

**MINUTES OF THE REGULAR MEETING
OF THE BOARD OF ALDERMEN
OF THE CITY OF LAKE TAPAWINGO
June 7, 2007**

The Board of Aldermen of the City of Lake Tapawingo, Missouri met for the Regular Meeting on Thursday, June 7, 2007. The following were present:

Alderman Randy Altiser	Alderman Deborah Snelling
Alderman Janet Baldwin	Alderman Lori Stone
Alderman Mitzy Combs	Alderman Chuck Welch
Mayor Tom Paul	
Twyla Saigh, City Clerk	

Mayor Paul presided. The meeting was called to order at 6:03 PM. Those assembled said the Pledge of Allegiance.

Guests:

Weston Bennett and Greg Pitts were present to discuss a request for variance for 4-5 Clipper.

Other guests included Mike Cloyd, John Braden, Joe Rush and Dewey Perdue, EnviroStar Waste Service representative.

CONSENT AGENDA:

Mayor Paul entertained a motion to approve the consent agenda which included the May business meeting minutes. A financial statement was not available but would be provided at a later date. Alderman Snelling moved to accept the consent agenda and Alderman Altiser seconded the motion. It was put to a vote and passed unanimously.

OLD BUSINESS:

City Flag - Alderman Snelling had worked on the purchase of a city flag for sale as a fund raiser a few years ago and would like the Council to consider doing so again. They bought approximately 50 flags for about \$1500.00 and sold them for about \$40.00 each. Discussion followed as to the flag design, if the design should be on one side or both and what Lake committees (Women's Club and Sportsmen's Club) would be involved in the sale of the flags. Alderman Snelling will continue to pursue this project.

City Manager - The Council discussed the need and desire for a person to fill the City Administrator (City Manager) position. The Mayor's goal is to rebuild the trust of the residents in the City Council that may have been lost when the City employed a City Administrator. The Mayor indicated that the leg-work and research

that had been handled by the City Administrator would now have to be handled by the Aldermen themselves. Concern was expressed for need of outside expertise when dealing with projects such as annexation and major building projects. Finding the office space for another person at City Hall and allocating money in the budget were also raised as concerns. Funds have not been allocated for a full-time city administrator/manager. There were comments that having one person to go to with questions and for answers was particularly helpful. It was suggested that maybe there is a retired city administrator/manager that would be interested in working with the City. The Mayor really wants the Aldermen to have the 'hands-on' experience that they did not have when the City employed a city administrator. The city administrator job description, from the City Municipal Code book, was requested for the next regular meeting.

Yard Waste - Alderman Combs provided information on a meeting she had with Dewey Perdue, representative from EnviroStar Waste Service (EWS) to consider having EWS collect yard waste in addition to the trash collection service they currently provide. According to the EWS records, currently only 88 residents have requested and receive yard waste collection. The cost would be included in the sewer/water/trash bill and the first pick-up would be July 2nd. A total of six bags per pick-up would be allowed. The Council agreed that having the service provided by EWS would allow the residents to have their yard waste removed from their property. The end result will be a much cleaner and safer lake area. Mr. Purdue will provide the following: a letter to the residents explaining the service in detail; and a refund to those residents who already had arranged for yard waste pickup for the rest of this year. Those residents who had previously arranged with EWS for the blue yard waste poly-cart may continue to use them but will be billed for them by EWS. Mr. Perdue reminded the Council that at the end of the year EWS will collect Christmas trees (real ones, not the artificial ones). Alderman Combs told the Council that adding yard waste charges to the sewer/water/trash bill had been reviewed by John Bragg, City Attorney, who found no legal issues. After much discussion, Alderman Combs made a motion to include yard waste pick-up for all residents, increasing the trash portion of the sewer/water/trash bill to \$12.78 per month. Alderman Stone seconded the motion. It was put to a vote and passed unanimously.

Police Car Lease Program - Police Chief Ross told the Council that June 8, 2007 (the next day) was the pricing deadline with Odessa Chrysler. Odessa Chrysler will lease a 2008 Dodge Charger to the City at 2007 prices. Some police equipment would have to be purchased for the vehicle separately. The lease has a non-appropriated clause - a provision that allows you to terminate a contract if public funds are not appropriated next fiscal period.

This means it is not binding to future councils, and if they so desired they could return the vehicle to Odessa Chrysler (after removing all the separate equipment) and owe no more money. After discussion, Alderman Baldwin made a motion to lease a 2008 Dodge Charger for the police department. Alderman Welch seconded the motion. It was put to a vote and passed unanimously. A four year lease will cost the City approximately \$5,794.58 per year for a total of \$23,178.32. The new vehicle should arrive around October 2007. Alderman Welch made a motion to sign a four year lease that included the non-appropriation clause that allows the City to terminate the contract if funds are not appropriated during any future fiscal period. Alderman Altiser seconded the motion. It was put to a vote and passed unanimously. Alderman Combs and Police Chief Ross will ensure the information is shared with the residents.

Requests for Building Variance -

4-5 Clipper, Greg Pitts: Information presented by Weston Bennett, Contractor. Mr. Bennett provided photos of the improvement area. Alderman Stone, Building Committee, said the Building Committee had reviewed this project and approved of the plan that included a five foot variance. It was found that the variance should have been for seven feet. Discussion followed regarding the accuracy and content of this request. Alderman Altiser made a motion to allow a variance at 4-5 Clipper. Alderman Stone seconded the motion. It was put to a vote and failed to pass. The vote was one in favor and five against. The Council agreed to reschedule the request for June 21, 2007.

25 Beach, Martin: Weston Bennett and the Council agreed that this request would be rescheduled for June 21, 2007 also.

54 Beach, Fefel: The Council discussed the plans as provided. The variance requested was for just one foot. The Council decided that the request could be withdrawn and returned with correct variance paperwork, or the plan for a room addition could be changed (decreased by one foot) and no variance would be required. The request was withdrawn.

The Council discussed in detail building permit applications; the paperwork, forms and plans required for a building permit and possible variance; and the sequence of events in the approval processes including a request for variance. Alderman Stone who is Chairman of the recently formed Building Committee said the committee intends to review and modify the building forms and a handout on the building process at Lake Tapawingo. The bottom line is the paperwork needs to be right when the Council has to review it. And the paperwork and procedures must be in place and understandable to the residents who will be building and modifying

their homes. Alderman Altiser expressed a concern that the Council has a history of handing out variances too easily and needs to consider the repercussions of a variance very carefully.

Other building topics discussed included plot plans vs. site surveys; the plans required for landscaping projects; lakeside inspections of electricity at dockside; and the length of time a building permit is valid.

Sewer/Water Maintenance and Police/Court Building - The Mayor reported that research has shown that though the Sewer/Water maintenance Court/Police building itself belongs to the City, the land on which it sits belongs to the Country Club. The Country Club has been paying property tax and insurance on the building for a number of years. The Country Club would like to deed the land to the City. This land would allow for expansion of the building. The Council discussed how this land could be used and discussed the possibly acquiring land across Anchor Drive at the Ponderosa. The demolition of the Ponderosa would allow a city office complex to be built. The Complex could include city hall, municipal court, the police department, and the sewer/water maintenance department. It could also include the Country Club offices and the Lake maintenance department if the Country Club was interested. The Council decided that there is still much research to be done including the amount of land to be transferred and the sizes and styles of buildings required. Members of the Council agreed to look at the property in question. A holding tank next to the maintenance building and the access road/driveway would also have to be addressed in the expansion process. Aldermen Altiser and Welch will research financing these projects, possibly through bonds. It should be understood that the process can take quite some time, one to three years.

Calling Tree - Alderman Snelling reported on a program she researched that would allow the City to contact all residents by phone in case of a maintenance emergency. This program requires names and phone numbers of the residents. When an emergency arose, for example, the recent boil water order, all residents could be notified almost immediately of what to do and where to get more information. Costs include a set up fee and a monthly fee. One option discussed was 1000 calls a month for \$75.00. Unused calls are not rolled over to the following month. The Council discussed including the Country Club in this program so they could announce problems with the Lake itself. The program can be modified for each emergency. Examples: Residents living on Emerald Shore Drive could be notified of a water turn-off and then notified again when the water was back on; Residents living on B Cove could be notified of impurities in the water and then when it was safe to go back in the water. Alderman Snelling's research found that the phone numbers

are secure and not available to the public, and that if residents did not want to be included in this program they could 'opt-out'. The Council decided to include this topic in the meeting with the Country Club Board on June 11th.

Budget - City Treasurer Altiser provided information on the budget but the Council decided that further discussion would be held for the meeting on June 21st.

Agenda for the meeting between the City Council and the Country Club Board - The meeting will be held on Monday, June 11th. Currently the topics include: Animal Control, Calling Tree, and future joint meetings. To allow for adequate notice, it was requested that all topics be sent to the City Clerk no later than noon on Friday, June 8th.

NEW BUSINESS:

Tree City - Alderman Combs contacted the Department of Conservation regarding the City of Lake Tapawingo becoming a 'Tree City'. The Department will send a representative to talk to the Council at the July 19th work session.

Purchase Order - Alderman Altiser presented to the Council a purchase order in the amount of \$5142.14 to Haynes Equipment. The purchase order was for parts to repair sewer pumps. Purchasing parts and repairing pumps ourselves would help save the City and Sewer Department save some money. Alderman Snelling made a motion to approve the purchase order and Alderman Stone seconded the motion. It was put to a vote and passed unanimously.

Building Committee Update - Alderman Stone gave the Council a Building Committee update. First, the Building Committee will only make recommendations to the Council, it will not have the authority to make decisions. The committee will meet on the 4th Tuesday of the month. Their plans include revising the building permit application form, expanding the building permit handouts, defining 'car ports' and improving and stream-lining the overall process. They also plan to focus on abandoned projects and vacant property. This will help improve the overall look of the community.

Bill 1026, Court Costs - Court Administrator Tricia Ross explained the Bill refined the way court costs were accounted for. Alderman Welch read Bill 1026 for the first time. Alderman Snelling made a motion to accept the bill. Alderman Altiser seconded the motion. It was put to a vote and passed unanimously. Bill 1026 was read for a second time by title. Alderman Altiser made a motion to accept the second reading, and Alderman Welch seconded the motion. It was put

a vote and passed unanimously. These changes will be implemented at Court on June 14th.

Bill 1025, Disorderly Conduct - Court Administrator Tricia Ross explained that changes were needed to more clearly define 'disorderly conduct' and to ensure all aspects of disorderly conduct were included. Alderman Welch read Bill 1025 for the first time. Alderman Altiser made a motion to accept the bill and Alderman Snelling seconded the motion. It was put to a vote and passed unanimously. The second reading will be held at the next meeting.

Executive Session: At 9:50 PM Alderman Snelling made a motion to close the regular meeting to allow the Council to go into Executive Session. Alderman Stone seconded the motion. It was put to a vote and passed unanimously. Alderman Snelling made a motion to go into Executive Session and Alderman Welch seconded the motion. It was put to a vote and passed unanimously.

Adjournment: The City Council ended their executive session at approximately 10:30, returned to regular session and voted to adjourn the meeting.

Respectfully submitted,

Twyla D. Saigh
City Clerk

REMINDERS

CITY COUNCIL AND COUNTRY CLUB BOARD JOINT MEETING

Monday, June 11, 2007 at the Clubhouse starting at 7:00 PM

WORK SESSION AND REGULAR MEETING

Thursday, June 21, 2007 at the Clubhouse starting at 6:00 PM