

**MINUTES OF THE REGULAR MEETING
OF THE BOARD OF ALDERMEN OF THE CITY OF LAKE TAPAWINGO
January 4, 2007**

The Board of Aldermen of the City of Lake Tapawingo, Missouri met for the Regular Meeting on Thursday, January 4, 2007. The following were present:

Alderman Randy Altiser-Mayor Pro Tem
Alderman Janet Baldwin
Alderman Dwight Hight

Alderman Dick Moore
Alderman Deborah Snelling
Alderman Lori Stone-vacation

Mayor Reed Alberg-excused
Twyla Saigh, City Clerk
Carl Scarborough, City Administrator

Mayor Pro Tem Randy Altiser presided. The meeting was called to order at 6:03 PM.

GUESTS –

Kevin Jameson, 122D, Country Club Board President – requested further discussion on the proposed annexation and public hearing.

Mindy Dye, daughter of Alderman Baldwin and Stephanie Snelling, daughter of Alderman Snelling attended and were introduced to the Council by their mothers.

CONSENT AGENDA –

Mayor Pro Tem Altiser entertained a motion to approve the consent agenda which included the December business meeting minutes and the December financial statement. Alderman Snelling questioned an entry on the financial statement regarding the MOPERM entries. Treasurer Altiser explained the entry is correct as shown. Alderman Snelling moved to accept the consent agenda and Alderman Hight seconded the motion. It was put to a vote and passed unanimously.

OLD BUSINESS –

Presentation of Recommendations by the, Benefits Committee: Tricia Ross, Benefits Committee, provided the Council members an information sheet. She explained that this is how the committee envisions benefits being provided to full-time and part-time employees. This information was required prior to initiating the bid process with insurance companies, and could change as insurance companies submit their packets. The bid process was discussed to understand the timeframe involved. It was decided that a Request for Proposal (RFP) would be written and insurance companies would be given 60-90 days to respond. The Council would review the bids for 15-30 days before making the final decision. The term for retaining a particular insurance company would be announced in the RFP and could be similar to the trash service of three years. Alderman Baldwin questioned the 'from hire' dates. It was explained that the start date for benefits would be based on the date the employee was hired and not the date the employee completed probation. Alderman Snelling shared information about an insurance broker, Don Gant who has his own insurance company. Using the RFP he could gather together benefits packages from various insurance companies and provide the City with a recommendation. This would be at no cost to the City. Using an insurance broker could reduce the time required for the City to review all the various options. It was understood by the Council that the proposal the City accepts may not match the RFP and information sheet exactly. City Administrator Scarborough will assist in the writing of the Request for Proposal. Alderman Baldwin talked to some of her constituents and stated they felt that a good benefits package was a good way to keep good employees. After the discussion, Alderman Baldwin made a motion to move forward with the recommendation and Request for Proposal. Alderman Snelling seconded the motion. It

was put to a vote and passed unanimously.

Discussion – City Administrator Position: An active discussion was held regarding the position of City Administrator. Between the Council and the guests the following comments were made: the City has had financial problems in the past; the City funds must be handled properly; the City needs 'checks and balances' and the City Administrator does that; Any excess funds could be put to good use for the City; the City can afford a full time city administrator; the Community must be kept happy; some residents feel a city administrator is too hard to adjust to; the Lake has always paid its own way and will continue to do so; some residents preferred the 'old way' of an active mayor and aldermen in charge of committees; the city administrator is an overseer; a retired mayor or city administrator would be a great choice to fill the position, they have the experience and being retired would have the time to devote to the city; job descriptions need to be completed for every city position at the Lake; it should be understood that the position and the process to fill the position is an evolving process; residents should be polled to gauge how they feel; the budget will be reviewed to ensure the city can afford a full-time city administrator; for the present Carl Scarborough is on retainer as City Administrator; City Hall is small, how could another full time person be squeezed into that office.

OLD BUSINESS NOT ON THE AGENDA –

Personnel Policy Handbook: The handbook is still in draft form and is being reviewed by the Aldermen who have been requested to provide comments. Discussion is to take place at the work session on January 18th and a vote will take place on at the regular meeting on February 1st.

Annexation Discussion:

The legal description provided by the Blue Springs School District was inaccurate and could not be verified by Bridges Land Survey. The City will return the paperwork to the School District to allow them to decide if they want to continue pursuit of the annexation. The incomplete legal description makes their petition invalid.

The legal description of Lakeside Properties is still being reviewed.

The City is obligated to have the Public Hearing once the legal description has been verified.

The City Administrator has used Bridges Land Survey in the past and been satisfied with their work, though with these recent requests for review they have been slow to respond.

Since these are voluntary annexations it is the petitioner's obligation to get us an accurate legal description. It is the City's obligation to verify the description. It is then the petitioner's responsibility to correct any inaccuracies.

Buddy Young requested the School District attend the Public Hearing. They are not required to attend but will be invited.

Annexing the Bus Barn does not broaden the City tax base but should the property ever be sold the Lake would have control over what business could go in there. A public hearing would be required and would allow Lake residents determine how the property would be used.

Annexation is a lengthy process and the City is just in the early stages. There will be Council meetings and Public Hearings to address questions and concerns of the residents.

The annexation of the Ponderosa went through the process quickly because the benefits to the Country Club Board and the City were obvious and the Country Club had their paperwork together.

In 2004 an ordinance was set in place so research could be done to see the impact on the Lake. This prevents other communities from annexing these areas. As long as the City is working on the annexations other communities cannot start annexation proceedings. The voluntary annexations are within the involuntary annexation areas, and though they can withdraw their petition for voluntary annexation they are still part of the involuntary process.

We can provide information for the land as it is. Currently there are no homes in Lakeside Properties therefore we don't have to be concerned about sewer facilities and water supplies. If the area should become annexed it will have to be rezoned from agricultural to residential. There would have to be a public hearing to discuss how the land would be used – how many homes, etc.

If we decide against annexing these areas and another community annexes them, there could be any number of homes there, or businesses, and Lake Tapawingo would have no say in the matter.

The Zoning Code created a specific zoning classification making the Country Club its own unique entity. No one else can meet the zoning requirements and therefore could not have the same privileges the current residents now hold; specifically others cannot have access to the lake.

Residents of the annexed areas could run for mayor and for alderman within their ward. But before homes were even built the sitting Council would have control to set the wards and voting districts, arranging them so these areas would not be one single voting block.

Within Resolution C, Countryside West has its own Deed of Covenants. These could be transferred and the residents would be subject to our Covenants.

NEW BUSINESS –

Employee Time Clock: Alderman Moore wondered how many hours the city employees were putting in and how they are being tracked. He wants to look at getting a time clock to track hours and requested further discussion. No decision was made.

ADJOURNMENT: Alderman Altiser moved to adjourn the regular meeting and go into Executive Session. Alderman Stone seconded the motion. Adjournment of the regular meeting was unanimously approved at 8:10 PM.

Respectfully submitted,

Twyla D. Saigh
City Clerk

REMINDERS:

WORK SESSION

Thursday, January 18, 2007 at the Clubhouse, starting at 6:00 pm

REGULAR MEETING

Thursday, February 1, 2007 at the Clubhouse, starting at 6:00 pm