



August 7, 2012 *RECORD OF PROCEEDINGS

CITY OF PACIFIC
REGULAR MEETING OF THE BOARD OF ALDERMEN
300 HOVEN
PACIFIC, MISSOURI 63069

The meeting was called to order at 7:00 p.m. by Mayor Adams. The meeting is held at Tri-County Senior Center at 800 W. Union St., Pacific, MO.

A roll call was taken with the following results:

Present at Roll Call: Mayor Adams
Alderman Arnette
Alderman Eversmeyer
Alderman Bates
Alderman Gass
Alderman Reed
Alderman Pigg

A quorum was present:

Also present:

City Administrator Selby
Attorney Vogel
Chief Mansell
Engineer Rahn
City Clerk Barfield
Public Works Commissioner Boedges

The Pledge of Allegiance was given.

APPROVAL OF MINUTES

A. Regular Meeting – July 3, 2012

Motion made by Alderman Pigg, seconded by Alderman Eversmeyer to approve the minutes of the regular meeting held on July 3, 2012. A voice vote was taken with an affirmative result, and Mayor Adams declared the motion approved 6-0.

NEW BUSINESS

None

PUBLIC HEARING

None

MAYORS REPORT

Mayor Adams stated he would like to invite everyone to the Open House of the Government Center on Sunday, October 14, 2012. He invited everyone to attend.

Mayor Adams stated we would move quickly through the agenda this evening, he hopes everyone voted and afterwards we can join together in support of Tim Baker, as he believes in Pacific.

PUBLIC PARTICIPATION-SPEAKER CARDS

None

CITY ADMINISTRATOR/CITY ATTORNEY REPORT

- A. Certificate of Appreciation – Harry Engelhart III
- B. Certificate of Appreciation – Lutheran Blind Community Outreach
- C. Certificate of Appreciation – Carol Johnson

These items were postponed.

- D. Special Board meeting – August 21, 2012

Mayor Adams stated there were some things forth coming, and a Special Meeting would be needed on August 21, 2012. Motion made by Alderman Reed, seconded by Alderman Gass to approve a Special Meeting on August 21, 2012. A voice vote was taken with an affirmative result, and Mayor Adams declared the motion approved 6-0. Mayor Adams stated in October 2012 we would go back to two meetings a month.

- E. Civil War Presentation

Mayor Adams stated Pauline Masson has a presentation this evening. Pauline stated that Patricia Sewall, President of the Meramec Valley Genealogy Society was going to do the presentation. Patricia stated the Civil War cd's were complete, and she had one for each alderman and for anyone that was in the video. The cd's are for sale for \$ 15.00 each and the money goes to the Genealogy Society. Pauline Masson stated Maggie is the narrator, and she drove up this evening from Indiana for the presentation. Patricia thanked Pauline for all her hard work. Pauline stated it took about 50 people to put this together. Bill McLaren stated he thought this cd was a good

thing, and hoped it could play at City Hall, the Museum, Chamber, License Office and Welcome Center during the day for visitors to see. The Chamber supported this project and thought this was moving in the right direction.

Pauline Masson stated the Welcome Center committee is a 7 member committee and they have put together a business plan to bring to the aldermen. This will take place the first meeting we are in the new building with a power point presentation.

COMMITTEE REPORTS/REPORTS OF CITY OFFICIALS

Mayor Adams stated he would like to move to item E under Miscellaneous on the agenda.

E. Approve Change Order # 5 in the amount of \$ 5,999.49 to be paid from the Project Fund Ord. 2804 for City Hall.

Mayor Adams stated this change order stems from a discussion he had with Administrator Selby and Chief Mansell. They realized they had no office for Richard Adams because in the beginning he was with the building department, and the board moved him to the police department. He continued it would be a shame to build this beautiful building and not have an office for each person. There was a room labeled "soft evidence" downstairs that they were able to do some changes to and create an additional office with the same space. Chief Mansell stated the soft evidence is equipment that needs to be secured differently, this cannot be stored in a regular storage area. He continued that we just flipped office space and really came out ahead. Motion made by Alderman Pigg, seconded by Alderman Bates to approve Change Order # 5 in the amount of \$ 5,999.49 to be paid from the Project Fund Ord. 2804 for City Hall. A voice vote was taken with an affirmative result, and Mayor Adams declared the motion approved 5-1. Nays: Alderman Reed.

Administrator Selby stated that he received word today from the St. Bridget's that they would NOT be purchasing the Wolf house. He was told that there is a change in priests, and the passion of the new priest is different and he did not want to purchase the property. He continued when Father John was there he wanted to make it an Early Childhood Center, and they had asked for more time, the city took it off the market and our goal was to keep St. Bridget's in Pacific. He reminded the board they just approved the sales contract and additional testing for this site at the last meeting. Mayor Adams stated he was very disappointed in this news. The city and St. Bridget's have worked very hard together for several years. He wanted to give the members time, and thought it was a mistake to give up the possibility of them owning the property. Alderman Gass, Alderman Bates and Alderman Eversmeyer thought we should take our time with this before it is put back on the market. Alderman Eversmeyer stated he thought they were having some maintenance problems that were costly.

Comprehensive Plan – Administrator Selby stated in their packets was a comprehensive plan for them to review. This outline was put together by Todd Streiler, and is just a proposal. He asked the board members to go through it, think about what they do or do not want included and to get back with him. Mr. Streiler has worked for Pacific and is familiar with the area. He has also done plans for Ballwin and Union, which he has copies of if anyone would like to see it. This

plan also includes the parks. Administrator Selby stated no bids need to be obtained because this is for Professional Services. Alderman Bates thought that Mr. Steiler was a natural fit, and this was a good job on getting the ball rolling, and this proposal is for the cost of \$ 54,200, which is considerably less than what we thought it would be. Administrator Selby stated depending on timing, this might hit over two budgets, but this requires a lot of work for Planning & Zoning because this will go through those meetings.

Fast track Erectors – Engineer Rahn stated in the packets was information regarding Fast track Erectors, they are asking for the feeling of the board tonight regarding moving into the lot next to Double G Hams off of Rose Lane. He continued this would need to go through the PUD process, but M1 Zoning allows for 5 % outdoor storage. This is an erection company with cranes and would fit with the M2 Zoning, which is no restrictions on outdoor storage. They are proposing 10,000 square foot warehouse with a yard in back, and gravel lot. Clayton Bragg, Fast Track, stated before he continued with the process he wanted to get the feel of the Board of Aldermen. Alderman Reed's concern was the homes in the Cedar's Subdivision and the noise level. Alderman Gass stated they will be using cranes and heavy equipment; he would like to hear what the neighboring properties thought. Alderman Bates stated he had no objections, except for the gravel lot and he objected to that. Alderman Pigg stated the tow truck company still wants to go on the lot on Rose Lane, and the board told him no gravel lot, we cannot let this company come in with a gravel lot after we have already told somebody else no. Mr. Bragg stated he came to Pacific in 1999 and he obtained a variance when he added on his last addition. Alderman Arnette stated he has run heavy equipment his entire life, and no concrete or hard surface lot is going to hold up to the heavy equipment, and they all have gravel lots. Mr. Braggs stated he has just grown out of space and likes that location and would like to be there. Alderman Reed questioned if the whole area on Rose Lane should be re-zoned to M-2. If we have a problem with a rule, then maybe we should look at changing it. Alderman Pigg stated his problem was the gravel lot and the curb and gutter. Discussion followed. Administrator Selby stated this property is not in the floodplain. Mr. Braggs stated if this was approved he may consider renting the other building, Engineer Rahn stated that renter would have to follow the M-1 guidelines. Alderman Bates stated he would support a plan with a gravel lot if it was not in the floodplain, just like he would have done for the towing company. Alderman Gass stated the zoning was his concern, along with Alderman Eversmeyer. Alderman Eversmeyer stated his concern was after he was gone, and the zoning for the next business. Alderman Arnette stated he had no objections, the city should change the zoning. Attorney Vogel stated this would need to go to Planning & Zoning first if he wanted to request a zoning change. Some areas of Pacific have to be in the comprehensive plan and this is one of those areas.

COMMITTEE REPORTS/REPORTS OF CITY OFFICIALS

Alderman Bates stated Public Works has done a good job with brush pickup. He had several calls regarding the warning sirens, and people not hearing them. Chief Mansell stated the sirens did go off, but the storm was so loud nobody heard them.

Alderman Reed stated a couple weeks ago he attended the court as an observer, and he was impressed at how well it went. He recommended anybody who wants to understand the process, for them to attend a court night.

Alderman Pigg asked about the status of hiring a custodian. Administrator Selby stated this is being worked on. He also stated the Backpack Program went great.

INTRODUCTION OF NEW BILLS

BILL NO. 2860

AN ORDINANCE AUTHORIZING THE EXECUTION OF AN AMENDMENT TO AN EXISTING OPTION AND LEASE AGREEMENT BETWEEN THE CITY OF PACIFIC AND AT & T WIRELESS SERVICES. (1st reading)

Attorney Vogel stated this is for the tower at city hall. This is an increase of \$ 400 per month.

Motion made by Alderman Eversmeyer, seconded by Alderman Arnette to approve the first reading of Bill No. 2860. A voice vote was taken with an affirmative result, whereupon, Mayor Adams declared the motion approved 6-0. As posted pursuant to the ordinance, City Clerk Barfield read Bill No. 2860 by title only for the first reading. There being no objections or corrections, Mayor Adams declared the bill will continue to the second reading this evening.

CONSIDERATION OF BILLS PREVIOUSLY INTRODUCED

BILL NO. 2860

AN ORDINANCE AUTHORIZING THE EXECUTION OF AN AMENDMENT TO AN EXISTING OPTION AND LEASE AGREEMENT BETWEEN THE CITY OF PACIFIC AND AT & T WIRELESS SERVICES. (2nd reading)

Motion made by Alderman Reed, seconded by Alderman Pigg for the second reading of Bill No. 2860. A voice vote was taken with an affirmative result, and Mayor Adams declared the motion approved 6-0.

As posted pursuant to the Ordinance, City Clerk Barfield read Bill No. 2860 by title only for the second reading. There being no objections or corrections, Mayor Adams called for a roll call vote with the following results: Ayes: Alderman Arnette, Alderman Eversmeyer, Alderman Bates, Alderman Gass, Alderman Reed, Alderman Pigg. Whereupon, Mayor Adams declared Bill No. 2860 passed, 6-0, approved it and it became Ordinance No. 2840.

MISCELLANEOUS

A. Approve the list of bills.

Motion made by Alderman Eversmeyer, seconded by Alderman Bates to approve the list of bills. A voice vote was taken, with an affirmative result, and Mayor Adams declared the motion approved 6-0.

B. Approve invoice from Archimages in the amount of \$ 281.69 to be paid from the Project Fund Ord. 2804 for City Hall.

Motion made by Alderman Pigg, seconded by Alderman Gass to approve the invoice from Archimages in the amount of \$ 281.69. A voice vote was taken with an affirmative result, and Mayor Adams declared the motion approved 5-1. Nays: Alderman Reed.

C. Approve invoice # 12 from J.E. Foster in the amount of \$ 196,175.34 to be paid from the Project Fund Ord. 2804 for City Hall.

Motion made by Alderman Pigg, seconded by Alderman Arnette to approve invoice # 12 from J. E. Foster in the amount of \$ 196,175.34 to be paid from the Project Fund Ord. 2804 for City Hall. A voice vote was taken with an affirmative result, and Mayor Adams declared the motion approved 5-1. Nays: Alderman Reed.

D. Approve invoice # 13 from J. E. Foster in the amount of \$ 91,650.45 to be paid from the Project Fund Ord. 2804 for City Hall.

Motion made by Alderman Pigg, seconded by Alderman Eversmeyer to approve invoice # 13 from J. E. Foster in the amount of \$ 91,650.45 from the Project Fund Ord. 2804 for City Hall. A voice vote was taken with an affirmative result, and Mayor Adams declared the motion approved 5-1. Nays: Alderman Reed.

E. This was approved earlier in the meeting.

F. Approve the resignation of Mark Shultz as Reserve officer.

Motion made by Alderman Arnette , seconded by Alderman Pigg to approve the resignation of Mark Schultz as Reserve Officer. A voice vote was taken with an affirmative result, and Mayor Adams declared the motion approved.

UNFINISHED BUSINESS

BILL NO. 2817

AN ORDINANCE EXTENDING THE CORPORATE LIMITS OF THE CITY OF PACIFIC, FRANKLIN COUNTY, MISSOURI, AS HEREIN PROVIDED BY ANNEXING SPECIFIED UNINCORPORATED TERRITORY CONTIGUOUS AND ADJACENT TO THE EXISTING CORPORATE LIMITS OF THE CITY.

NEW BUSINESS

RESOLUTION NO. 2012-40

A RESOLUTION TAKING NOTICE OF AND REAFFIRMING THE PROVISION OF

ORDINANCE NO. 1866 ENTITLED " AN
ORDINANCE OF THE CITY OF PACIFIC,
MISSOURI TO ESTABLISH A PROCEDURE TO
DISCLOSE POTENTIAL CONFLICTS OF
INTEREST AND SUBSTANTIAL INTEREST
FOR CERTAIN OFFICIALS"

As posted pursuant to the Ordinance, City Clerk Barfield read Resolution No. 2012-40 by title only. Motion made by Alderman Bates, seconded by Alderman Eversmeyer to approve Resolution No. 2012-40. A voice vote was taken with an affirmative result, and Mayor Adams declared the motion approved 6-0.

RESOLUTION NO. 2012-41 A RESOLUTION REMINDER REGARDING THE
TIME CAPSULE TO BE OPENED IN THE YEAR
2018.

As posted pursuant to the Ordinance, City Clerk Barfield read Resolution No. 2012-41 by title only. Motion made by Alderman Pigg, seconded by Alderman Arnette to approve Resolution No. 2012-41 . A voice vote was taken with an affirmative result, and Mayor Adams declared the motion approved 6-0.

TOURISM EXPENDITURES

A. Approve invoice from Lantis Fireworks in the amount of \$ 5,000 to be paid from the Tourism Funds.

Motion made by Alderman Gass, seconded by Alderman Pigg to approve the invoice from Lantis Fireworks in the amount of \$ 5,000 to be paid from the Tourism Funds. A voice vote was taken with an affirmative result, and Mayor Adams declared the motion approved 6-0.

B. Approve invoice from Step Production in the amount of \$ 2,250 for the Civil War Video to be paid from the Tourism Funds.

Motion made by Alderman Pigg, seconded by Alderman Gass to approve the invoice from Step Production in the amount of \$ 2,250 for the Civil War Video to be paid from the Tourism Funds. A voice vote was taken with an affirmative result, and Mayor Adams declared the motion approved 5-0. Abstain: Alderman Reed, as he was on the Tourism Commission when this was approved.

EXECUTIVE SESSION RSMO 610.021 (1)

Legal actions, causes of action or litigation involving a public governmental body and any confidential or privileged communications between a public governmental body or its representatives and its attorneys....

Mayor Adams sated the Board would be going into executive session under RSMO 610.021 (1).

Motion made by Alderman Gass, seconded by Alderman Bates to go into executive session under RSMO 610.021 (1). A roll call vote was taken with the following results: Ayes: Alderman Eversmeyer, Alderman Bates, Alderman Gass, Alderman Reed, Alderman Pigg, Alderman Arnette. Nays: None. Whereupon, Mayor Adams declared the motion passed 6-0.

The Board went into executive session at 8:35 p.m.

The Board reconvened at 8:37 p.m.

A roll call vote was taken: Present at roll call was: Alderman Bates, Alderman Gass, Alderman Reed, Alderman Pigg, Alderman Arnette, Alderman Eversmeyer.

RECEIVED AND FILED

ADJOURNMENT

There being no further business, motion made by Alderman Pigg, seconded by Alderman Eversmeyer to adjourn. A voice vote was taken with an affirmative result and Mayor Adams declared the motion approved 6-0

The meeting adjourned at 8:50 p.m.



Herbert C. Adams, Mayor

ATTEST:



City Clerk