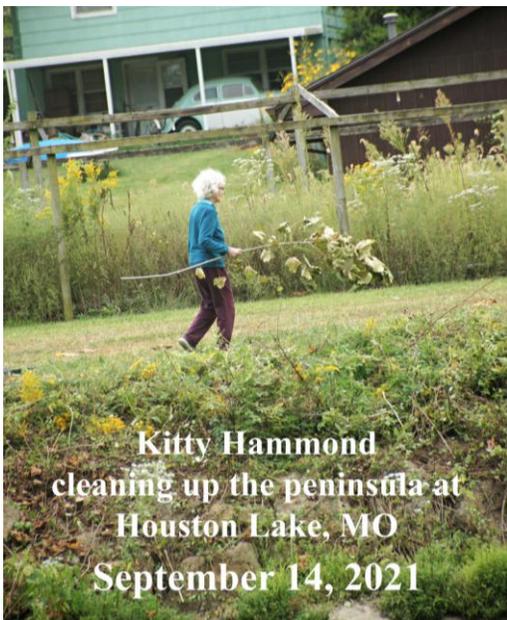
We can all complain or praise the way things are done here at Houston Lake, but until each individual living here has volunteered to help take care of the problems nothing is ever going to change.

In 1966 it was (*Decided By The Community*) to build a road over Jumping Branch Creek in front of where Houston Lake's City Hall is now. The Creek split at that point and part of it run where City Hall is and part of it run on the other side of the peninsula.

The Peninsula was a wide, dry spot between the creek beds which was later used to pile dirt on when the S curve was built . The S curve as everyone called it slowed the water down considerably before entering the lake. By slowing the water down would let the silt settle out which would keep it from coming into the Lake.

The Peninsula has been used to pile dirt on many, many times while the lake was being dredged. It has been used as a staging area for heavy equipment that construction companies have brought in. It has been used as a park area where home owner's can walk, ride their bikes and enjoy taking pictures of the lake. It was used for a number of years to shoot off fireworks on the Fourth of July. It has been used for Halloween celebrations, etc., etc. The Peninsula is owned by each and every Houston Lake Home Owner.

The Venetian Gardens Homes Association would like to thank each and every individual that is helping clean up the Peninsula as of September 2021. The dirt and weeds are being removed by Houston Lake Volunteers and once all of the dirt is removed it will be re-seeded with grass so everybody will have a Beautiful Peninsula to enjoy once again.



September 26, 2021

Dear Houston Lake Residents,

Venetian Gardens Homeowners Association has received roughly fifty (50) LMI surveys. This is great news, however we need more surveys to be able to move forward. Again, the survey is a first step for Houston Lake to apply for Community Development Block Grants. Every residents participation is greatly needed and appreciated.

The next few pages have the following documents: example survey, survey, FY 2021 Income Limit Summary.

As stated earlier in they year, we are not a rich community and we do not have a large tax base. Houston Lake needs to go out for outside funding to keep our lake alive. Please take time to help out, and fill out the survey and return to the HOA's mailbox at Houston Lake's City Hall.

Sincerely,
Joseph Briones
Vice President
Venetian Gardens Homeowners Association.

Example Survey

(MUST BE SUBMITTED WITH APPLICATION IF SURVEY CONDUCTED)

THE CITY/COUNTY OF _____ IS CONDUCTING A SURVEY TO DETERMINE THE NEED FOR THE IMPROVEMENTS IN PUBLIC FACILITIES, HOUSING, AND SERVICES. SOME OF THE IMPROVEMENT PROJECTS MAY BE ELIGIBLE FOR FEDERAL FUNDING. THIS SURVEY IS AN ELIGIBILITY REQUIREMENT FOR SUCH FUNDING. YOUR SURVEY ANSWERS WILL BE KEPT CONFIDENTIAL.					
1. PLEASE INDICATE THE NUMBER OF FAMILIES (PERSONS RELATED BY BIRTH, MARRIAGE, OR ADOPTION) LIVING AT THIS ADDRESS (AN UNRELATED INDIVIDUAL IS CONSIDERED A ONE-PERSON FAMILY, WHETHER LIVING ALONE OR WITH ANOTHER FAMILY).					
NUMBER OF FAMILIES: Place a number here. If a grandparent or other family member lives in the household then you have two (2) families.			TOTAL NUMBER OF PERSONS: Total number of people in the home.		
2. HOW MANY IN EACH FAMILY:		#1	#2	#3	
3. FOR EACH FAMILY INDICATED ABOVE, PLEASE CHECK WHETHER YOUR TOTAL FAMILY INCOME IS ABOVE, BETWEEN, OR BELOW THE INCOME FIGURES PROVIDED FOR YOUR FAMILY SIZE.					
Family Size	Income Limits			FAMILY #1	FAMILY #2
	A (30%)	B (50%)	C (80%)		
1	_____ TO _____	_____ TO _____	_____ TO _____	FAMILY SIZE: _____ <input type="checkbox"/> Income Above Column C <input type="checkbox"/> Income between Column B & C <input type="checkbox"/> Income between Column A & B <input type="checkbox"/> Income below Column A	FAMILY SIZE: _____ <input type="checkbox"/> Income Above Column C <input type="checkbox"/> Income between Column B & C <input type="checkbox"/> Income between Column A & B <input type="checkbox"/> Income below Column A
2	_____ TO _____	_____ TO _____	_____ TO _____		
3	_____ TO _____	_____ TO _____	_____ TO _____		
4	_____ TO _____	_____ TO _____	_____ TO _____		
5	_____ TO _____	_____ TO _____	_____ TO _____		
6	_____ TO _____	_____ TO _____	_____ TO _____		
7	_____ TO _____	_____ TO _____	_____ TO _____		
8	_____ TO _____	_____ TO _____	_____ TO _____		
4. HOW MANY PERSONS AT THIS ADDRESS ARE:					
FEMALE HEADS OF HOUSEHOLD?			CHILDREN AGE SIX YEARS AND UNDER?		
OVER THE AGE OF 62?			HANDICAPPED/DISABLED?		
5. TO HELP DETERMINE THE POPULATION CHARACTERISTICS OF THE PROJECT AREA, PLEASE INDICATE THE NUMBER OF PERSONS AT THIS ADDRESS THAT ARE:					
HISPANIC OR LATINO:					
NOT HISPANIC OR LATINO:					
6. TO FURTHER HELP DETERMINE THE POPULATION CHARACTERISTICS OF THE PROJECT AREA, PLEASE INDICATE THE NUMBER OF PERSONS AT THIS ADDRESS THAT ARE:					
WHITE:			ASIAN & WHITE:		
BLACK/AFRICAN AMERICAN:			BLACK/AFRICAN AMERICAN & WHITE:		
ASIAN:			AM. INDIAN/ALASKAN NATIVE & BLACK/AFRICAN AM.:		
AMERICAN INDIAN/ALASKAN NATIVE:			ASIAN & NATIVE HAWAIIAN/OTHER PACIFIC ISLANDER:		
NATIVE HAWAIIAN/OTHER PACIFIC ISLANDER:			ALL OTHERS:		
AMERICAN INDIAN/ALASKAN NATIVE & WHITE:					
7. DATE:		TELEPHONE NUMBER (If survey conducted by telephone):			
		SIGNATURE (OPTIONAL): Signature is NOT required.			

Please see note below:

The Income Limits section corresponds with the page titled FY 2021 Income Limits Summary. I have marked the rows on the summary page with A, B, and C which match up to the columns above in the Income Limits section. Please X the line from the row of family size and column of income limit that matches your family's income noted on the FY 2021 Income Limits Summary.

MISSOURI DEPARTMENT OF ECONOMIC DEVELOPMENT
 COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM
 FY2018 APPLICATION: FORM R – LMI SURVEY INSTRUMENT

(MUST BE SUBMITTED WITH APPLICATION IF SURVEY CONDUCTED)

THE CITY/COUNTY OF _____ IS CONDUCTING A SURVEY TO DETERMINE THE NEED FOR THE IMPROVEMENTS IN PUBLIC FACILITIES, HOUSING, AND SERVICES. SOME OF THE IMPROVEMENT PROJECTS MAY BE ELIGIBLE FOR FEDERAL FUNDING. THIS SURVEY IS AN ELIGIBILITY REQUIREMENT FOR SUCH FUNDING. YOUR SURVEY ANSWERS WILL BE KEPT CONFIDENTIAL.					
1. PLEASE INDICATE THE NUMBER OF FAMILIES (PERSONS RELATED BY BIRTH, MARRIAGE, OR ADOPTION) LIVING AT THIS ADDRESS (AN UNRELATED INDIVIDUAL IS CONSIDERED A ONE-PERSON FAMILY, WHETHER LIVING ALONE OR WITH ANOTHER FAMILY).					
NUMBER OF FAMILIES:			TOTAL NUMBER OF PERSONS:		
2. HOW MANY IN EACH FAMILY:		#1	#2	#3	
3. FOR EACH FAMILY INDICATED ABOVE, PLEASE CHECK WHETHER YOUR TOTAL FAMILY INCOME IS ABOVE, BETWEEN, OR BELOW THE INCOME FIGURES PROVIDED FOR YOUR FAMILY SIZE.					
Family Size	Income Limits				
	A (30%)	B (50%)	C (80%)		
1	_____	TO _____	TO _____	FAMILY #1	
2	_____	TO _____	TO _____	FAMILY SIZE: _____	
3	_____	TO _____	TO _____	<input type="checkbox"/> Income Above Column C	
4	_____	TO _____	TO _____	<input type="checkbox"/> Income between Column B & C	
5	_____	TO _____	TO _____	<input type="checkbox"/> Income between Column A & B	
6	_____	TO _____	TO _____	<input type="checkbox"/> Income below Column A	
7	_____	TO _____	TO _____		
8	_____	TO _____	TO _____	FAMILY #2	
4. HOW MANY PERSONS AT THIS ADDRESS ARE:					
FEMALE HEADS OF HOUSEHOLD?			CHILDREN AGE SIX YEARS AND UNDER?		
OVER THE AGE OF 62?			HANDICAPPED/DISABLED?		
5. TO HELP DETERMINE THE POPULATION CHARACTERISTICS OF THE PROJECT AREA, PLEASE INDICATE THE NUMBER OF PERSONS AT THIS ADDRESS THAT ARE:					
HISPANIC OR LATINO:					
NOT HISPANIC OR LATINO:					
6. TO FURTHER HELP DETERMINE THE POPULATION CHARACTERISTICS OF THE PROJECT AREA, PLEASE INDICATE THE NUMBER OF PERSONS AT THIS ADDRESS THAT ARE:					
WHITE:			ASIAN & WHITE:		
BLACK/AFRICAN AMERICAN:			BLACK/AFRICAN AMERICAN & WHITE:		
ASIAN:			AM. INDIAN/ALASKAN NATIVE & BLACK/AFRICAN AM.:		
AMERICAN INDIAN/ALASKAN NATIVE:			ASIAN & NATIVE HAWAIIAN/OTHER PACIFIC ISLANDER:		
NATIVE HAWAIIAN/OTHER PACIFIC ISLANDER:			ALL OTHERS:		
AMERICAN INDIAN/ALASKAN NATIVE & WHITE:					
7. DATE:		TELEPHONE NUMBER (If survey conducted by telephone):			
		SIGNATURE (OPTIONAL):			



FY 2021 INCOME LIMITS DOCUMENTATION SYSTEM

[HUD.gov](#) [HUD User Home](#) [Data Sets](#) [Fair Market Rents](#) [Section 8 Income Limits](#) [MTSP Income Limits](#) [HUD LIHTC Database](#)

FY 2021 Income Limits Summary

Selecting any of the buttons labeled "Explanation" will display detailed calculation steps for each of the various parameters.

FY 2021 Income Limit Area	Median Family Income <input type="button" value="Explanation"/>	FY 2021 Income Limit Category	Persons in Family							
			1	2	3	4	5	6	7	8
Kansas City, MO- KS HUD Metro FMR Area	\$86,600 B	Very Low (50%) Income Limits (\$) <input type="button" value="Explanation"/>	30,350	34,650	39,000	43,300	46,800	50,250	53,700	57,200
		Extremely Low Income Limits (\$)* <input type="button" value="Explanation"/>	18,200	20,800	23,400	26,500	31,040	35,580	40,120	44,660
		Low (80%) Income Limits (\$) C	48,550	55,450	62,400	69,300	74,850	80,400	85,950	91,500

NOTE: Platte County is part of the **Kansas City, MO-KS HUD Metro FMR Area**, so all information presented here applies to all of the **Kansas City, MO-KS HUD Metro FMR Area**. HUD generally uses the Office of Management and Budget (OMB) area definitions in the calculation of income limit program parameters. However, to ensure that program parameters do not vary significantly due to area definition changes, HUD has used custom geographic definitions for the **Kansas City, MO-KS HUD Metro FMR Area**.

The **Kansas City, MO-KS HUD Metro FMR Area** contains the following areas: Johnson County, KS; Leavenworth County, KS; Linn County, KS; Miami County, KS; Wyandotte County, KS; Caldwell County, MO; Cass County, MO; Clay County, MO; Clinton County, MO; Jackson County, MO; Lafayette County, MO; Platte County, MO; and Ray County, MO.

* The FY 2014 Consolidated Appropriations Act changed the definition of extremely low-income to be the greater of 30/50ths (60 percent) of the Section 8 very low-income limit or the poverty guideline as [established by the Department of Health and Human Services \(HHS\)](#), provided that this amount is not greater than the Section 8 50% very low-income limit. Consequently, the extremely low income limits may equal the very low (50%) income limits.

Income Limit areas are based on FY 2021 Fair Market Rent (FMR) areas. For information on FMRs, please see our associated FY 2021 [Fair Market Rent documentation system](#).

For last year's Median Family Income and Income Limits, please see here:

[FY2020 Median Family Income and Income Limits for Kansas City, MO-KS HUD Metro FMR Area](#)

Select a different county or county equivalent in Missouri:

Pemiscot County ▲
Perry County
Pettis County
Phelps County
Pike County
Platte County ▼

Select county or county equivalent

Select any FY2021 HUD Metropolitan FMR Area's Income Limits:

Kansas City, MO-KS HUD Metro FMR Area ▼

Select HMFA Income Limits Area

Or press below to start over and select a different state:

Select a new state

Update URL For bookmarking or E-Mailing

Prepared by the [Program Parameters and Research Division](#), HUD.

CITY NEWS

Short-term Rentals

Earlier this month, the City Council voted not to pass the ordinance prohibiting short-term rentals. Four alderwomen voted 2 no and 2 yes. The mayor usually doesn't vote, but in this case, I became the tiebreaker. I voted not to pass the ordinance.

Supporters of the ordinance were Alderwoman Briones, Alderwoman Farsace, and the entire Venetian Gardens Lake Association. The Planning and Zoning Commission supported it 14 to 1.

Supporters predicted that Houston Lake would turn into a community overcome by "outsiders" if we allowed short-term rentals. There was little evidence of damages to our community from short-term rentals. It would be unfair for our city council to set policy based on unsupported predictions of the future.

If you don't know which houses rent out on a short-term basis, I'll give you a hint. They are some of the best-maintained homes in our area. Their guests are subjected to a much more rigorous grading system than long-term renters are subjected to.

Adrian Improvements

The stretch of Adrian Rd from the playground to the culvert bridge was repaved, emphasizing preventing the standing water that was always a problem in the area. The pavers replaced a sealed manhole cover and graded the slope of the road to drain more efficiently.

Grinder Pump Fees

Some homes on the south side of our city have grinder pumps. The city's responsibility is to maintain them through a special fund that receives payments of \$480 per year from homes with grinder pumps. The balance of that fund is \$25,159.99. Most pumps have been replaced in the last 10 years and are not expected to fail soon. In fact, it was a wave of replacements that drained the grinder pump fund and caused the city to borrow from the general fund. That money has been paid back. I will be proposing reducing the annual contribution to the fund from \$480.00 to \$75.00.

Chuck Stone

Mayor, Houston Lake

To Mayor Stone:

Thank you for acknowledging the city voted against the HOA and the Planning and Zoning Committee.

Full disclosure...the city also knowingly voted against the will of 75% of the community. Please don't speak for the supporters of the ordinance, as you are NOT one of them. There are many reasons 75% of the community does NOT want short term rentals here: STR's are Not allowed at Riss , Waukomis or Weatherby lakes.

The city nor the HOA have the money or man power to regulate them. There is no Federal or state regulations governing STR's. Mayor Stone stated they are subjected to more rigorous "vetting" than long term rentals. This is simply untrue. Since there are NO regulations protecting our lake and community, we are at the mercy of what we are being told. It may or may not be factual.

We are a small neighborhood community and would like to keep it that way. This is the response I got from most of the people I spoke to. They don't want complete strangers coming in and out and doing whatever they want with complete disregard for our lake or community.

Zebra mussels are another factor. We have been diligent about keeping zebra mussels out of our lake. If a non community member (STR guest) uses our lake they could bring in zebra mussels on life jackets, rafts, boats, canoes, kayaks or even their fishing line or tackle. We have no way to control this. Since they have NO ties to our community, they may not care.

Even if the city finds a way to regulate STR's, the HOA would get None of that money. This does NOT help our mission of saving the lake. There is a reason Riss, Waukomis and Weatherby lakes have banned STR's.

We also heard from a resident who is good friends with several KC, MO police, that because STR's are allowed in KC, MO, they are encountering a serious problem with squatters refusing to leave. MO state law says if you allow someone in your house with any type of overnight bag (including a purse) you have given them permission to stay. People are renting the STR's then refusing to leave, but because they are not regulated, the authorities have no recourse. We do NOT want this in our community.

I dispute the Mayor's statement that the STR's currently here have some of the best maintained property.

It is my hope, in the future; the city will uphold the will of the people and work more closely with the HOA for the betterment of our community.

Kerry Hallowell, HOA President

Reflections of Disappointment and Concern

by Evonne C. Briones
Houston Lake Alderman, South Ward

Monday, September 13, 2021 was a sad day to be a resident of Houston Lake, Missouri. Despite the HOA Board requesting it, despite the Planning and Zoning Commission voting ten to one to recommend it, and despite a petition signed by the majority of homes in the north ward in favor of it, the north ward aldermen and the mayor voted against the proposed ordinance which would regulate Short Term Rentals (STRs) in Houston Lake.

It is disappointing the voiced majority's opinion was ignored by Alderman AnneMarie Murphy, Alderman Teena Walker-Robin, and Mayor Chuck Stone. *No means no* has been in the news a lot recently. *No means no* represents an outcry for not being overpowered. The majority of residents voicing their opinions said *No* to STRs in Houston Lake. Yet, the north ward aldermen and the mayor ignored this outcry and, using their position of power and authority, did whatever they wanted instead. This is both disappointing and concerning.

What is also concerning is the mayor's actions over the past few months. First, there were the shenanigans of the format for the September meeting. During the August meeting, Mayor Stone announced the September meeting would be via Zoom. Both the agenda and the City website posted the meeting as a Zoom meeting. But, when I arrived at City Hall to sign checks at 7pm, I became aware it was actually a hybrid meeting, allowing in-person attendance. Due to the short notice, I was unable to attend in-person. I was the only alderman attending virtually and there were times all mics were muted and I could not hear what was being said in the meeting.

When it was posted exclusively as a Zoom meeting, how did the gallery fill with those against the ordinance? Why was I unaware Mayor Stone was offering an in-person option? Was a public announcement made with appropriate time for notice? Does constitute a **breach in Sunshine Law**?

Then, there is the mayor's due diligence, or lack thereof. He had the same questions during the September City Council meeting as he did during the August City Council meeting and the Planning and Zoning Commission Public Hearing. Why did he not research his questions to find answers? Phone calls to the mayors of Weatherby Lake and Lake Waukomis could have provided valuable insight. So would a phone call to Mr. Reddoch, our special counsel for STRs. Unfortunately, the mayor did not seek answers to his questions and voted in ignorance. This could be seen as a **breach in fiduciary duty**.

What is most concerning, though, is the fact that Mayor Stone outright refused to abide by the contract the City has with Kuhlman, Reddoch and Sullivan P.C. as STR special counsel by prohibiting city officials and residents access to Mr. Reddoch's counsel during the September City Council meeting.

...continued on next page....

Resolution 03082021 – RESOLUION OF THE CITY OF HOUSTON LAKE, MO AFFIRMING THE HIRING OF THE LAW FIRM, states:

Be it resolved by the City of Houston Lake Missouri, that the Mayor is authorized to retain the Law Firm of Kuhlman, Reddoch and Sullivan P.C. for the purpose of advice and assistance in the drafting and implementation of a City Ordinance regulating Short Term Rentals within the City.

This resolution was unanimously approved by City Council during the March meeting. The minutes from this meeting were published in the May *Laker* and can affirm the hiring of this firm, as clearly stated in the Resolution, for STR legal counsel, including advice, assistance, and implementation of an STR-regulating ordinance.

Mayor Stone was aware there was public concern regarding legal recourse should the proposed ordinance pass. But he refused to seek Mr. Reddoch's advice over said concerns. What's more, voting on the ordinance is part of implementation and therefore clearly under the umbrella of Mr. Reddoch's purview. However, Mayor Stone firmly refused to invite Mr. Reddoch to the September meeting and had Ms. Fain, the City's General Counsel, attend instead. This could be seen as **breach in contract**.

While some residents were concerned over legal recourse if the proposed ordinance were to pass, other residents are now concerned with legal recourse over our mayor's actions during the past couple of months.

Houston Lake deserves better. Houston Lake Residents deserve a City Council that will respect the majority and a mayor that will play by the rules. We deserve city leaders we can trust.

**City of Houston Lake Tax Levy Hearing and
City Council Meeting Minutes from August 9, 2021**

Held at City Hall – 5417 NW Adrian Houston Lake, MO with Residents also attended via Zoom

Tax Levy Hearing 7:19pm - Hearing could not take place since ProForma numbers were received on Aug 9, 2021 Section 130.070 states “such notice shall be published or posted 7 days prior to the date of the hearing and include assessed valuation by category of real, personal and other tangible property.” as cited by Mayor Stone. Rescheduled meeting will be via Zoom and posted 7 days prior to the public hearing.

Mayor Stone Started meeting at 7:30pm - Roll Call - Mayor Stone, Alderman Teena Walker-Robin, Alderman Evonne Briones, Alderman Sarah Farsace and Alderman Annemarie Murphy

Motion to approve the Amended Agenda Alderman Farsace, 2nd Motion Alderman Briones Aye - Alderman Farsace, Alderman Briones, Alderman Walker-Robin, Alderman Murphy, Ney - None, Abstain - None. Motion passes

Motion to approve the Minutes from the Finance meeting Alderman Briones, 2nd Motion Alderman Farsace AYE - Alderman Murphy, Alderman Briones, Alderman Farsace, Alderman Walker-Robin, Ney -None, Abstain - None. Motion passes

Motion to approve the Minutes from the City Council meeting held on 6/14/2021 - Corrected to Alderman Farsace attended via Zoom Alderman Farsace, 2nd Motion Alderman Walker-Robin, AYE - Alderman Farsace, Alderman Briones, Alderman Walker-Robin, Alderman Murphy, Ney -None, Abstain - None. Motion passes

Motion to approve the Minutes from the City Council meeting held on 7/12/2021 - Alderman Farsace, 2nd Motion Alderman Briones, AYE - Alderman Farsace, Alderman Briones, Alderman Walker-Robin, Alderman Murphy, Ney -None, Abstain - None. Motion passes

Emergency Management

Fire Department Report - Jim Taylor reporting that no call were made during the 7/1 and 8/1 time. Discussed the gas smell recognized by some residents. Southern Star gas transporter over pressured the line with mercaptan the odor added to natural gas. No danger to anyone and it was rectified within 24 hours. Mayor Stone asked about a tornado siren and the charges for Riverside to activate it. Mr. Taylor said that Blue Valley Safety would need to be involved in the conversation to have Riverside maintain and activate the siren.

Sheriff Report - Woodrow Painter provided and read the report. Mayor Stone asked how to handle a complaint from a resident about another resident’s “free spirit” nudity. Woodrow Painter stated that said person would be acting illegally and witnesses would need to contact the sheriff’s office at the time of the incident. Alderman Briones asked if a photo of the act could be taken as proof to the sheriff’s officer to which Woodrow Painter stated yes as long as the said offender is not a minor. Alderman Briones asked about frequent disturbances at the same address. Woodrow Painter stated that if no crime is being committed there is nothing the sheriff’s office can do. Alderman Farsace asked about charges. Resident asked for definition of Nudity in state of MO, answer was- exposed breast and genitale

Codes Report July 2021 Report by Code Enforcement Officer-Presented by Cathy Grove. There were 8 violations in July and the June violations were abated

Venetian Gardens' Homes Association Report presented by Mary Head - Wednesday August 18th via Zoom, free dirt on the peninsula, needs 1 more volunteer for the audit, bad water test from the lab and another test result will be coming the next day.

Public Discussion

DeLaFuente 3440 NW Edgewater Trail - Has the city received the new assessments and if so can the council look at the budget to see if any services that were cut can be added back in? Is there any update on the roads and when they will be worked on? One service I would like to have returned is the brush clean up. I29 ramp is closed and the detour signs they put up have been helpful with less traffic coming into Houston Lake.

Mayor Stone responded that the city has received zero bids for the road work. One of the contractors said that the job was too small. Alderman Briones stated that the city has received the assessment values and will have the Tax Levy Hearing before the end of the month.

Baker-Hughes 3409 NW Edgewater Trail and 3429 NW Edgewater Trail - Purchased 3409 with the intent of using it as a short term rental. It has been used as a short term for the past year with traditional Air B&B and others. The income of the short term rental is used as supplemental income upon retirement. Short term rentals opposed to prohibition and pro regulation. In the process of the committee, it took probably 3 years for the city of Kansas City to talk with and work with the short term rentals owner operators in order to develop a good set of guidelines. Houston Lake is looking at it in a very short time and would like to request having more discussion would bring knowledge and opportunities to the city. In the letter she sent to the Aldermen and Mayor to deny or prohibit short term rentals rather than regulate it hurts the resident and the dollars that the city could collect in taxes that would be helpful. Implore the council to take a longer look at short term rentals.
Mayor Stone read the letter Ms. Baker-Hughes sent to the Alderman and Mayor.

Kramer 5411 NW Edgewood Trail - Lived here and the community when she moved here was very small and knows everyone. If we have so many rentals who is going to take care of our city. Doesn't like the idea of people coming into our community. Other lake communities like Weatherby and Waukomis have found that like us, they prefer not doing short term rentals. Questions the importance of short term rentals.

Trish 5426 Venetian Drive - What constitutes a short term rental?
Alderman Briones stated that it was 30 days or less

Freese 5428 NW Johnson Trail - Supports whatever decision the board makes as it is made on behalf of the residence. Long term rentals leave a lot to be desired with parties and such and had not heard anything like that with short term rentals. KC Sewer and trash and expenditures might be a typo, there is a \$30,000 discrepancy on those budget lines. What happened to the road contract that was signed by the previous mayor? The contract was signed for \$60,000 to do the very worst parts.
Mayor Stone stated that Barkley up sold the contract that they would do the contract and then additional jobs with a higher price of \$68,000. Asked that he and Ms. Freese sit down to discuss the contract. Alderman Farsace said it was understood that the original contract was only going to be large enough with all the expanded areas and at an additional \$30,000 so the council voted no. Ms. Freese said that she would be happy to sit down and talk with council about the contract that she had signed last year and where the money was budgeted.
Briones stated that in the budget the sewer and trash is listed as \$101,000 combined and that sewer expenditure is listed at \$77,200 and trash \$35,000. Farsace asked if Ms. Freese had a copy of the city contract she had signed. Ms. Freese said that it should be in the files for March of this year.

Ashley 5331 NW Edgewood Circle - In terms of short term rentals if its not listed as a short term rental how would the city prohibit people coming and going. How does the city plan on implementing the ordinance and enforce it. Farsace stated that it was outlined by the lawyer what constitutes a single family dwelling. Mayor Stone said that it would be problematic and expensive to enforce the ordinance. Briones said that if we look at other communities that have prohibited short term rentals it is that a resident notices the activity, reports it to the city and the city has the attorney draft a cease and desist letter to the owner.

Residents asked if the city was going to increase the legal budget in order to enforce the ordinance. Briones stated that once the ordinance was passed at Lake Waukomis, it is her understanding that only 1 resident created a cost to the city and that the residents respected the ordinance.

Permits:

Burn Permits -None

Building Permits: 5463 NW Venetian Drive Motion Alderman Farsace, 2nd Motion Alderman Walker-Robin, Aye Alderman Walker Robin, Alderman Farsace, Alderman Briones, Alderman Murphy, Ney -None, Abstain - None.
Permit Approved

5424 NW Venetian Cir Resubmitting from a previous permit 2007 Motion Alderman Walker-Robin, 2nd Motion Alderman Farsace, Aye Alderman Walker-Robin, Alderman Farsace, Alderman Murphy, Alderman Briones, Ney - None, Abstain - None. Permit Approved

5343 Edgewood Cir Motion Alderman Briones, Alderman Farsace, Aye Alderman Briones, Alderman Farsace, Alderman Walker-Robin, Alderman Murphy Ney -None, Abstain - None. Permit Approved pending submission of the survey finding.

Treasurer's Report Alderman Briones informed that there was an increase in trash service and council should look at the budget. Alderman Farsace asked that the council look into the increase of price vs. the service that is performed. Alderman Briones questioned how the billing is calculated if it is per cart or per home. Alderman Farsace will call and look into how the fee is calculated. Alderman Briones asked that a copy of the current contract be provided by Republic Services

Collector's Report no questions or comments

Paybills – Resolution No 08.09.2021 Mayor Stone stated that the \$2,500 equipment charge was the repair on the lawn mower and the fuel charge was for the lawn mower and also the generator for a resident to keep the grinder pump running during a power outage. Motion Alderman Walker-Robin, 2nd Motion Alderman Farsace, Aye Alderman Briones, Alderman Farsace, Alderman Walker-Robin, Alderman Murphy Ney -None, Abstain - None. Resolution Passes

Old Business

Adrian Rd/Strobbe Project -Mayor stated that the city had inquiries but no bids and will work with Mrs. Freese with Barkley to get this project done by November

Missouri American Water Company -Mayor Stone presented a map of what phase 1, 2, & 3 are for the water pipe project of replacing the 2 inch line with 4 inch line. SF asked if there was a timeframe of completion for each phase. Mayor said he needs to get clarification on the timeframe.

Discussion and Vote on an Ordinance to amend sections 405.010 and 405.070. -Several parties that want to join the meeting via Zoom that did not get the Zoom notification until less than an hour ago. Due to the late notice and controversy of the issue Council voted to have discussion only tonight and postpone the vote. Motion to postpone the vote Alderman Murphy, 2nd Motion Alderman Walker-Robin, Aye Alderman Walker-Robin, Alderman Briones, Alderman Farsace, Alderman Murphy. Ney -None, Abstain - None. Motion Passes

Alderman Briones stated that the Planning and Zoning commission met in July and residents were present at the meeting. A couple of residents were in favor of the short term rentals. She read Ms. Baker's statement that was texted to her at the podium. The ordinance was discussed and there were some specifics about classes and those were grouped together. 10-1 in favor of recommending the ordinance to city council to approve in response to the HOA's request to prohibit short term rentals. One option is to allow short term rentals regulated and licensed. But as you can see today, the city council has enough on our hands with just paying our bills, getting our roads done and approving building permits. She does not feel that the city council has the capacity to regulate short term rentals to make the community feel safe and secure. Additionally, a number of the residents enjoy the peace and quiet and knowing their neighbors. There was one short term rental that popped up on Wagon Trail that said the neighborhood is very friendly, if anyone says hi just tell them you're "Wendy's friend". Another short term rental whose one and only cover photo is of their neighborhoods 4th of July party. Another short term rental who used a drone photo including the neighbors homes. This is a breach of privacy for neighbors. In regards to researching the impact of Air BnB's there was a report that AirBnB has it's own team that goes in and cleans up the mess and follows the victim to make sure AirBnB is not listed in any of the court reporting, so it is difficult to get a clear of how detrimental a short term rental is. Does not feel that Houston Lake should have short term rentals. Visited two communities that are primarily short term rentals and they are not the same family communities. The city needs to focus on what's good for the majority of the community, not just a few residents and the profit they are making.

Aderman Murphy stated that we have spent too much time on AirBnB and there are currently only 3 and they have not significantly impacted the community. Safe and secure community has other threats besides short term rentals. Privacy, everyone wants their privacy but even Google maps have photos of everyone's houses on the internet, she uses and many others use it as well. Part of life is that not all of us know all of our neighbors and we each need to keep our families safe. Life is different than when Houston Lake was founded.

Alderman Walker-Robin reading the ordinance says that there are not also apartments within a homeowners property. Mayor Stone and EB responded that the ordinance already states that Houston Lake is zoned for single family dwellings and they are not allowed even in the current ordinance. TWR believes that more residents need to be able to be heard. City council needs to make sure those residents are heard before voting.

Mayor Stone pulled up Google Reviews of Houston Lake, paraphrased as Houston Lake, what quirky little area. I loved driving through it. It wasn't Weatherby Lake, which is a subdivision that happens to have a lake in it and lake Waukomis was a bunch of cottages that all looked the same. Houston Lake is a community that the residents can be proud of. Houston Lake is made up of people who fix cars, do landscaping, work from home, and are independent contractors. At the PZ meeting I stated that he was in favor of short term rental and has now heard from several residents and that Weatherby and Waukomis have a police force to regulate. At Houston Lake the Mayor is the only police force that can regulate the short term rentals. He is too busy with the everyday running of the city to go to every reported property to regulate them. Long term rentals have had more reported issues than short term rentals have in the past.

Alderman Farsace states that the main concern she has is that Houston Lake is not zoned for business. We are also taking a risk of losing the culture of Houston Lakes residents and not a revolving door. Stays in many AirBnBs and says that they have a place, and many of them are in communities where there are fewer residents than guests. A lot of residents have recently reached out and one of the concerns is the impact of money. We have already spent the bulk of the money, created committees, met with lawyers and that money is spent. The committee and the lawyer have done their work and the natural next step is that we vote on the ordinance that was created. Not all renters are the ones that care about the community. I don't want to be reactive but proactive in keeping the communities culture. Another positive is that the properties are kept up nicer but then the property values can become so high that only corporations can purchase properties.

Update: American Rescue Plan Act -No discussion

New Business

Venetian Gardens Presentation to promote the use of goats for clearing vegetation from the peninsula. - No presentation and no goats, HOA has decided against the goats

Hiring discussion - Brendan Brousseau has been hired for maintenance and mowing

Tornado Siren Discussion - Mayor Stone was gifted a tornado siren from the mayor of Northmoor and more discussion with Jim Taylor of Riverside Fire Department will need to take place prior to making a decision to use.

Reports from Aldermen

Alderman Walker-Robin - has made progress on her project of culverts in the city. A video presentation was given to show the current condition of the culverts and the lack of drainage at certain locations.

Alderman Murphy - Board of Adjustments has enough participants to be formed, residents who will serve were recognized. A formal announcement of members will be made at a later date. A block party on Venetian Drive was registered and held for the National Night Out. Turnout was excellent and everyone had a fabulous time.

Alderman Farsace - Thanks Sarah for cleaning up the office. Have talked to quite a few residents and respect their input. Fallen tree on the power lines and a few old trees that maybe a risk to the power lines if we have a winter like this last one. Thank you to Brendan for helping to take care of the fallen tree.

Alderman Briones - Thank you Sarah for cleaning up the office. Thank you to the Planning and Zoning Commission and the residents who attending the hearing. Asked if the city attorney had mentioned redistricting, Mayor Stone said no. Mr. Riddick gave insight that the districting and we should contact the city attorney to ask about whether we put a hold on redistricting to make sure the wards are equal with residents. New sign at City Hall is lovely, thank you Teena. Art show this weekend come by 1-4pm

Mayors Report - Agrees that the block party was a success and a lot of fun. Made a draft of the excavation manual, it is a page long.

Motion to adjourn Alderman Briones, 2nd Motion Alderman Farsace, Aye Alderman Briones, Alderman Farsace, Alderman Walker-Robin, Alderman Murphy Ney -None, Abstain - None. Meeting adjourned

Next Council Meeting September 13, 2021 at 7:30pm



NICOLE GALLOWAY, CPA
Missouri State Auditor

CERTIFICATION LETTER

August 31, 2021

County Clerk
 Platte County
 415 Third St., Ste. 30
 Platte City, MO 64079-0000

RE: 09-083-0020 City of Houston Lake

Dear County Clerk:

We have received information to substantiate compliance with Missouri law for the 2021 property tax rates for the above-captioned taxing authority. Section 137.073.6, RSMo, requires the State Auditor to examine such information and return to the county clerk our findings regarding the property tax rate ceilings and the debt service levy, if applicable. The State Auditor's Office has relied on information presented and representations made by the taxing authority for our review of the tax rate ceiling(s) and actual property tax rate(s) levied. Our findings are based upon existing constitutional provisions, statutes, rulings, and court decisions.

We understand that the taxing authority's property tax rate ceiling(s) and actual property tax rate(s) levied for 2021 to be as follows:

Purpose	Tax Rate Ceiling or Maximum Allowable Debt Service	Sales Tax Reduction	20% Required Reduction 1st Class Charter County Political Subdivision Not Submitting Estimate Non-Binding Tax Rate	Voluntary Reduction	Recoupment Rate	CERTIFIED RATE	Taxing Authority's Proposed Rate	Complies with MO Laws Yes/No
General Revenue	0.5551	0.0000	0.0000	0.0000	0.0000	0.5551	0.5551	Yes
Fire	0.7800	0.0000	0.0000	0.0000	0.0000	0.7800	0.7800	Yes

Based on the information submitted by the taxing authority we find the CERTIFIED RATE(S) for the taxing authority as listed above, complies or does not comply with the provisions Section 137.073, RSMo, as indicated above. Any taxing authority levying a rate(s) higher than the certified rate(s) is/are not in compliance with Missouri laws. All tax levies not in compliance will receive a Notification of Non-Compliance Letter sent certified mail, will be referred to the Missouri Attorney General's Office pursuant to Section 137.073.6(2), RSMo, and will also be noted in our Review of 2021 Property Tax Rates report. A copy of this letter must be sent by your office to the above captioned political subdivision to comply with Section 137.073.6, RSMo.

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Best wishes to you,
Marlene

Dear Houston Lake Resident;

If you would like to receive the Houston Laker Newspaper and your address is not on the back side of this page. Call or email me.

(816)741-5639 or email maryjewel40@gmail.com

Or you can also put this questionnaire in the mail slot that is on the front door of City Hall.

Thank You Mary Head, Editor

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5428 N.W. Johnson Trail

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N.W. Edgewood Circle

5315 N.W. Edgewood Circle
5335 N.W. Edgewood Circle
5347 N.W. Edgewood Circle

N.W. Edgewood Trail

5411 N.W. Edgewood Trail
5408 N.W. Edgewood Trail
5407 N.W. Edgewood Trail
5403 N.W. Edgewood Trail
5308 N.W. Edgewood Trail
5311 N.W. Edgewood Trail
5279 N.W. Edgewood Trail

N.W. Wagon Trail Circle

5372 N.W. Wagon Trail Circle

N.W. Wagon Trail

5268 N.W. Wagon Trail
5315 N.W. Wagon Trail
5333 N.W. Wagon Trail
5340 N.W. Wagon Trail

N.W. Edgewater Trail

3319 N.W. Edgewater Trail
3329 N.W. Edgewater Trail
3409 N.W. Edgewater Trail
3420 N.W. Edgewater Trail
3440 N.W. Edgewater Trail
3510 N.W. Edgewater Trail
3539 N.W. Edgewater Trail
3550 N.W. Edgewater Trail
3620 N.W. Edgewater Trail