

**CITY OF OAK GROVE, MISSOURI  
MINUTES FROM THE BOARD OF ALDERMEN MEETING  
HELD AT THE OAK GROVE CIVIC CENTER  
AUGUST 17, 2009**

The Board of Aldermen for the City of Oak Grove, Missouri met in regular session on Monday, August 17, 2009 at 7:00 p.m. at the Civic Center in Oak Grove, Missouri. Members present were Mayor Mark Fulks, Aldermen Brad Alexander, Hank Melhorn, CeCe Morgan, Larry Moore, and Mike Baxter. Also present to perform their duties were City Administrator Steven Craig, City Attorney Chris Williams, Parks Director Scott Matson, Police Chief Bob Muenz, EMA Director Mark Sherwood, Codes Official Tony Adamson, Public Works Director Joe Bobadilla, and City Clerk Cathy Smith.

**INVOCATION/PLEDGE OF ALLEGIANCE**

Rev. Bret Pritchard with the Ministerial Alliance led the Prayer followed by the Pledge of Allegiance.

**CALL TO ORDER**

At 7:02 p.m. Mayor Fulks called the meeting to order.

**ROLL CALL**

Roll call showed those present were Mayor Mark Fulks, Aldermen Mike Baxter, Larry Moore, CeCe Morgan, Hank Melhorn, and Brad Alexander.

**NEW BUSINESS, DELETIONS, OR CONTINUANCES TO THE AGENDA**

There was no new business, deletions or continuances to the agenda.

**CONSENT AGENDA**

The minutes from the August 3, 2009 Special Board of Aldermen Meeting, the minutes from the August 3, 2009 Regular Board of Aldermen Meeting, expenditures through August 13, 2009, and the July 2009 Financial Statement was considered for approval. Alderman Melhorn made a motion to approve the consent agenda. Alderman Moore seconded. Vote was in favor with the following vote: Yes votes – Aldermen Alexander, Melhorn, Morgan, Moore and Baxter.

**UNFINISHED BUSINESS**

The City's pay plan for City employees was discussed. The City Administrator stated included with the Board packets is the information as directed from the last meeting which includes the merit pay information since its implementation in 2005. It is broken down by employees and identified numerically, the job classification showing either

exempt or non-exempt status, whether they received or did not receive merit pay increases which is broken down by year. He noted that the City did not budget for the merit increase in 2005 and 2006. Also included in the packet is the original recommendation from the 7-20-09 Board meeting.

Alderman Baxter stated he put a pencil to paper on this and by his calculations it seems like some got some in both years and when you do the math and the percentage it evens out verses the exempt and non-exempt employees. He stated he noticed on the pay scale and the half step he has it calculated all the way through for department heads and City Administrator also. The City Administrator replied that was correct the categories are based on the step and levels. Alderman Baxter stated he would think if someone were under one of the exempt positions that fall under that umbrella of a department head that they would meet the criteria, skills, and requirements on that evaluation and asked if that was correct. The City Administrator replied correct everyone is evaluated on the criteria that was given in the last Board packet. Alderman Baxter asked if there was a department head and they did not meet all those requirements they were occupying that chair would that person then be authorized a half step. The City Administrator replied the department heads he evaluates he would do individually and he would not give them a merit increase if they did not meet the criteria and he did not feel they merited one for that year. Alderman Baxter asked so then they would get absolutely nothing. The City Administrator replied correct. Alderman Baxter asked based upon that should that half step be removed from those categories. The City Administrator replied it did fill the scale and there always is the option for someone at that level to receive the half step, he asked Alderman Baxter to explain the question further and is he asking basically whether they would either get all or nothing. Alderman Baxter stated he would be of the opinion if he is a department head he would think he would have the skills and the requirements that were already necessary and that are in the evaluation forms that they are going to be evaluated on. The City Administrator stated to answer the question yes, there are certain minimum qualifications that is required for all the employees including department heads. He commented that every employee can have a different level of performance over the previous year and that could vary throughout their tenure with the City. They could have basic requirements but how they perform over the previous year can vary and that would be determined by the performance evaluation which would be reflected in whether they were recommended for the merit increase for that time period. Alderman Baxter asked if that would marry a sit down face to face with the City Administrator to let them know things are not going right. The City Administrator replied yes. Alderman Baxter asked if he would wait to do that until the annual evaluation. The City Administrator replied he likes to let the employee know where they sit with him throughout the year that way if they can't meet the criteria that has been set forth with them then they at least know where they are at going into it verses being blind sided at the evaluation period.

Alderman Baxter stated to the City Administrator he appreciated what he did in showing the breakdown of the merit increases with the exempt verses non-exempt employees.

Alderman Melhorn made a motion to approve the proposed salary scheduled as it was presented to the Board. Alderman Alexander seconded. Vote was in favor with the following show of hand vote: Yes votes – Aldermen Alexander, Melhorn, Morgan, and Moore. No vote – Alderman Baxter.

### **NEW BUSINESS**

Public Hearing – regarding the property tax rates proposed to be set by the City of Oak Grove was heard. The City Administrator stated the assessed valuation did decrease by about 3.7 million dollars. Staff did calculations based on the forms that the state gave which reflect the total valuation which would be eighty four cents or .8402. He stated there was a discrepancy in senate bill 711 which was passed in 2008 with regards to a charter county and the dates. They had one for October 1<sup>st</sup> and one for September 1<sup>st</sup>. he stated there is a letter that is included in the packet and there was language in some legislation the last session that tried to correct that however it was vetoed by the Governor because there was a fear that it conflicted with the Hancock amendment therefore the state auditor concluded that September 1, 2009 is the date that the property tax rates must be fixed for the application in the year 2009. The Board of Equalization in Jackson County is actually still meeting and there actions have not been confirmed and they won't be confirmed until after September 1, 2009. So, the City is actually using a proposed levy based on the one that was done in April 2009. The actual tax rate will not be finalized and the City will not have that information until Jackson County completes that process. The Mayor asked the City Administrator to read off the proposed rates before the public hearing is opened. The City Administrator replied the proposed rate for the General Fund is .6417 and the proposed rate for the General Obligation Fund is .1985 for a total of .8402.

The Mayor stated if someone is speaking pro or con to come to the microphone and state their name an address and keep the comments brief. The Mayor opened the public hearing. There being no public comments the Mayor closed the public hearing.

An Ordinance establishing the tax levy for all property within the City Limits of the City of Oak Grove, Missouri, for the Year 2009 was considered for approval. Alderman Alexander made a motion for the first reading by title only of Bill No. 09-30 entitled, "AN ORDINANCE ESTABLISHING THE TAX LEVY FOR ALL PROPERTY WITHIN THE CITY LIMITS OF THE CITY OF OAK GROVE, MISSOURI, FOR THE YEAR 2009." Alderman Melhorn seconded. Vote was in favor with the following Roll Call Vote: Alderman Baxter – Yes, Alderman Moore – Yes, Alderman Morgan – Yes, Alderman Melhorn – Yes, and Alderman Alexander – Yes.

The Mayor gave the first reading by title only of Bill No. 09-30. Alderman Alexander made a motion to approve the first reading by title only of Bill No. 09-30. Alderman Melhorn seconded. Vote was in favor with the following Roll Call Vote: Alderman Baxter – Yes, Alderman Moore – Yes, Alderman Morgan – Yes, Alderman Melhorn – Yes, and Alderman Alexander – Yes.

Alderman Alexander made a motion for the second reading by title only of Bill No. 09-30. Alderman Melhorn seconded. Vote was in favor with the following Roll Call Vote: Alderman Baxter – Yes, Alderman Moore – Yes, Alderman Morgan – Yes, Alderman Melhorn – Yes, and Alderman Alexander – Yes.

The Mayor gave the second reading by title only of Bill No. 09-30. Alderman Alexander made a motion to approve the second reading with adoption of Bill No. 09-30. Alderman Melhorn seconded. Vote was in favor with the following Roll Call Vote: Alderman Baxter – Yes, Alderman Moore – Yes, Alderman Morgan – Yes, Alderman Melhorn – Yes, and Alderman Alexander – Yes.

After having passed on its second reading Bill No. 09-30 became Ordinance No. 1651 and was duly recorded.

Kelly Sunderland with Bartlett & West Engineering gave a presentation regarding street improvement progress as they relate to the Series 2009 Transportation Bonds. He stated the plans for the 5<sup>th</sup> Street project are virtually complete and they are now working with the property owners in the acquisition process of some of the easements and rights-of-way necessary to do that. He can not finish the plans until he knows exactly what each of those property owners may want in terms of how they are impacting their property. As they have those negotiations and get their agreement to move forward with the project then they will have those plans ready to move forward. He stated they anticipated earlier in the project that they could have had this project ready to go to construction now but the easement process has kind of delayed the project a little. After the easements are in place they have to get the utilities relocated and that won't happen until after the easements are in place particularly on the south side of 5<sup>th</sup> Street. His recommendation to staff a couple of weeks ago was to consider delaying bidding the project until a little later in the year, maybe late November or early December. He made this recommendation because he is concerned about starting a project of that magnitude with the risk of weather and what that might do to the project. He stated from now until the middle of October if they try to bid a project like this contractors who are willing to bid that project are looking to make a little gravy on the construction season so their costs aren't necessarily the most efficient or as low as they can be and this is why he thought it would be better to put it off until later in the year which says they probably won't plan to start construction until after the first of the year when the weather starts to break. But when they are bidding it in late November or mid December they are building their back log for next year after having set with their crews idle for a month or two. It is also critical that they get it out before the first of the year because as everyone is aware the federal government has a bunch of stimulus money on the street and there is another big wave of construction projects that are anticipated to hit the streets about the end of February and when that happens they will start seeing some upward pressure on construction costs and if they don't get in ahead of that they would expect to see some higher cost on the project. The Mayor asked if the plan was still to shut down the street except for local traffic throughout the construction process. Mr. Sunderland replied that was correct and even doing that he anticipates the contractor will build it one half at a time because they will require there is access to all the properties along there. He stated on the 1<sup>st</sup> Street project there is a cost

estimate on the project of about a \$175,000.00 and that number is beyond what was built up in the fund with MARC to spend on that project. The cost they had factored in there are what they would expect to see for a very small project that has to be bid according to MoDOT requirements. What they are planning to do is complete those plans, get through the MoDOT approval process, make that project a required combination project so they would have to bid that project when they bid 5<sup>th</sup> Street so now all of sudden they are talking about quantities for 1<sup>st</sup> Street bumped up the quantities for 5<sup>th</sup> Street so they should see the cost for the project of 1<sup>st</sup> Street come down.

The Mayor asked if once all the easements are acquired how long it usually takes to get the utilities moved. Mr. Sunderland replied it will take them probably about three weeks to move the utilities once they get started. The Mayor asked if this project is waiting on the few people that have not signed easements. Mr. Sunderland replied that has a big impact on what is going on right now.

Alderman Melhorn asked how far west they are going on 5<sup>th</sup> Street. The Mayor replied currently it is going from the end of the Walgreen's project on the west end to the Oak Grove Station. Mr. Sunderland stated the water line will now extend about 600 feet further beyond that point and the water line will be moved to the south side of the road.

The Mayor asked if they had a linear footage on the project. Mr. Sunderland replied the total length of the street project is 1768 linear feet and the water line will be a little longer.

Mr. Sunderland reported they are busy on the 12<sup>th</sup> Street project as well. They have the horizontal alignment laid out also. They need to do some confirmation of existing rights-of-way and easement through there they can get it put in the right place. The goal is to minimize the amount of property acquisition necessary along there. They have the horizontal alignment at the west end where it makes the Y intersection with R.D. Mize Road they are going to come back about 700 feet from that intersection. If you were going west on 12<sup>th</sup> Street it will make kind of a curve to the left and go up and have a T intersection on R.D. Mize Road about 230 feet west of the little creek or about 230 feet east of the "Welcome to Neighborhood" sign. They do have that alignment staked for the property owner so he had an idea of about where it was. They tried to pick an alignment that would leave him with developable property on both sides of the alignment so he can move forward with whatever he needs. They expect to relinquish the piece in the Y back to the property owner when the project is complete. As they start up over the hill east of Cemetery Road as they come over the peak right now they are showing a profile that will be lowered about 3 feet to improve the site distances along there. To do that they will have the road width as need be, a separation for snow removal, sidewalks on each side, on the south side of the road they will have a retaining wall about six feet high to hold that slope in place. They will replace the water line along that project and move it all to the south side of the project. They need to be very careful and coordinate the construction that the City had designed by others for the Clinton Street storm water project because there is some water line work that needs to be done in there. He anticipates the plans for that project will be ready by early next year.

Mr. Sutherland stated the only other topic he has that they are working on is the intersection at 5<sup>th</sup> Street. They are through that process and have MoDOT's plans and it looks like they are going to be able to make a nice intersection and only take out about 5 feet more pavement than what MoDOT is proposing to take out. The driveway at the bank will be able to stay open the whole time the project is being done. The Mayor asked what maximum grade they think they will end up with. Mr. Sunderland replied he has a couple of slopes in there and about 8 ½ % for a 5 foot strip. Normally they would not want to go above about six percent.

Alderman Alexander asked if on the 12<sup>th</sup> Street project they have anticipated any additional testing to figure out what kind of base will be required to make that road hold up because historically it never has. Mr. Sunderland replied yes, they have already done the geological testing along that project and in comparison to 5<sup>th</sup> Street they found on 5<sup>th</sup> Street that the soil along there falls into a category of a clay material but not a very expansive clay material. What they have done on 5<sup>th</sup> Street they are going to specify the contractor come in, recondition that material, get the right amount of moisture in it and compact it back up to 95%, put 6 inches of aggregate base on top of that and then the pavement above that. On 12<sup>th</sup> Street there are segments of 12<sup>th</sup> Street that would function with that same pavement structure. There are segments of 12<sup>th</sup> Street from Cemetery Road and partly up the hill that they have some fat clays that are very expansive and a little bit of moisture and they want to move quit a bit and they loose there sub-grade support capability easily in those areas they will have to come in with a stabilization activity to reduce the expansive capabilities of that material before they put the 6 inches of aggregate base and asphalt material in.

Alderman Melhorn asked about the 4<sup>th</sup> Street project going east. The Public Works Director replied what they were waiting on was for MoDOT to get down to that intersection so they could see what is underneath it and that street is about 10 inches thick and the rebar is about 4 inches from the bottom of the street so there is a good 6 inch mill they can do. He spoke with the Public Works Director at the City of Raytown because they have a couple of streets that have heavy traffic on it and what they did was saw cut the curb and did about a 5 inch mill then they did a geo pad underneath it and then overlaid it with asphalt. He was thinking about maybe doing the same thing, sawing the street to leave the curb behind to about a 5 inch mill, put the patch mat down and then putting the super pave asphalt down which will help reduce where the tire turn to go into the business and keep them from pushing. They wanted to wait until after MoDOT got done with their 4<sup>th</sup> Street and depending on weather it would probably be no longer than a four day project. Alderman Melhorn asked if they are going to do some of the testing on the stability of the road base because they know that is very flexible. The Public Works Director replied yes they would drill it out and hire someone to come down and do it.

An Ordinance authorizing execution of amendment #1 to the agreement for professional engineering services for street improvements was considered for approval. The City Administrator stated there would be an additional 600 feet of water line which is on the north side of 5<sup>th</sup> Street and it originally was not included in the contract that was passed

in February. This area services an area that would probably be developed in the future and they want to upsize the line and move it to the south side of the street for future development. The contract amendment is in the amount of \$7,500.00 for a total design cost of 5<sup>th</sup> Street of \$202,500.00. Alderman Melhorn made a motion for the first reading by title only of Bill No. 09-31 entitled, "AN ORDINANCE AUTHORIZING EXECUTION OF AMENDMENT #1 TO THE AGREEMENT FOR PROFESSIONAL ENGINEERING SERVICES FOR STREET IMPROVEMENTS." Alderman Morgan seconded. Vote was in favor with the following Roll Call Vote: Alderman Baxter – Yes, Alderman Moore – Yes, Alderman Morgan – Yes, Alderman Melhorn – Yes, and Alderman Alexander – Yes.

The Mayor gave the first reading by title only of Bill No. 09-31. Alderman Melhorn made a motion to approve the first reading by title only of Bill No. 09-31. Alderman Morgan seconded. Alderman Baxter stated under exhibit b where it states the engineer shall be permitted to adjust the hourly rate specified once a year and it gives those rates and it goes on to say that if in fact those rates go north it doesn't effect anything else and how he interprets that is the rates that are in exhibit b if they increase it does not effect any money due. Mr. Sunderland replied that is correct. The Mayor stated there was a motion and a second to approve the first reading. Vote was in favor with the following Roll Call Vote: Alderman Baxter – Yes, Alderman Moore – Yes, Alderman Morgan – Yes, Alderman Melhorn – Yes, and Alderman Alexander – Yes.

Alderman Melhorn made a motion for the second reading by title only of Bill No. 09-31. Alderman Morgan seconded. Vote was in favor with the following Roll Call Vote: Alderman Baxter – Yes, Alderman Moore – Yes, Alderman Morgan – Yes, Alderman Melhorn – Yes, and Alderman Alexander – Yes.

The Mayor gave the second reading by title only of Bill No. 09-31. Alderman Melhorn made a motion to approve the second reading with adoption of Bill No. 09-31. Alderman Morgan seconded. Vote was in favor with the following Roll Call Vote: Alderman Baxter – Yes, Alderman Moore – Yes, Alderman Morgan – Yes, Alderman Melhorn – Yes, and Alderman Alexander – Yes.

After having passed on its second reading Bill No. 09-31 became Ordinance No. 1652 and was duly recorded.

An Ordinance authorizing execution of a contract between the City of Oak Grove, Missouri and Bartlett & West, Inc. for professional engineering services related to the construction of the Southeast Outer Road (SE 1<sup>st</sup> Street) (Federal Project No. STP-330(432)) was considered for approval. The City Administrator stated included with the packet is the contract with Bartlett & West, Inc. and this is southeast 1<sup>st</sup> Street and staff has been working on that project to get it reconnected. Included in the packet is an aerial that shows an illustration of the road as it currently is. The meetings staff has had with MoDOT and they will approve or accept a reconnection of the road however it will only have a right turn going east and they will not have a right turn out of it. They will have an emergency lane with a removable bollard system that will be use in case they have to

divert traffic and detour it from I-70 when it must be routed. The majority of the project can be funded with the Small Urban Surface Transportation Program funds that have been allocated to the City through MoDOT over the last several years and it is actually a Federal Reimbursement program for streets and roadway projects. The funds are allocated to cities with a population of over 5,000. The City receives approximately \$19,444.50 per year and there is a balance of approximately \$116,643.00. It is a reimbursement program and it does require a 20% match from the City. The City has to actually incur all the cost before they will reimburse the City which is up to 80%. The preliminary cost estimate is around \$175,000.00 however that will not be known until they get the bids from the contractors. The project will be reimbursed up to 80% the City would have to do a 20% match of approximately \$29,000.00 and if you add the \$29,000.00 to the \$116,000.00 it would be up to \$145,000.00 and that would be the 80/20 split. Anything additional above that amount the City would have to fund. The contract with Bartlett & West, Inc. that is in the Board packet is for \$34,000.00 and the City would first have to incur the cost of the contract and then be reimbursed by MoDOT for 80% which would be \$27,956.00 and the City would have a match of around \$7,000.00 and the design would take most of the fall of 2009. He noted they did not include anything in the budget so they would have to amend that at a later date.

Alderman Baxter asked if there is a particular reason that there wouldn't be a right turn going east to west. The Mayor replied yes there is, he has been fighting with MoDOT for four years just to get the road reopened to have a one way street for an emergency.

Alderman Alexander made a motion for the first reading by title only of Bill No. 09-32 entitled, "AN ORDINANCE AUTHORIZING EXECUTION OF A CONTRACT BETWEEN THE CITY OF OAK GROVE, MISSOURI AND BARTLETT & WEST, INC. FOR PROFESSIONAL ENGINEERING SERVICES RELATED TO THE CONSTRUCTION OF THE SOUTHEAST OUTER ROAD (SE 1<sup>ST</sup> STREET)(FEDERAL PROJECT NO. STP-330(432))." Alderman Baxter seconded. Vote was in favor with the following Roll Call Vote: Alderman Baxter – Yes, Alderman Moore – Yes, Alderman Morgan – Yes, Alderman Melhorn – Yes, and Alderman Alexander – Yes.

The Mayor gave the first reading by title only of Bill No. 09-32. Alderman Alexander made motion to approve the first reading by title only of Bill No. 09-32. Alderman Baxter seconded. Vote was in favor with the following Roll Call Vote: Alderman Baxter – Yes, Alderman Moore – Yes, Alderman Morgan – Yes, Alderman Melhorn – Yes, and Alderman Alexander – Yes.

Alderman Alexander made a motion for the second reading by title only of Bill No. 09-32. Alderman Baxter seconded. Vote was in favor with the following Roll Call Vote: Alderman Baxter – Yes, Alderman Moore – Yes, Alderman Morgan – Yes, Alderman Melhorn – Yes, and Alderman Alexander – Yes.

The Mayor gave the second reading by title only of Bill No. 09-32. Alderman Alexander made a motion to approve the second reading with adoption of Bill No. 09-32. Alderman

Baxter seconded. Vote was in favor with the following Roll Call Vote: Alderman Baxter – Yes, Alderman Moore – Yes, Alderman Morgan – Yes, Alderman Melhorn – Yes, and Alderman Alexander – Yes.

After having passed on its second reading Bill No. 09-32 became Ordinance No. 1653 and was duly recorded.

New building codes for the City of Oak Grove were discussed. The codes official explained the new proposed building codes. He stated with the 2009 codes that were in the packets there are several substantial changes to the code so he wanted to bring it to the Board what the changes are. He stated the two changes were the automatic residential sprinklers and Alderman Melhorn went to a workshop on the sprinkler systems. Alderman Melhorn reported on what he learned at the workshop. The codes official stated in the building code it specifies if the code is adopted a builder would not be required to actually install a sprinkler system until January 2011 and in 2012 the new building codes will be coming out and a lot of cities are waiting for the 2012 codes to come out to what happens with the sprinkler system. The HBA and ICC have been pushing for sprinkler systems for about nine or ten years. Now that it is in the building codes he does not see it coming out in 2012. The sprinkler systems are coming it is whether the City chooses to include them in the building codes because the jurisdiction has the authority to write them out of the building codes. The other changes deal with foundations, floors, wall, sheer bracings and things like that. The other area that he was going to mention that is substantially cost prohibitive is the arc-fault breakers. The code requires that arc-fault breakers be installed on every breaker within a breaker box. Currently to code requires the arc-fault breakers in all bedrooms. In the six years they have been installing them approximately 85% to 90% of the time when he goes out to test the arc-fault breakers they do not function properly. His suggestion on that is to go back to what they know works since they have been doing it for six years, they have tried it and it is not a tried and true system and he recommends going back with just the regular breakers and writing the arc-fault breakers out. One other change is tamper proof plugs for the children which are about a dollar a piece and they are a plug that has a slide in the plug to where you can not plug something in because it actually has a slide that slides back and forth in the plug itself. The Mayor asked if it is spring loaded. The Codes Official replied yes it is spring loaded. The Codes Official stated as far as the changes to the 2009 codes he wanted to bring the two substantial ones which are the arc-fault breakers and sprinkler systems to the Board attention for discussion.

The Mayor asked if most residential properties have a  $\frac{3}{4}$  inch water tap. The Codes Official replied that is correct. The Mayor asked if a  $\frac{3}{4}$  inch would operate a sprinkler system in a residential home. The Codes Official replied no it would not. The Mayor stated one thing he thinks the Board needs to think about is there is a substantial difference between the cost of a  $\frac{3}{4}$  inch tap to a 1 inch tap. There was further discussion regarding the sprinkler system requirements.

Alderman Melhorn stated a couple of place that have adopted sprinkler systems are fraternity houses at Columbia and William Jewell. He stated they are only talking about new construction.

Alderman Morgan asked what they estimated the increase cost would be to a new home. Alderman Melhorn replied is there was a 1,500 square foot house it would be around a \$3,000.00 increase. Alderman Melhorn stated Tennessee seems to be a big advocate of the sprinkler systems.

Alderman Alexander commented that most insurance companies offer a good discount for residences that have natural sprinkler systems so if the owner stayed in the residence for a period of time they would probable recoup most of that money back in savings of their insurance.

Citizen Tom Skaggs asked what about inspections. The Codes Official replied they would have yearly or bi-annual inspections by a certified inspector which would be at the home owner's expense.

The Public Works Director stated a backflow device would be required on that system because it is required by MDNR that any kind of fire protection has a backflow device put on and the backflow device has to be annually inspected.

The EMA Director stated it would be interesting to know what potential insurance savings there would be.

Alderman Baxter asked if existing residences are grandfathered in but what if someone where to put a room addition or a sun room would they have to upgrade that plus the supply line also. The Codes Official replied he did not think if someone was just adding a room like that it would be required on an existing home.

The Codes Official stated if the Board had other questions or concerns or things they would like him to look at he would be happy to do that and bring it back to the Board. It is not that they have to adopt it as written but he wanted to bring the significant changes to the Board because he thinks no matter what they do the codes need to be updated because they are nine years behind. Most jurisdictions are on a routine schedule to update their codes every three to six years and most of them do it every six years because every three years there are not substantial changes but every six years there normally is. Another thing he looked at is what other cities actually charge for their water tap fees. Currently the City of Oak Grove is \$850.00 for a ¾ inches water line and a 1 inch line is \$4,250.00.

The Mayor asked if this is something that would go back to Planning and Zoning for them to consider and make recommendations before it comes back to the Board of Aldermen. The Codes Official replied no these codes come directly to the Board of Aldermen for their suggestions and input and then adoption if they choose to.

There was further discussion regarding sprinkler systems. The Mayor suggested requiring sprinkler systems in multi-family only. He also suggested another option might be is for any builder that comes in and wants to put in a sprinkler system give them a rebate on the one inch water line and encourage that for a certain period of time. The Board can think about some of these issues and when they talk about it again there are several things they can consider.

The Codes Official stated whatever they adopt they are just the minimum standards and a builder can always go above and beyond the minimum requirements are. Most of them are always looking for cost savings to be able to build a home and make a profit.

The Mayor stated to the Board if they have any questions or thoughts to contact the City Administrator and staff and they will bring it back for further discussion at a later date.

The investments of City money into Certificates of Deposit were discussed. The City Administrator stated this would be a short term investment on some of the bond proceeds that the City has as a result of the transportation bonds that were sold the early part of the summer. There is approximately 2.6 million dollars in the wire account. What staff is looking at doing is getting a little better interest rate on some of that money for a short term period of no more than six months. He consulted with Kelly from Bartlett & West to get a draw down schedule of the funds that would potentially be needed within the next six months and he approximated that at about 1.1 million dollars including the design work and even 4<sup>th</sup> Street that they are looking at doing. Staff checked with several area banks and the best rate was about 1.5% and that is what staff is looking at doing and asking the Board's permission to invest about 1.5 million for that time period to maybe get a little bit more money.

Alderman Alexander made a motion to give staff approval to invest at the best rate locally. Alderman Melhorn seconded. Vote was in favor with the following vote: Yes votes – Aldermen Alexander, Melhorn, Morgan, Moore, and Baxter.

Rescheduling the September 7, 2009 Board of Aldermen meeting to September 8, 2009 due to the Labor Day Holiday was considered for approval. Alderman Alexander made a motion to a move the meeting to September 8, 2009. Alderman Baxter seconded. Vote was in favor with the following vote: Yes votes – Aldermen Alexander, Melhorn, Morgan, Moore, and Baxter.

Rescheduling the October 5, 2009 Board of Aldermen meeting due to the Board members attending the Annual Municipal League Conference was considered for approval. The Mayor asked if staff had picked a date to reschedule the meeting. The City Clerk replied no because that whole week it taken up with conferences. Alderman Melhorn suggested waiting until they get closer to that meeting date and then decide what they are going to do. Alderman Melhorn made a motion to cancel the October 5, 2009 Board of Aldermen meeting and then pick discuss rescheduling the meeting at the second meeting in September. Alderman Alexander seconded. Vote was in favor with the following vote: Yes votes – Aldermen Alexander, Melhorn, Morgan, Moore, and Baxter.

**INFORMATION/REPORTS**

The City Administrator reported that the revenue and expenditures are shown through July and should be at 58% and the fund balances are at or near that level unless there has been a major expense. The balance sheet does reflect the budget amendment that was approved in July. He noted to funds that have had major expenditures are the General Fund which they had the principal payment for the Certificates of Participation for the Civic Center paid last month as well as the sewer fund had a major expenditure which was a payment to the Revolving Loan Fund. The General Fund was at 59.3% while the Sewer Fund was at 70.5%. The monthly sales tax numbers received in August were up to a little bit of 5.45% verses a year ago. However, the year-to-date collections are just about even. He reported the foundation has been poured for the building at the treatment plant. Public Works has been working on that and last week they stated the assembly of the steel frame for the building however they have been a little interrupted by the weather and hope to continue the construction of the building as weather and time allows. MoDOT has worked on the stop lights at the intersections near I-70 which has alleviated some of the traffic problems that have been occurring near there.

The Parks Director reported that school starts tomorrow so they will be reviewing the Kiss-in-Go to make sure that traffic doesn't backup into the neighborhood and they might have to build a gate to direct traffic on Oak Ridge. He also reported the tractor pull would this Saturday starting at 6:00 p.m. The Mayor commented that the Chamber of Commerce Rodeo would be September 11<sup>th</sup> and 12<sup>th</sup>.

Alderman Melhorn stated he was glad to see that Alderman Alexander was sitting with them tonight. He reported he had a constituent call him concerned about some of the youth that have fund raising car washes and tend to make signs and get in Broadway and some of them do not do it in the safest way so the City needs to encourage everyone Broadway is a busy place and people that are going to have fund raisers need to keep an eye on the people with the signs and make sure there are no accidents.

Alderman Alexander stated other than being very glad to be here he had no report.

The Mayor reported that Mr. Roy Meier would be the Truman Heartland recipient for the City this year. He apologized to some of the members of the staff, he was asked to speak to the Chamber of Commerce last week and specifically he was asked to talk about certain projects and afterwards he was telling the City Administrator he felt badly because he did not cover some other things within the City. He talked primarily about three projects and that is where the questions came from so he apologized to staff and time the staff has things they would like to get information in on to send it to him so he is aware of it.

**EXECUTIVE SESSION**

Alderman Moore made a motion to adjourn into executive session under 610.021 (1) MoRS. Alderman Melhorn seconded. Vote was in favor with the following Roll Call Vote: Alderman Baxter – Yes, Alderman Moore – Yes, Alderman Morgan – Yes, Alderman Melhorn – Yes, and Alderman Alexander – Yes.

The regular meeting adjourned into executive session at 8:40 p.m.

Visitors: Marsha Moore, Anita Moore, and Floyd Evans.

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Mayor

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City Clerk